

Lemmon-Anderson-Hixson Ranch  
11220 North Virginia Street  
Reno  
Washoe County  
Nevada

HABS No. NV-32

HABS  
NEV  
16-RENO,  
4-

**PHOTOGRAPHS**

**WRITTEN HISTORICAL AND DESCRIPTIVE DATA**

**Historic American Buildings Survey  
National Park Service  
Department of the Interior  
San Francisco, California**

HISTORIC AMERICAN BUILDINGS SURVEY

HABS  
NEV  
16-RENO,  
4-

LEMMON-ANDERSON-HIXSON RANCH

HABS No. NV-32

**Location:** 11220 North Virginia Street  
Reno, Washoe County  
Nevada

USGS Reno NW Quadrangle (7.5')  
UTM Coordinates: 11/ E249350 N439050

**Present Owner:** Rosemarie Hixson  
11220 N. Virginia St.  
Reno, Nevada 89504

**Present Use:** Ranch Complex

**Significance:** The Lemmon-Anderson-Hixson Ranch is significant for its association with the far-flung sheep ranching empire of Henry Anderson and as the only known remnants of the Peavine Ranch, an important early Washoe County sheep ranch. Henry Anderson was a pioneer in development of the Nevada sheep industry and these buildings were directly associated with his ranching operation. This complex, located at 11200 North Virginia Street, includes four buildings – two residences and two utility buildings – with dates of construction that range from about 1900 through about 1915. The complex also includes four modern buildings, constructed in recent decades. It is highly likely that Henry Anderson built the four older buildings as part of his sheep ranch operation at Peavine Ranch; it is conceivable that Fielding Lemmon, the previous owner of the ranch, built one of the residences and one or both of the utility buildings before he sold the ranch in 1898. Henry Anderson was a prominent sheep rancher in Nevada from the 1880s until his death in 1930 and is commonly recognized as one of the pioneers of the sheep industry in the state. Anderson owned land in at least three Nevada counties as well as in Oregon, Nevada, and California. The buildings in this complex are remnants of one part of his operation – the Peavine Ranch, which served as a summer range for part of his flock, probably to provide irrigated pasture for sheep after lambing and during the driest season on the Nevada ranges. The Peavine Ranch was a

5280-acre operation that included a major part of the township in which these buildings are located. The ranch included irrigated pastures and grain and alfalfa field near Silver Lake, as well as at least one other residence, also located near Silver Lake. These buildings are all that remain of Anderson's Peavine Ranch and are significant for that reason.

## I. PHYSICAL SETTING AND GENERAL DESCRIPTION

This property, herein called the Lemmon-Anderson-Hixson Ranch, is a complex of buildings set on 5.18 acres of land at the base of Peavine Mountain. The ranch is located just west of U.S. 395, about 10 miles northwest of downtown Reno, Nevada. The setting may be regarded as transitional between urbanized metropolitan Reno and the open high desert lands that extend along both sides of U.S. 395 between Reno and Susanville, California.

As discussed under "Historical Context," these four buildings were constructed as part of a large sheep ranch in the early decades of the 20<sup>th</sup> century. Historically, that ranch extended on both sides of the current alignment of U.S. 395, but the bulk of the ranch was to the west (behind these four buildings), climbing up Peavine Mountain, a small range of mountains that is visible throughout the greater Reno area. The Carson Ranger District of the Toiyabe National Forest now owns most of Peavine Mountain and the dramatic natural setting to the west and north of this ranch is largely intact.

The setting on the east and south, however, has been compromised through new suburban residential development and through construction of U.S. 395. This group of buildings was built to face an older alignment of U.S. 395, now called North Virginia Street. During the early 1980s, the old U.S. 395 alignment was replaced by a new freeway, built entirely east of the older roadway. Immediately in front of this property, the U.S. 395 freeway is on a tall berm as the roadway descends into the Lemmon Valley. The setting for this property on the east, then, has been compromised by this huge highway berm. Although it cannot be seen from this property because of the highway berm, the land to the east of U.S. 395 has been subdivided into residential and industrial developments and is intensively settled. The land to the south of this ranch has also been subdivided for suburban residential uses. It was first subdivided in the 1940s and the rate of suburban development has increased in more recent decades. Thus, this ranch is in a transitional setting, at the northwestern edge of urbanized Reno. Somewhat symbolic of this is the fact that old U.S. 395, now North Virginia Street, terminates at the edge of this property, buried beneath the modern U.S. 395 berm.

The four buildings in this complex exist in two distinct groups, as shown in the attached Site Plan. The blacksmith shop and the summer kitchen are on the southern half of the parcel in pasture land with only a few trees in the vicinity. The two residences are about 80 feet north of the blacksmith shop and summer kitchen with a small intermittent stream

separating the two groups of buildings. The two residences are sheltered beneath a grove of mature elm and cottonwood trees. This stand of trees provides generous shade in the spring, summer, and fall and makes the homes all but invisible from the street.

