

Ladies of the Neighborhood

Article by Debbie Hinman

Editor's Notes: The photo on this page is a restored photo of a damaged one that the author located among 13 boxes of archival material at the historical society while researching a previous article. Credit goes to Jerry Fenwick for his work in the photo restoration. Because of the damage, Miss Margaret Martin and Mr. Lewis D. Folsom had to be removed from the picture. Additionally, in this article, we will refer to the university in Reno as University. Over time the name of this institution has changed: 1874-1881: State University of Nevada; 1881-1906: Nevada State University; 1906-1969: University of Nevada; 1969 - present: University of Nevada, Reno.

Most will recognize the lovely Folsom/Atcheson home at 829 N. Center, here in happier times, circa 1908. It was formerly surrounded by other Victorians of its vintage, and is now sitting amid a barren expanse of dirt, stoically awaiting its own demise.

This story is a farewell to the house and neighborhood, and a tribute to a collection of neighbors and friends who were significant personages in the early days of Reno. It's about the ladies (and two gentlemen, one quite young) of the Folsom, Martin, Fulton and Evans families featured in the picture on this page. I like to think they often gathered on each other's lawns on lazy afternoons or cool summer evenings to enjoy a gentle breeze, conversation and comfortable companionship.

The Folsom Family 829 N. Center Street

Mrs. L. D. (Mary) Folsom, Hostess (seated second from left)

This beautiful house was the longtime home of Lewis and Mary Folsom. Lewis had come west from Maine as a young man, going to live with an uncle in Calaveras County, later making

his way to Nevada. He opened a store in Gold Hill, met Mary Keville of Massachusetts and the couple married in Dayton in 1874. In 1883, the Folsoms moved to Reno. Lewis continued in the hardware business but then sold out and took up real estate. The Folsoms purchased a lot in the center of the 800 block of N. Center Street in 1895. Architect George Holesworth built a stylish Victorian home complete with a turret for the couple, featuring

every modern convenience, including electricity. Lewis died in 1918. Mary continued to live in the home until she moved to the California coast around 1931, believing the lower altitude would be beneficial to her health. She died in San Francisco in 1941.

Around 1943, the home was purchased by Katie Atcheson and was later passed down to her son Merle and wife Mary. Their son Fred later occupied the house, remodeling and renting apartments on the property to university students. He sold to the University of Nevada, Reno in early 2016.

The Martin Family 157 Mill Street

*Mrs. W. O. H. (Louise) Martin
(far left)*

Louise Martin (nee Stadtmuller) was born in New York in

1851 to German immigrants. In 1873, she married William O'Hara Martin in Empire, Nevada, where he was engaged in the mercantile business. The couple moved to Reno in 1883, where William organized the Reno Mercantile Company. He would later become president of the Washoe County Bank, the Reno Water Company and the Reno Flour Mills. In 1887, the Martins' impressive mansion was completed at 157 Mill Street, near the intersection with Lake Street, described as a "highly ornamented, gabled, three-story residence." It would be home to the Martin family, with their four daughters and three sons,



829 N. Center St., built c. 1895, demolished in 2020. Owned by the Folsom family until 1943, when it was purchased by the Atcheson family.

Photo courtesy Nevada Historical Society.

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for the next 34 years. William died in 1901, and Louise sold the home in 1921, finding the upkeep too much once the children were grown and gone. She moved with daughter Anne to Carmel, California, where Louise lived out her last ten years.

The home became an apartment house known as the Elmhurst. It remained on site until 1955, when it was moved to make way for the Holiday Hotel and Casino, now the Renaissance Hotel. The home was relocated to Park and Willow Streets; still known as the Elmhurst, it burned in 1966. Although the Martins were not really neighbors of the others pictured here, Louise Martin, Elizabeth and Bess Evans, and Mary Folsom were all members of the Reno Trinity Guild of the Episcopal Church and probably many other women's groups where they associated and formed friendships.

Carl Martin

(standing behind his mother, Mrs. Martin)

Carl was the youngest son of William and Louise Martin's seven children. In 1907, the *Reno Evening Gazette* announced he could be seen about town treating his many friends to a ride in his fine red automobile. He attended undergraduate school at Belmont and Stanford followed by law school at Columbia and Harvard. After graduating, he was engaged in the bond business in San Francisco. Carl went to war in 1917, and was among the first Nevada boys to reach France and to be sent to the front line trenches. Achieving the rank of Captain, Carl was discharged in May 1919. When Louise Martin passed away in 1931, Carl and his two brothers and four sisters all journeyed to Palo Alto, California to retrieve her ashes and take them back to Reno, to the family plot in the Masonic cemetery.



*Miss Anne H. Martin
(seated on the lawn)*

Miss Anne Martin was a suffragist, pacifist, and author who was the first woman to run for the U.S. Senate. She was the first head of the department of history at the University.

Photo courtesy of Nevada Historical Society.

Anne Martin is probably the best-known of the ladies pictured and was Carl's sister and Louise Martin's daughter. She gained prominence championing women's causes as a pacifist and educator, but is best known for running as an Independent candidate from Nevada for the U.S. Senate in 1918 and 1920. Anne was born in Empire in 1875. After her parents' relocation to Reno, Anne attended Bishop Whitaker's School for Girls and the University, earning a B.A.



The home of the Martin family at corner of Mill and Lake Streets, later the Elmhurst Apartments, now the location of the Renaissance. Photo courtesy Nevada Historical Society.

at the age of 19. She then enrolled in Stanford University, earning a second B.A. and an M.A. in history in 1897. Returning to her home state, she founded the history department at the University and was on the faculty from 1897-1901. Her credentials following this are too numerous to name but Anne was a member of the national board of the ACLU, wrote articles for the Encyclopedia Britannica and campaigned for the Equal Rights Amendment. She returned to Reno in her later years, living at the Golden Hotel. In 1945, the University conferred upon her the degree of Doctor of Laws. The citation read, "Anne Henrietta Martin... native daughter, distinguished alumnus, student and scholar, inspiring teacher, disciple of world peace, pioneer in the triumphant struggle for women's rights, leader of womankind... Doctor of Laws." Anne passed away in 1951 in Carmel.

