

Welcome to the 2014

Reno Harvest of Homes Tour

It's a bit hard for me to believe but this year marks the 5th anniversary of Historic Reno Preservation Society's Home Tour. What started as a good idea—to share an inside view of some of the historic homes that we all admire—has blossomed into a fun and well-attended community event. A feeling of pride and well-being always surrounds volunteers and attendees alike, as we share a view of Reno that is frequently overlooked and sometimes underappreciated.

Five years into the Home Tour, our “good idea” has yielded another important benefit: The Neighborhood Preservation Fund (see pages 28-29 for more information). Proceeds from the Home Tour are channeled into the Fund and provide grants to property owners to improve their buildings and homes. We have funded 22 impressive projects, which brought much-needed employment to local masons, painters, woodworkers and roofers. The Fund also brightens our streets and cityscapes, one step at a time. Thank you for helping us accomplish this important work.

Some years ago I began a tradition of naming each tour, highlighting a feature or quality that seems to define it. We are calling this one our **Bookends Tour**, since we offer homes in each of Reno's two conservation districts and they serve as the “bookends,” with three homes in Southwest Reno in between. Although you can visit the homes in any order, we are happy to feature homes in both the Powning's Conservation District and in the Wells Avenue Conservation District, illuminating the fact that there are homes with great character found throughout the city.

Some of Reno's unique residential history awaits you. These homes have character. They have soul. And they have great history. Go and enjoy the Reno Harvest of Homes Tour 2014!

Sharon Honig-Bear,
Home Tour Chair

YOU CAN VISIT THE HOMES IN ANY ORDER, AND START WHEREVER YOU WISH.

We suggest a route that goes northwest-to-east (starting and ending with the two Conservation Districts) but starting in the middle (Southwest Reno) may mean fewer crowds! We feature several smaller homes this year so please be patient if there is a wait.



OUR FEATURED HOMES

Built from c. 1870s - c. 1937

Three wonderful areas are represented on this year's tour! We are happy to have homes in Reno's two Conservation Districts, as well as three beautiful homes in the Newlands neighborhoods.

We again present an interesting mix of charming homes, full of surprises and interesting stories.

1

119 and 121 Vine Street, in the Powning's Conservation District
Jack Hursh.....Pgs. 14-15

2

970 Joaquin Miller Drive, "The Greystone Castle"
Nancy and Tim Gilbert Pgs. 16-17

3

761 California Avenue, "The Parsons /Steinmiller /McGinley house"
Francoise Batteau.....Pgs. 22-23

4

587 Ridge Street
Doug and Lisa Bennett.....Pgs. 24-25

5

506 Wheeler Avenue, in the Wells Ave. Conservation District
Loretta Wright.....Pgs. 26-27

Making the Tour Special

We are always trying new things to make the Tour more comfortable and enjoyable for you, our guests. Many of these features were suggested by you, our attendees. We hope you enjoy them... and please make sure you complete an evaluation so that next year's Tour will be even better still.

- For the first time, we have posted the Tour Program on the HRPS website in advance of the tour so you can "read before you go." Many of you have requested this.
- We are thrilled to have vintage cars at three locations to enhance your experience. See following page for description.
- By popular demand, our charming young "docents" in period costume are back, from the Damonte Ranch High School's Performing Arts Center.
- We have achieved the goal of representing both of Reno's conservation districts (Wells Avenue and Powning's) on this year's Tour.
- It's been a hot summer and we are happy to again offer a bottle of water, compliments of Dillard's and Raley's.
- We added several new ticket locations this year and hope that purchasing tickets was convenient for you. We have also improved our online ordering process.
- We continue to count on an amazing volunteer team, from our dedicated leadership team to the over 100 volunteers who step up to ensure a happy, safe and enriching experience for all.

We know you get hungry visiting these tantalizing houses so this year we are encouraging you to take a break at one of our **Restaurant Advertisers**. We appreciate their support to help us offset costs. **Please support them!**

Home Tour Committee

Sharon Honig-Bear
Home Tour Chair

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Those Amazing Automobiles!

You don't have to be a car fanatic to admire the craftsmanship and design of vintage autos. We are pleased to offer three for viewing this year.

At 587 Ridge:
1941 MERCURY CONVERTIBLE "41 AGAIN"
Owner: Clay Carlson

Clay bought his first 1941 Mercury in 1950 when he was nineteen years old. "I owned that car nearly five years, including the four years I was in the Air Force and while I was courting my future wife. I loved that car but sold it to buy a new 1955 Mercury." About fifteen years ago, Clay started the search for another 1941 Mercury convertible. "They are very difficult to find but after shopping around, I finally found a nice rust-free project car in Mukilteo, Washington. I restored it, had it painted, installed a new top and rebuilt the drive train. Restoration was completed about five years ago. Now you can understand why I decided on the license plate, '41AGAIN'." The Mercury is enjoyed during Hot August Nights and has been a part of many parades as a member of the Vintage Fords of Northern Nevada. 1941 was the third year of production for Mercury. There were 98,293 built, of which 8,556 were convertibles. The Mercury was designed to fill the gap between Ford and Lincoln.

At 121 Vine Street:
1923 FORD MODEL T RUNABOUT
Owner: Loren Jahn

The 1923 Ford Model T Runabout sold new for around \$300 dollars f.o.b. Detroit. Considering how many "flivers" were being produced, (9,000,000 at the time), the Model T or "Tin Lizzy" became the common car of the people. They were affordable and reliable in town and on the ranch. This Model T Ford may have been owned at one time by Jack Okie, best remembered from the Charlie Chaplin film *The Great Dictator* and as the captain of the steamer *Henrietta* from the movie *Around the World in 80 Days*. Loren commented that "the farthest I've ever driven this car was to a wedding in Genoa, Nevada and back to Reno, about 100 miles, on a searing hot day a little more than a year ago." Loren made it a point to travel off the highway, using whatever rutted dirt road was available. "It was an adventure on the road, and I experienced what roads were like to drive on in Nevada of the 1920s."