The main residence, shown as "Residence" on the Site Plan, is the most northerly of the four buildings. It is a Pyramidal Style Bungalow, built around 1915. It is rectangular in plan with a hipped roof of medium pitch, oriented front to rear. Exposed rafters line the eaves. A recessed entry porch exists under the roof at the front left corner. The house is set on a rough-cut stone foundation. Asbestos shingles, which were installed over the original wooden shingles, cover the walls. Composition shingles cover the roof. A single brick chimney protrudes from the center right side of the ridge. Windows around the house are bungalow style in character, particularly the front picture window. It is divided into three parts, with a large square pane at the center, and narrow panes at each side, with each side pane being divided again into four smaller panes. The overall window composition is horizontal. A second three-part window exists on the left (south) side of the house. Other windows around the house are predominantly vertical two-over-two double hung wooden sash. A pair of shorter double hung windows is found at the left (south) side sharing one common wooden frame.

The cottage next to the main residence is a small house built ca. 1900 in the simplified neo-classical style. It is shown as "Cottage" on the Site Plan. There are two distinct structural elements to this building: a wood frame house and a stone cool house to the rear. The main house is composed of two main parts, a narrow side gabled front and a wider rear gabled back, along with a small shed porch at the rear gable end wall. The rear porch connects directly to another structure, a stone masonry cool house with a medium pitched gable roof. Although the house and stone structure are connected, they appear as distinctly different buildings. The symmetrical wood frame house is characterized by a small open gable over the front door, supported by simple brackets. Roof eaves are narrow and boxed. Horizontal shiplap siding sheathes the walls. The roof is covered with composition shingles. Windows are wood frame, with two-over-two double hung wooden sash. The house is set on a rough stone foundation. This building is on a plane with the main residence.

The stone structure is square in plan, aligned flush with the west side of the house and not extending all the way to the east side. The narrow shed porch that connects the wood frame house to the stone structure is deeper on the south side, overlapping into the space of the stone structure. An open trellis fills in the final gap between house and stone structure. The solid stone walls of the structure are constructed of rough cut square and random stones, set in a concrete mortar. The wood frame gable roof has vertical wood planks in the gable ends and wooden shingles on the roof. A gable dormer protrudes from the south side of the roof near the wood frame house. The only window opening is boarded over at the rear of the structure. The main access to the stone cool house is through the connecting shed porch and through an internal door from the frame building.

The blacksmith shop is on the other side of the creek and up the hill from the cottage. It is built of single wall construction, with vertical board siding nailed on studs. Its form is composed of a wide gable front with a shed extension at the south side. Rafters are exposed under a pieced together corrugated metal roof. A large top hinged wooden sliding door exists on the east side. A single small patched window exists on the north, east, and south walls, while three windows exist on the west (rear) wall of the building. A smokestack, originally extending through the roof, is now contained inside of the building. Marks made by branding tools can be seen on the interior posts.

The "summer kitchen" is a smaller gable roofed wood frame structure located just up the hill from the blacksmith shop. Its walls are constructed of random plank board on board at the north and west sides, and V-groove horizontal siding on the south and east sides. A single wooden access door is found on the south side. A single patched over window is found on the rear gable end. Corrugated sheet metal covers the roof. The building is set on a loose rock foundation.

The complex also contains an open wood frame horse shed at the northwest side, a small gable roofed shed uphill near the horse shed, and two small gambrel roofed enclosed wooden sheds behind the main residence. These four structures appear to be post 1948 structures, dating since the historic period of the ranch. Only the main residence has had a notable change with asbestos shingles covering the original wooden shingles on the walls. Other than some composition shingle roofing, the four historic buildings of the complex retain virtually all of their original building materials. The newer ranch-related buildings are small and unobtrusive.

## **II. HISTORIC CONTEXT**

The complex at 11200 North Virginia Street represents the last remaining buildings from a much larger property that was known as the Peavine Ranch. The Peavine Ranch is one of the oldest ranch complexes in Washoe County, Nevada, having operated from the early 1860s through the 1940s, when the ranch was subdivided for residential and other non-agricultural uses and the non-urban lands incorporated the Toiyabe National Forest. Fielding Lemmon owned the ranch from the early 1860s through the late 1890s. Henry Anderson owned it from the late 1890s through the early 1930s. From the 1930s through the 1960s, it was owned by Andrew Anderson, Henry Anderson's son. Since the 1960s, this five acre parcel has been owned by the Hixson family. This complex comprises a small part of what was once a 5280 acre ranch, and includes two residences (probably home to ranch hands) and two older ranch utility buildings. Anderson likely constructed the buildings, although one of the residences and the utility buildings may have been constructed late in the ownership period of Fielding Lemmon. The history of the property may be seen as comprising three distinct periods: ownership by Fielding Lemmon; ownership by Henry Anderson; and ownership by Andrew Anderson and Charles and Rosemarie Hixson.

