



FootPrints

Dedicated to Preserving and Promoting Historic Resources in the Truckee Meadows through Education, Advocacy and Leadership.

FALL 2025
■ vol. 28 no. 4 ■

The Historic Reno Preservation Society

Presents

13th HRPS Historic Homes Tour

Saturday, September 20 • 10:00 am to 3:00 pm

Welcome to our 13th Historic Home Tour of wonderful homes, each with their own design and décor for you to appreciate.

We follow the National Trust for Historic Preservation guidelines for appropriate age of our homes, that says they must be at least 50 years old. Two homes are over 100 years old at 117 and 106 years of age. Two are just under 100 years at 95 and 88. Our youngest home on the tour just made the cut at 52 years.

We've made some changes this year, to make things run more smoothly and to cut down the cost of printing:

- This *FootPrints* will be your Home Tour Program.

- We will NOT be producing the very expensive Home Tour program from previous years.
- Additional copies of *FootPrints* will be available on September 20.
- Advance ticketing is available through the HRPS website through September 18.
- Ticketing the day of the event will ONLY be available at 603 Humboldt. Cash or credit/debit cards will be accepted this year on tour day.

We know you will enjoy seeing all five of our homes this year and thank you for supporting the Historic Reno Preservation Society.



Top (l-r) 619 Gordon Avenue, 603 Humboldt Street. Bottom (l-r) 3745 Falcon Way, 629 Donner Drive, 835 So. Arlington Avenue.

2025 HOME TOUR DETAILS

Saturday, September 20 · 10:00 am to 3:00 pm

ADVANCE TICKET SALES

ADVANCE TICKET SALES will be available on the Historic Reno Preservation Society (HRPS) website through September 18.

Advance Ticket prices are \$40 for members and \$50 for non-members. Advance ticket purchase is encouraged. Scan this QR code to go directly to the HRPS website: historicro.org.



WITH YOUR ADVANCE TICKET YOU CAN START at any home on the tour where you can check in and receive a wristband to allow entrance into all five homes. Our friendly check-in volunteers will be ready to sign you in, fit you with a wristband, and give you a pamphlet with home addresses and a map so you can step back in time to Old Reno with us.

DAY OF EVENT TICKET SALES

DAY OF EVENT TICKETS will be sold on September 20 ONLY at 603 Humboldt Street.

- Ticket price on Day of Event is \$50.
- Cash or credit/debit cards will be accepted.
- You will receive your wristband and pamphlet with home addresses and map.

WITH YOUR WRISTBAND IN PLACE, YOU CAN VISIT THE HOMES IN ANY ORDER YOU CHOOSE

603 Humboldt Street (1908)

619 Gordon Avenue (1919)

629 Donner Drive (1930)

835 So. Arlington Avenue (1937)

3745 Falcon Way (1973)

WE ARE ALL GUESTS IN THESE HISTORIC HOMES AND WE ASK THAT YOU FOLLOW THE GUIDELINES LISTED BELOW TO RESPECT THE CARE AND DEDICATION THAT THE HOME OWNERS HAVE INSTILLED INTO THEIR HOME.

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

THE HARVEST OF HOME TOUR THANKS...

Debbie Hinman

for historical research and writing

Melissa Hafey

for research

Steve Ellison and LSN Studios

for Program Photography

Amy Burton

for photographing home details

Double Click Design

for design, layout, and printing

Washoe County Assessor's

for square footage records of the houses

HOMEOWNERS

Jill Savini

Partridge/Magaletti Family

Jennifer Bushman

M.Ross & S.Holloway and Taylor Adams

Margo Piscevich



Humboldt Street is one of Reno's earliest residential neighborhoods south of the Truckee River. The far north end sits in Marsh's Addition, established April 24, 1877.

HRPS is excited to bring you this fascinating piece of history for our 2025 Home Tour. Prior to 1907, a wooden shanty stood near the site of the home. In 1894, a man named Joseph Pelizzari purchased the shanty and the rest of the land for \$500 in gold coin. This began a Pelizzari family legacy of ownership that would continue until 1999.

In 1908, the wooden structure was moved to the back of the lot and the first half of a stone house was begun. The wonderful stonework you see today was done by the Cordone family, using all varieties of stones found in the vicinity.



In 1912, the remainder of the stone walls were added to the structure. The home was occupied by Pelizzaris until Joseph's namesake Joe L. passed away in 1998.

Current owner Jill Savini lived just in the next block as a child and always admired the beautiful exterior of the home. In 1999, when she saw that it was for sale, she decided to purchase it and became its second owner. She planned to have her father, knowledgeable in the construction field, help with the remodel the home required.

This rustic stone bungalow is characterized by a low pitched hip roof with wide boxed eaves and a generous front porch. The walls are constructed with multicolored native stone laid in irregular courses. This same stone, cut into uneven square blocks, creates the lintels that crown the windows.

When you mount the front steps, the first thing you will notice is a sizable oblong marble square built into the top step bearing the words NEVADA CLUB. This was a great find that is a whimsical addition to the home's entry.

The home required a lot of work to make it habitable. Rather than recreate the original interior, Jill wanted it clean, bright and modern. She was hoping to save the original wood floors but they were too weak and damaged so she found beautiful black walnut flooring that is a complement to the bright white walls.



The decor is understated and elegant. As the home was quite small, Jill's father pressed her to extend the west end of the home and include a workable kitchen. She was reluctant at first, but agreed and now feels it was a good suggestion. A standout feature is portions of the rear stone wall, added to the kitchen walls.

