

## A Hill Street Survivor

by Debbie Himnan

It's true that Reno has lost a number of historic homes over the years; so many that HRPS has created a "watch list," to share our concerns about those we feel are endangered. But there are also success stories, homes that though aging and needing some TLC, have persevered. Residential neighborhoods have become multi-use and infill structures have infiltrated empty lots, but here and there, stately old homes still stand.

One such area of scattered historic homes is Lake's Addition, named for Myron Lake, often referred to as the founder of Reno. This addition, established in 1871, encompassing an area between W. Liberty Street and California Avenue, was created when the town of Reno was only three years old. On the west side of the 400 block of Hill Street sits a Reno classic: the former Child Garden Nursery and Preschool. Before relating its long history, however, we'll take a look backwards at the home itself.

### History of the Property and Occupants

The land this home occupies originally belonged to Lake but passed to his first wife Jane upon his death in 1884 and following a court battle that was finalized in 1888. A 1904 Sanborn map of this section of Hill Street shows three homes; one at the corner of W. Liberty and Hill and two at the very end of the street, intersecting with California Avenue.

In January of 1902, property described as a portion of lot 2 and lots 3 and 4 were purchased from Mrs. Lake by Jim Dunn for the sum of \$1400. According to city

directories of that era, it wasn't until 1907 that an address appeared for this property so it can be assumed that the house was built between 1904 and 1907.

It was a stunning home, a two-story wood-frame Colonial Revival-style residence with a moderately-pitched hipped roof. The eaves were adorned with gently curving rafter tails and a one-story porch, partially



The Child Garden Nursery and Preschool on Hill Street. Photo courtesy of ZoAnn Campana.

enclosed on the south side and supported with Ionic columns, graced the facade. A hipped dormer window with diamond-paned glazing is centered in the attic story. On the south side, there is a bay window and small semi-hexagonal porch, again with Ionic columns.

James Dunn was a New York native, born in 1853. He came out west, becoming involved in sheep raising. A very well-known former New Yorker followed the same path and the two men worked together in the industry; it's even possible they came west together. That man's name was Patrick L. Flanigan. Flanigan would go on to be a member of the

Nevada Assembly and Senate in the 1890s, and establish a warehouse on E. 4th Street that is still standing today, known as Forever Yours Furniture. The two men would also work together later in the Nevada Packing Company.

James married a young woman, Anna Christensen, daughter of Danish immigrants, and the two occupied their lovely Hill Street home. Anna, 28 years James' junior, was born in Cedarville, California but her family had relocated to Reno. The Dunsns were members of St. Thomas Aquinas Catholic Church and in response to its 1909 fire, James actively collected funds to assist with the reconstruction.

James caught pneumonia late in 1912 and died. Anna kept the home, though probably began renting rooms. It would later be listed as the Dunn Apartments in the city directory. Anna remarried in 1925 to J. (John) K. Daly. Daly's family was from Ireland, coming to the states in the late 19th century and settling first in Minnesota. They then came west, establishing their family in Reno. John briefly relocated to San Francisco, then returned to Reno, where he became one of the founders of the Reno Bus Lines. The couple would live in the Dunn home, which offered six apartments. Most were long-term residents and who could blame them, living in a comfortable residence in a lovely, convenient neighborhood.

A street of impressive homes it was, but it must have also caused confusion for the

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## Hill Street Survivor

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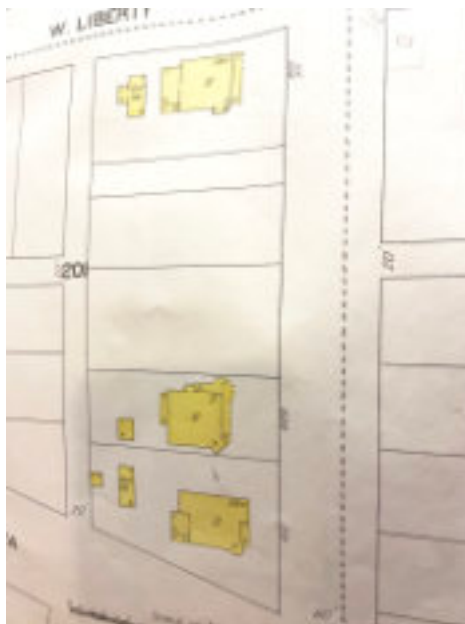
residents, mailmen and guests. The Dunn residence is shown in the 1907 city directory as 407 Hill Street but in 1910, it became 427. In 1927 or 1928 it was renumbered to 421 and the home to the south was then numbered 427. This possibly occurred because when that house was built or remodeled, the city wanted the street numbers to be consecutive. But then in 1959 when 421 became The Child Garden Nursery, it was renumbered to 455, which is its address today. There doesn't seem to be an easy explanation for that change.

There were also changes happening at the south end of Hill Street, near its intersection with California Avenue. The two homes, at 439 and 451, were built around the turn of the century as 409 and 411 Hill Street. In late 1950, 451, known as the Clausen home, had six feet of its corner tower steeple removed and was relocated to Plumas Street, in the vicinity of Mountain View Drive. It is not there today. Its next-door neighbor was put up for sale for \$1000 in 1951, advertising it to be 11 rooms, furnished. A month later, a demolition permit in the amount of \$500 was issued by the city but it could have been for outbuildings and the home may have been moved. Today an office building and The Cheese Board restaurant occupy this space, though in years past, a service station sat on the corner.

John Daley passed away in 1953, leaving Anna a widow once again. Three years



The first Child Garden Nursery at 643 West Street, opened in 1954. Photo courtesy of Dede Goodnight.