The Fulton Family

895 N. Center Street

Mrs. John (Theodora) Fulton

(seated to the right of Bess Evans and her young son John)

Theodora was the daughter of Joseph Stubbs, who came from Ohio when he was named president of the University in 1894. Stubbs would lead the university for the next 20 years, growing it from five buildings to eleven by 1900. He was described as having a "missionary-like zeal in relating the value of the University to the community." The Stubbs family inhabited the President's Residence, located on the University campus. Theodora graduated from the University in 1895 and later received a B.A. from Stanford University. In 1903, she married John Fulton, assistant freight and passenger agent of the Southern Pacific Railroad. Theodora was 28 and John was 50. On their marriage day, John deeded a home to Theodora, located on the northwest corner of Center and Ninth Streets, just three doors down from the Folsom house. The couple had a son, John Jr. As with the ladies listed above, Theodora was active in the Episcopal Guild and various Reno welfare organizations. She later became executive secretary of the Nevada Public Health association. Theodora suddenly became ill in November of 1924 and unexpectedly died a week later. Her holographic will left her estate to her son first, then in the event he predeceased her, to her brothers and sisters. John Sr. died ten years later in San Francisco.



The Fulton house at 895 N. Center Street, a spindled Queen Anne built circa 1895.
Photo courtesy David Lowndes.

*John Martin Fulton, Jr.
(seated next to his mother, Mrs. Fulton)*

John Jr. was born in 1904. He attended Reno schools and graduated from the University of Nevada. He joined the Crown Zellerbach Co. in 1928, originally in San Francisco. He rose to corporate representative for the Portland, Oregon area in his 42-year career with the company. John married Claire Hawkins of Virginia City in 1936. He was the president of the Port of Portland Commission and a civic leader there. At the time of his death in 1974, he was a consultant to Oregon governor Tom McCall on foreign trade. Claire remained in Portland and passed away in 2000.

*The Evans Family
835 Evans Avenue
Mrs. J. N. (Elizabeth) Evans (seated behind Anne Martin)*

Elizabeth Evans (nee Metcalf) was born in Ohio in 1853. In 1877, she married John Newton "Newt" Evans and joined him in Long Valley, California. The following year, Newt had a beautiful home built in Reno for Elizabeth, their infant son, and himself. The home was located at the foot of a hill where the University of Nevada would be built in 1885, after the university relocated from Elko. Elizabeth and John had six children: John Jr., Ben Allen, Elizabeth (Bess), Pierce, Nancy and Rowena. Only Nancy did not survive to adulthood. After her husband's passing in 1904, Elizabeth spent the remaining 20 years of her life in her elegant home, engaged in activities for the betterment of her community. She was an active member of the Trinity Women's Guild. She was president of the Women's Auxiliary, a charter member of the Women's Relief Corps and an early president of the Twentieth Century Club, helping to lay the foundation for the organization which is still in existence today. Living just two blocks from the Folsom residence, she likely walked across the field and apple orchard on the west side of her property and over to Center Street to spend time with her friends there. Elizabeth died in 1924 following several months of illness. After her death, the property was sold to the Sigma Alpha Epsilon fraternity.

Bess Evans (seated beside her mother, Mrs. Evans)

Bess Evans was born in 1882, the third child and first daughter of John Newton and Elizabeth Metcalf Evans, at the family residence at 835 Evans Avenue. Bess graduated from the University in 1902. She enrolled at Stanford University to study medicine but returned to Reno upon the death of her father in 1904. Back in Reno, she taught history at Reno High School and the University. In 1914, she married Dr. John LaRue Robinson, a local prominent physician. The Robinsons bought a lovely home on Riverside Drive and had two sons: Bobby, who died at age five of a rattlesnake bite, and John. The Robinsons managed the extensive land holdings of the Evans estate. After the Evans home was sold to the fraternity, a portion of the property was sold to the City of Reno and named Evans Park. Dr. Robinson passed away in 1950, and Bess continued to live in the Riverside Drive home, remaining active in the Episcopal Church and the Monday Club, an exclusive women's group. Bess died in 1966. The Riverside home is still there, though greatly expanded and changed.

Though there are other historic neighborhoods in Reno, this was one of the earliest and because of its ties to the fledgling days of the University, one of the most significant. These women and their children left their mark on our city. Though they had social position and comfortable lives, they recognized the importance of becoming involved in Reno's welfare and worked to make it a better place for all. We owe them a great debt of thanks.

Debbie Hinman is on the City of Reno's Historical Resources Commission, is a HRPS Board member, Tour Guide, and Managing Editor of *FootPrints*.



Newt Evans built this handsome residence for his family in 1878. The Evans family donated the house to the SAE fraternity, which demolished it in 1953 and replaced it with the current fraternity house.
From SAE Local Chapter Website.



Reno Historical as a Preservation Tool (and how you can help)

by Dr. Alicia Barber

The scenario is all too familiar: the owner of a historic building suddenly announces plans to demolish it. They might label it as blight, “too far gone to save,” or simply outdated and in the way of the new, modern future they hope to construct in its place. There is an immediate outcry from community members who argue that the building is worth saving, and inevitably someone who supports the demolition asks, “If you care about it so much, why didn’t you say something about it earlier?”

That perennial question is one of the reasons why we created Reno Historical in the first place. It’s also why it’s so fitting for the app and website to now be managed by the Historic Reno Preservation Society, because one of the driving forces behind both Reno Historical and HRPS is the belief that education is the key to appreciation. And when it comes to historic structures, one of the biggest challenges to their preservation is a lack of knowledge about them, the history they represent, and the stories they contain.

We launched Reno Historical in 2014, just as development was starting to pick up again after the extended economic downturn. That uptick in activity, which has only accelerated since, has put a lot of older buildings in the crosshairs. In the process, it has become clear that very often, those who own, purchase, or inhabit historic properties aren’t themselves aware of their history or the fact that anyone even cares about what happens to them.