At 761 California Avenue:
1950 PACKARD VICTORIA CONVERTIBLE
Owner: John and Yvonne Fuller

This stunning Packard was originally owned by the William Stahl family of Monterey California. In 1928, the family founded Stahl Motor Company with a Packard franchise. Today Stahl family members operate a Mercedes-Benz dealership in the same 1928 location. The updated vintage buildings are worth a visit while in Monterey. John and Yvonne Fuller have owned the Packard since 1974. The car has received several awards and recently the Fullers and the Packard returned to Monterey to visit with Stahl family members.

About HRPS

For over seventeen years, Historic Reno Preservation Society (HRPS) has been sharing its love of Reno's unique heritage with the community. We are one of the longest surviving preservation organizations operating in Reno with more than 600 members. HRPS has won the Silver Star Award from Truckee Meadows Tomorrow and a City of Reno Historic Resource Commission Award. HRPS was granted tax-exempt status as a 501(c) 3 organization in December 1999.

What We Do – HRPS Offers:

- An educational program on the history of Reno to 4th grade teachers and students, including a classroom presentation and bus tour. We've reached over 2,000 students!
- Exciting monthly public programs on Reno life and history, held the fourth Wednesday of the month, October through May
- More than 30 different walking tours and a bike tour through up to 18 different Reno neighborhoods, in May, June, July and September
- An endowed scholarship program at UNR for students studying historic preservation, anthropology, archaeology, and/or land planning, with an emphasis on historic preservation
- An increased role in advocating for historic preservation
- Support for preservation projects such as the Powning's Conservation District, the Wells Avenue Conservation District, restoration of the Newlands Manor Pillars, neon preservation, brochures for the Reno Historical Resources Commission, etc.
- Our informative quarterly publication FootPrints, bringing excellent writing and research about the Truckee Meadows to our community
- Our Neighborhood Preservation Fund, described in more detail later in the Program
- We are involved in the community in many ways and have collaborated with The Chamber's Leadership Reno Program, renohistorical.org mobile history app, Nevada Humanities, Artown, Reno Historical Resources Commission, VSA at the Lake Mansion, the Lincoln Highway Association, City of Reno, the State of Nevada Historic Preservation Office and more.

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HRPS MEMBERSHIP APPLICATION

Join HRPS or renew your membership and help HRPS preserve historic Reno! Please make checks payable to **Historic Reno Preservation Society**, and mail along with this application to: P.O. Box 14003, Reno, NV 89507

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NEW! Pay online at www.historicreno.org

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- Free participation in walking tours
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- Additional donation to help our Neighborhood Preservation Fund \$ _____
- Additional donation to help our Pat Klos Volunteer Award Fund \$ _____

Thank you for joining HRPS.

As a supporter, you have the opportunity to learn more about the history of this community and make a difference in its future. There are many areas in our organization where your enthusiasm, skills and dedication will be invaluable to us. We currently need help in the following committees. Can you help?

- Communications
Media, public relations, newsletter, website
- Special Events
Fundraising, planning, organizing, soliciting in-kind donations
- Outreach/Education
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- Preservation Issues
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RV 06/06/2014/FO-DCD

A Brief History of Reno

When the first white men passed through the Reno area in the 1840s, Washoe and Paiute peoples inhabited the land along the Truckee River. In the late 1840s and 1850s, thousands of travelers on their way to the California gold fields lingered a few days in the Truckee Meadows before crossing the Sierra Nevada.

The discovery of the Comstock Lode in 1859 brought a reverse migration from California in the “Rush to Washoe.” The growth of the Comstock resulted in the development of towns in the outlying area, including Carson City, the Nevada state capital, and Reno, which had become an important agricultural center and transportation hub for people and goods, to and from the Comstock.

In 1859, C. W. Fuller built a bridge across the Truckee River, but annual flooding repeatedly swept it away. Myron Lake purchased Fuller’s crossing in 1860, and after building a sturdier toll bridge, he opened an inn on the south side of the river. The spot became known as Lake’s Crossing. When the Central Pacific Railroad was pushing east in the late 1860s, Lake deeded 40 acres to the railroad to encourage construction of a depot there. This became the Reno townsite, officially established on May 13, 1868. The town of Reno quickly became an important freight and passenger center, and grew rapidly.

Although gaming now plays a key role, historically Nevada’s economy was tied to mining and agriculture, and inherent in these industries is the inevitable cycle of booms and busts. Over the years, Nevada has found various creative means to support itself through the down times, and early on Reno earned the title “Sin City.” It was a wild and woolly town that placed few restrictions on human behavior. Until the U.S. Army petitioned City fathers to ban prostitution in 1942, Reno tolerated several brothels. Nevada attempted to control gambling from the beginning, and although numerous laws were passed, it managed to flourish in back streets and alleys. Seeking ways to survive the Great Depression, the Nevada Legislature legalized gambling in 1931. Casino gaming, as we know it today, developed in Reno.



Lake’s Crossing in 1862, site of the original Reno townsite.

USA Arts Collection

The birth of the Reno divorce colony can be traced to its first celebrity divorce in 1906, when the wife of the President of U.S. Steel, William Corey, came to Reno to obtain a divorce from her philandering husband. The event was scandalous and widely publicized. The waiting period for a Nevada divorce was a generous six months. In 1927, during a period of competition among several states for the migratory divorce trade, the Nevada legislature shortened the residency period to three months. In 1931, Nevada was beginning to feel the effects of the Great Depression, and seeing an economic opportunity, the Nevada legislature revised its divorce law once again. This time, it shortened the residency requirement to six weeks, thereby opening the divorce floodgates.