On the left, a 1904 Sanborn map of Hill Street shows three homes; one at the corner of W. Liberty and Hill and two at the very end of the street, intersecting with California Avenue. On the right, from a 1950 or later Sanborn map, two more properties are shown on the street, the middle property is 455 Hill Street, shown as 427 in this image. The two properties near California are about to change. Courtesy Nevada Historical Society.

later, at the age of 76, Anna married Clarence Merchant, who retired from his career as funeral director for O'Brien Rogers Mortuary. The Dunn Apartments were sold and the Merchants moved to Las Vegas. Clarence passed away in 1965 and Anna Elizabeth, referred to as "Peggy" in her obituary, died the following year. She was 85 years old.

The new owners of the Dunn Apartments likely bought them for an investment, but the property went up for sale in 1957/58.

In late July of 1958, it was purchased by Helen Rogers Goodnight who would give it a very different life and purpose. Helen was born in 1927 in Ross (Marin County), California. She graduated from Stevens College in St. Louis, Missouri and married Robert Earl Goodnight, the couple then moving west and residing in Elko, Nevada where

Robert worked in a casino. They then relocated to Reno.

### The First Child Garden Nursery

Perhaps because she had two small children herself, Helen decided she wanted to open a child care center. In 1954, Helen purchased a lovely home at 643 West Street and opened the Child Garden, Reno's first approved nursery school. In this era, there were many stay-at-home mothers but there were also those who had entered the workforce, as some had worked during the war years and found fulfillment there. Reno also had a population of divorcees who needed to have care for their children who were not yet of school age; Helen herself would become one of them in 1956.

As for the operation of her school, Helen was innovative in her approach and put a different spin on childcare; her school offered "constructive play plus a training and development program." This was a pretty new concept in childcare and was very successful. Her newspaper ads even offered one week of free childcare for those interested in trying out the school.

Helen Goodnight represented Nevada in the first conference of the Private Nursery



School Association of Northern California in June of 1956. The newspaper mention was as follows: “The Child Garden is recognized on the West Coast as one of the finest working examples of the new trend toward the all-day nursery school.”

Helen created special events benefiting children in the community. In December she held a Christmas party for five local sightless children to celebrate with some of her students. She was working on a plan with the Society for Nevada Blind and Visually Handicapped Children to have those children attend Child Garden for one or two days a week at no cost.

Indeed, Helen’s concept of pre-elementary school education was so successful that the advertised “eight sunny rooms” were not enough for the interest the school had attracted. Resourceful Helen began looking around for larger quarters. As Helen is gone, it isn’t possible to know how it came about that she found the wonderful Hill Street home, but in July 1958, Helen signed the deed and the home was hers.

After so many years as a rooming house, it would seem that there was a lot of remodeling to do to open a different sort of business but just four months later in November, a large ad in local papers appeared announcing, “the CHILD GARDEN Nursery School HAS MOVED! We Invite Your Inspection of Our Beautiful New School.” In the “Child Care” newspaper column, the Child Garden was now also a kindergarten, licensed and approved by the State Board of Education. There was only one competing nursery, and several listings for child care in private homes. The Garden had the market cornered.

Helen operated the school with overwhelming success. In 1964, teacher Linda Vlautin became Helen’s assistant and just four years later, she purchased the business from her mentor. She would devote the next 33 years to growing it. Linda had a vision for the expansion of the Child Garden; within a few years, she had purchased a lovely brick bungalow at 525



455 Hill Street today, under construction.  
Photo courtesy Debbie Hinman.

Plumas Street and moved the kindergarten to that location.

Linda then opened a childcare center for IGT employees, which was the first employer-related center for its employees’ children in the state of Nevada. She followed up with a center for Washoe Medical Center (now Renown), St. Mary’s Hospital, and the Reno Tennis Club. In 2001, due to events in her life, Linda decided to sell the first two centers to one of her kindergarten teachers, Kelly Gonzalez.

Kelly was only 25 years old when she and her husband invested their nest egg in Child Garden and according to a newspaper interview in 2005, she underestimated the amount of work it would take. However, she was up to the task and the school continued to be as popular as ever. That same year, Linda divested herself of the remaining centers and happily retired. She had certainly earned it. Kelly sold the Hill Street/Plumas businesses at some later point, but the school continued to serve local children for nearly 20 more years. Unfortunately, it ceased to be a subject of interest to newspaper writers, so its final years are not documented. It was likely the advent of COVID was its death knell, as it was for so many businesses. By 2023, both the preschool and kindergarten had closed.

### The Property’s Future

If you drive by 455 Hill Street. today, you will see that it has been “skinned” and a “graffiti artist” has been at work. I have

been assured that this is temporary; the siding will be replaced and painted, the foundation strengthened, the interior remodeled, and the house will soon be its beautiful, historic self. Performing the work is Goodnight DesignBuild, established by Helen’s grandson, Charles. Brothers Joe and Matthew also work for the firm. With their personal connection to the home, the remodel will be certain to honor this vestige of their history. A new life as offices makes sense; the neighborhood has long ceased being residential and it is very

conveniently located. Most important, it is an example of how an historic home no longer suitable for a residence can have a new life and purpose. From a home, to an apartment house, to a nursery and preschool—why not a fourth incarnation as an office building?

There are so many local residents who have fond memories of this building and the time they spent there, receiving education that propelled them to success in their later years. Said Linda Vlautin Escher recently, reflecting on the Child Garden: “It was a lovely old home and a wonderful beginning for hundreds of Reno children over those many years.” We are fortunate that the owners care enough to ensure it remains a visible and important chapter of Reno’s history. 

