Historic Reno PRESERVATION SOCIETY

FootPrints

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

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2015 Reno Harvest of Homes Tour
Saturday, September 19, 10:00 a.m - 3:00 p.m.

by Debbie Hinman - Photos by Steve Ellison

The year 2015 will be HRPS' sixth home tour and we are celebrating with six lovely homes for your enjoyment. The event was the brainchild of organizer Sharon Honig-Bear who proposed the idea in early 2009 in the face of numerous naysayers (including myself), who felt it was too big an undertaking for our small organization. It's clear to see that our historic Homes Tour has proven successful even beyond Sharon's wildest imagining. We found that we could do it, do it well, and provide a valuable service to the community by showcasing some of Reno's most interesting and historic homes, and helping home and business owners improve the appearance of their properties through our Neighborhood Preservation Fund.

Once again we visit the Old Southwest with a lovely and historic Spanish Revival home in the Newlands area; two neighboring brick beauties in a sedate, older neighborhood just south of the river; a brick cottage just east of Arlington Avenue; a long, low former ranch house, once outside the city limits; and a unique and recently renovated "grand old lady" in the Wells Avenue Conservation District. They are diverse in style and décor and we know you will love them all.

Our complete program will be available on our website in advance of the Tour and will also be given to you the day of the tour. The homes are listed chronologically but may be visited in any order.

201 Wonder Street

Reno Harvest of Homes Tour

201 Wonder Street
576 Ridge Street
25 Bret Harte Avenue
1325 Lander Street
275 Urban Road
572 Ridge Street

201 Wonder Street (c. 1908)

The recessed arches under the gables give this lovely Shingle Style Victorian a unique flair, but it was actually a pattern home offered by the Radford Architectural Company in a catalog entitled *100 Turn-of-the-Century House Plans*. Dating a home of this vintage can be problematic but due to two fortuitous events, the home's construction date can be pinpointed to 1908. First, when the current owner was remodeling, he made an exciting discovery: letters secreted in the wall with a 1908 date discuss the construction and second, the home is clearly visible in George Lawrence's 1908 aerial photograph of Reno. The Wonder House is located on land that was just east of the Litch Ranch House (now Silver Peak Brewery); the land was probably purchased from the Litch family. The home changed ownership quite frequently during its early days. When current owner Rob Madry acquired the home, he faced extensive interior and exterior restoration which he has completed with style and a devotion to the integrity of the home's era.

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2015 Reno Harvest of Homes Tour (continued)

576 Ridge Street

25 Bret Harte Avenue

1325 Lander Street

Continued from page 1

576 Ridge Street (c. 1920)

This brick beauty sits on a quiet, tree-lined street in one of Reno's early additions, Rio Vista Heights. Its shed dormers and jerkinhead roof give this vernacular home a classic style. This charming property was the longtime home of Benjamin F. Chappelle, who was a Professor and Head of the Foreign Languages Department at the University of Nevada, his daughter Caroline and his sister, Laura Christman. Following Dr. Chappelle's death, the home passed to his sister, then at her death, to his daughter. She and her husband occupied the home briefly, then moved to Oklahoma. This home is currently owned by Zeina Barkawi and Damian "Dom" Sinnott who recently welcomed a new addition to their family. The couple first rented the home, then purchased it in 2013 from the Dolan family. Dom has worked tirelessly in his spare time, tearing up carpet, stripping wallpaper, painting and making other improvements. Zeina and Dom were recently awarded a Neighborhood Preservation Fund grant from HRPS to assist with exterior painting and they have added a front patio that attractively compliments the home.