The bedroom (Jill preferred to have just one) glows with sunlight with several skylights above the bed. The windows throughout are modern and swing open from the bottom. There was an old garage on the site that has been replaced, with a loft room above.

HRPS' historic homes do more than just entertain our visitors; they also teach us lessons. The lesson here is that you can live in an historic neighborhood with a dwelling that blends outwardly with the other homes of its vintage and yet you can create a decor that accommodates your lifestyle. 🏡

AT A GLANCE 603 Humboldt Street

BUILT: 1908

OWNER: Jill Savini, since 1999

SQUARE FOOTAGE:
1672 (1 bedroom, 2 baths)

DISTINCTIVE FEATURES:

- Architecture: Rustic Stone Bungalow
- Builder: Cordone Family
- Neighborhood: Marsh's Addition



The first thing you will notice about this lovely bungalow is the color of the brick; it is known as “buff.” This color gives a whole different appearance to the home and tells the story that these bricks were not created locally; they likely came from a locale with a high concentration of lime in the clay. The temperature in the kiln can also have an effect on the color. Wherever they came from, they are not a Reno product, but are occasionally used as trim in combination with red brick, to give some homes a unique appearance. Here that design is reversed; there is a red chimney as a contrast, three rows of single red bricks dividing the levels of the home, and red brick sills beneath the windows. There is a wide porch with a solid brick railing.

The home is located in the Newlands Terrace addition, designed to be a park-like subdivision with tree-lined streets

and spacious lots. A newspaper ad in the June 6, 1920 *Nevada State Journal* proclaims it “Reno’s Exclusive Bungalow Park” and offers lots as low as \$400. Both brick and stucco homes were constructed in the addition.

A bungalow is defined as “typically a single story or one-and-a-half story house characterized by a low-pitched roof and a covered front porch, known for its cozy atmosphere and architectural charm, particularly associated with the Arts and Crafts movement. The term “bungalow” originates from the Hindi word “Bangla” and was first used for houses in the Bengal region of India, which were typically one-story with thatched roofs and wide verandas.”

Although the construction date of the home is 1919, no residents appear at this address in either newspapers or city

directories until 1925 when a man named Frank Cochran was listed here; in years to come, he would be notorious as the auto mechanic for Baby Face Nelson. More respectable residents such as E. L. Drappo, owner/operator of Reno Fuel Co. for 40 years, and Graham Gorman, banker and motion picture photographer for the university and Drappo relative, were long-term owners.

Today the home is owned by Derek Partridge and Matt Magaletti. Both are involved with historic preservation and though they have done some cosmetic work and minor alterations to the home, it is largely original and retains the charm of yesteryear, blending seamlessly with modern conveniences and furnishings. They have even preserved the living room Murphy bed.

The house is 1170 square feet with two bedrooms and two baths, but it feels much larger due to its style and well-executed remodeling. Bungalows typically have a relatively small footprint, ranging from 800 to 2,000 square feet, but often feel spacious due to open floor plans. This is certainly true here. There is also a large finished basement and garage behind the house.

Approaching the home, as you look at the neatly-kept front lawn and the welcoming porch, it is easy to visualize an era where folks sat out on their front porches on breezy evenings, sipping drinks and watching the neighborhood, waving at other residents out walking the quiet streets. As unchanged as this neighborhood is, this probably still occurs today. 🏡



AT A GLANCE

619 Gordon Avenue

BUILT: 1919

OWNER: Partridge/Magaletti
Family since 2020

SQUARE FOOTAGE:
1170 (2 bedrooms, 2 baths)

DISTINCTIVE FEATURES:

- Architecture: Craftsman Bungalow
- Neighborhood: Newlands Terrace



Arriving on Donner Drive, you will think you have stepped into Storybook Land. The homes are fairly diminutive, of different styles, and all are jewels. There is a reason this is such a special, well-planned neighborhood. In September of 1927, a local company known as Nevada Developers headed by W. E. Barnard, began selling lots in Newlands Manor—priced as low as \$425. A newspaper notice read: “Wide streets have been laid out and graded; artistic stone monuments have been built at each street entering the tract.” All wiring was to be run through underground conduits—Barnard specified, “No unsightly poles or overhead wires!” Wires do run through rear of homes today.

Ninety-eight years later, the trees and other greenery have enhanced the



neighborhood but little else has changed. In 2015, a Nevada State Historic Preservation Office survey was performed in the Newlands neighborhood. Properties were evaluated to determine if they were contributing resources to the Newlands Heights Historic District; this home qualified for inclusion.

Our featured home is a one-story, 3-bay, Tudor Revival style dwelling, built in 1930. There were a number of owners in the home’s early days, but in 1955, the Grahams purchased the home, which they would occupy for the next 48 years. Bruce Graham was a dealer at some of Reno’s most popular casinos.

Current owner Jennifer Bushman fell in love with this unique home and purchased it in January of 2025.

The exterior of the home is lovely, with smooth stucco walls and chimney, a front gable with wing, and the original Tudor arched door with a beveled glass window. In Ms. Bushman’s own words, “As you step inside, the home’s architectural details transport you to a different era, where craftsmanship and elegance reign.”

Much of the home’s interior is original and the detail is stunning. The windows are original multi-light casements and there is a lovely radius window in the front bedroom. The living room features original hardwood floors and lime-plastered walls. The centerpiece is the arched fireplace, with rough-edged bricks around the perimeter and a green-tiled hearth. Another arch leads in to the dining room, with its double French doors and sidelights. The doors



lead to a small, recessed patio, once described as an enclosed sunroom, and a small, shaded yard.