*Information for this story came from conversations with Dede Goodnight and Linda Vlautin Escher, local newspaper articles 1902-2006, Washoe County deeds, City directories and Sanborn maps. The idea for the story arose from a question from longtime HRPS member Tom Cates. Thanks Tom!*

*Deb Hinman is a HRPS walking tour guide and serves on the FootPrints editorial board. Deb started writing for FootPrints in 2004, and she is still a prolific contributing writer two decades later. She says her passion, “is discovering heretofore unknown local history.”*



# HRPS 2024 Harvest of Homes Tour

text by Carol Coleman, photos by Amy Burton



Clay Carlson's 1941 Mercury 8 Club



Registration table (l-r) Brett Banks, C. J. Gleason, and Karen Hasted at the Catalpa house.



Morning Home Hosts (l-r) Meredith Ohm and Deedee Pace at the Catalpa house.

On a lovely day in September, the 21st to be exact, HRPS held its 12th annual Harvest of Homes Tour to the enjoyment of over 600 attendees including 150 hard-working volunteers.

The hands-up favorite of attendees was the Mid-Century Modern home in a lovely, semi-rural neighborhood south of town. In an historic neighborhood framed by the Truckee River, guests wandered happily between two homes: a charming early bungalow and a later brick home with a delightful garden. Tim and Nancy Gilbert offered two architectural gems on Joaquin Miller in our often-visited Newlands Manor neighborhood. We were so pleased to show the two-story Craftsman on Plumas that began its life just a stone's throw from the University of Nevada but following a move and a facelift, is now adjusting to life in the Country Club Acres neighborhood. All six homes have great history and we can't thank the owners enough for offering to open them for our guests.

This year we were able to continue offering antique vehicles of almost the same vintage as the homes they were parked nearby. Thanks to Brad Carlson for making all the arrangements.

The Home Tour could not function without the 150 volunteers who support the Tour, and thanks also to Volunteer Coordinators Marilee Watts and Carol Coleman.



Storyteller Pat Klos entertains attendees at the Riverside house.



Jim and Lindy Frey's 1930 Ford Model A Roadster sits in the shade at the Riverside house.



(l-r) Riverside Registration Table Gina Jacobsen and Carolyn Bartlett with Keystone Home Host Loretta Wright.





Teresa Aquila with her 1927 Willys Knight Model 66A Cabriolet.



Plumas Home Host Pat Miners with Registration Table Melissa & Mike Hafey.



Plumas Home Host Shery Hayes-Zorn greets attendees.

# Remembering September 2024 Harvest of Homes Tour

Homes Ordered by Build Date

## Our Oldest: 2520 Plumas

Built: c.1910, moved in 2020  
Architecture: Two-story Craftsman  
Second story Veranda  
Was in University District

## 27 Keystone

Built: c.1914  
Architecture: Craftsman bungalow  
In Powning's Addition,  
Gilbert's Rearrangement  
Walking distance to Truckee River

## Greystone Castle: 970 Joaquin Miller Drive

Built: 1928  
Owners: Tim and Nancy Gilbert,  
since 2011  
Architecture: Cotswold Cottage variation  
on Tudor Revival  
On the National Register of  
Historic Places

## Casa Del Ray: 990 Joaquin Miller Drive

Built: 1930  
Owner: Tim and Nancy Gilbert,  
since 2012  
Architecture: Classic Spanish  
Colonial Revival  
On the City of Reno Register of  
Historic Places

## 1009-19 Riverside Drive

Built: 1934  
Architecture: Art Deco Moderne /  
Traditional  
An English-style garden  
Views of the Truckee River

## 1745 Catalpa Lane

Built: 1968  
Owner: Christopher and Linda Demers,  
since 2011  
Architecture: Mid-Century Modern  
Architect: Pete Wilday



Home Tour Chair Derek Partridge helps with setup of the Registration table at Plumas.



Keystone Registration Table Donna and Paul Erickson at work.



Storyteller Neal Cobb talks with attendees about the history of the Plumas house.



Rich and Kathleen Crombie's 1966 Ford Thunderbird Roadster at the Catalpa house.





627 Elko Avenue today. The house was originally the home of Orrin and Esther Burns.

# THE BURNS FAMILY ODYSSEY

By Brett Banks

*Brett Banks is the president of the Hillside Cemetery Preservation Foundation, and an active volunteer for the Hillside Cemetery, established in 1875. This story is about the Burns family who inhabit a family plot at Hillside Cemetery.*

**T**his research of the Burns family home begins with the Morrill-Smith Addition, developed in August of 1904. Unlike many Reno neighborhoods at the time, the Morrill Addition was not governed by restrictive racial covenants that explicitly prohibited people of color from renting or owning property there.

The Craftsman bungalow at 627 Elko Avenue was built c. 1900. It was surrounded by farmland, situated on the southeast edge of the University of Nevada, Reno farms and the winter-time ice rink. Orrin Eugene Burns built the home for his family and raised chickens on the land. But Burns was not always a farmer, and he was not always a Nevadan.

Orrin was born in 1835 in Ohio to humble beginnings, destined for a life that would weave through the vast tapestry of America's frontier. He grew up amidst Ohio's rolling hills and fertile valleys where he learned the value of

hard work and perseverance alongside his brothers Eugene and William.

In his youth, Orrin met Esther (last name unknown) who was born in New York around 1833. They married in the 1850s in Ohio and welcomed six children over the course of their marriage: Prilla, William, Eugene, Frederick, Charlotte (Lottie) and Orrin, Jr. Frederick, Charlotte and William were born in California according to census records.

It was the promise of prosperity that beckoned Orrin and his family westward

in 1855, according to Orrin Burns obituary. Their first stop was the hills of California rather than Nevada. A San Francisco, California directory shows Orrin Barnes working as a carpenter with A.J. Homan. Living with his family in Amador County along with his brother Eugene, Orrin began working in the mines.