The early history of this complex is tied inextricably to the transportation corridor that would become U.S. 395, connecting the Truckee Meadows in Washoe County, Nevada with the Honey Lake settlements in Lassen County, California. The corridor of modern U. S. 395 was laid out in the late 1850s, chiefly in response to the trade between Truckee Meadows and the Honey Lake settlements. The trade between these communities increased during the early 1860s when major gold and silver discoveries were made to the north, in Southwestern Idaho and in Humboldt County and the Reese River areas of Nevada. The gold strikes to the north were powerful engines for economic growth in the Honey Lake and Truckee Meadows areas as well as settlements as far-flung as Chico, California, as various shippers attempted to take goods to the extremely isolated miners. The discovery of the Idaho and northern Nevada mines quickened the pace of commerce throughout the more established communities such as those in Honey Lake and Truckee Meadows. The specific impact of the Honey Lake trade was establishment of a wagon road that to a remarkable degree followed the route of modern U.S. 395 between Reno and Susanville. This road was generally called the Honey Lake Road, or Honey Lake and Truckee Meadows Road.<sup>1</sup>

Among the first people to take advantage of trade along the route was Fielding Lemmon. Lemmon was born in Tennessee in 1828 but moved around various settlements on the Western frontier before settling in Washoe County in 1861. He purchased parts of what would become Peavine Ranch the year he arrived in the area and would live on that ranch until he died in the late 1890s.<sup>2</sup> During those years, he raised a family and assembled a 5280 acre ranch, which he called the "Peavine Ranch." The earliest record of his stay at the site is in the 1865 Government Land Office survey of Township 20 North Range 18 East (T20N R18E).<sup>3</sup> The map shows the alignment of the "Long Valley to Truckee" road, traversing Sections 1 and 2 of that township. It also shows "Lemon's Field, (sic)" located in an area in the southwestern corner of that section and extending into the western half of Section 12 to the south. No buildings are designated on that map. The next reliable confirmation of his presence at the site is a May 2, 1869 article in a local newspaper, confirming that a daughter had been born to Fielding Lemmon and his wife at "Peavine."<sup>4</sup> A third, somewhat indirect, confirmation of his presence at the site appears in the 1876 map of the Washoe District, prepared by George Wheeler as part of the much larger survey of lands west of the 100<sup>th</sup> Meridian. The Wheeler map, which unfortunately is not broken down by township and range, shows "Peavine R" at the

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<sup>1</sup> These Civil War era gold rushes in Idaho and northern Nevada affected all parts of Nevada and California, but none more so than the Reno area and the northeastern corner of California. The important indirect effect related to the need to move goods into the wilderness sites, in much the same manner as the effect of the earlier Comstock rush on California.

<sup>2</sup> The details of Lemmon's biography are taken from John Townley, "U. S. 395 Relocation Project, Peavine City Area," Appendix C in Robert G. Elston, "The Archeology of U.S. 395 Right-of-Way Between Stead, Nevada and Hallelujah Junction, California," Reno: University of Nevada, November 1979.

<sup>3</sup> Bureau of Land Management, Nevada State Office, Reno.

<sup>4</sup> Newspaper index at Nevada Historical Society, Reno.

approximate location of the northeastern corner of T20N R18E.<sup>5</sup> The map uses the “R” abbreviation to designate the scattered ranches in Washoe County.

Lemmon acquired this huge parcel through a variety of means. Much of the land had been claimed by the Central Pacific Railroad; Lemmon purchased some of this land from the railroad. Other lands were simply purchased from the U.S. government; the land on which these buildings stand was patented by purchase in 1872.<sup>6</sup>

Two additional developments occurred during the late 1860s, which have only indirect bearing on Mr. Lemmon’s ranching operation. The first was discovery in the late 1860s of gold and copper deposits on Peavine Mountain, which exist to the west of the Peavine Ranch area. Lemmon apparently saw great potential for the impact of this mineral discovery near his land. There exists a map, held in the Special Collection of the University of Nevada in Reno, entitled “Map of Peavine Copper Mines,” dated 1867.<sup>7</sup> The map is of note because it illustrates a surveyed townsite occupying most of Section 1, T20N R18E, extending slightly into Sections 2 and 12 as well. This townsite was to have been served by the “Honey Lake and Virginia Stage Road,” as well as by a “Proposed Branch Railroad” linking the Peavine area with Reno. The little town was to have been called Peavine. This proposed community, which was never built, has resulted in a tremendous amount of geographical confusion for subsequent researchers because a mining camp was ultimately built on Peavine Peak about four air miles away, a town that was sometimes called Peavine but most commonly called Pöeville.<sup>8</sup>