That’s especially true for buildings that aren’t typically viewed as grand or

important. As we walk around cities, we often look for exterior markers or plaques to indicate which buildings are historically or architecturally significant. But in Reno, we haven’t even physically designated some of our most celebrated historic landmarks like the Washoe County Courthouse and Riverside Hotel, much less the wide array of more modest yet historically significant buildings scattered throughout the community.

Reno Historical can help bridge that gap, in order to help strengthen the

And that’s where you come in. Today, Reno Historical contains almost 200 entries, but that’s just a fraction of the number we could include. If you have ideas for historic sites you’d like to see featured, or information or photographs that could help us to improve any of the existing entries—or even if you’d like to try your hand at writing one yourself—please drop us a line. This is a project by and for our community, and we need you to tell us what historic places are important to you.

But that’s not all. If we want to expand public knowledge of Reno’s historic properties, we need to share that knowledge—not just when a building is under immediate threat, but all the time. So whenever you have a free moment, browse the Reno Historical website (renohistorical.org) or open the app on your smart phone. Share entries that you enjoy on social media, in person, and in your blogs and emails. Help us spread the word that Reno is both forward-thinking and historic, with a landscape rich in character, diversity, and architectural interest. Together we can

help to keep Reno’s historic sites in the conversation and do our best to ensure that the places meaningful to Reno’s past and present will remain part of its future.

You can email Reno Historical at renohistorical@gmail.com and follow on Facebook, Twitter, and Instagram.



Washoe County Courthouse and Hotel Riverside in 1927. These historic landmarks have no physical designation as to their importance in Reno’s history. Courtesy Nevada Historical Society.

public memory of the city’s historic places and help to generate more widespread appreciation of them, long before any threat to them might arise. That focus is why we primarily write entries for buildings that are still standing. Of course, we also include important sites that are no longer with us, like the Mapes Hotel and Chinatown, but our central mission is to help people understand and appreciate the historic landscape that can be viewed around them every day.

Dr. Alicia Barber is a HRPS Board member and the editor of Reno Historical.



Phase One Done — What's Next?

by Sharon Honig-Bear, Photos by Sharon and by Brad Carlson

Editor's Note: *Reno MoMo (for Reno Modern Movement) is a project supported by grants from Nevada Humanities, Nevada Arts Council and a donation from the City of Reno.*

As 2020 begins, we look back at Reno MoMo Phase One and anticipate the next phases:

- Reno MoMo, in partnership with the City of Reno, hosted the reception for "Icons of Mid-Century Nevada," paintings and prints by Greg Allen. The photorealism of Greg's art is breathtaking, and it was an honor for us to support a Reno artist whose work highlights some of the vanishing architecture and design that we treasure.
- Alan Hess, a leading advocate for mid-century architecture, presented a well-attended lecture on October 10 at the Nevada Museum of Art. Thanks to Bradley Carlson, Alicia Barber and Barrie Lynn for enhancing his experience in Reno; he couldn't have had better hosts.
- The social media campaign *Uncommon Reno* took place over the summer, and we had almost 100 entries. These photographs can still be viewed on the Reno MoMo Instagram page @reno_momo, and we welcome more contributions!
- An Awards Ceremony and exhibit of those entries took place at the



Event host Sharon Honig-Bear with guests

Pioneer Center for the Performing Arts on October 22. Thanks to Nate Hudson, AIA, for doing a superb job hosting the ceremony. A special thanks also to The Pioneer Center, whose iconic architecture provided a wonderful backdrop for the event, and whose generous and gracious staff offered their time, the event space, and even provided tours of the building.

- At the Awards Ceremony, Pioneer Board members Nettie Oliverio and Alicia Barber presented a mockup of a historic marker for the Pioneer Center that will debut in 2020. This collaborative effort works toward our ongoing goals to see modern architecture included on the Reno Register of Historic Places and highlighted with historic markers.

- *4th Street: A Legacy of Change*, a powerful photo exhibit of several motels before they were demolished, had its premiere at this event. The next showing was February 3, 2020 in the McKinley Arts and Culture Center Gallery. Thanks to Jacobs Entertainment for funding the framing of the artwork and Sierra Arts for the use of easels.

The overall project, Modernism—the Reno MoMo Initiative, received funding from the Nevada Arts Council, Nevada Humanities, Councilmember Jenny Brekhus, and the City of Reno.

Thanks to our leadership team: ZoAnn Campana, Lauren Culleton and Sharon Honig-Bear.

There are other activities planned for 2020. If you are interested in learning more or getting involved, contact: renomodernmovement@gmail.com.

Sharon Honig-Bear is a HRPS Past President, current Board Member and Tour Guide. She is Chair of the City of Reno Arts and Culture Commission.



Concentration.



Viewing the exhibit of now demolished motels.



Jonathan Boulware, Regional VP of Operations for Jacobs Entertainment talks to attendees.



Blackhawk Pilot November 2018

From Eagle Scout to Blackhawk Pilot

by Jack Hursh

Editor's note: Sometimes it's interesting to follow up on a story we wrote years ago. Back in 2011, FootPrints Vol. 14 No. 2 had an article written by an Eagle Scout who was restoring a gazebo with the help of HRPS funds. By happenstance, we learned where that scout is today.

I recently experienced a delightful visit with Lynda Buhlig in her Development and Alumni Relations office in Morrill Hall on the campus of the University of Nevada. Lynda is the proud Mom of Brent Bremer, a 2010 HRPS fund recipient, for a community restoration project — a gazebo located at Rancho San Rafael. Brent, a host of friends, and members of his Scout troop #107 applied elbow grease in the form of scraping, sanding, filling

holes, caulking, materials replacement, and painting, to exercise a thorough restoration of the gazebo. My purpose for visiting Lynda was to capture a proud Mom's glow while she brought me up to speed on the current accomplishments of Brent.