As the years passed, Orrin and Eugene sought new opportunities to provide for their loved ones. By 1870, the Burns family had settled in the bustling town of Wadsworth, Nevada. At that time, Wadsworth was a major hub for the Central Pacific Railroad. In Wadsworth, Orrin worked as a carpenter, building homes and businesses until he and his brother Eugene moved their families on to Gold Hill, Nevada. Orrin tried his hand at various ventures, seeking his fortune amidst the shimmering allure of the gold rush.

Orrin's brother Eugene moved on to Verdi, Nevada in the 1880s, to find his fortune in the lumber business partnering with Oliver Lonkey. Eugene also owned a hotel business in Verdi. By 1889, Eugene's health was failing, and his hotel business was given to his brother William.

In 1889, Orrin apparently caught gold fever again. Returning to mining, he ventured alone to the rugged landscapes

of Candelaria, Nevada, leaving his family in Gold Hill. He hoped to hit it big there, but the mines had begun to dry up after the big rush of 1875. Orrin was too late, and by 1893 an economic depression hit the United States. Candelaria was vacated.

Orrin returned to his family in Gold Hill and from there they found their way closer to Eugene in Verdi. Orrin and Esther bought land in Reno and built their family home at 627 Elko Avenue. Sadly, it was that same year that Orrin lost his wife Esther. Records show that Orrin lost his granddaughter Theodora soon thereafter in 1892. His son William died in 1900.

While living in the 627 Elko Avenue home, Orrin lent his name to an advertisement for Doan's Kidney pills, a common over-the-counter application at the time. The text stated:

E. O. Burns, 627 Elko Ave., says: "I know what Doan's Kidney Pills are and I am always glad to speak a good word for them. I started my trouble a number of years ago doing too much heavy lifting. My kidneys became weakened and didn't act right. When I bent over to lift anything, a sharp, knife-like pain shot through my kidneys. The kidney secretions were not natural. It was Doan's Kidney Pills that fixed me up, strengthened my back and kidneys and



made a well man of me. Every now and then I take a few doses of Doan's and they keep my kidneys strong and prevent any more of the old trouble."

Orrin died in 1912. When Orrin passed, his son Eugene inherited the property.

Orrin and Esther's son Eugene died in 1927 at the age of 65. Possibly at this time, the 627 Elko Avenue property and grounds were put up for sale, with Miss Lottie Burns as the family representative in charge of the sale.

All of Orrin's family members are laid to rest in the same family plot in Hillside Cemetery and many retain their original headstones.

*Brett Banks is a HRPS Board member, HRPS Walking Tour Guide, manages the HRPS Instagram account and is President of the Hillside Cemetery Preservation Foundation.*



A Sanborn fire insurance map possibly from the 1950s, shows 627 Elko Avenue property, east of Valley Road, between 6th and 7th Streets.



Historic Reno Preservation Society *with* the Washoe County Library System  
present the 2025 Spring

# HRPS Speaker Programs

*Co-Chairs: Sheryl Hayes-Zorn and Susan Mullen*

**Held at Noon on the second Sunday of the month,  
these FREE programs offer topics related to Reno's history and culture.**

**HRPS Speaker Programs, in cooperation with the Washoe County Library, will be offered  
January to April 2025, and September to November 2025.**

**Date:** January 12, 2025

**Presenter:** Topic: Jim Bonar

**Topic:** Tahoe Tibits

**Location:** Downtown Reno Library, 301 S. Center Street

Whether you call it Lake Tahoe, Lake Bigler or the Lake of the Sky, it is one of America's scenic and historical gems. When people visit this wonderful lake shared by California and Nevada, many have no idea of the rich history that surrounds them from the logging of its forests to support the mines in Virginia City, to the mansions built along its shore by the rich to the steamboat that sailed its waters and the roads and railroads that brought people from all over to savor all that Lake Tahoe had to offer. Jim Bonar will take us on a trip around the lake in the early 20th century and share a collection of old photos and videos of the lake and some little-known tidbits.



Historian Jim Bonar is a retired high school teacher, ending his career as a math teacher at Sparks High School. He became interested in roads as a child in Green River, Wyoming, while watching the traffic passing through town on U.S. Highway 30. This encouraged him to study and research many western events. Jim is director and past president of the Nevada chapter of the Lincoln Highway Association. He became interested in the Western trail's movement while studying his family history. His great-great grandfather was one of the first men to bring emigrants to the new settlement of Salt Lake City. He is a member of many local and state historical societies. He gives presentations and tours on Western many historical topics.



**Date:** February 9, 2025

**Presenter:** Richard Hill

**Topic:** Old Reno Home Movies

**Location:** Downtown Reno Library, 301 S. Center Street

The video program from the family home movies begins with a "Welcome to Nevada" introduction, then moves to 1920-1930s downtown Reno and what is often referred to as the "Redfield House," which was actually built by Hill's family. The Washoe Zephyr makes an appearance along with Forest and Mount Rose streets as country roads, the Nevada Stock Farm, the family's dude ranch that ran from Gentry and Virginia down to Kietzke and Moana, the construction of Hill & Sons Motel, now the Peppermill, and outlying areas of Truckee, Pyramid Lake, Bower's Mansion, Lake Tahoe, and Mount Rose summit. Last but not least, there's a scene of history being made.



Richard Hill was born and raised in Reno, went to local schools, attended college in Oregon and law school in Eastern Washington. He has practiced law in Reno for more than 43 years. His family moved to Reno in the 1920s when his great-uncle came here for a divorce and liked what he found. His business partners, his father August, and brothers, Fred and Charlie, joined him. The family owned a dude ranch and were active in the Reno Rodeo and the Rodeo Parade.