From the beginning, transportation has been an important theme in the history of Reno and the Truckee Meadows. The emigrant trails, stage roads, the Pony Express and the railroad have all served to bring people and goods through the region. By the early 20th century, however, a new means of transportation was making an impact on the area's development. The Lincoln Highway came through Reno, on its way to the California state line. With the establishment of the Lincoln Highway, automobile tourism became an economic force in the region, and by the end of World War II, easy automobile access to Reno's casinos thrust gambling into the forefront of the local and state economy. Drawn by gambling, the ease of divorce and the area's beautiful natural setting, automobile tourists flocked to Reno.

Our city today is a very different place. Reno continues to reinvent itself as its focus shifts from gambling to economic diversification. Large companies are discovering the tax and lifestyle benefits of locating their businesses here. The arts community is flourishing and technology and innovation are also finding footholds. However, Reno still attracts visitors who appreciate the wide range of recreational activities available. Special events such as the Balloon and Air Races, Rib Cook Off, Hot August Nights and Burning Man bring in visitors from all over the country and world.

While Reno is growing and changing, groups such as HRPS are working to ensure that residents old and new have the opportunity to become acquainted with this colorful history. Where we've been has a profound impact on where we are today and on Reno's future.



Courtesy of Debbie Hinman

NEWLANDS CIRCLE, RENO, NEVADA

541-33

About the Neighborhoods on Our “Bookends Tour”

This year’s Reno Harvest of Homes Tour is nicknamed “the Bookends Tour.” Our three neighborhoods are distinct in character and in their age of development. The homes reflect numerous architectural styles.

In moving through the neighborhoods and the homes themselves, we hope you will gain a sense of Reno’s history, both of the evolution of the additions and subdivisions that grew up around the downtown core and the architecture that represents each time period. As you read the home histories, we hope you will come to know a little about the people who lived in the homes, both who they were and how they came to become a part of the history of the city we love and inhabit today.

A word about “additions,” for those of you unfamiliar with the term. Early Reno grew quickly and as it grew, residents began populating the areas outside the city core. This was an opportunity for a developer or investor to purchase land, subdivide it and create lots for sale to benefit new residents, the growing city, and of course their own financial well-being. These areas containing numbered lots were known as an “addition” to Reno. Additions would often carry the name of the developer, such as the Lake Addition or Powning’s Addition but sometimes they were named for a geographical area such as the Western Addition. Some developers would have homes built to sell on their lots, but many would sell the land and leave it to the purchaser to erect his own home. In today’s world, we speak of subdivisions or tracts. In these early days, homes within an area would often vary widely in style; today’s developer will generally have four or five models in the same architectural style that are repeated throughout the tract.



119-121 Vine Street

One of Reno’s oldest developments was Powning’s Addition, developed by Christopher Columbus Powning, one of Reno’s early benefactors. Powning acquired 122 acres of land from the Forbes estate in the area of Riverside Drive and Keystone Avenue, platted it and began offering lots for sale in 1888. Powning’s boasted of wide streets and alleys, rich soil for cultivation and “splendid sewerage.” Many of the homes in this Addition were (and are, for many exist today) varieties of Victorian, such as 121 Vine, which was a popular style of the era. But you will also find bungalows and cottages, like 119 Vine. Largely unchanged since its inception, Powning’s retains its quiet, unassuming atmosphere and historic feel. Residents are proud of the fact that this area was designated as Reno’s first Conservation District.



761 California Avenue

This gracious home is in Newlands Heights, established in 1920 and named for U. S. Senator Francis Newlands who built his own home at the end of Court Street (now Elm Court) in 1889. He was followed by U.S. Senator George Nixon and other notable Renoites who populated the bluff overlooking the Truckee. These homes are large and

impressive with architectural styles varying from Newlands' shingle style home with Queen Anne attributes, to Nixon's Italian villa, to the Neoclassical style of the Dexter-McLaughlin mansion, to the stately brick Colonial Revival style of our featured home. The lots along the California Avenue portion of Newlands Heights were large and deep to accommodate the grand homes with their stunning, river views to the rear and spacious rolling lawns in front.



587 Ridge Street

This lovely house is also located in the prestigious Newland Heights neighborhood, which encompasses a large area of the early Old Southwest. The land itself has an impressive pedigree of ownership, beginning with the Central Pacific Railroad. The CPRR sold the land to Myron Lake, which after his death became the property of Jane Lake.

Mrs. Lake sold the land to the Newlands Company. As mentioned above, Newlands built his own impressive home on the land, and later sold surrounding parcels to individual purchasers. This portion of Newlands Heights is adjacent to the Rio Vista Addition, which includes the easterly portion of Ridge Street. The area was primarily developed between 1920-1940 and varying styles of architecture can be found, including attractive Craftsmen homes, such as 587 Ridge.



970 Joaquin Miller Drive

The house is in the Newlands Manor, developed in the late 1920s by William E. Barnard, investor, developer and financier. No two homes are alike in this addition. Barnard built some as "spec" homes and also sold lots. Barnard had a particular fondness for Spanish or Mission Revival architecture, styles that are abundantly represented in

this neighborhood but you will also see English cottages, like our featured home, examples of Tudor Revival and the traditional bungalow. Barnard often incorporated native stone found nearby in his designs, which contributes to the overall sense of homogeneity of the neighborhood, though basic styles vary. It is believed that many of these eclectic homes were built using designs from pattern books, which were very popular in this era of home building. The homes on the short east/west streets tend to be small in size but huge in charm and style.