Brent graduated from Reno High in 2013 as a National Merit Scholar. While at Reno High he was a member of the rifle team, serving as captain his senior year. Brent was also the Washoe County Brigade Commander for all Washoe County high school ROTC's his senior year. He competed in track and field both his junior and senior years. Brent had been accepted by Nevada, Princeton, and the United States Military Academy West Point. Brent's Mom, Lynda, described Brent as an athlete, but the type of athlete that had to work hard for athletic achievements. Brent was conscious of the fact that in order to be accepted at West Point, he had to step up his game and try to shed his personal disdain for running, hence the participation in track and field. With the encouragement of close friends, Brent was able to dramatically improve his running race times while at Reno High.

Brent reported to West Point in early summer for six weeks of basic training known as BEAST. He majored in Nuclear Engineering and as a beginning freshman (plebe) was able to test out of entry-level chemistry classes and was advanced into the association of upper classmen in the higher-level physics classes. He participated in air assault school prior to his sophomore (yearling) year and earned his pin. Brent graduated from West Point as a Second Lieutenant in May 2017 in the top 150 of approximately 950 seniors (firsties).

After West Point, Brent posted to Fort Rucker, Alabama where he trained in his first choice of curriculum, the aviation branch. Brent's schooling specialized in training to fly Lakota helicopters and Blackhawk helicopters. Brent graduated as an honor graduate on November 8, 2018.

Brent then moved to the Fort Carson Army post in Colorado Springs, Colorado, was promoted to First Lieutenant, and has trained as a Blackhawk helicopter pilot with the



Eagle Scout Brent Bremer from Troop 107, stands beside the 1930s Rancho San Rafael Regional Park gazebo that he restored in 2010. HRPS provided funds for materials for the project.



West Point graduation, May 2017



Aviation School Graduation ,
November 2018.

goal of becoming a pilot in command. Brent continues to pursue some athletic fun in his spare time by gliding down the Colorado slopes on his snowboard.

West Point told Brent prior to his May 2017 graduation that they wish for him to return to West Point to teach after he receives his Captain ranking. Brent must first attend and complete graduate school at a university of his choice. In the meantime, he is set to begin flying Blackhawks and schussing down beautiful mountains on his snowboard.

Lynda Buhlig, Brent's Mom, related to me that she is very proud of all of her children's accomplishments and that she is very happy that Brent has chosen a path that suits him so well and makes him happy. 🇺🇸

Jack Hursh is a HRPS Tour Guide and was awarded the 2015 HRPS Volunteer of the Year award.

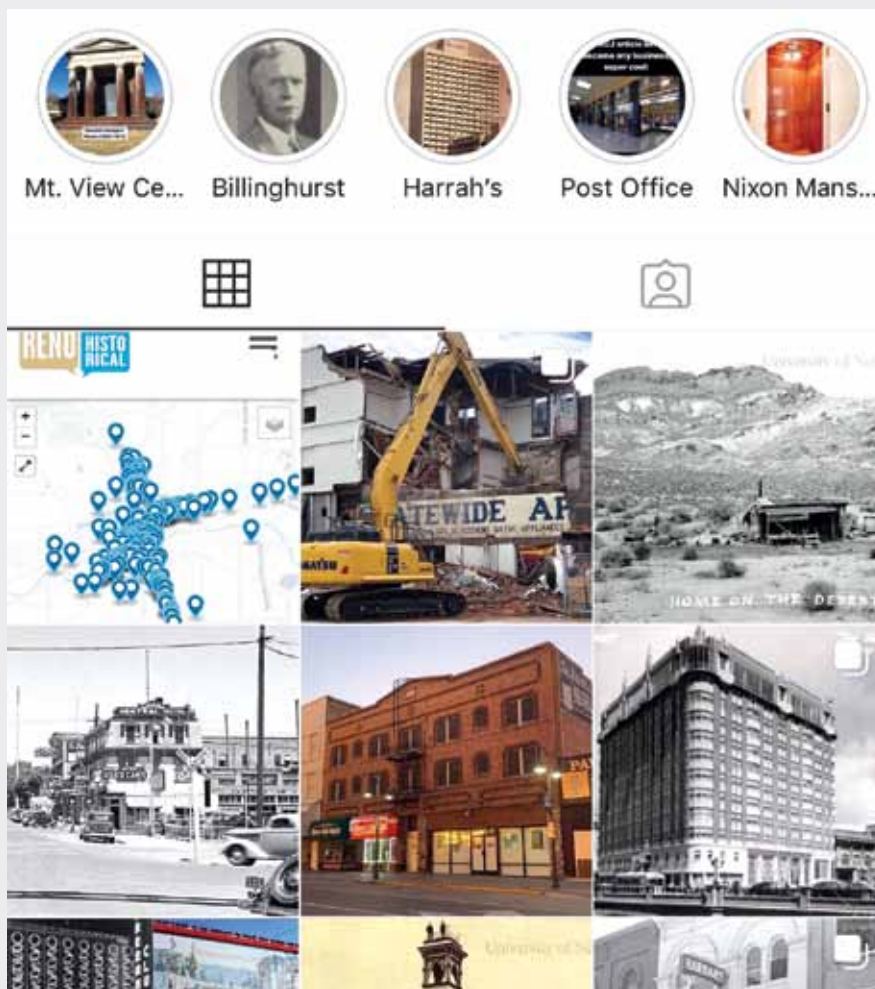


The Rancho San Rafael Gazebo 2019

Explore Reno's History with @HistoricRenoNevada

by Brett Banks

HRPS' Instagram account @HistoricRenoNevada utilizes this quick-access social media platform to connect our community with its history. By sharing 1-10 historic and modern photos as well as a brief description and tagged location, locals and transplants alike are able to visualize and quickly absorb historical facts about Reno and the surrounding areas. See below for a partial example of what you might see on your computer screen.



Tour the City with Reno Historical

with Dr. Alicia Barber

We are in unusual and difficult times, with all of the issues surrounding the COVID-19 virus. In the interests of protecting you and others from the virus, we are not offering our usual May and June walking tours, and instead are introducing you to tours you can take inside your home using your computer or your smart phone. Additionally, if you choose, you could do the walkable tours on your own.