A second development that caused some confusion was the building of a stage station along the Honey Lake road. It is known that a stage station existed somewhere in the vicinity of the Peavine Ranch, although its exact location has not been determined. The 1876 Wheeler map shows the location of a stage station, but at a notable distance to the east of Peavine Ranch. The aforementioned 1867 map of mineral resources is shows the location of these two roads as of that date (these pioneer road alignments changed quickly). At that time, the junction of these roads was several miles east and a little south of T20N R18E, in Section 9 of T20N R19E, in the general vicinity of the modern junction of U.S. 395 and Lemmon Drive. Some have speculated that the old stage station may have been part of the Lemmon-Anderson-Hixson Ranch, but that does not appear to have been the case.

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<sup>5</sup> Lt. George Wheeler, “Geographical Surveys West of the 100<sup>th</sup> Meridian: Outline Map of the Washoe District...” 1876.

<sup>6</sup> The complicated abstract of title for the Peavine Ranch is laid out in a lengthy document, Washoe County Title Guaranty Company, “Abstract of Title to Property of Henry Anderson in Townships 20 and 21 North, Range 18 East, M.D.B.M., Washoe County, Nev.” This abstract is not dated but includes material after 1916. Anderson died in 1930, so the date is somewhere between 1916 and 1930. A copy is retained in the Historic Preservation Office, State of Nevada in Carson City.

<sup>7</sup> Andrew J. Hatch, “Map of Peavine Copper Mines, Washoe County, Nevada,” 1867.

<sup>8</sup> This mining camp is discussed in Townley, *op cit*. To confuse matters further, there is a railroad siding on the Union Pacific Railroad alongside U.S. 395, just across the border into California, about 20 miles from this ranch.

After the excitement of the 1860s – the Honey Lake trade and brief mining boom on Peavine Mountain – the Peavine area settled into a modest existence as an agricultural region, dominated by Fielding Lemmon. Lemmon was a cattleman and used his large ranch for grazing his cattle, probably supplementing natural grasses with alfalfa and irrigated pastures. Lemmon died in 1898. Upon his death, the huge Peavine Ranch was willed to his five children, W. E., L. F., Persia, Annie, and Mary. The ranch at that time comprised 5280 acres, all in T20N R18E. It included all of sections 1, 3, 4, 15, and 16, and portions of sections 2, 8, 10, 11, 14, and 17. The land was described in 1898 as embracing “all of that certain ranch known as ‘Peavine Ranch,’ ... formerly belonging to Fielding Lemmon, now deceased.”<sup>9</sup>

The children of Fielding Lemmon sold the entire ranch in December 1898 to Henry Anderson for \$4950 “gold coin.” This sale initiated the second phase of the history of this property – its use as a sheep ranch, which continued for about thirty years, until Henry Anderson died in 1930. Henry Anderson played a significant role in the pioneering history of the Nevada sheep industry and was an important figure in other aspects of the economic and social history of Reno.

Henry Anderson was born in 1852 in Denmark and was raised on a farm there. After several years of university study in Denmark, he decided to embark on a tour of the United States in 1872. He found work in Chicago and later decided to move to Rio Vista, California, where he had apparently been promised a job. According to published biographies of his life, Anderson arrived in Rio Vista in 1873 but found that his baggage had been mistakenly dropped off in Reno, forcing him to return and retrieve it. He decided to stay in the emerging community and remained there until he died in 1930.<sup>10</sup> Anderson was married twice, first to Bartine Christina Anderson, whom he divorced in 1910, and then to Dorothy Anderson, to whom he was married at the time of his death.<sup>11</sup>

Anderson worked for a time on hay farms in the Truckee Meadows but saved money with the hope of establishing a farm of his own. His first landholding was a 160-acre parcel north of Reno. Bounded by North Virginia Street, Sierra Street, Fifth Street, and the campus of the University of Nevada, his ranch became an early candidate for subdivision in the expanding Reno central core. Anderson subdivided and sold much of this land for a

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<sup>9</sup> Washoe County, Deeds, Book 20, page 109, December 10, 1898, W. E. Lemmon et al to Henry Anderson.

<sup>10</sup> Anderson’s life is treated in numerous secondary sources. The most succinct is Phillip Earl, “Henry Anderson Left His Mark on Reno Area,” *North Lake Tahoe Bonanza*, November 18, 1994, 14A. A more detailed account is in James G. Scrugham, *Nevada: A Narrative of the Conquest of a Frontier Land*, Chicago: The American Historical Society, Inc., 1935, Vol. E, 184-188.