506 Wheeler Avenue

Wheeler Avenue is one of the charming, tree-lined streets gracing this historic neighborhood once known as the Wells Addition. Now a part of the Wells Avenue Neighborhood Conservation District, this designation is proudly displayed on the "sign toppers" found throughout the district. The Wells Addition, which covers the area from

Holcomb to Wells Avenue between Ryland and Cheney Streets, was created around 1900 when agricultural land belonging to sheep rancher Sheldon O. Wells was subdivided. The earliest homes were of the Victorian Queen Anne design, then came bungalows and other vernacular styles. This ever-changing neighborhood also includes later World War II era cottages and some multi-family housing. Recently, the West of Wells organization has done much to unite homeowners in the area, resulting in a community effort to improve the appearance of the neighborhood and public areas, such as Stewart Park.



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119 and 121 Vine St.

Our first “bookend” home is certainly one of the oldest, if not the oldest home in the Powning’s Addition with a possible initial construction date in the 1870s. 121 Vine is small and quite unassuming until you really take the time to study its graceful lines and rustic charm. This home is a side-gabled Folk Victorian cottage. The style, popular during the last quarter of the nineteenth century and into the early decades of the twentieth, is defined by the presence of Victorian decorative detailing on simple folk-house forms and are generally less developed than the high-style Victorian houses they attempt to mimic. In this case, the Victorian elements are the jig-cut curlicues and pendant decorating the Gothic-influenced central gable and the corners of the porch, and the whimsical cutouts on the porch railing. These gothic elements contribute to the style also being known as Carpenter Gothic. The railroad played a key role in the popularity of this style by making the mass-produced gingerbread details, selected from catalogs, readily available to the general public.

Powning’s Addition holds the distinction of being Reno’s first Conservation District. The Addition was developed by Christopher Columbus Powning, one of Reno’s early benefactors. Advertisements for lots began appearing in 1888. Selling points included “Facing the Truckee, The Aristocratic Riverside Avenue Driveway, Splendid Sewerage and Healthy Location and Safe from Fire.”

Vine Street may not have been this home’s first location, however. The style and its square-nail construction indicate an earlier life than the one that can be documented at its present location, circa 1893. A long-term owner claimed the house was moved from Virginia City, following the end of the Comstock boom. Many homes were relocated at this time as it was less expensive than building a new structure, so added to the home’s apparent age, this is a strong possibility.

Early owners included Peter and Barbara Jensen, of Danish descent. In the late 1920s, the Jensens apparently added two bedrooms and a bath to the rear of the residence and removed the dividing wall between the downstairs rooms, opening up the space. Following Peter’s death, Barbara rented out the home until

1951 when it was purchased by Coral (Bud) and Zara Badeaux. Bud was originally a silversmith but later had his own business, Badeaux Refrigeration. Zara loved her garden and was a member of the Sunset Garden Club. She was also a longtime member of the Twentieth Century Club and volunteered at St. Mary's Hospital.

After Bud passed, Zara occupied the home until 2006.

Current owner Jack Hursh, a longtime admirer of the Carpenter Gothic style, purchased the home in 2008 and began a long restoration. Jack's renovation has included removing the earlier addition, as due to the lack of a foundation, it was in sad disrepair. This restored the home to its original dimensions. Jack also relocated the staircase and removed the upstairs dividing wall, creating one large room. The crumbling foundation beneath the home needed to be replaced, so the home was temporarily raised and a new foundation constructed.

Jack wants tour participants to know that the home is a "work in progress." He has added many rustic touches, such as the huge horizontal beams in the front room from a mining mill in Montana and the vertical posts, formerly part of an 1879 Doyle, Ca. barn. He has furnished the home with many items from his own family, including a wagon wheel table made by his father, a 1910 red wagon which was once his grandfather's and paintings by his mother, a longtime member of the local Latimer Art Club.

119 Vine Street is a Craftsman-style home, built on the lot behind 121 probably around 1912. This was the predominant style for smaller houses built throughout the country during the period between 1905 until the early 1920s. The Craftsman style originated in southern California. The style was spread throughout the country by pattern books and popular magazines. Craftsman homes were inspired mainly by the work of the Greene brothers who practiced together in Pasadena from 1893 to 1914. The style was influenced by the English Arts and Crafts movement and an interest in oriental wooden architecture. Current owner Jack Hursh believes it to be a Sears kit home. Jack recently found a pattern known as "Starlights" that very much resembles this home. However, no stamps or serial numbers have been found on any of the lumber visible, which is a trademark of a Sears home. The home appears on the 1918 Sanborn map, with its original configuration as a one-bedroom structure. The second bedroom was probably added soon thereafter.

These two homes are important as a window to Reno's early days, to the types of homes the ordinary residents occupied, as opposed to those grand homes built on the bluff above the river. We are fortunate that the Powning's district has changed so little and in walking its shady streets, we're able to step back in time and imagine life in a small, residential neighborhood near the banks of the Truckee.