Whether you're staying inside or seeking a bit of fresh air, Reno Historical offers

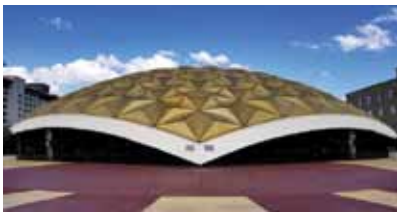
an engaging variety of tours to transport you across time and space. Just click Tours on the website (renohistorical.org) or app and you'll find a range of options for exploring the city's historic landscape.

Some tours feature groupings of historic buildings related to a common theme and scattered throughout the city, like schools and education, railroad history, or sites related to Reno's famous divorce and wedding industries. Others focus on a single walkable area, allowing for exploration either on screen or by foot.

Those include tours of the historic Truckee Riverfront, East 4th Street, and the stately Mansions on the Bluff.

However you choose to enjoy them, from the comfort of your armchair or on a self-led stroll, Reno Historical's tours can keep you informed and entertained with hundreds of stories, photo-graphs, maps and even audio and video clips, with more added all the time. Read the short descriptions below to whet your appetite for adventure, and you'll soon be on your way. 

Reno Historical's Thematic Tours



Pioneer Center

MODERN MOVEMENT — Some of Reno's most striking and glamorous architecture is found in buildings of the Modern Era. The Modern Movement (MoMo), broadly defined as spanning the 1930s through the 1970s, is associated with styles including Art Deco, Art and Streamline Moderne, Mid-Century Modern, International, Googie, New Formalism, and Brutalism. Some of these buildings were Reno's first high rise apartments while others were hotels, casinos, motels, and diners, as well as libraries, banks, and much more. A profusion of Modern Era buildings can be found on the University of Nevada, Reno campus and throughout downtown, from the Fleischmann Planetarium to the Pioneer Center

RIDING THE RAILS — Like countless cities in the American West, Reno was founded because of the railroad. It was the force that not only allowed Reno to benefit economically from transportation and commerce rather than mining (as with other northern Nevada railroad towns) but it eventually fed the city's lucrative "sinful industries"—divorce and gaming, in particular—and helped them prosper by bringing people from all over the country to Reno. Essentially, the railroad became Reno's lifeline, promoting its economy and ensuring that Reno would not be dependent on boom and bust industries like most other towns in the state. (6 locations)

SACRED LANDMARKS — From the beginning, Reno was a crossroads of cultures, and its religious landscape was accordingly diverse. Mainstream denominations with buildings in the original townsite included the Baptists, Methodists, Episcopalians, and Catholics. Around the turn of the twentieth century, even more churches and a synagogue were constructed, reflecting Reno's establishment as a solid little metropolis. The number and diversity of Reno's congregations of faith was often touted as a response to those who characterized Reno as a sinful town in the early 20th century. (5 locations)

SCHOOLS AND EDUCATION — During its first few decades, Reno was justifiably proud of the schools and libraries that served its growing population. The town's schools were often at the vanguard of its architectural accomplishments, incorporating beauty and technological advancements with the latest thinking in how structural design could enhance learning. Over time, some of Reno's most dedicated educational leaders have been honored in the names given to the schools they helped establish, or to subsequent institutions of learning. (13 locations)



Huffaker School, 1898

TYING AND UNTYING THE KNOT — For more than sixty years, Reno was the divorce capital of the world. The migratory divorce trade enabled anyone to secure a Nevada divorce after establishing state residency, a process that eventually took just six weeks. Reno's quick wedding business developed as the result of Nevada's lenient marriage laws, which required no waiting period. Landmarks related to Reno's wedding and divorce industries, from hotels and boardinghouses to government buildings and chapels, can be found throughout the city. (19 locations) 

Photography credits to basinhighphotograph and Nevada Historical Society.

Reno Historical's Geographical Tours



NCO Building

EAST 4TH STREET WALKING TOUR — From manufacturing to tourism, railroads to restaurants, East 4th Street has played an important and multifaceted role in the history of Reno for more than a century. Once the route of the Lincoln Highway and later renamed U.S. 40, the street remained the primary east-west route through Reno until the completion of Interstate 80, three blocks to the north, in 1974. In recent years, the street has been experiencing a renaissance, infusing new energy into the corridor and its historic buildings, many of which can be viewed on this walkable tour. (20 locations)

HISTORIC MIDTOWN — While “Midtown” is a relatively new term for the popular Reno district it denotes, the neighborhood itself has been a busy commercial and residential area for nearly a century. Centered on South Virginia Street, roughly bounded by Liberty Street and Plumb Lane on the north and south, Arlington Avenue and Holcomb Avenue on the west and east, today’s Midtown District is a place of innovation and revitalization, but also of longstanding history and architectural charm. (30 locations)



Douglas Alley



Downtown
Post Office

HISTORIC DOWNTOWN ALLEYS — Lincoln Alley, Douglas Alley, Fulton Alley, and Lover’s Lane. Some call Reno’s downtown alleys the heart of the city’s infamous past. Others say the alleys paint a vivid picture of early Western society. Either way, for decades the network of alleys that criss-cross downtown represented the heart of Reno’s gambling and demimonde activity. Today they may be overlooked and underused, but each has a vivid array of stories to tell. (4 locations)

HISTORIC RIVERFRONT WALKING TOUR — This tour offers a taste of historic Reno, centered along the Truckee River corridor and surrounding blocks. All sites are within walking distance, and the tour may be started at any location, continuing clockwise or counter-clockwise. Learn about topics ranging from Reno’s origins to its flourishing divorce trade, churches, cultural and civic institutions, bridges and parks, and Chinatown. (18 locations)

HISTORIC UNIVERSITY GATEWAY — The area at the foot of the University of Nevada, Reno campus once housed one of Reno’s oldest and most charming residential neighborhoods. Beginning with the Victorian houses built on Center Street in the 1890s, the neighborhood had filled in by the early 1900s. In 2014, the university announced plans to replace the historic neighborhood with new buildings. A handful were slated to be relocated by private entities, and the University proceeded to demolish the rest in early 2020, but the full neighborhood can still be viewed in this virtual tour. (12 locations)