There is an updated kitchen, circa 1955, with yet another archway leading to a cozy breakfast room. The bathroom is original with blue-green tile, edged in black and, as you might guess, another arch framing a recessed bathtub. There are three bedrooms, one used as a cozy office, and a basement with half-bath.

In conclusion and in Ms. Bushman’s own words: “629 Donner Drive, with its storied past and timeless beauty, is more than just a house—it is a living piece of history. It stands as a proud reminder of Newlands Manor’s origins, of the lives that have passed through its doors, and of the enduring elegance of its architectural design. As you walk through this home, take a moment to reflect on the generations of Reno residents who have called it home, and the rich tapestry of stories that continue to unfold within these walls.”

AT A GLANCE 629 Donner Drive

BUILT: 1930

OWNER:

Jennifer Bushman, since 2025

SQUARE FOOTAGE:

1361 (3 bedrooms, 1 bath)

DISTINCTIVE FEATURES:

- Architecture: Tudor Revival
- Builder: Nevada Development Co.
- Neighborhood: Newlands Manor



For the past several years, our loyal Home Tour participants have spoken regretfully about the past featured homes they have missed seeing. We have a tradition of “Encore Homes,” to satisfy these guests. This lovely home is an encore from 2011; just recently it has been greatly remodeled so those who have seen it will be interested in the changes and those who have not will be charmed by the modern, attractive interior style.

This home was an early resident of S. Arlington Avenue, on two lots in the Garvens Tract. The 1935 City Directory shows only three addresses on the west side of the 800 block, and this one was not yet listed. The style is Colonial Revival, a popular style from about 1880 to 1950. Details of this house were announced in the May 22, 1937 local newspaper: a building permit was issued for \$10,000



listing Paul Manuel, contractor and E. L. Howard, architect, for a residence for Mrs. S. C. Snyder.

Mrs. Snyder passed away in early 1938, and the home was sold to W. W. Hopper, President of First National Bank of Nevada, who occupied it for the next ten years. The property then became the home of William K. Woodburn, Jr. and his wife Betty. Woodburn was a well-known local attorney. His father and grandfather, also named William, were local scions of society. The Woodburns occupied the home for the next 60+ years, and the home was the site for many social events, both planned and impromptu.

Daughter Sarah, a local realtor, recalls that a divorce would occur in the morning, her father would call her mother, and tell her to get a wedding together that afternoon, for the newly-free spouse wished to remarry. Mrs. Woodburn would capably order flowers, champagne, appetizers and a cake, as well as ready the house in a few hours' time.

In 2010, the home was purchased from the Woodburn trust by the Schneiders, and sold several more times. It is now a rental to a family who is very much at home here.

As noted above, the house has undergone quite a transformation in the past several years. The exterior is still clad with wood shingles but a new wood and wire fence

and hedge now separate the home from the sidewalk and street, giving it a homey look. The house sports new grey-blue paint with bright white trim, and a bright red front door.

Inside there is 3,251 square feet of living space, with four bedrooms and five baths. The biggest change to the home is the kitchen and dining area. Two old-style built-in arched cabinets are a reminder of the home's early style, as is the living room with its original fireplace.

The remainder of the downstairs is very spacious and modern. It features a large, granite-topped island with a sink and drawers. There is a long wooden slab table. A spacious family room with a tiled floor and modern-style fireplace extends from end of the kitchen/dining area. Windows facing west to the backyard fill the room with afternoon light. We know you will enjoy exploring this newly renovated historic property. 🏡

AT A GLANCE 835 So. Arlington

BUILT: 1937

OWNER: M. Ross & S. Holloway

SQUARE FOOTAGE:
3251 (4 bedrooms, 4 baths)

DISTINCTIVE FEATURES:

- Architecture: Colonial Revival
- Architect: E.L. Howard
- Contractor: Paul Manuel
- Neighborhood: Garvens Tract
- Encore Home from 2011



It can be somewhat of a challenge to reach the front door of this home, built at the top of a steep incline. The options are a series of steps or a climb up the driveway. But once you enter the front door, it is all worth it. You don't entirely feel as if you are inside at all; the living room with its fabulous array of windows brings the sun and the lovely garden greenery inside. You can imagine that in winter it must seem as though you're viewing the world from inside a snow globe.

According to the 1973 Polk's Directory, Falcon Way was first added that year, but there were no home addresses listed. From 1974 on, addresses on Falcon Way began appearing. A number of the homes were designed by local architect David K. Haase, who designed our tour home and was the first to own and occupy it. Haase was also active on larger local projects including

the Nugget tower and a hotel/casino near the Reno-Tahoe Airport.

Following Haase's tenure in the home, Gerry Patrick, a well-known designer of dinnerware, flatware, glassware and more, purchased the home from Haase. He had some remodeling done and sold the home to current homeowner Margo Piscevich in 1997.