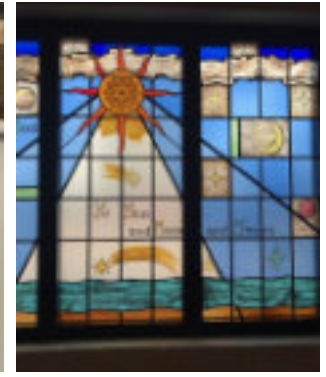
**Date: March 9, 2025**

**Presenter: Pat Ferraro Klos and Sunny Minedew**

**Topic: Through Colored Windows: Stained Glass in Reno**

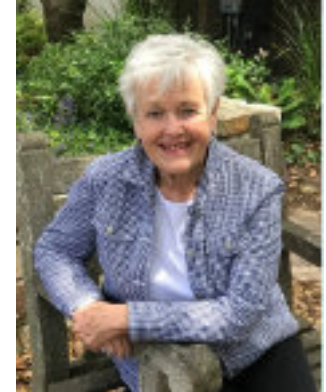
**Location: Downtown Reno Library, 301 S. Center Street**

This program is the result of Sunny Minedew asking Pat Klos for a video idea that could be done indoors in the winter in Reno. The stained glass windows in St Thomas Aquinas Cathedral depicting the beginnings of Nevada seemed a logical start. As the project progressed, they divided into two parts: Houses of Worship and Other Places. Be prepared to see some of Reno's stained glass gems.



Pat Ferraro Klos, founding president of HRPS, former commissioner of the Historical Resources Commission, Preserve Nevada, Lake Mansion, Nevada Humanities, and Washoe County Courthouse Preservation Committee, has written and lectured throughout the state on various topics. Klos, a teacher-librarian, taught in Churchill, Lyon, Pershing, and Washoe counties.

Sunny Minedew has produced more than 70 programs about Nevada through her independent company, Sun Productions. She enjoys documenting stories featuring rural Nevada, including wild horses, ghost towns, endangered scenic places, Burning Man, Native Nevadans and historic family ranches. She shares many of her stories on her YouTube channel.



**Date: April 13, 2025**

**Presenters: Patti Bernard and Marcia Bernard Cuccaro**

**Topic: Growing Up in Prison**

**Location: Downtown Reno Library, 301 S. Center Street**



Patti and Marcia Bernard had an idyllic Nevada childhood, living at one of the state's most historic sites, riding horses amid the sagebrush—and hanging out with murderers. Today, Patti Bernard of Reno and her sister, Marcia Bernard Cuccaro of Carson City, say the experience of growing up at the Nevada State Prison in Carson City was a strong influence on their lives and careers.



Marcia Bernard Cuccaro, a 3rd generation native Nevadan graduated from the University of Nevada. She worked as a Social Worker for the Department of Welfare and finished her career as Resource Development Manager for the Division for Aging Services. She worked with individuals struggling with a myriad of social issues – unemployment, alcohol, substance abuse, and industrial injuries which culminated in many of those same individuals needing assistance as they aged out of the employment market. Her empathy for these individuals was created when as a young woman she grew up at the Nevada State Prison.

Patti Bernard graduated from the University of Nevada with degrees in education and school administration. She taught in both Douglas and Washoe County school districts at both elementary and secondary levels. She moved into school administration and retired as Principal of Libby Booth Elementary School in Reno in 2004. Patti's love of Nevada history led to her teaching Nevada history, and she transitioned that passion after retirement to engaging in historical research. She is a past chair of the Nevada Women's History Project, a statewide women's history organization that researches and disseminates information about Nevada women, through biographies, oral interviews, and presentations. She now heads the oral history and research committees.

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# Some Historical Resources Commission 2024 Awards

*Text gathered from City of Reno website on 2024 HRC Awards*

Once a year, the City of Reno's Historical Resources

Commission gives out awards to Historic Buildings and Projects, Individuals, and Businesses. This year HRPS received an award for Historical Project for its Walking Tours, described below. We cover three other Award Winners who happen to be HRPS members.

**2024 Historical Project Award Winner - Individual or group that has produced a publication, significant research, media production, public outreach, or other initiative to promote preservation within the community.**

Walking tours that feature historical properties, elements, and districts of Reno have been offered by the Historic Reno Preservation Society (HRPS) since 1998. For 26 years, volunteers have researched, planned, organized, and conducted over 250 historic walking tours for the public's benefit. These tours inform, educate, and celebrate the neighborhoods, events, architecture, infrastructure, and social structure of Reno's history.

HRPS walking tours began informally in the 1980s before HRPS was even formed. These tours were the inspiration of HRPS Founding President, Pat Ferraro Klos, who as the McQueen High School librarian, began to provide historic tours



HRPS walking tour guide, Jim Smith, shares information with a tour group.



Melissa Hafey, City of Reno management assistant for Historic Preservation, right, presents the Historical Project Award for the HRPS Walking Tour project to (l-r) Debbie Hinman and Derek Partridge, walking tour guides, Pat Klos, the "first" walking tour guide, and Joy Orlich, HRPS President.

for her students. As the word spread about these fantastic walking tours, Pat was soon leading various tours for all types of service clubs, groups, and fundraisers. In May of 1997, Klos guided a tour titled "Bricks and Stones" through the Humboldt and Lander Street neighborhoods of Old Southwest Reno and met with interested parties afterward to discuss creating a historic preservation nonprofit. A few months later, the first formal HRPS meeting was held in September of 1997.

The first actual HRPS Reno Historic Walking Tours were held May 10-16, 1998, in celebration of Historic Preservation Month. These tours included four of Reno's most historically significant areas: along the Truckee River corridor, the University of Nevada, Reno campus, the Newlands neighborhoods, and the Humboldt & Lander neighborhood. HRPS volunteers put extensive work into the research and featured locations behind these walking tours and are proud to be enriching the Reno community with education about our area's history in order to support the preservation of our historic resources.