N. Center Street



McCarran Mansion

MANSIONS ON THE BLUFF — This captivating enclave close to Reno’s downtown is probably the city’s best-kept secret. The title also is the name of one of the most popular walks sponsored by the Historic Reno Preservation Society (HRPS) during the months of May, June and July each year. The residences in this relatively small neighborhood, located between the south bank of the Truckee River and California Avenue, include the homes of three former U.S. Senators, prominent attorneys, local merchants, renowned doctors, and more—in short, the movers and shakers who helped to make Reno the Biggest Little City in the World. (28 locations)

UNIVERSITY OF NEVADA — The establishment of a state university is specifically provided for in Article XI of Nevada’s State Constitution, adopted September 7, 1864. In 1874, the State University of Nevada was founded in Elko, but that site proved to be impractical, with most of the state’s residents living in the western part of Nevada. In 1885, the state legislature approved the move of the University to Reno, where today, the ever-growing campus includes a National Register Historic District centered on the Main Quad. (18 locations)



Morrill Hall

*Photography credits to basinhighphotography,
Nevada Historical Society, Jack Hursh and David Lowndes.*

The Windows Have It

Architectural Elements

Article and Photographs by ZoAnn Campana,
Architectural Historian

Editor's Note: This is the first of a series of Elements articles about windows, to be continued through the year.

Going Green

If you've spent much time around historic architecture enthusiasts, you may have noticed that we are obsessed with old windows. Like eyes, windows serve as a portal between outside and within, offering a glimpse into the soul of a building. Windows can tell us a building's construction date, architectural style, and function. This article is the first in a series about historic windows and will focus on myths surrounding window replacement. Future articles will discuss window components, types, and how a building's windows inform its architectural style.

Historic windows lend beauty and character to a building and are evidence of the incredible craftsmanship that once went into the building trades. Even the modest, working-class homes built during the Great Depression boasted well-crafted windows with intricate details. To create a comparable window on such a large scale would be prohibitively expensive for builders today.

Most historic windows have frames constructed of old-growth wood that is more durable and longer-lasting than new wood, as evidenced by the fact that many of these windows have been in service for more than a century. These days, it is essentially impossible to fabricate new building components—including windows—using old growth wood, making historic wood windows a non-renewable resource. Metal windows, especially those built with steel, are similarly precious and nearly impossible to replicate using modern materials and methods.

Once a regular schedule of inspecting and maintaining windows is established, upkeep is a cinch. Common



This Craftsman style cottage retains its original wood windows with divided upper lights, often referred to as "Craftsman windows."

maintenance issues might include deteriorated weatherstripping or glazing putty, which are easily addressed by removing the damaged weatherstripping or putty and re-applying a fresh layer. Another issue might include the painting-over of functional components such as sashes and levers, rendering a window inoperable. This is also an easy fix that involves carefully removing the obstructing layer of paint and repainting with care to prevent this issue in the future.

Historic windows are easy to repair. Because they are comprised of separate components—individual lights of glass, independent mechanical pieces, and separate sections of wood or metal—it is simple and inexpensive to simply replace that component if it breaks, as opposed to replacing the entire window. For example, if the proverbial baseball comes flying through a historic sash window, breaking a single light of glass, it can be fixed by installing one new light of glass. On the other hand, the components of modern windows are so interconnected that the intruding baseball would require a full window replacement—from the sash to the glass to the various mechanical pieces.

In spite of these advantages, historic windows are often scapegoated for a building's energy loss. A booming industry has benefitted from the misconception that replacement windows will improve the energy efficiency of a building, keeping it cool in the summer and warm in the winter. However, this is a myth that has been debunked by a number of studies. Windows only account for approximately 20% of a typical house's heat loss, whereas 50% of heat loss is through the house's walls (25%) and roof (25%) and can be remedied by the addition of insulation. Floors account for 10% of heat loss, which can also be mitigated by insulation efforts. The remaining 15% of heat loss is attributed to air infiltration, which is easily and inexpensively solved by weatherstripping.



This Tudor Revival house retains its original metal casement windows.



This Period Revival cottage's original metal casement windows have been replaced with vinyl sliders with prefabricated grids to resemble muntins. Note the flat profile of the window and its components compared to the deeper profiles seen in historic windows.

The National Trust for Historic Preservation conducted a study that culminated in the creation of the report *Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement* in 2016. The report found that retrofitting historic windows offer the same energy savings as full window replacement, but at a fraction of the cost. In 2017, Mohawk College in Ontario, Canada proved that restored 200-year old windows are as airtight as brand new replacement windows.

Despite pressure from the window industry, there is no need to replace priceless historic windows with new, "energy efficient" models. Historic windows are handcrafted pieces of art, custom-made and fitted for its respective building. The modern, simulated plastic versions of the same windows simply do not compare, nor do they offer an improvement in energy savings.

Moreover, historic windows represent embodied energy that has no place in the landfill. The energy needed to restore an old window is negligible and primarily consists of labor—which benefits the local economy. In comparison, new windows require energy in the extraction of raw materials and direct energy for the manufacture and transportation of the new window. Plus, these new windows do not possess the quality craftsmanship or materials to ensure durability. In general, they need to be replaced every 30 years, resulting in yet another non-biodegradable vinyl window in the landfill and additional expenditures of energy for the new windows.

Historic preservation-related organizations like the National Trust for Historic Preservation, National Park Service, and local preservation non-profits like HRPS encourage the rehabilitation of historic windows over replacement. Not only is it more environmentally conscious, but it also maintains a building's overall historic character and integrity. However, in some cases, a window may be so deteriorated that replacement is unavoidable. In this instance, it is recommended that replacement window match the original windows in materials and design, including dimensions and profiles.



This Colonial Revival cottage retains one historic window in its facade. It is the wooden "Craftsman" window with divide upper lights on the left side of the first story. The other first-story window has been replaced with a vinyl slider, and the dormer windows have been replaced with vinyl casements and fanlights.