<sup>11</sup> Washoe County, Decrees of Court, Book 7, page 123. April 8, 1932.

housing development he called the Anderson Addition. Anderson himself lived in that subdivision until he died.<sup>12</sup>

The Anderson Addition was laid out in 1885. Probably re-investing funds from urban lot sales, Anderson in the late 1880s and 1890s made major investments in developing a sheep herd, and it was in the sheep industry that he gained his greatest wealth and respect in the community. In a general history on the American sheep industry, Edward Norris Wentworth regards Anderson as one of three pioneers in the Nevada sheep business, along with Patrick Flanighan of Washoe County and John G. Taylor of Lovelock.<sup>13</sup> In a study of the Nevada sheep industry, Byrd Wall Sawyer lists Anderson and Taylor as the key pioneers in the development of the sheep industry in that state.<sup>14</sup> By the turn of the century, Anderson by himself or in partnerships with others owned 20,000 acres of land and had grazing rights on public lands. His ranches were in Washoe County as well as Elko and Eureka counties, Nevada, and in California, Montana, Idaho, and Oregon. The Reno *Evening Gazette* observed at the time he died:

When the history of the live stock industry in Western Nevada comes to be written the name of Henry Anderson, who died last night, will stand high among the commanding figures who, in early days, saw their opportunity, fought the whims of climate and markets, took their profits as well as their losses philosophically and never faltered.<sup>15</sup>

Initially, Anderson ran his flocks in partnership with Andrew Frandsen, also of Reno. The two were in partnership together, and later with a third partner, Louie Berrum, during the late 1880s. The partnership suffered great losses due to bad weather and falling wool prices in the early 1890s; it was dissolved in about 1897.<sup>16</sup> As noted, Henry Anderson bought the Peavine Ranch in 1898, probably just after the partnership dissolved. His involvement with the ranch, then, came about through the fortuitous coincidence of the dissolution of his partnership at the same time that the ranch became available due to Fielding Lemmon's death.

Anderson's sheep empire was huge and the Peavine Ranch was but one small part of it. The role of the Peavine property in that empire is explained briefly in Sawyer's study: "With all the expansion, his [Anderson's] home base remained in Reno. Flocks summered on Peavine Mountain as well as in the mountains of the eastern counties."<sup>17</sup>

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<sup>12</sup> At the time of his death, Anderson lived at 941 North Virginia Street, a home that still exists but which is used as offices by the university. In the 1920s, Anderson lived at nearby 1009 North Virginia Street. Both homes were across North Virginia Street from the heart of the University of Nevada campus.

<sup>13</sup> Edward Norris Wentworth, *America's Sheep Trail: History, Personalities*. Ames: Iowa State College Press, 1948, 221.

<sup>14</sup> Byrd Wall Sawyer, *Nevada Nomads: A Story of the Sheep Industry*. San Jose: Harlan-Young Press, 1971 (reprint of 1948 original), 22-23.

<sup>15</sup> Quoted in Scrugham, 1935, 186.

<sup>16</sup> Wentworth, 221-222; *Golden Fleece in Nevada*, 334.

<sup>17</sup> Sawyer, 22-23.

This brief notation indicates that Anderson kept some substantial part of his flocks at the Peavine Ranch during the summer, just after lambing season and when the ranges elsewhere dried out.<sup>18</sup> Portions of the Peavine Ranch were irrigated and included pasture, alfalfa, and grains.<sup>19</sup> The majority of the ranch, however, was likely used for grazing, as his shepherd moved the flock from site to site. Very little is known about Anderson's employees. In 1902, one of his sheep herders, identified only as a "French" sheep herder, made newspaper coverage when he found a dead man on Peavine Ranch, a prospector who had apparently been killed elsewhere but dumped on the ranch property. The "French" shepherd may also have been Basque; most Nevada herders at the time were.<sup>20</sup>

It appears that Anderson kept a large portion of his flock at this site for a portion of the year, a fact that would have required housing for his workers, particularly for his foremen and more prized employees. The shepherders would have traveled with the flock but other employees would have been required to operate his irrigated fields and to tend to other work in the lower parts of the ranch, close to Silver Lake. During the early 20<sup>th</sup> century, Henry Anderson filed for three water rights to irrigate fields in two locations: along the shore of Silver Lake, north of the subject property; and a second field south of this property. Maps for these filings show two buildings, one along the shore of Silver Lake and a "cabin" about a mile west of this property. These maps, however, do not show the subject buildings. The fact that these buildings are not shown is disappointing but not significant; the maps were designed to show the irrigated fields, neither of which was close to the subject buildings.<sup>21</sup>

It is presumed that the homes at 11200 North Virginia Street were occupied by men who worked for Anderson, perhaps with their families. Two residences exist at the site, along with another home less than a mile away and a cabin about two miles away. This is indicative of the pace of activity at the ranch site, with irrigated fields, corrals, and the presence of a large part of Anderson's substantial flock. It is possible that the larger of

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<sup>18</sup> The function of an early 20<sup>th</sup> century "summer range" for the sheep industry in Nevada is detailed in C. E. Fleming, "One Night Camps vs. Established Bed-Grounds," University of Nevada Experimental Station, Bulletin 98, June 1918. Fleming studied four herds in the summers of 1916 and 1917 to observe efficiencies in two methods of herding. Unfortunately, he does not identify the owner of any of the herds. The four herds averaged 2300 sheep per herd and summered on a range of 2500 acres.