At A Glance

629 JONES ST.

BUILT: c. 1870s (121 Vine)
c. 1912 (119 Vine)

OWNER:
Jack Hursh, since 2008

SQUARE FOOTAGE:
858 (121 Vine),
730 (119 Vine)

DISTINCTIVE
FEATURES:

In the Powning's
Conservation District

Our oldest Tour home and
one of Reno's oldest

Folk Victorian Cottage
design, also called
Carpenter Gothic

Home may have been moved
from Virginia City, after
Comstock boom

Extensive gardens originally
designed by former owner
who was member of Sunset
Garden Club



970 Joaquin Miller Dr.

This home is so lovely and unique we just had to use it as our “poster home” to advertise this year’s Tour. The developer of the Newlands Manor Addition, W. E. Barnard, was known for giving his homes colorful and descriptive names and he selected Greystone Castle for this one. Perhaps “cottage” might have been more descriptive than “castle” due to its diminutive size but its charm and curb appeal are huge. Greystone Castle’s architectural style was derived from the Eclectic movement that followed the Victorian era in the early twentieth century. The Eclectic movement stressed relatively pure copies of domestic architecture as originally built in various European countries and their New World colonies. Referred to by some as Period Revival or Reminiscent styles, Greystone Castle might also be called a Cotswold Cottage, an Ann Hathaway, or Hansel and Gretel Cottage.

Barnard came to Reno in 1925 and quickly made a name for himself in finance, and business and residential development. In June of 1927, Barnard, as President of the Nevada Developers, Inc. purchased nearly 21 acres of land west of Gordon Ave., south of Marsh Ave. to be divided into building lots. He immediately erected the lovely stone markers that grace Nixon Avenue and began creating the neighborhood he envisioned. The land was formerly a part of the Newlands estate so like the creator of the addition Newlands Heights, Barnard carried on the Newlands legacy by naming his first addition Newlands Manor. He had many of the homes built himself, probably commissioning construction firms to build using pattern books rather than employing architects. For others, he sold lots but maintained control over construction, ensuring they were suitable additions to his neighborhoods. The homes on either side of Greystone are also Barnard-built; to the east is Holly Cottage and to the west, Casa del Rey. Greystone was completed in 1930 and was featured in local ads throughout August, advertising it as an Open House.

Oddly, it was first sold to a title company and then the following year to a local couple, George and Joan Southward. George had been a state bank examiner and Joan led children's theater groups and belonged to writers groups. In 1938, the Southwards sold the home to Elwood and Emily Ayer. The Ayers divorced in the 1940s and Elwood deeded the home to Emily. Emily would remarry twice and lived in the home with both husbands until she moved with her second husband in the early 1960s. Emily rented out the home for many years, returning to it to live following her third husband's death. When she became too infirm to live alone, her three daughters sold this home and Holly Cottage to realtor Lou Melton in 1988. Greystone was sold several years later to Penny and Rod Mello, who featured the home on the PBS program, House With A History.

The "castle" underwent a remodel around 1940, when the dividing wall between the living room and dining room was removed, opening up the space. Some of the multi-paned windows were replaced but fortunately, the majestic front gothic-style window remains original. The bathroom was a later remodel, as is the kitchen. The current owners, Tim and Nancy Gilbert, recently replaced the roof, after much deliberation and searching out a high-quality roofer. They decided upon cedar shakes to continue the natural element theme of the construction. The lovely new roof is a beautiful complement to the rough-hewn rock exterior.

The living room features a fabulous stone fireplace, heavy stucco walls with interesting angles and random plank pegged floors. The dining room has the original terracotta tile floor and lovely architectural detail in the ceiling. The windowsills are deep and tiled. The kitchen has an old growth Douglas fir floor and the cabinets are also fir, from the 1940s remodel. The built-in Thermador oven still works.

The front garden is delightful and there is a small back patio and unattached garage. Greystone Castle is listed on the National Register of Historic Places and is truly a gem in Reno residential history.

At A Glance

970 JOAQUIN MILLER DR.

BUILT: c. 1930

OWNERS:
Nancy and Tim Gilbert,
since 2011

SQUARE FOOTAGE:
1,220

DISTINCTIVE
FEATURES:

Popularly called "The
Greystone Castle"

Home is listed on the National
Register of Historic Places

Style derived from
the Eclectic movement
and often called Cotswold
Cottage style

Built by Newlands developer
W.E. Barnard, possibly using
architectural pattern book

Living room has a cathedral
Gothic-style window

2 bedrooms, one bath which
was common for the era

**119 & 121
Vine Street**

**587 Ridge
Street**

**761 California
Avenue**

**970 Joaquin
Miller Avenue**

2014 Reno Harvest of Homes Tour





506 Wheeler Street



Remember: You can visit the homes in any order. The first home you go to is where you will sign in and receive your wristband. Parking may be difficult around some of the homes.



How You Can Be A Good Guest In Our Tour Homes...

- Please do not open drawers, cabinets, closets or handle any household furnishings
- Please wear booties over your shoes if requested
- No smoking, eating, gum chewing or drinking while on private property. Keep your complimentary bottle of water covered whenever you are in the houses
- Please no photography, video cameras or cell phone use inside the homes
- Please mute your phones and step outside if you must speak on the phone
- No pets or baby strollers can be accommodated
- Our volunteers monitor traffic flow at the home's entry. Please follow their direction. If lines form, we will advise people in line on homes where lines are shorter
- When you've looked at a room, please move on to make room for the next guest
- Please follow the recommended traffic flow within a house and respect restricted areas
- Sorry, restrooms are NOT available in tour homes
- Please do NOT block driveways of homes or park unsafely



It's not **good** because it's **old**,
it's **old** because it's **good!**
Anonymous

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761 California Ave.

This 3000-square-foot red brick beauty adorning California Avenue's "Mansions Row" looks as if it could just as easily be at home in the Virginia countryside. With its Colonial Revival style and formal Georgian portico, it is stately and exudes an air of permanence. This architectural style was popular from 1880 through the 1950s, growing out of a resurgence of interest in America's colonial roots. As with the Bennett home, the lot was a purchase from the Newlands Company. The architect was a well-known local professional, Fred Schadler. Schadler also designed the Humphrey House on Ralston & W. Fifth, the Reid House on Court Street and the Twentieth Century Club, all still standing.