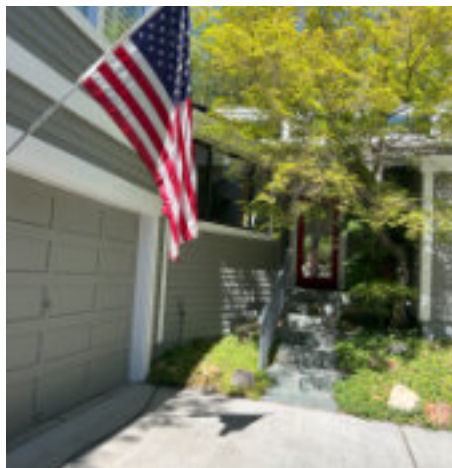
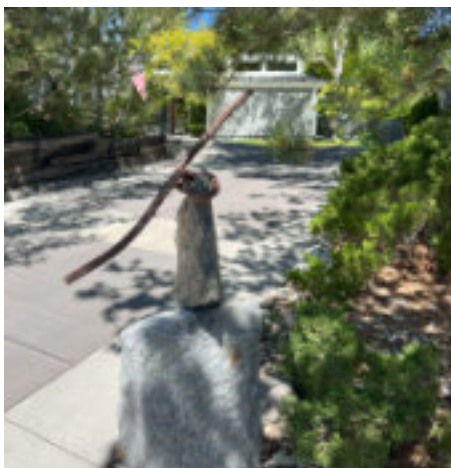
A structure is considered to be "historic" if it is at least 50 years old and though this one is considerably more modern than the others we are showing this year, it meets the age criteria. This unique property is an example of the Modern Shed style, which gained popularity in the 1960s and 1970s. The style was inspired by the Sea Ranch planned community near Gualala, California.

The home is dominated by a single-pitched roof with an angled panel of full-height windows, opposite an angled ribbon of clerestory windows. The

asymmetrical facade is clad with horizontal wood siding, and the entrance is located in a corner where the two primary masses of the house meet.

Upon entering the home, a bedroom was originally to the right but the current owner expanded the great room to include that footage; a mirror-paneled wall has been added which magnifies the living space. Once in the great room, you will be treated to light—from the windows, and the bright white of the walls. Accents of bright primary colors from the decorator touches such as the wall art, art pieces and other decor add warmth and interest. Opposite the mirrored wall is a fireplace. From the great room, there is a step up to the dining area, featuring colorfully-upholstered chairs. This dining room was formerly a patio area. A minimalist kitchen backs to the entry. Also on the ground floor are a bedroom, the library and office. The office has access to the outdoors where there are more than 40 trees interspersed with sculptures and other art pieces.

Mounting the steps to the second level, visitors will see a beautiful, spacious ensuite bedroom. There was once a spa in the corner of the room which Margo had removed and converted the area to sitting space. An expanse of white carpeting covers the floor—visitors will be asked to don paper booties if they wish to enter the room. One challenge is to guess how the house was changed from five bedrooms to the two bedrooms we see today. 🏠



AT A GLANCE

3745 Falcon Way

BUILT: 1973

OWNER: Margo Piscevich, since 1997

SQUARE FOOTAGE:
2614 (5 bedrooms, 3 baths)
(according to the Washoe County assessor)

DISTINCTIVE FEATURES:

- Architecture: Modern Shed
- Owner/Architect: David Haase
- Neighborhood: Skyline Crest
- Access: 12 steps to top of driveway

1

603 HUMBOLDT ST. (1908)

*Rustic Stone Bungalow*

Occupying one of Reno's oldest neighborhoods, the Marsh's Addition, is a truly unique home. The Pelizzari family purchased the original lot in 1899 and would occupy this home for the next 93 years. The second owner preserved the exterior, but decided on a total remodel of the interior.

2

619 GORDON AVE. (1919)

*Craftsman Bungalow*

This lovely Craftsman bungalow is a charming example of early Reno architecture. Built in 1919 in the Newlands Terrace subdivision, the home has the prominent front porch, low-pitched roof and exposed rafter beams of the Craftsman style.

3

629 DONNER DR. (1930)

*Tudor Revival*

Newlands Manor is a very special Old Southwest neighborhood, developed from the late 1920s into the 1930s. Our featured home here is a one-story Tudor Revival built in 1930. It sits on a quiet street with other architecturally interesting homes.