**2024 Advocate Award Winner - An individual or group that has through education, deeds, or specific historic**

**restoration(s) increased the public awareness of historic preservation within the community.**

Brett Branks is a seventh generation Reno resident who has done extensive community service, research, and outreach in regard to historic preservation and Reno's history. Brett is the current president of the Hillside Cemetery Preservation Foundation, a volunteer organization that provides restoration, cleanup, and advocacy services for Hillside Cemetery, established in 1875 and serving as Reno's oldest cemetery. Brett has been assisting and leading the foundation's efforts since 2018, striving to restore the cemetery's beauty and protect it from neglect and vandalism.

Brett believes that simply talking to people is the biggest factor in spreading awareness and interest about historic preservation and local history.



Brett Banks, Advocate Award Winner and HRPS Board Member.



Congratulating Brett Banks (l-r) are Pat Cantwell, HRPS Board member, Brett, Sharon Honig-Bear, HRPS Board member, and Naomi Duerr, Ward 2 Reno City Council.



**2024 Advocate Award Winner - An individual or group that has through education, deeds, or specific historic restoration(s) increased the public awareness of historic preservation within the community.**

Tim and Nancy Gilbert continually advocate for the preservation of historic homes in Reno. Their actions include the purchasing of sadly neglected homes with “good bones” and returning them to their former glory. They have comprehensively restored a number of 1920s and 30s residences that were at-risk of demolition in the Newlands Manor, Newlands Heights, and Arlington Heights neighborhoods of Old Southwest Reno. Their meticulous interior and exterior renovations and restorations of these residences have both respected and celebrated the building’s historic period and architectural integrity.



Tim and Nancy Gilbert.  
Tim is a HRPS Board Member.

When the University of Nevada, Reno, first announced that the “Gateway Homes” were available for relocation, the Gilberts were first in line to save these former residences. As it turned out, the home they actually were able to save had belonged to a relative of Tim’s and he had fond recollections of visiting there as a child. By the time the Gilberts were able to purchase the home, it had long been used for student housing and was in sad condition. The Gilberts moved the home to a lot they owned on South Arlington Avenue and began their restoration process. They take pride in replacing items with original pieces from the home’s era as available, or with a replica item as close as possible to the original. If a piece is not readily available, the couple has a go-to list of craftsmen who can recreate pieces for them.



Newlands Mansion and grounds ca. 1900.

**2024 Historic Landmark Award Winner - Existing structures, landscapes, objects, etc. that are considered to be of citywide, state, or regional significance.**

The Newlands Mansion was the first residential property erected on the south side of the Truckee River and has been standing for 134 years! The current owners of the property, Dan and Melinda Gustin, purchased the home and nearly 2.5-acre landscape in 1984 after the property endured years of deterioration through lack of maintenance. Since then, the Gustins have retained Senator Newlands’ spatial arrangement while restoring period-appropriate plantings and materials for the renovation of the home’s landscape. The “7 Elm Court Landscape Master Plan” was designed and implemented by Melinda Gustin, who has an extensive background in historic preservation with an emphasis on historic landscape design, site/plant

material research, and evaluation.

The landscape’s design reflects a transition from nineteenth century landscape design to the modern era, accommodating changes in technology, cultural shifts to outdoor entertainment, expanding personal services, and the progression of sustainability considerations over the last 134 years. Many cultural and technological developments resulted in significant changes to the property, such as the growth of the automobile industry in the early 1900s and the introduction of interior-outdoor living space after World War II.

Shortly after the Gustins purchased the home, the National Trust for Historic Preservation drafted and recorded a Conservation Easement to protect the grounds permanently, an element of National Historic Landmark status afforded to the Newlands Mansion. There are only eight historic places in Nevada which have this important designation, and the Newlands Mansion is the only residence included. 



The state of the garden  
in the 1980s.



The Newlands Mansion garden during  
a recent HRPS Walking Tour.

# A Message From Your HRPS President - Winter 2025

## The Year 2024 in Review

Hello HRPS Members  
and Friends,

2024 has been an eventful year here at HRPS. It started with the leadership transition from 8-year president Carol Coleman to me, a longtime volunteer, but relative newbie to the board. HRPS is an organization of many moving parts and Carol has been there to help guide me in this new role. Thankfully she continues as managing editor of this esteemed publication!

### HRPS 25th Year Gala

In April, we hosted a grand 25th anniversary celebration, marking 25 years since gaining our nonprofit status with the IRS, and 27 years since the first neighborhood walking tour and informal gatherings that led to our creation. Since that time, we have grown to over 600 memberships!

### An HRC Award for HRPS

In April, HRPS received the Historical Resources Commission's distinguished Historical Project award for our walking tours. That we have lasted this long as a mostly all-volunteer organization is a tribute to those founding members, many of whom continue to support the organization today.

### HRPS Walking Tours

May through July saw the presentation of 25 historic neighborhood walking tours in parts of old Southwest Reno, the Truckee River corridor, old Northwest Reno, the Wells Ave. historic district, our historic cemeteries, and downtown Sparks. With the aid of a dozen or so volunteers and the leadership of this year's walking tour chair, Amy Burton, we accommodated over 750 attendees who now have a greater appreciation of the people and the history of our community. A huge thanks to our Tour Guides, all of them volunteers, for the love and dedication they pour into crafting and refining their walks!



### Harvest of Homes Tour

In September, we presented six historic homes on our 12th annual Harvest of Homes Tour. Four were small cottages, each with their own unique charm. One was a relocated home from the UNR Gateway District that had been reinstalled and lovingly renovated. The sixth home was a Mid-Century Modern in a more rural part of south Reno that proved to be a favorite among our 600+ attendees. As with the walking tours, we couldn't do it without our army of volunteers (over 150!), most of them HRPS members. Thank you!