The home was built in 1921 for the Steinmiller family on a choice lot in Newlands Heights, with room for a rolling green lawn in front and a stunning river view to the rear. Neither neighbor, the Payne house nor the Dexter/McLaughlin house were there at that time so the Steinmiller residence must have looked quite majestic alone on that huge expanse of land. George Steinmiller was a prominent dentist when he, wife Alice and daughter Helen first occupied their new home. Alice passed away in 1930 and George married May Arthur in 1936. They would remain married until George's death in 1956. Helen went to Mills College and became a music teacher. She married local architect Edward Parsons in 1938. The popular young couple had two children, Edward Jr. and Alice. The home became too much for May to maintain on her own and the Parsons family moved into Helen's family home. Alice Parsons married Walter McGinley in 1988 and they occupied the home until its sale in 2004 to a short-term owner. In 2007 the home was purchased by the current owner, Frankie Batteauw.

One of the more interesting facts about the home is that in 1931, boxer Jack Dempsey leased the home when he came to Reno in 1931 to divorce his second wife, Estelle Taylor. In those days, it was not

uncommon for homeowners to lease out their homes when traveling abroad and Alice Parsons relates that this is how Dempsey came to be living there. A sparring ring was set up on the property for Dempsey to prepare for upcoming bouts. In his Dempsey biography, Guy Clifton reported it was also a place he would visit through the years as he stayed close to members of the Steinmiller and Parsons families. Dempsey later purchased a home on Joaquin Miller Drive, coincidentally just across the street from Greystone Castle, another home on our 2014 tour.

Various remodels have occurred throughout the years. A master bedroom and bath was a fairly recent addition, over the garage. Several patios/decks have also been added to take advantage of the fabulous views of the sparkling Truckee, the cityscape of downtown Reno and east to Peavine Mountain.

The entry is large and impressive and the vibrant color enhances its appeal. A massive and ornate mirror adorns the wall and straight ahead are large windows to the rear of the home and a glassed-in porch. The oak floors on the ground level are original. The formal living room to the left has dentil crown molding and is beautifully decorated and more traditional than the rest of the ground floor, which tends more to the fun and eclectic. The dining room walls are handpainted stripes. A small bathroom beneath the stairs has walls painted by a Spanish exchange student.

Several paintings in the kitchen are the work of an eccentric local painter who sold his works at the Little Wal, George Carter. The Lake Tahoe scene is of Crystal Bay, where the current resident's lake house is located. The upstairs bedrooms are cozy and sunlit and the pine floors are aged with a beautiful patina.

This home, occupied by the same family for over eighty years, is now in the hands of owners who will no doubt take the same loving care of it.

At A Glance

761 CALIFORNIA AVE.

BUILT: c. 1921

OWNERS:
Francoise Batteau,
since 2007

SQUARE FOOTAGE:
3,111

DISTINCTIVE FEATURES:

Known as "The Parsons /
Steinmiller /McGinley house"

Colonial Revival style with
formal Georgian portico

Designed by
well-known local architect
Fred W. Schadler
(20th Century Club)

4 bedrooms, 3 1/2 baths

Boxer Jack Dempsey lived
here in 1931 while waiting
for a divorce

Amazing views of the
Truckee and Downtown



587 Ridge St.

Lovely 587 Ridge Street is an elaborate example of a Craftsman bungalow. This style of architecture was popular between 1905 and the 1930s. The basic building form, brought to England from Bengal, was embraced during the Arts & Crafts movement and brought to America by wealthy Easterners. California architects soon embraced the Craftsman style and it flourished and spread throughout the country. In general, a bungalow is a low one or one-and-a-half story house with a low-pitched gable or hipped roof, a conspicuous porch, and projecting eaves, and elements reflecting the design principles of the Arts & Crafts movement.

The home sits near the very end of Ridge Street. Behind it is the lovely and historic Court Street, ending at Elm Court, where Frederic DeLongchamps built his Honeymoon Cottage in 1919 and much earlier, in 1889, Francis Newlands his mansion, the first on the bluff overlooking the Truckee. Ridge Street neighbors included Dr. Claudius West at 599, whose home was designed by Edward Parsons in 1921, and the Edward Chism family at 575, built in 1927.

In 1920, George and Alice Osen, recent Reno residents purchased a lot from the Newlands Company in the newly-established Addition of Newlands Heights. They built the home we see today, minus the second story. George had been involved in the automobile industry in California, beginning with a bicycle shop in Fresno. With his partner W. F. Hunt, formerly a master mechanic for the Central Pacific Railroad in Wadsworth, Nevada, he created what he claimed, in a 1916 Reno Evening Gazette article, was the second automobile ever constructed in California. Osen opened Osen Motors on South Virginia Street in Reno in the 1920s selling Dodge and Mitchell automobiles. The dealership building, a beautiful brick structure designed by Frederic DeLongchamps, is still standing.

The Osens sold the home in 1929 to Paul and Ellen McCullough. Paul was a district Sales Manager for Standard Oil. He retired in 1938 and sold the home, fully furnished, to the Swanholm family. Next came the Coltons and then John Ward, a longtime resident who early on owned a Reno brick business.

In the early 1980s, a couple was trying to purchase the Newlands Mansion to create a bed and breakfast establishment. They had even obtained an historic preservation grant to do so and wished to also buy the Ridge Street property, which had fallen into disrepair. Their plan was to tear down the home and use the lot for parking for the B&B. The plan was opposed by the neighbors and there were some financial irregularities; the plan never came to fruition and in 1983 the current owners, Doug and Lisa Bennett, purchased the home, saving it from demolition.