4

835 S. ARLINGTON AVE. (1937)

*Large Colonial Revival*

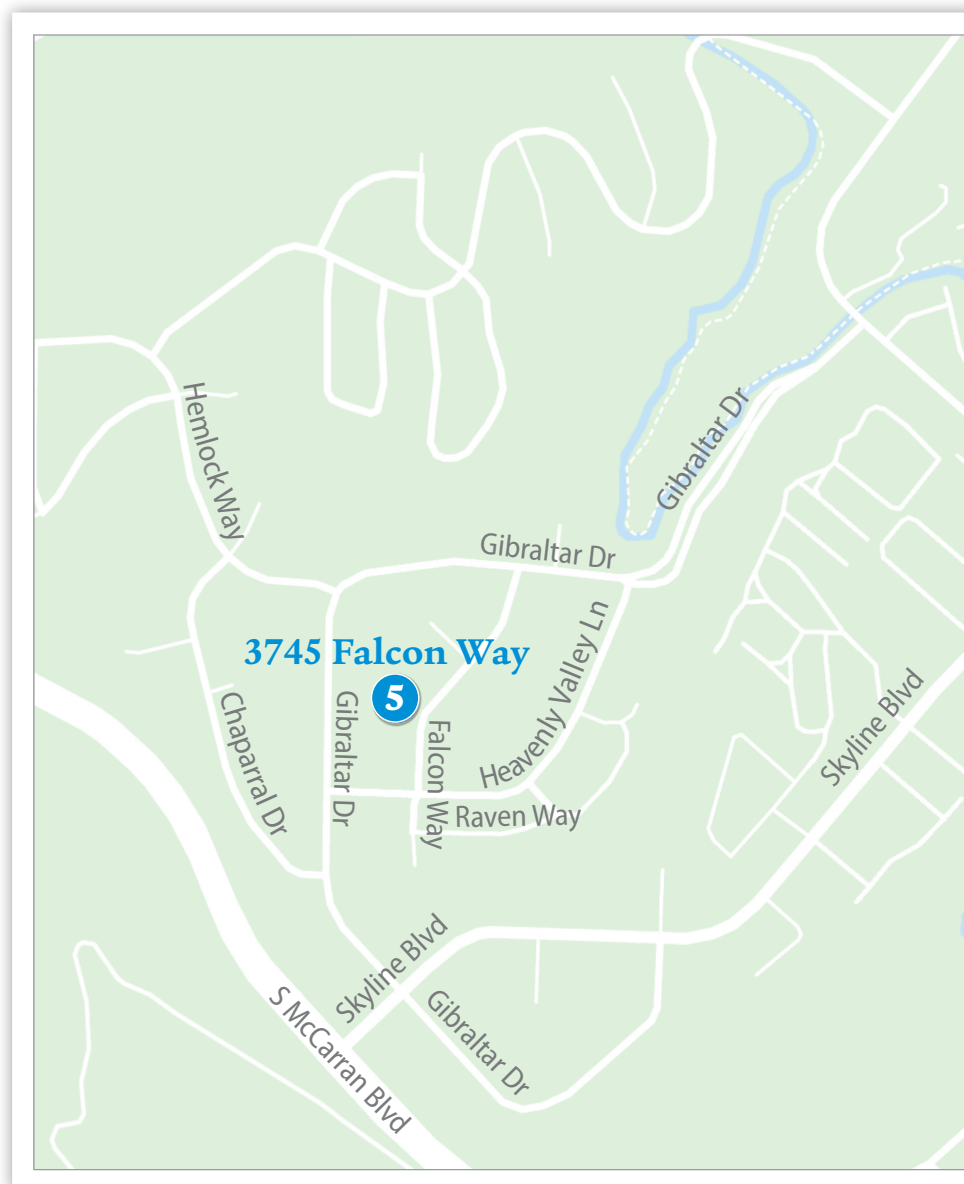
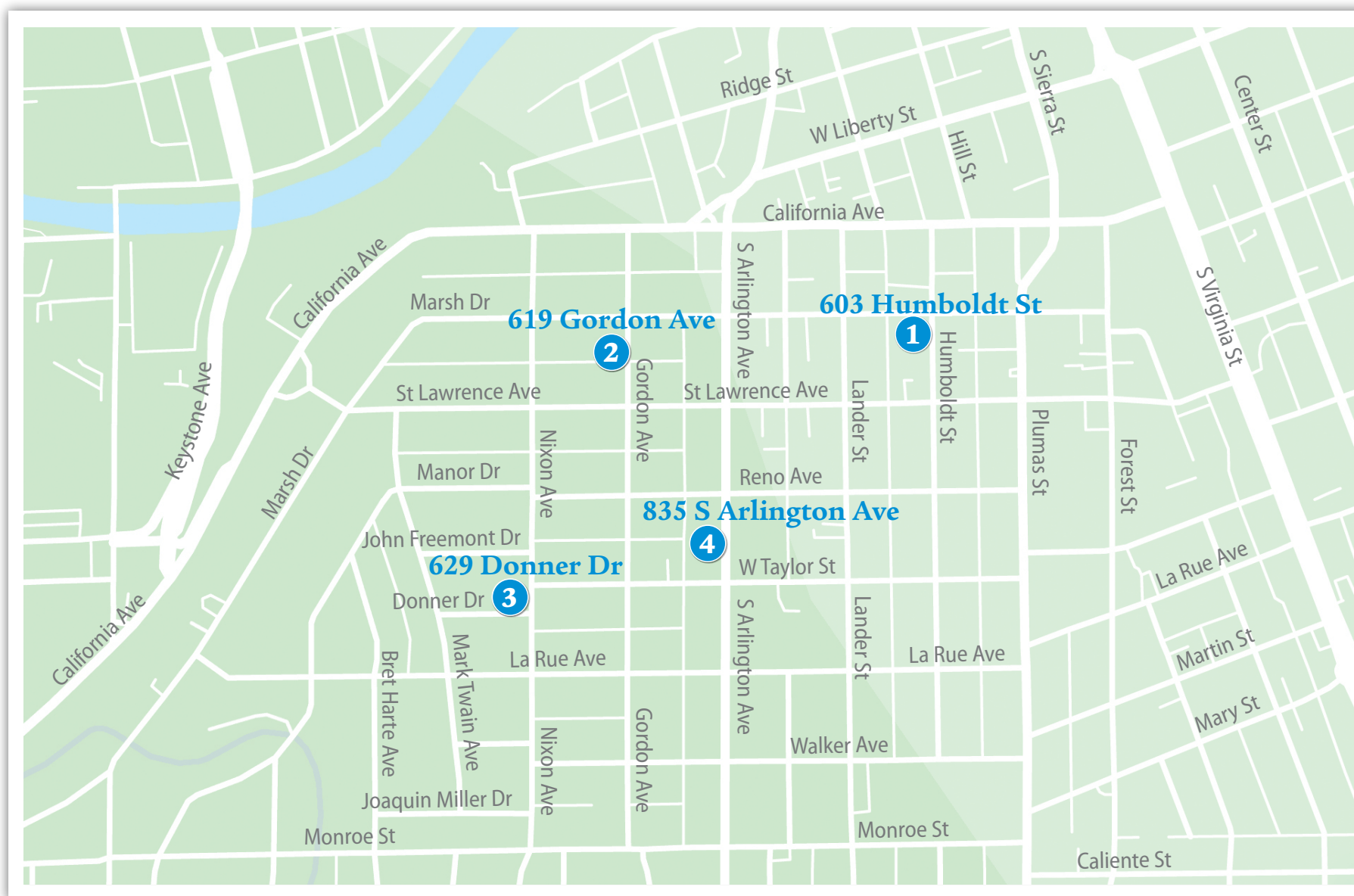
Our "Encore Home" this year is a large Colonial Revival, first appearing on our 2011 Home Tour. Built in 1937, the home has been enlarged and remodeled since that time but still retains its original charm.