25 Bret Harte Avenue (c. 1930)

Local Developer W. E. Barnard was so proud of this home at its completion in 1930 that he furnished it as a model home, advertised it extensively and held numerous open houses. As was his custom, he gave the home a name appropriate to its architectural style—it was called "El Mirasol" (The Sunflower). The home is of stucco, with the traditional red clay tile roof and occupies a large lot in the Newlands Manor Addition. El Mirasol is a lovely Monterey or Mission Style home, patterned after the Spanish California Missions, and was occupied for over 40 years by the John Robb Clarke family. A pool was added early on, which may have been one of the first private pools in Reno. The second story was added circa 1940, but was done so as to enhance the Spanish style, with a rusticated belt course separating the two stories and a side balcony along the second story. Continuing the tradition of longtime owners, today the home is owned by Dr. Thomas and Mary Conklin who have loved the home and raised their family there for nearly as long as the Clarkes.

1325 Lander Street (c. 1938)

In the years prior to WWII, homebuilding flourished in Reno, with new additions springing up all over town. The city was moving southward, building materials were plentiful and there were many busy contractors taking advantage of this period of growth. One such firm was Hancock & Hancock, a father and son business, who plied their trade in the Hancock Addition and O'Brien's Southbrae Addition, where this attractive brick home on Lander was built. The lovingly-cared-for property is a Minimal Traditional style, built of brick in a Common Bond pattern with original casement windows and newly uncovered original wood floors

2015 Reno Harvest of Homes Tour (continued)

that just needed a bit of refinishing to bring them back to life. The home features unique curved walls and lots of built-ins. C. H. Hancock lived in the home and conducted his business out of it. In 1940, he sold it to a fellow contractor, Benjamin Leach of Novelly Co. Inc. Mr. Leach remained in this home for 27 years. Current owners Jim Barcellos and Paul Devereux are continuing the tradition of taking immaculate care of the home and it is furnished tastefully, letting the home's intrinsic charm take the lead.

275 Urban Road (c. 1938)

In the late 1930s, when homes were being built along Urban Road, it was still outside the city limits and considered "suburban country living." This description was a huge selling point for the new homes, as was the presence of the open land of the Washoe Golf Course right across the street, providing an unobstructed view southward. This home is said to have been the original ranch house on the surrounding property. An early owner was Judge Roger T. Foley. Foley practiced law in Goldfield and then Las Vegas until 1945, when he was nominated by President Roosevelt to a seat on the United States District Court. In 1946, he came to Reno and made 275 Urban his home. Current owner Mimi Ellis-Hogan has elegantly furnished this property featuring her favorite works of art. When Mimi purchased the home in 2004, she received more than a beautiful home set back from the road and a generous front yard; she inherited a massive replica of "Diana of Versailles," the original of which occupies The Louvre.

572 Ridge Street (c. 1946)

Located immediately next door to our other Ridge Street home, these properties are linked by more than proximity. The lot was vacant for many years; to the east was the Stadtmuller home and to the west, the Chappelle/Christman home. In 1945, Laura Christman purchased the lot where she planted a much-admired flower garden. Laura converted a brick outbuilding with a garage to a rental property and renters appeared beginning in 1946. Some thirty years later, the property was sold, the property line adjusted between 572 and 576, and the house was enlarged. A second story was added, as well as a garage with a mansard roof in front. The lovely home was purchased by Margo and Kenneth Bender in 2011. The décor and the fact that the attractive yard can be seen from nearly all windows, gives a secluded, country feel to a home close to the center of town.

HRPS is confident you will appreciate these examples of properties whose residents have created vital and livable space while honoring the unique qualities of their historic homes. We are so grateful for your continuing interest and support!

No matter which house you choose to begin your time travel to Reno's illustrious past, our friendly and efficient check-in volunteers will be ready to sign you in, fit you with a wristband, and provide you with a program. If you have questions about the event, please contact Event Chair Sharon Honig-Bear at sharonbear@sbcglobal.net.

The research on our Tour Homes is ongoing and more complete histories will be included in the program. If you have information on any of these homes you would like to contribute, please leave a message on our Voicemail at 747-HIST and I will return your call.

275 Urban Road

572 Ridge Street

The 2015 Harvest of Homes Tour
$30 per ticket in advance, $35 the day of the event.