Old windows have value beyond their age. They are an increasingly precious example of handcrafted building traditions that employed precise detailing, handsome aesthetics, and rare materials. They deserve our appreciation and thorough consideration before a decision is made to scrap them in favor of replacement windows that may not last three decades. If you have questions about repairing your historic windows, or if you are considering replacement, HRPS is happy to assist you. Email us at board@historicreno.org or give us a call at (775)747-4478.

HRPS also offers grant funding through our Reno Heritage Fund (RHF), which can be used for historic window rehabilitation. For additional information about the RHF grant program, please visit <http://historicreno.org/index.php/programs/neighborhood-preservation-fund/grant-guidelines>. 

ZoAnn Campana is an architectural historian. She is a HRPS Tour Guide and serves as Vice President of the HRPS Board of Directors.



This Period Revival cottage retains its original metal casement windows.

Midtown Murals Reveal Reno's History

by Sharon Honig-Bear, Mural Photos by David Lowdes

Making Reno history come to life has been a long-time mission for HRPS, and it's great when we get a boost—especially from an unexpected source. Murals are popping up all over town, and the work of Joe C. Rock and Erik Burke is particularly exciting. Why? Because Reno history is one of their favorite subjects. Nothing shows this better than the colossal 250' by 20' mural on Center St., on the rear of Junkee Clothing Exchange.

The two artists work separately and on occasion, together. One of their most impressive collaborations is this one on the back of Junkee. It was created for Artown 2016, depicting a line-up of Nevada icons. The mural highlights people who made a significant impression on Nevada through unconventional ways. Portraits in blue represent Nevada natives (the color of the Nevada flag) and warm-

toned portraits represent outsiders that accomplished something significant in or for Nevada. The figures, from south to north, are Frederic DeLongchamps, Dat So La Lee, Wovoka, Ben Palmer, Michael Heizer, Jeanne Wier, Abraham Lincoln, Jack Johnson, Sarah Winnemucca, and Mark Twain. The mural is provocative and begs the passerby to investigate further into Reno history and what makes our community unique.

Joe and Erik's locally oriented murals are found throughout the community. Their murals help preserve neighborhoods from graffiti. They bring our history to colorful life in the neighborhoods and make our heritage relevant and important. The murals take our legacy out of the historical societies, lectures, books and into the community, in an impactful way. Leave it to these creatives to make history "hip and happening." As Erik describes, "I am an American painter and geography is my muse." We are fortunate that they have chosen Reno and its history as inspiration.

Joe and Eric were both recognized by the City of Reno with a Historical Resources Commission award for Historic Projects in 2018.

Reno is fortunate to have these two exceptional muralists. Joe is a self-taught artist who moved to Reno with his family in 1993. He has been

exploring the art of murals throughout Reno (although not all are history related). His website provides a wealth of information and "back story" for the historic figures and neighborhoods he depicts. Erik is a Reno-based artist who creates place-specific murals throughout the world. He says, "My paintings reflect a deep interest in storytelling and the narrative power of images to reactivate space. Through a culmination of iconography, portraiture, ecology, and the creative use of urban spaces I hope to tell the untold. Or at least unravel it a bit."

The muralists work with local businesses, and the murals have played a hand in the redevelopment of Reno's Midtown District. Rock lives there, and that's where most of his murals are located. The murals have changed the look of the once run-down area and made it what Rock calls "walkable," an



Artist Erik Burke



Artist Joe C. Rock



Frederic DeLongchamps, Architect



Chief Wovoka



Dat So La Lee, Basket Weaver

important feature of a vibrant city. And all it takes him, besides his time, is \$500 to \$600 for 20 gallons of paint and 20 cans of spray paint.

If you are interested in learning more, visit artspotreno.org for information on their mural tours throughout the year.

Sharon Honig-Bear is a HRPS Past President, current HRPS Board Member and Tour Guide. She is Chair of the City of Reno Arts and Culture Commission.



Michael Heizer, Art & Sculpture



Sarah Winnemucca, Teacher



Jeanne Wier, Founder of the Nevada Historical Society



Ben Palmer, Rancher



President Abraham Lincoln



Samuel Clemens aka Mark Twain



Jack Johnson, Winner of the 1910 Heavyweight Boxing Match in Reno.

“Meet the Family” on May 30 at Hillside Cemetery

by Fran Tyron

Join the crowd on Saturday, May 30, 2020 from 1:00 p.m. to 5:00 p.m. for Hillside Cemetery Preservation Foundation’s first annual fundraiser - “Meet the Families” at the Knights of Pythias Lodge at 980 Nevada Street. There will be food, drinks, displays, book signing by Sandie LaNae and Arline LaFerry, a self-guided tour of the cemetery from 1:30 p.m. to 3:30 p.m. (with the families and volunteers at locations throughout Hillside to tell you about the pioneers buried in the cemetery), and a raffle at 3:30 p.m. Join us and see the progress the Foundation and our volunteers have made over the past 4 years. For \$25, become a member and receive one food ticket, one drink ticket and one raffle ticket; or donate toward the maintenance of a family plot or single grave; OR donate toward a plaque to mark one grave site in Potter’s Field (the person of your choice). All proceeds go toward the maintenance and improvements to the cemetery and grounds. For further information and updates, check out <http://hcpfoundation.squarespace.com/>





Message From Your HRPS President

Carol Coleman

We'll send out eblasts to keep you up to date. If you haven't received eblasts over the last year, check with me at CarolC@galenaforest.net to be sure we have your correct email. We'll also post announcements on our website, historicro.org.

Webmaster Rosie Cevasco has been engaged in the monumental task of digitizing all issues of *FootPrints* — all but two early issues have been added to our archive on historicro.org. Why not visit our *FootPrints* archive and catch up on issues you may have missed?

A new addition to HRPS is the Instagram account @HistoricRenoNevada that is the creation of new Board member Brett Banks. She has now accumulated over 1,750 photos that you will relish. Try this one out.

If you haven't tried out Reno Historical (RH) yet, do take the time to explore the stories and virtual tours at www.renohistorical.org. We are ever so pleased that RH is a member of the HRPS family.

And our Executive Director, Lauren Culleton, places announcements and pieces of historic Reno information on HRPS Facebook site to keep you up to date. Do check out <https://www.facebook.com/HistoricRenoPreservation/>.