5

3745 FALCON WY. (1973)

*Modern Shed*

This mid-century modern home is the "youngster" of our 2025 tour. It sits in the Skyline Crest neighborhood of custom homes. The style is called Modern Shed, inspired by a California planned community. The original owner was the architect for this and neighboring homes.



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



HRPS Speaker Programs

Co-Chairs: Sheryln 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.**

Because we often fill the 104-seat auditorium in the Downtown Library for these Speaker Programs, the library has asked that people register in advance. The HRPS newsletter, which is emailed to members and friends the first of each month will have instructions as to how to register. Of course, if you don't get to register, we won't turn you away as long as there are seats available.



Date: Sunday, September 14, 2025

Presenter: Jane Sweetland

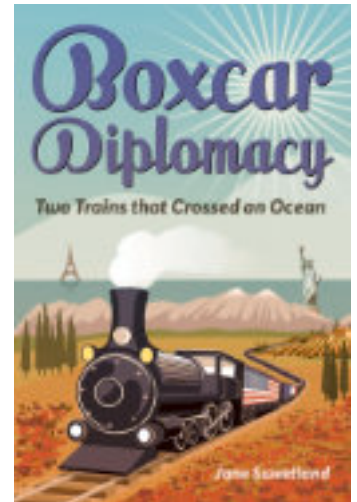
Topic: Boxcar Diplomacy

Location: Downtown Reno Library, 301 S. Center Street

You will learn about Sweetland's second book, *Boxcar Diplomacy: Two Trains that Crossed the Ocean*. It is a story that begins after the World War II was over, and the Cold War was beginning. With so much devastation in Europe, there wasn't enough food, and governments, churches, and charitable organizations were attempting to fill the gap. It began as a simple idea and grew to

encompass the generosity and imagination of the nation. While researching this book, Jane traveled to several states and corresponded with dozens of researchers and museums across the country, including France. It is an inspiring story about what it means to be American in difficult times.

Jane Sweetland has had a long career in education, teaching history and English before becoming a dean and associate vice president at California State University (CSU). She has degrees in English, history, counseling, and education. Since leaving her job at the CSU, she has written two books about World War II. *Sons at War* is about two pilots who shot each other down; both died. One was her uncle; to research that book, Jane traveled to Germany to meet the German family on the other side of that dogfight over North Africa. Jane lives at Lake Tahoe, where her grandfather bought property in the 1920s from Henry Yerington, who was "selling the property cheap because they couldn't run cattle on it."



Date: Sunday, October 12, 2025

Presenter: Garrett Barmore, Curator, W.M. Keck Earth Science and Mineral Engineering Museum, UNR

Topic: The Mackay School

Location: Downtown Reno Library, 301 S. Center Street

The Mackay School of Mines building has supported earth science education and research for 117 years. This talk will discuss the history of the building, the Mackay School of Earth Science and Engineering, and the Keck Museum. Over 150 years of history will be discussed, including the dawn of industrial mining in Nevada, early mining education at the then Nevada State University,

CONSIDER HRPS IN YOUR GIVING

the rise of the Mackay School of Mines, and the future of one of the grand dame earth science programs in the United States.

Garrett Barmore is the Curator at the W. M. Keck Earth Science and Mineral Engineering Museum at the University of Nevada, Reno. Barmore is an alumnus of UNR and received his Master's in Museology from the University of Washington. Garrett has worked as the curator of the Keck Museum for over 10 years and has given hundreds of presentations and tours about UNR and Nevada's mining history. The museum's collection tells the story of mining and earth science education in Nevada.



Keck Museum interior 1920 (at Left), and Mackay School of Mines and the John Mackay Statue (at Right).



Date: Sunday, November 9, 2025

Presenter: Jeff Kintop

Topic: Dayton's Mystic 12: A Nevada History Mystery

Location: Downtown Reno Library, 301 S. Center Street

The mystery begins with an old photograph of 12 men standing in front of the Lyon County Courthouse in Dayton with the caption "Thurston Douglas & other members of The Mystic 12." Noted on the back of the image, it says, "Indian trial at Dayton in Nov. 1882 - convicting Chas. Genzel for the murder of an Indian woman." It became a mystery when all

the information turned out to be wrong. It is the first time a white man was tried, convicted, and imprisoned for the murder of an American Indian in Nevada.