The couple poured their time and savings into the home, envisioning what it once was and could again be. When children came along, the couple engaged an architect and with Lisa's input, he created a harmonious second story which gave the Bennetts much needed extra space without detracting from the original integrity of the Craftsman design. The Bennetts remodeled the kitchen in 2008.

The living room is breathtaking, with wonderful original woodworking and crown molding and a lovely bay window looking out on the side garden. The wood floors are original and were thankfully protected by carpeting during the period of disrepair. The floor in the adjacent dining room has a beautiful inlaid border and the room has Craftsman paneling. Lisa's color palate of blues and aquas creates a comfortable, peaceful feel to the home. Lisa's mosaics and other art pieces can be found throughout the home, providing a personal touch. There are antique furnishings and carefully selected decorator pieces throughout. The master bedroom is a surprise with a lovely contemporary-style bed and armoire made in Santa Cruz, per Lisa's design.

Reno is very fortunate that this beautiful home has been saved and restored and has such excellent caretakers as the Bennetts.

At A Glance

587 RIDGE ST.

BUILT: c. 1920

OWNERS:

Lisa and Doug Bennett,
since 1983

SQUARE FOOTAGE:
2404

DISTINCTIVE FEATURES:

Elaborate example of
Craftsman bungalow, with
second story added in 1987

4 bedrooms, 3 1/2 baths

George Osen, early pioneer
in automobiles, and his family
first occupied the house

House was threatened with
demolition in the 1980s to
create a parking lot for a
nearby bed and breakfast

Outstanding molding in living
room is original



506 Wheeler Ave.

506 Wheeler is our eastern “bookend” home, a charming example of the type of smaller home built for young families as Reno’s population grew, following the Depression. The home was quality built and with other similar homes surrounding it, formed a safe, solid neighborhood where families could grow and flourish.

Built in 1937, the home is a Minimal Traditional style home with a Tudor arched front porch. The Minimal Traditional style was common from 1935 to 1950. Influenced by the economic exigencies of the Great Depression and embraced by the newly-formed Federal Housing Administration, which insured home-building loans, Minimal Traditional met the national need for good-quality small homes during the Depression and for military and worker housing during World War II. Minimal Traditional homes have minimal decorative detailing, but what elements there were tended to be Tudor or Colonial Revival.

Wheeler Avenue is located in the Wells Avenue Neighborhood Conservation District, Reno’s second conservation district. The Wells Addition was established in 1905 on land originally part of a sheep ranch belonging to Sheldon O. Wells. Following Wells’ death in 1900, his son-in-law Samuel Wheeler, also a sheep rancher, managed the estate, subdividing it and creating the Wells Addition. The Wells Addition was bordered on the north by South Street, now Ryland Street, on the south by Cheney Street, the east by Wells Avenue and on the west by the Virginia & Truckee Railroad, which ran along what is now Holcomb Avenue. Homes began springing up in the first decade of the 20th century and in 1909 the area became even more popular and accessible with the advent of the trolley service. Early architecture was mainly Victorian and small Queen Anne designs. As the area grew, brick bungalows such as our featured home became popular, along with multi-family dwellings and more contemporary homes.

Soon after the home was built, it was purchased by Andrew (Andy) W. Roberts. Roberts had been a narcotics agent in Reno in the past, then had moved to San Francisco to practice law, then returned to Reno to open a private detective agency. Roberts applied to the City Council to operate his agency out of his home and the Council granted permission. His advertising claimed “the only licensed and bonded investigator in Nevada.”

From 1944 until their deaths in 1959, the home was the residence of Paul and Lula Grimmer. Paul was a police officer and Lula was a renowned local musician, vocalist and accompanist. Lula had been a musical child prodigy on the New York Orpheum circuit, accompanying acts on piano at the age of 9. She then followed the vaudeville circuits accompanying such acts as Al Jolson, Jimmy Durante, and Sophie Tucker. In 1920 the Grimmers came to Reno where Lula was hired to direct the orchestra at the Rialto Theater (later the Granada). The Grimmers had a daughter, Barbara, who married Ted Pennington. The couple managed the Hill & Sons Motel on S. Virginia. In the 1970s, the home was owned by Dave and Terri Baker. When the couple later divorced, Terri purchased 506’s twin home next door so they could raise their children between the two homes.

Current owner Loretta Wright purchased the home in 1995. With the assistance of her son Morgan, Loretta used her creativity to make enhancements to the home and decorate it tastefully and in its period’s style. The living room has a wonderful, coved ceiling and the home has original windows and oak floors. Loretta has added decorative molding and an archway between the kitchen and breakfast room/nook area. The nook contains new built-ins in the style of the home. The kitchen sink and cabinets are original, though have been modified with doors removed and attractive lighting. Loretta also modified the basic structure of the home to meet her needs, removing a wall between the front bedroom and living room to create a fabulous formal dining room. Interior doors connecting rooms have been removed for a more open flow.

Attractive and understated on the outside, tour participants are sure to be delighted by the beautifully restored and artistically decorated interior of this small but beautiful home.

At A Glance

506 WHEELER AVE.

BUILT: c. 1937

OWNER:
Loretta Wright,
since 1995

SQUARE FOOTAGE:
901

DISTINCTIVE
FEATURES:

In the Wells Ave.
Neighborhood
Conservation District

Dining Room created from
one of original bedrooms

Triple brick arches
over front porch

Wonderful coved ceiling
in living room

Doors often removed to make
space more open, larger

Original oak floors
throughout

Preserving Historic Buildings With the

The Neighborhood Preservation Fund

While we're enjoying this 5th Reno Harvest of Homes Tour, the HRPS Board also thinks about the good that results from it. Some aspects—the happy attendees, the proud homeowners, the capable volunteers—are apparent on the day of the event. But there's an on-going community benefit from the Home Tour that extends beyond the day it's held: the Neighborhood Preservation Fund.