This year's ticket outlets include: Sundance Bookstore, St. Ives Florist, Reno eNVy, The Garden Shop, Ryrie's Art and Home, Wedge Cheese Shop, Rail City Garden Center, Moana Nursery, The Freckled Frog and Napa-Sonoma Grocery Company. These locations accept cash and checks only. The last day to purchase at one of the retail sites is Friday, September 18. Tickets should be available at these outlets by the time you receive this publication. Tickets may also be purchased online at historicreno.org.

The View From My Front Porch

Article and Photos by Barrie Schuster

When jazz musician Tony Pecetti had three small brick homes built on top of Wonder Street hill in 1925, they were designed with south-facing front porches that provided unobstructed views of Mount Rose. Seventy nine years later, I would make one of these little houses my home. By then it had undergone decades of "improvements" which included painting all of the brick blue and enclosing the original 6- by 12-foot front porch into a vestibule. After six years of scrubbing, I've gotten most of the blue paint off, but I still dream of opening my porch back up.

Front porches were a defining architectural feature of many American homes built from the mid-nineteenth century through the end of the 1920s. A front porch allowed one to relax in an outdoor living room with all the comforts of the home nearby, but more importantly, it encouraged spontaneous socialization between those sitting on the porch and people passing by. The bungalows of the 1920s were the last major architectural style that featured the front porch as the focal point of the design. It has been said that the inventions of air conditioning and television killed the porch, but even before those, automobiles had already begun to profoundly change our lives including the very design of our homes.

In the 1920s and 30s, garages were typically small, detached and located behind or on the sides of homes. Over the following three decades, daily life became more centered around the automobile. This was reflected in residential architecture. By the 1940s garages were built noticeably closer to the street. By the 1950s, it was common to see them attached to the residential structure itself and by the 1960s, they began to protrude from the front of the home as the predominant architectural feature. Quite literally, the garage replaced the front porch.

In January of 2015, we decided it was finally the year to reopen our front porch. We started collecting bids for terminating the electrical outlets in the vestibule, demolishing the walls and rebuilding a traditional bungalow porch. Since the original casement sidelight windows would once again flank the front door, we also decided to replace our 1980s front door with something closer to the Craftsman style of the 1920s.

Dismantling the vestibule.

Peter Duffy designing the first column.

The new porch and the raised garden.

Once all the bids came in, we realized we were going to need some financial help to make this project a reality. We applied for a Neighborhood Preservation Fund grant through Historic Reno Preservation Society. While we were waiting to hear if we had been awarded the grant, I was fortunate enough to have salvaged four truck beds full of vintage Reno brick from a neighbor who was demolishing an old garage. Their color and size were perfect for the porch project. Since the house itself is built from 90-year old Reno brick, it was pretty amazing to find brick from the same source. Old Reno bricks were fired in a kiln with an open flame and have characteristic darkened sides and edges on the bricks that were closest to the fire. I hired a helper to clean the mortar off of them and sort and stack them.

In early May, we received a letter from HRPS that we had been awarded an NPF grant for 50% of the total project cost. We were elated! We pulled our building permit and scheduled the electricians to make everything ready for demolition. Next, Sartorial Masonry came and began dismantling the walls. The concrete floor and beadboard ceiling from the original porch had been well preserved under sheetrock and carpet and were incorporated into the new porch.

Peter Duffy of Sartorial Masonry has been a great help to our neighborhood in the repair of the rock wall at Stewart Park, so I was delighted to hire his team for this project. The first step in recreating an authentic looking bungalow porch was to build the corner columns. Peter designed them himself. I wanted something unique in the design, so he created a relief pattern of a cross with yellow bricks in the center of each column. Once the columns were completed, the side and front walls of the porch were constructed. The masons were careful

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Jack Hursh Awarded 2nd Pat Klos Volunteer Award

by Byllie Andrews, HRPS President

I first encountered Jack Hursh as the tour guide for the University Historic District when I joined HRPS in 2007. Then I saw him running HRPS' 4th Wednesday programs. The more HRPS events I attended, the more I saw Jack, who I now know has been a dedicated HRPS volunteer almost since the beginning of HRPS. It was no surprise that Jack's name rose to the top of the list when the committee to choose the 2015 recipient of the Patricia Klos Volunteer Award Committee convened.