### HRPS Speaker Programs

January through April and September through November, we presented our monthly speaker series at the downtown Reno library. Program co-chairs Susan Mullen and Shery Hayes-Zorn arranged for seven engaging speakers on topics as diverse as new research into Reno's Black history to the history of railroad depots in Nevada to an award-winning photojournalist whose work often captured history in the making. Thank you, Susan and Shery!

### HRPS Administration

Amy Burton stepped away as HRPS

Administrator and introduced us to Peggy Boni who is now fulfilling that role. In her years as president, Carol estimated she spent 30-40 hours a week on HRPS business. That was probably conservative. That total included putting together *FootPrints* on a quarterly basis and managing the return of the Home Tour in 2023. Thanks to Amy and Peggy, many tasks no longer fall on me as president, though I still average a good 15-20 hours/week. We are grateful to both women for taking on the administrative tasks that can no longer be done by volunteer efforts alone.

### Debbie Retires as HRPS Secretary

HRPS Secretary Debbie Hinman retires from her second 6-year stint on the board at the end of this year. Debbie's knowledge of Reno history and service as a commissioner on the City of Reno Historical Resources Commission have been invaluable to our discussions. Thankfully Debbie will continue being the senior researcher and writer for *FootPrints*, as well as conducting walking tours, and researching and writing up home descriptions for our annual home tour. Thank you, Debbie!

### Reno Heritage Fund

In addition to our various programs, we provided \$15,000 in matching Reno Heritage Fund grants to help with renovation costs on historic buildings, even as we keep a close eye on buildings potentially at risk of coming down, as noted in our Watchlist section in each issue.

### Lifetime Members

We welcomed four new Lifetime Members this Fall - Karl Breckenridge (posthumous membership from an anonymous donor), Patty Cafferata, Linda Doerr, and Gary Foote.

Karl's contributions to keeping Reno history alive can't be overstated. His



memorable 'walks around town' in his weekly *Reno Gazette Journal* column, and his clever and sometimes irreverent writing style captivated thousands of readers. Before Covid hit, Karl served as a resident 'storyteller' on a few of our home tours. Our anonymous donor wanted to make sure his memory and contributions were kept alive by his name appearing in our list of Lifetime Members.

Patty Cafferata is another local legend. Patty was the first woman elected to a constitutional office in Nevada when she was elected State Treasurer in 1982. In addition to a distinguished career in law and politics, Patty is also an accomplished historian and author, including co-authoring her mother's memoir, *Barbara Vucanovich: From Nevada to Congress and Back Again* and local histories such as the Mapes Hotel and the Lake Mansion to name a few.

Linda Doerr is a longtime Reno resident and newer member of HPRS. She has previously volunteered with our Harvest of Homes Tours and served one year as Home Tour Volunteer Coordinator.

Gary Foote is a fifth generation Nevadan, and grandson of Harry Foote, founder of

Harry's Business Machines in 1928. Harry's is now HBM Technology Partners. Gary's father, Gordon, served on the HRPS board many years ago.

Lifetime Membership in HRPS is \$1,000, and is an investment in our organization's efforts to keep the history of our community alive through advocacy and outreach. Every person who reads through a copy of this publication, who goes on one of our walking tours, signs up for the home tour, or attends one of our speaker programs, is left better informed and we hope, a little more motivated to spread awareness about the importance of keeping our history alive. Thank you, Patty, Linda, and Gary!

#### Thanks to the HRPS Board & Committee Chairs

I am fortunate to work with a board and group of committee chairs that are engaged, committed, and growing in their knowledge every day. To all of you, my deepest gratitude!

Joy Orlich  
joyorlich@sbcglobal.net  
775-544-0686

## Award from Preserve Nevada

In October, HRPS received the Organization of the Year award from Preserve Nevada, a statewide nonprofit organization dedicated to the preservation of Nevada's cultural, historical, and archeological heritage. Preserve Nevada was conceived in 2001, and has 501c3 nonprofit status. This status comes from a relationship with the UNLV Foundation. Preserve Nevada thrives with a modest budget while generating new sources of external funding for research and educational activities with support all across the state.

Debbie Hinman and Carol Coleman attended this year's meeting in Elko, and received the award.

*In the picture at right, Carol Coleman receives the Preserve Nevada lantern award from Dr. Michael Green, Director of Preserve Nevada.*



## HRPS Presidents



1997

Pat Ferraro Klos



1998

Cindy Ainsworth



2001

Kathryn Wishart



2003

Patty Cafferata



2004

Joan Dyer



2007

Felvia Belaustegui



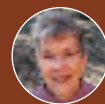
2010

Sharon Honig-Bear



2013

Byllie Andrews



2016

Carol Coleman



2024

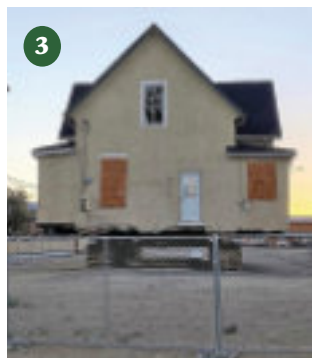
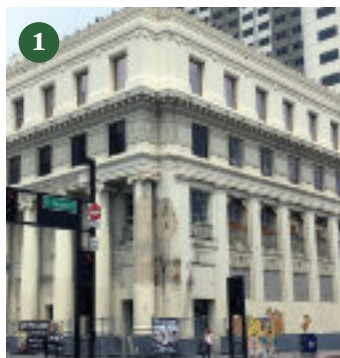
Joy Orlich



HRPS presents this list of historic properties not to point fingers or to raise alarms, but to generate awareness and appreciation. We want their owners, whether public or private, to know that we care about these places and that we consider them highly significant to Reno's history and worthy of preservation. Lastly, we want to offer our support to help ensure that they can remain safe and protected for years to come. You can find full entries for each property listed below on Reno Historical at <https://renohistorical.org/>.