From the beginning, the Home Tour was conceived to generate income for this HRPS venture. Our intention is to be a friend of preservation by providing grants for building improvement and to rehabilitate historic (over 50 years) structures in Reno. The goal is to improve curb appeal and the look of older neighborhoods. Work focuses on the exterior of buildings and in a manner authentic with the original architectural style.

We have now completed four funding cycles and the applications have been diverse, from grand public buildings to classic bungalows. Thanks are owed to Jack Hursh and Cindy Ainsworth who ably headed this year's strong panel of local experts in history, architecture and construction: Sharon Honig-Bear, Scott Learey, and Mella Harmon.

This year we continued our pattern of making significant grants (\$15,000) for important and prominent structures. Additional information, including Grant Guidelines and Application, is available through the HRPS website at historicreno.org or by calling (775) 747-4478.

Neighborhood Preservation Fund Grants Recipients 2014

637 Saint Lawrence Ave, Christine Pinney Kardow. Project: replace the glass panes of the steel-framed front windows in 1929 house

570 W. Taylor Street, Kathy Kershaw. Project: to replace the roof on brick garage in the Newlands Addition

216 E. Liberty Street, Paul Quade. Project: to paint the exterior of this highly visible Victorian building

655/665 Monroe Street, Mark Taxer. Project: to repoint and repair brick duplex porches

There were two major projects funded:

575 Ridge Street (Chism House), Mercedes de la Garza & Scott Gibson. Project: to replace the shake roof on this visible, important historic home that was designed by Reno's preeminent architect Frederic DeLongchamps

666 California Avenue, Darcy Kathleen Gibson. Project: to replace the roof of this highly visible home

Neighborhood Preservation Fund Grants Recipients 2013:

501 Imperial Blvd., Jan Walker. Project: roof replacement of 1930s stone house in the University district

271 Thoma St., Griff and Kathleen Griffin. Project: front porch repairs in West of Wells home

105, 107 Vine and 923 W. 1st St., Gary Cage. Project: paint, screens, garage and porch materials for three adjacent properties in Powning's

666 California, Darcy Kathleen Gibson. Project: foundation, porch, step and fence restoration in Old Southwest Reno

906 Holcomb Ave., Manuel Simpson. Project: painting in the West of Wells area

920 Gordon Ave., Liz Christensen. Project: repoint mortar and restore brick porch in Southwest Reno

750 E. Fifth St., Ed Scalzo and Pete Levin. Project: a major grant for warehouse entrance improvements, including ADA ramp, stairs, doors and lighting

Neighborhood Preservation Fund Grants Recipients 2012:

575 W. 9th St., Robert Dickman. Project: restored front porch steps on this 1930s brick bungalow

542 Lander St., Michael and Mary Mentaberry. Project: replaced masonry cap on front porch rail on Queen Anne listed on the State Register of Historic Places

803 Nixon, Heidi Cooper. Project: restored stucco exterior of this Russell Mills-designed home

1099 Monroe, Stephani Bickerstaffe. Project: scraped, primed, and repainted exterior of this Frederick DeLongchamps designed home

Neighborhood Preservation Fund Grants Recipients 2011:

337 Moran Street, Kimberly Roberts and Eric Swanson. Project: restored the front door improving façade of a 1923 colonial revival bungalow

524 Holcomb Street, Charlotte Eckmeyer, Met Life/New York Life. Project: repaired mortar on brick and river rock foundation of this Queen Anne cottage

209 W. First Street, Reno First United Methodist Church. Project: demolished an obsolete chimney to reveal original windows and restore the façade of this historic church

373 W. Arroyo Street, DeeAnn and Tim Braidy. Project: improved porch lighting on this unique river rock house

845 Mount Rose Street, Justin Sibley. Project: replaced the garage door with a period-appropriate door for this mid-century home

Additional donations to this fund are always welcome! You may use the membership application enclosed in this Program to make a contribution and help us make our neighborhoods better.



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Our Inaugural Year

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2011

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137 Burns ~ Lee and Ivy Johnson

1127 Codel Way ~ Patty Atcheson Melton and Wayne Melton

59 Winter St. ~ Marybeth Goddard and Michael Powell

700 Monroe ~ Gene and Ellen Williams

835 Arlington ~ Jessica and Troy Schneider

1155 Mark Twain ~ Carl Shogren

2012

Our All-Southwest Tour

The Chism Home, 575 Ridge
~ Mercedes de la Garza & Scott Gibson

640 California ~ Roberta & Neal Ferguson

Dexter/McLaughlin house, 775 California
~ Beth & Stephen Brennan

716 S. Arlington ~ Craig Sweeney & Robert Humphreys

The Plumas House, 1000 Plumas ~ Nancy & Anthony Palladino

1080 Mt. Rose ~ Victoria Hines & Eric Rasmussen

2013

Our Stepping Stones Tour

629 Jones Street ~ Tom and Lori Burke

725 California Avenue ~ John H. O. La Gatta

927 Joaquin Miller Drive ~ Paul and Sue Rutherford

245 Glenmanor Drive ~ Mike and Pat Ferraro Klos

2301 Lakeside Drive ~ Hugh Roy and Cynthia Marshall

**Historic Reno Preservation Society
thanks each and every one of you!**

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Square footage of the houses has been based on the Washoe County Assessor's records

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Nancy and Tim Gilbert
Jack Hursh

Loretta Wright

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