Jeff Kintop worked in Nevada history for 45 years. He retired from the Nevada State Library, Archives, and Public Records in 2018, where he worked for 35 years, starting as an Archives Assistant and retiring as Administrator of the Division. He has written or contributed to books, reports, and articles on Nevada history, historical research, and archival programs. He served on and was chair of the State Board on Geographic Names and is now Deputy Coordinator/Co-Chair of NVSHRAB and President of the Nevada Judicial History Society.



Previous Speaker Programs Available on HRPS Website

Check out these wonderful programs at HRPS website:
<https://historicro.org/>

Hebrew Cemeteries in Northern Nevada with Sharon Honig-Bear

Suffrage, Women's Rights and Historic Preservation in Nevada with Dr. Alicia Barber and ZoAnn Campana

The Archaeology of Burning Man: The Rise and Fall of Black Rock City with Dr. Carolyn White

The U.P. House with Loren Jahn and Neal Cobb

American Mountain Men with Larry Walker

Before Reno and Sparks with Betsy Morse

Fact, Fiction and Howard Hughes with Geoff Schumacher

Nevada Barn Heritage with Jack Hursh

Harolds Club with Neal Cobb

Adaptive Reuse and Revitalization of the Reno Downtown Post Office with Bernie Carter

History of Washoe County (and Nevada) with Jim Bonar

Alice Ramsey's Journey with Debbie Hinman

A Taste of History with Sharon Honig-Bear

A Sneak Peak at a Home for the 2026 Home Tour

THE HIRSH ESTATE: WHEN BEVERLY HILLS CAME TO RENO

by Linda L. Smith



The home at 1960 Manzanita sits on a hillside overlooking the fairways of Lakeridge Golf Course.

After almost twenty years of marriage, William (Bill) Adam Hirsh told his wife, Mary Kathryn Nannini (Katy), that she could build her dream home. In 1969, she chose the Lakeridge development, a new 900-acre planned community with a Trent Jones golf course in old southwest Reno as the site for her French Tudor, 5,400 square-foot masterpiece on Manzanita Lane.

Hirsh moved to Reno in 1952 after selling his Chicago based steel forging company, that supplied planes, tanks and trucks to the U.S. military during WWII. In Reno he met Katy who was from a prominent Reno Italian family. Katy was 20 years younger than Bill. They were married in 1953, and she moved to his Hidden Valley Ranch in Verdi where they raised a family and resided for over 15 years. They sold the ranch to the Lears, of Lear-jet fame, and moved to Lake Tahoe in 1968, then began work on their Reno dream home the following year.

Bill was a patron of the arts who supported the compilation and publication of the multi-volumed *Great Books of the Western World*. He served on the boards of the Art Institute of Chicago and the Nevada Opera Guild. His interest in speech therapy led to the establishment of a memorial fund at the University of Nevada Reno speech and audiology department. He was also an original partner in Reno's Park Lane Shopping Center.

Katy was a Reno native who attended UNR and was a member of the Delta Delta Delta Sorority. She was an accomplished artist, sculptor, musician and photographer who served on the boards of the Nevada Museum of Art, the Reno Chamber Orchestra, and the UNR College of Arts and Sciences.



Katy Hirsh, c. 1960

Their move from the Hidden Valley Ranch to prestigious Incline Village on Lake Tahoe in 1968 allowed the Hirshes to meet noted Beverly Hills architect Caspar Ehmcke. Ehmcke was born in Munich Germany in 1908. At age 19 he left Munich for Stuttgart where he began to study architecture. In 1933, he returned to Munich to practice, but the pre-war atmosphere in Germany caused him to immigrate to Los Angeles in 1937. In Los Angeles he specialized in store planning for such notable companies as Bullocks, I Magnin, and Sears-Roebuck. Between 1941 and 1945 he worked on the Metropolitan Life Insurance housing projects and the U.S. Jet Propulsion Laboratory as well as the Navy Test Facility in Southern California. After the war he focused primarily on commercial and high-end residential buildings including the Decca recording studio and numerous luxury estates in Beverly Hills, Bel Air, Holmby Hills, and Brentwood.

Before starting construction on the Hirshes' Manzanita Lane house, Ehmcke insisted on taking almost two years to get to know the couple, studying their lifestyle, and developing sketches of what he thought might fit the Reno lot perched on a hillside overlooking the 8th fairway of Lakeridge Golf Course. The site provided sweeping vistas of the hillsides surrounding Reno as well as Mount Rose. The home faces north and enjoys a direct south view over the fairways of Lakeridge. The Last Chance irrigation ditch flows through the lower yard.

Because their children were grown, the Hirshes wanted only three bedrooms—a primary suite, a guest suite, and a maid's quarters.



The half-acre yard has stone terraces and walkways, and displays rose bushes, lavender, rhododendron, peonies, quince and English laurel.



The arched dining room ceiling provides perfect acoustics for large dinner parties.

However, what was important was lots of entertaining space, given that Katy Hirsh was an excellent hostess, exceptional chef, and gregarious artist.

Completed in 1972 following Caspar Ehmcke's exacting specifications, the Hirsh Estate is one of Reno's architectural masterpieces, unchanged for 54 years. Original antique French tile greets you in the foyer leading through double doors to a great room with a 20-foot-high ceiling supporting a magnificent hand-forged iron chandelier, original drapery, a Sir Benjamin Rumford-style fireplace, and hand-hewn wooden plank flooring.

The arched dining room ceiling provides

perfect acoustics for large dinner parties. The kitchen, artfully hidden behind three sets of hinged double doors, was designed for cooking for large events, sporting Viking and sub-zero appliances, a butler's pantry and 7-foot-long drawers for table linens.