1. **Reno National Bank (1915)**, 206 N. Virginia Street
2. **I.O.O.F. Lodge/Reno Savings Bank (1877)**, 195 N. Virginia Street
3. **Nystrom Guest House (1875)**, Formerly in 300-block on Ralston Street, now up on blocks off 4th Street, between Washington and Vine Streets

4. **Benham-Beltz House (likely 1868/1869)**, 347 West Street, to be purchased from Jacobs Entertainment for \$1 upon condition of moving and preserving the home. Contact Chris Manzanec: [christopher@jacobsinvestmentsinc.com](mailto:christopher@jacobsinvestmentsinc.com)
5. **Piazzo Building (1925)**, 354 N. Virginia Street
6. **Southern Pacific Railroad Depot (1926)**, 135 E. Commercial Row
7. **Freight House (1931)**, North side of Greater Nevada Field on Evans Avenue
8. **Regina Apartments (1941)**, 260 Island Avenue
9. **First Church of Christ, Scientist/Lear Theater (1939)**, 501 Riverside Drive
10. **El Reno Apartment Homes (1937)**, 1461 Lander Street





## HRPS Lifetime Members

Darleen R Azizisefat  
Sharon Honig-Bear  
Sandi Bitler  
Jacqueline Black (\*)  
Karl Breckenridge(\*)  
Lynn Bremer  
Holly Walton-Buchanan  
Florence Ann Burgess  
George Burke  
Linda Burke  
Patty Cafferata  
Tom & Phyllis Cates  
Jan & Phil Chik  
Press & Delores Clewe  
Karalea Clough  
Neal & Mary Cobb  
Carol & Sam Coleman  
Dr. Thomas & Mary Conklin  
Barbara & Ralph Courtney  
Joyce Cox (\*)  
Becky Czarnik  
Linda Doerr  
Joan Dyer  
Betty Easton  
Diane & Dale Edwards  
Gail Ewart  
Gary Foote  
Fran Byrne Fricke  
Marilyn Fuetsch  
Susan Holly Gallup  
Francine & Ted Gray  
Melinda & Dan Gustin  
John & Susan Hancock  
Toni Harsh  
Carol Haydis  
Jacquie Foundation  
Alan Lee & Ivey Johnson  
Red (\*) & Connie Kittell  
Larry & Chris Klaich  
Pat & Mike Klos  
Laurence & Linda Kutten  
Katherine Latham  
Jan & Jim Loverin  
David(\*) & Laura Chenet Lowndes  
Paula Lyons-Rigdon  
Linda Madsen  
Catherine Magee  
Francine Mannix MD

## HRPS MEMBERSHIP APPLICATION

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

Members receive our monthly digital newsletter and our quarterly publication, *FootPrints*, with news of upcoming events, people and places of historical interest, as well as items of concern. Members receive free admission to our summer historic neighborhood walking tours, and a reduced rate to our annual historic homes tour. You also receive advance notice of our speaker programs which are free to attend.

| Are You A...                        |                                   | HRPS Quarterly <i>FootPrints</i> Preference (Check one): |                                          |
|-------------------------------------|-----------------------------------|----------------------------------------------------------|------------------------------------------|
| <input type="checkbox"/> New Member | <input type="checkbox"/> Renewing | <input type="checkbox"/> Print Version                   | <input type="checkbox"/> Digital Version |

### Membership Levels:

- |                                              |                                                       |
|----------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> \$15.00 Student     | <input type="checkbox"/> \$200.00 Business            |
| <input type="checkbox"/> \$25.00 Individual  | <input type="checkbox"/> \$250.00 Preservation Patron |
| <input type="checkbox"/> \$45.00 Family      | <input type="checkbox"/> \$500.00 Benefactor          |
| <input type="checkbox"/> \$100.00 Supporting | <input type="checkbox"/> \$1,000.00 Lifetime Member   |

Name(s) \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Phone \_\_\_\_\_

E-Mail \_\_\_\_\_

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

Please return this form with your check made payable to **HRPS, P.O. Box 14003, Reno, NV 89507**. You may also join and pay online with a credit card on our website: <https://www.historicreno.org>.

**HRPS is a 501(c)(3) nonprofit organization registered in the State of Nevada, tax ID 88-0428751.**

RV 12-17-2024 / FO-DCD

|                                |                            |
|--------------------------------|----------------------------|
| Charlotte & Dick McConnell     | Michael & Karren Smith     |
| Wayne & Patty Melton           | Robert Stoldal             |
| Marilyn Melton                 | Tom (*) & Leanne Stone     |
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| Pioneer Center                 | Reg & Shelley Willison     |
| Marshall & Pat Postman         | Kathryn Wishart            |
| Dave and Rosemary Pressler     | Loretta Wright             |
| Jonnie Pullman                 | Catherine Coscarelli Zugar |
| Hannah Satika (*)              | (*) deceased               |
| Rhonda Shoolroy & Jerry Sawyer |                            |



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Scan this QR code with  
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Contact HRPS

**Website:**  
Historicreno.org



**email:**  
Board@historicreno.org

**Phone:**  
775-747-4478

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775 747-4478

**Programs:**  
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**HRC Liaison:** Vacant

**RHF Administrator:**  
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**Webmaster:**  
Derek Partridge, Peggy Boni, Deedee Pace

**Reno Historical Editor:**  
Dr. Alicia Barber

**Email Newsletter:**  
Joy Orlich

**FootPrints Managing Editor:**  
Carol Coleman, 775 849-3380

Deb Hinman, 775 762-5864  
Brett Banks, Jill Richardson

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