We think these online offerings would be a great way to pass your social-distancing time!

FootPrints Schedule

Although we call *FootPrints* a quarterly, you may have noticed that it doesn't arrive every three months. Our delivery schedule is based on announcement of HRPS events:

January 1: HRPS Winter Programs

April 15: May & June Walking Tours

June 15: July & August Walking Tours

September 1: Home Tour & Fall Programs

Whether or not we are able to proceed with the events described above, we plan to keep to the same *FootPrints* schedule.

New Lifetime Members

Thanks to all of you who responded so quickly to our membership renewal request for January 1 renewals. We were greatly pleased to receive two Lifetime memberships with this renewal group. Larry and Chris Klaich, whose Sinclair Street property was on our 2018 Home Tour, became Lifetime members. They had salvaged and restored the Sinclair property between 2014 and 2018 and really made it a showpiece. Catherine Coscarelli Zugar of San Francisco, whose great-grandparents were Joe & Rose Ferreto, became a Lifetime member in January. The Ferreto ranch was on South Virginia, and the "little barns" at Bartley Ranch originally came from the Ferreto ranch. Welcome to the Larry and Chris and to Catherine. A \$1,000 membership is split half to the Reno Heritage Fund, and half to HRPS operating costs reserve. Many thanks to you all.

Another Thank You

I want to thank all of you who support HRPS in whatever way that you can. You probably realize that HRPS is a pretty low-budget organization. This last year, our main sources of income were memberships, the Home Tour, grants and donations in that order. Fulfilling our mission of providing you with information about Reno's history and culture, we offer our Fall and Winter programs for free, and our Walking Tours are free to members.

There are members who support HRPS financially without any recognition that are very important to us. The five who choose to be Preservation Partners or Business members along with the 42 who are currently Supporting members are invaluable to us. HRPS thanks you quietly.

Carol Coleman, 775-849-3380
carolc@galenaforest.net

How Quickly Life Changes

The advent of COVID-19, unexpected and frightening, has changed the way we live our lives. In one week we went from being active, being social, shopping, eating out and seeing people. We went from working and volunteering to staying home. No movies, no libraries, no museums. It's something of a shock to the system. How do we cope with this "new now"?

We at *FootPrints* want you to know that we are thinking of you, our loyal friends and supporters, in these difficult times. We hope you are staying in and staying safe. For those of you who must go out, please take care and try to limit your exposure to others.

Cancellation of Events

What does the spread of this virus mean for HRPS Programs, Walking Tours and Home Tour? At the April Board meeting, decision was made to cancel May Programs and May Walking Tours. A decision on June Walking Tours was made at the May 4 Board meeting. As far as our walking tours for July and August, and the Harvest of Homes Tour regularly held in the fall, we are adopting a wait-and-see position. We'll let you know the status of the walks and home tour as soon as we can determine if our attendees can be safe.

We will continue to produce *FootPrints* quarterly, and will keep you apprised of issues impacting our city as well as sharing our rich local history.

HRPS Lifetime Members

Darleen R Azizisefat
Sharon Honig-Bear
Jacqueline Black (*)
Laurie & Greg Boyer
Lynn Bremer
Holly Walton-Buchanan
Florence Ann Burgess
Linda Burke
Tom & Phyllis Cates
Jan & Phil Chik
Press & Delores Clewe
Karalea Clough
Becky Czarnik
Joan Dyer
Betty Easton
Fran Bryne Fricke
Marilyn Fuetsch
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Larry & Chris Klaich
Pat & Mike Klos
Laurence & Linda Kutten
Katherine Latham
Jan & Jim Loverin
Jon & Linda Madsen
Catherine Magee
Francine Mannix MD
Charlotte & Dick McConnell
Wayne & Patty Melton
Marilyn Melton
Prudence Gould Muran(*)
Peter & Renate Neumann
Al & Nancy Pagni
Butch & Susan Peachy
Pioneer Center
Marshall & Pat Postman
Jonnie Pullman
Hannah Satika (*)
Michael & Karren Smith
Robert Stoldal
Tom & Leanne Stone
Fran & Terry Terras
Mike & Karen Traynor
Charlotte Voitoff
Sharon Walbridge
Betty J. Watts
Kathy Williams
Reg & Shelley Willison
Catherine Cascarelli Zugar
(*) deceased

*Thanks to the following HRPS
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supporting the works of HRPS*

Dube Group Architecture

HRPS MEMBERSHIP APPLICATION

By joining **Historic Reno Preservation Society**, you are a member of a community group that celebrates Reno's history by sharing information and advocating for our endangered properties.

In the summer, you may attend as many as 25 different Walking Tours. In winter, twice a month we bring you Educational Programs. You receive our quarterly, *FootPrints*, to keep you informed about HRPS events, articles about endangered properties, people and homes of interest. HRPS' information is on our website, Facebook, Instagram, Twitter and occasional eblasts.

You may pay by check, cash, credit card or PayPal. To pay by credit card or PayPal, please log on to our website: www.historicreno.org. We use PayPal to process your payment. They will accept your credit card on our behalf; we will send you a confirmation email.

☐ New Member ☐ Renewing

Membership Levels:

- ☐ \$15.00 Student
- ☐ \$25.00 Individual
- ☐ \$45.00 Family
- ☐ \$100.00 Supporting
- ☐ \$200.00 Business
- ☐ \$250.00 Preservation Patron
- ☐ \$500.00 Benefactor
- ☐ \$1,000.00 Lifetime Member

My Additional Donation:

\$ _____ Pat Klos Annual
Volunteer Award Fund

\$ _____ Reno Heritage Grant &
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\$ _____ Overall Program Support

HRPS Quarterly *FootPrints* Preference (Please check one):

☐ Hard Copy ☐ Email Only

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HRPS respects your right to privacy. We will **NOT** share your email address.

I'D LIKE TO VOLUNTEER TO WORK ON:

- ☐ Home Tours ☐ Walking Tours ☐ Board ☐ Research
- ☐ Other _____

Please make your check payable to:

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