<sup>19</sup> T. K. Stewart, "Culture Map of Lands of Henry Anderson," 1915. This intriguing map was prepared to show the use of a ditch from Silver Lake to irrigate parts of Anderson's land in Section 1, T20 N R 18E. Unfortunately, the ditch served only the northern half of the section and the map does not show the southern half, where these buildings are located. It is interesting to note, however, that Anderson's land included a house and various corrals in the northwest quarter of this section, north of modern U.S. 395. The fact that another house existed in this section, only about one-half mile from the Hixson property, points out how busy the Peavine Ranch must have been in 1915.

<sup>20</sup> *Reno Gazette*, April 19, 1902. Fleming observed that all herders he studied in 1916-17 were Basque, as were most statewide.

<sup>21</sup> The maps accompany water rights applications 2008, 2240, and 2241, all approved in 1921. These are on file with the Department of Water Resources, State of Nevada, Carson City.

the two homes may have been built to provide Anderson and his family a place to stay when they were at the ranch.<sup>22</sup>

Anderson, a wealthy man with substantial business interests apart from his sheep flocks, did not live at the ranch: he lived in Reno, at a home on North Virginia Street, across from the University. In addition to his work in sheep ranching, Anderson pursued many other ventures, including land development. He subdivided the Anderson Addition around the University. He was also active in banking in Reno and dabbled in mining properties as well. In the early 1920s, Anderson owned an automobile dealership in Reno, called Henry Anderson Motor Company. It was a distributor for Paige and Jewett automobiles.<sup>23</sup> One historian suggests that Anderson quit the sheep business as early as 1920.<sup>24</sup> This suggestion is consistent with the fact that he leased out all of the Peavine Ranch to C. T. Mullins in 1916.<sup>25</sup> There are strong indications that Henry Anderson had abandoned the sheep business well before he died. At the time of his death, he was listed as a “retired stockman.”<sup>26</sup>

Henry Anderson died on November 7, 1930 from a ruptured appendix.<sup>27</sup> At the time he died, Anderson held virtually all of his possessions in a corporation, Henry Anderson, Inc. His estate comprised three groups of holdings. First, he still held a large number of parcels in the Anderson Addition, the subdivision located just south of the campus of the University of Nevada. Second, he still owned the Peavine Ranch. Third, he held a large number of shares of stock in various Reno-based corporations, including the Reno National Bank and two landholding and real estate development corporations. Incidental holdings included several large promissory notes, totaling more than \$10,000, and a Paige sedan, apparently left over from his Paige distributorship from the 1920s.<sup>28</sup> The estate was divided evenly between his widow, Dorothy, and three of his children, Dagmar Yoakam, Botella Anderson, and Andrew E. Anderson. The division of the estate was accomplished through a division of shares in Henry Anderson, Inc.

By the early 1940s, most of the Peavine Ranch property came into the possession of Andrew E. Anderson, commonly called Andy Anderson.<sup>29</sup> Andrew Anderson was born in 1899 and was educated as a mining engineer, probably at the Mackey School of Mines at the University of Nevada, Reno. He served as a naval officer during World War II.

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<sup>22</sup> This suggestion was made by Mrs. Rosemarie Hixon, who knew Andrew Anderson, Henry Anderson's son, who remembered staying in the house when he was young.

<sup>23</sup> City Directory, Reno, 1923. Copies retained at the Washoe County Public Library in Reno.

<sup>24</sup> *American Sheep Trails*. 222.

<sup>25</sup> The lease is included in the aforementioned Abstract of Title.

<sup>26</sup> Death Certificate, Henry Anderson, held at the Nevada Historical Society Museum archives in Reno.

<sup>27</sup> Death Certificate, Henry Anderson, held at the Nevada State Historical Society Museum, Reno.

<sup>28</sup> Washoe County, Decrees of Court, Book 7, page 123. April 8, 1932.

<sup>29</sup> The sale of the ranch to Andy Anderson by his siblings is documented in the abstract of title that accompanies Water Rights 2008, 2240, and 2241.