The original paint colors and wallpaper are preserved throughout the home, and Katy's bedspread still adorns the bed in the primary suite. The fact that Katy had an almost unlimited checkbook is best shown in the Sherle Wagner faucets and fixtures in the powder room, wife's bath, and husband's bathroom, plus in the door and cabinet handsets throughout the home. Marble, onyx, alabaster, tile, and crystal complete the high-end details of the six bathrooms located throughout the two floors of the home. There is a Juliet Balcony off the primary bedroom that provides a vista into the great room, drawing room, and two-story fireplaces.

Katy was an avid gardener, and the half-acre yard with stone terraces and walkways displays 74 rose bushes, as well as lavender, rhododendron, peonies, quince, and English laurel.

Because the home sits on an active



The great room with a 20-foot-high ceiling supporting a magnificent hand-forged iron chandelier, and hand-hewn wooden plank flooring.

geothermal ridge, the heating and hot water come from a 200-foot geothermal well, which also heats the driveway and walkway during cold winter months.

Bill passed away in 1991, but Katy lived in the home for 45 years, only departing a few months before she passed away at the age of 93. Her long tenure, and the fact that the next owners did not change anything in the home, means that 1960 Manzanita is a perfectly preserved time capsule of up-scale living in Reno circa 1972. The current owners, Linda and Paul Smith, plan to continue the preservation this residence so richly deserves. The home is a candidate for the 2026 historic homes tour organized by HRPS.



The kitchen accommodates large events with Viking and sub-zero appliances, a butler's pantry and 7-foot-long drawers for table linens.

Sources for this article include discussions with daughter Sherry Hirsh, obituaries for Bill (Princeton University Alumni Newsletter) and Katy (Reno), plus historical property records. Additionally, the University of California at Santa Barbara Architectural Preservation unit assisted with architectural plans and references on the architect.

Linda L. Smith is a new member of HRPS, having moved to Reno from Incline Village in 2024.

A Message From Your HRPS President - Fall 2025

Dear HRPS Members
and Friends,

2025 Walking Tours Conclude

We completed our Walking Tour season on July 27 with a bicycle tour of some of Reno's parks along the Truckee River. Bike Guide Jill Richardson has researched our parks extensively and loves describing the history of these areas which are unknown or taken for granted by most of us. The same can be said of all our other Walking Tour Guides. Whether they researched the walks themselves or have taken over the walk from someone else, all have done additional research and made the tours their own.



Jill Richardson on Bike Tour,

All of our Tour Guides are volunteers, as are those who help with registration and serve as Cabooses, our 'safety officers' if you will. I love everyone's enthusiasm and their devotion to educating the public about our local history.

Many of you by now have met our part-time Administrator, Peggy Boni. Peggy was



HRPS' President Joy Orlich

there at almost every walk, getting things set up, checking people in, and going on many of the walks herself. Peggy's middle name should be 'sunshine' because she radiates energy and happiness. Peggy started last July just as last year's walking tours were concluding. She is already thinking about how to streamline some of our processes for next year. Thank you, Peggy, for providing such great support!

Two Changes to the Home Tour

Even as our Walking Tours were kicking off, our Harvest of Homes Tour planning committee was already fast at work. Our Home Tour Acquisition Team, headed by HRPS Vice President, Derek Partridge, secured 5 beautiful homes for you to tour in September.

As part of our planning process, we looked at how we could streamline some of our

processes as well as our costs, which resulted in two changes you'll see this year.

First, this issue of *FootPrints* is going to serve as the primary program issue for the Home Tour. We realized we had a great deal of redundancy in what was printed in our rather thick program booklet and what came out in the Fall issue of *FootPrints*. So this year, all of you who are members will receive your issue either digitally or in print as usual, but we will also have extra print copies at each home for you to take with you as you stroll the houses.

Second, we are making one change to the check-in process on the day of the event, which will affect walk-up registrations only. If you register in advance for your tickets, there will be no change. You may start your tour at any home, where you will check in and pick up your wristband. You may proceed to the remaining houses in any order.

For Day-of-Event registrations, attendees must go to the 603 Humboldt Street location to register, pay, and pick up their wristband. This centralizes all money-handling in one location. Registrars at the other houses will no longer have to handle cash. Also this year, we now have the ability to accept credit cards, as well as cash.

We will be publicizing this change in our digital newsletter and in supplemental e-blasts. The easiest thing to do of course is to register in advance and pay online!

A Farewell

Mary Cobb, wife of beloved Reno Historian, Neal Cobb, passed away this June. Neal and Mary were Lifetime members of HRPS and devoted to the preservation of local history. We received a \$500 donation from Brian and Denise Cobb of Naples, FL in Mary's memory, a lovely tribute.

Joy Orlich

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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):	
☐ New Member	☐ Renewing	☐ Print Version	☐ Digital Version

Membership Levels:

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| ☐ \$15.00 Student | ☐ \$200.00 Business |
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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>.

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Derek Partridge, Peggy Boni,
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Reno Historical Editor:
Dr. Alicia Barber

Email Newsletter:
Joy Orlich

FootPrints Managing Editor:
Carol Coleman, 775 849-3380

Editorial Staff:
Deb Hinman, 775 762-5864
Amy Burton, Brett Banks,
Jill Richardson

Photographer: Rob Crosswell

Graphic Design:
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