Andrew Anderson was an investor and mine owner but had little interest in reviving his father's sheep business.<sup>30</sup>

The isolated rural environment of the Lemmon Valley and the Peavine Ranch began to disappear during the early 1940s. In 1942, the U.S. Army Air Forces created Stead Air Field (later Stead Air Force Base) at the northern end of the Lemmon Valley. That airbase remained active until the late 1960s; it is now a city-owned airport and home to numerous training facilities, including a large Job Corps site. Equally important, during the 1940s Andrew Anderson began to subdivide the Peavine Ranch for residential and other non-ranching uses. The key subdivision, known as Anderson Acres, was sold off slowly during the late 1940s and 1950s.<sup>31</sup> Anderson Acres exists just to the north of the property at 11200 North Virginia Street and includes dozens of homes on parcels that range in size from a few acres to small, urban-sized parcels. Andrew Anderson also pursued other non-ranching uses for the Peavine Ranch properties. He operated a gravel mine along the shore of Silver Lake. He also attempted to develop paying mines on the old copper and gold mining properties on Peavine Mountain, although with little success.<sup>32</sup>

In the late 1950s, Andrew Anderson met Charles E. Hixson. Mr. Hixson, born in Iowa in 1934, had joined the Air Force and was last stationed at Stead AFB in the late 1950s, where he met Andrew Anderson. After his discharge from the Air Force, Hixson went to work for Anderson, where he helped with all types of investments, including the gravel operation along Silver Lake, the mines on Peavine Mountain, and various other developments.<sup>33</sup> Apparently, Charles Hixson brought his mother out to live with him in the Reno area. In 1961, Andrew Anderson sold the house at 11200 North Virginia Street to Minnie Hixson, Charles Hixson's mother.<sup>34</sup> In 1968, Charles Hixson married Rosemarie Hixson, the current resident of the house. Charles Hixson died in a diving accident in 1978; Rosemarie Hixson has lived alone in the house since that time.<sup>35</sup>

The question arises: what is the relationship between the property at 11200 North Virginia Street and the sheep ranching operations of Henry Anderson or the cattle ranching operation of Fielding Lemmon? Unfortunately, this relationship can only be inferred as no definitive documentary evidence has been found to answer the question. The inference of the relationship is based upon available documents and the character of the buildings themselves.

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<sup>30</sup> Interview with Rosemarie Hixson, July 7-8, 1998.

<sup>31</sup> Anderson Acres is an "unrecorded" subdivision, i.e. its subdivision map and plan were never officially recorded. The earliest known sale of land in the subdivision dates to 1949.

<sup>32</sup> Interview with Rosemarie Hixson, July 7-8, 1998.

<sup>33</sup> Interview with Rosemarie Hixson, July 7-8, 1998.

<sup>34</sup> Washoe County Official Records, Book 206, page 576, September 1, 1966. This transaction concerned an adjoining parcel, but references the sale of the 11200 North Virginia Street property in 1961. The record for that earlier transaction, however, was not located.

<sup>35</sup> Interview with Rosemarie Hixson, July 7-8, 1998.

Lemmon owned the ranch for nearly 40 years and lived there most of that time. His cattle operation would have required a house for himself as well as various outbuildings. It is possible but not likely that the smaller residence and stone masonry cool house actually date to the period in which Lemmon owned the Peavine Ranch. The location of Lemmon's house is shown in an 1863 "plat of Survey," prepared by D. B. Scott, the county surveyor for Washoe County, presumably at Lemmon's request. This survey shows "Lemmon's House" on the north side of the road from Long Valley to Truckee River, at a distance of about 1.2 miles from the shore of Silver Lake.<sup>36</sup> This location is approximately that of the Hixson property, except that it is on the north side of the old road. Until 1978, the remnants of a small building existed on the east side of the old alignment of U.S. 395 (now called old 395, or North Virginia); those remnants were destroyed through construction of modern U.S. 395. It is thought that this building had been destroyed by fire in about 1920.<sup>37</sup> Lemmon did not live at the ranch for all of his life. On February 15, 1898, only a few months before he died, Fielding Lemmon drew up a will. In it, he specified that his daughter, Persia Lemmon, would inherit a house on Fifth Street in Reno. "now occupied by myself and her."<sup>38</sup> It is not known how long he lived at the Fifth Street address; he may have moved there when he became ill.

It is possible that the house that burned in 1920 was Lemmon's original house. There is still no definitive evidence as to how or why the two remaining houses were built. One plausible explanation is that Lemmon built all or part of the smaller residence. It is almost directly across the street from the home that was destroyed in 1978. If Lemmon were to build a new house, it is plausible that he would have built it at a nearby location. A second, more plausible, explanation is that both homes were built entirely by Henry Anderson for use by his ranch hands and perhaps by himself as well. The most plausible explanation is that Anderson built the smaller residence shortly after he took control of the ranch, or that he re-used a house that had been built by Lemmon, late during the operation of the ranch. The stone cool house is functionally an artifact of the pre-electricity ranching operation; it could have been built by Lemmon or by Anderson in the early years of his ownership. The frame element of the smaller house was likely built either during the late 19<sup>th</sup> century or early 20<sup>th</sup> century. Its turn-of-the-century origins are defined chiefly by the side-gabled, hall-and-parlor plan and by the tall and narrow proportions of the windows. Based upon the condition of the building elements, it is tentatively concluded that the front and rear elements of this building were either built by Fielding Lemmon at some point in the last decade of the 19<sup>th</sup> century or by Anderson in the first decade of the 20<sup>th</sup> century, with a higher probability that the building was constructed by Anderson.

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<sup>36</sup> D. B. Scott, "Plat of Survey" February 17, 1863.

<sup>37</sup> Townley, *op. Cit.*, 404. The Townley report was prepared as part of the Section 106 compliance for construction of the U.S. 395 freeway through this area.

<sup>38</sup> Last Will and Testament, Fielding Lemmon, included as part of the aforementioned Abstract of Title for Peavine Ranch.

The larger residence was likely built in the early decades of the 20<sup>th</sup> century, probably at some point around 1915. The fact that it was built on a random stone foundation is indicative of the period of construction but also of the remote area in which the building was constructed. This shingled bungalow, with horizontally oriented windows is clearly a product of the early 20<sup>th</sup> century and was likely built at some time during the decade 1910-1920. It is interesting that the two homes were built so close together, recognizing that they were part of a ranch of more than 5000 acres. The clustering of these residences may have had to do with a shared septic tank or water line.

It is likely that Anderson built the outbuildings on the ranch property, although Lemmon could have built them. Buildings of this character are very difficult to date on the basis of their physical attributes. Utility buildings are typically constructed lightly, making it less likely that these buildings could have survived the century since Lemmon died.

### III. SOURCES

#### *Books, Articles, and Major Reports.*

Phillip Earl, "Henry Anderson Left His Mark on Reno Area," *North Lake Tahoe Bonanza*, November 18, 1994, 14A.

John S. Garner, *World War II Temporary Buildings: A Brief History of the Architecture and Planning of Cantonments and Training Stations in the United States*. USACERL, Technical Report 93/01, 1993.

Virginia and Lee McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1988.

James G. Scrugham, *Nevada: A Narrative of the Conquest of a Frontier Land*, Chicago: The American Historical Society, Inc., 1935, Vol. E, 184-188.

John Townley, "U. S. 395 Relocation Project, Peavine City Area," Appendix C in Robert G. Elston, "The Archeology of U.S. 395 Right-of-Way between Stead, Nevada and Hallelujah Junction, California," Reno: University of Nevada, November 1979.

Townley, John M., *Tough Little Town on the Truckee: Reno, 1868-1900*. Reno: Great Basin Studies Center, 1983.

Wentworth, Edward Norris, *America's Sheep Trail: History, Personalities*. Ames: Iowa State College Press, 1948.

*Maps.*

Andrew J. Hatch, "Map of Peavine Copper Mines, Washoe County, Nevada," 1867.

Lt. George Wheeler, "Geographical Surveys West of the 100<sup>th</sup> Meridian: Outline Map of the Washoe District..." 1876.

*Interviews.*

Interview with Rosemarie Hixson, March 17 and 18, 1998; July 7 and 8, 1998.

#### **IV. PROJECT INFORMATION**

This Historic American Buildings Survey documentation is being prepared to mitigate impacts of the Alturas 345kV Transmission Project. The Sierra Pacific Power Company of Reno, Nevada will construct 345 kV transmission line and electric substations from a tap point on the Bonneville Power Administration lines near Alturas, California. These will extend to Reno, Nevada, crossing both private and public lands. This project will require installation of a power line along the west right of way of U.S. 395, between North Virginia Street and the freeway. This line will pass across the street from the Lemmon-Anderson-Hixson Ranch property. It will also require installation of a power pole on the east side of North Virginia Street, across from the northeastern corner of the Lemmon-Anderson-Hixson property. No part of the ranch parcel will be taken; impacts to it are strictly indirect, relating to the power line and power pole. A Memorandum of Agreement has been reached between the Nevada State Historic Preservation Officer (SHPO) regarding mitigation for these indirect impacts. Among the provisions was one that the buildings, structures, and landscape elements of this property be recorded to Level II of the Historic American Buildings Survey.

The attached photographs illustrate not only the buildings but their context as well, particularly their context in relation to the proposed transmission line. Photograph No. 4 shows the approximate alignment of the transmission line, with the line being on the left-hand side of the roadway in that view. The nearest transmission pole is at the lower left-hand corner of that view. Photograph No. A-8 was taken from the front porch of the main residence at this property, looking toward the location of the nearest transmission pole. Photograph No. 3 is taken from the berm of U.S. 395, looking north toward the ranch buildings. The pickup truck with camper in that view is parked at the approximate location of the nearest transmission pole. Photograph A-1 was taken from the north side of the main residence, looking directly toward the location of the nearest transmission pole.

SITE PLAN