As a California transplant since 1970, I am always curious about what brings people to Reno. I also like to know the stories behind people's involvement and commitment with HRPS – a commitment for Jack that is above and beyond the dedication of a typical volunteer. How did Jack – a Cartographic Technician for the Nevada Bureau of Mines and Geology with a passion for photography – become such a dedicated volunteer for HRPS?

Jack was able to answer the first question easily: he was born here, and it was because of the 1960 Winter Olympics. After two years at the University of Michigan, Jack's mother came to Reno as part of the U.S. Ski Team to participate in the Olympics at Squaw Valley. She fell in love with Reno and transferred to and graduated from the University of Nevada. Jack's father was an avid skier, and his parents eventually met on a ski slope. His love of photography started with his first camera at eight years old, and ended up setting him on the path to historic preservation.

Jack's favorite photographic subjects are timber-framed barns, which led him to an interest in old barns and structures and their history. In the 1990s, Jack did a program for HRPS and other organizations based on his collection of barn photographs, leading to the Bartley Ranch Barns Project in 1999. Sometime, possibly in the 1980s, Boomtown had moved some old buildings from an old ranch on South Virginia Street that stood where the Lazy Boy Furniture Store is now. The move was part of an attempt to build a replica of an "old boomtown," but the plan was eventually abandoned, and the buildings were moved and slated to be demolished.

Jack began an effort to lobby for the Boomtown buildings to be moved to Bartley Ranch, and people started donating money to save the structures. He connected with artist Loren Jahn and videographer Jack Sutton to form Truckee Meadows Remembered (TMR). The group "successfully lobbied the Washoe County Parks system to allow volunteers to do fundraising to relocate, secure and restore historic ranch structures and artifacts in the context of existing parks" (Hursh, Jack, "Preserving Nevada Barns," *FootPrints*, Winter 2003). TMR obtained a grant from the Nevada State Historical Preservation Office and raised $35,000. Jack and Loren salvaged old boards and rusty tin roofs from other demolished old buildings and did "arrested decay restoration" to shore up the buildings once they were moved to Bartley Ranch. We have this group, and Jack's efforts, to thank for the wonderful historical ranch outbuilding preserve known as Truckee Meadows Remembered at Bartley Ranch Park.

Byllie Andrews, Pat Klos and Jack Hursh.

After first presenting his Barns Program to HRPS, Jack began helping Felvia Belaustegui, then HRPS Program Chair with the technical aspects of HRPS programs. With his own slide carousel, he became known as the tech guy at the HRPS monthly programs. In 2005, Felvia became the HRPS Board President and Jack joined the HRPS board as Program Chair, a position in which he stayed for ten years — recruiting speakers for the HRPS programs, along with the usually thankless task of obtaining and setting up the necessary equipment, which has evolved from slide projectors to PowerPoint presentations and LCD projectors. For nine of those years he also arrived early at the Mt. Rose Elementary School cafeteria to set up 80 to 100 folding chairs, and assumed the responsibility of coaching the audience to fold and stack their chairs before leaving when the program was over. Although he no longer serves as Program Chair, he still plays a vital technical role for HRPS programs, as the procurer of the audio visual equipment and "tech guy."

Over years of involvement with HRPS, Jack has written articles for *FootPrints*, been a tour guide for the University Historic District and the Powning Addition, played Peleg Brown during an evening walking tour of the Hillside Cemetery, and helped to organize and conduct a bus tour of historic barns – in addition to his other duties. When a homeowner backed out of the 2014 Harvest of Homes Tour, Jack stepped up to offer his properties at 121 and 119 Vine Street, and remained on-site sharing the history of his ongoing restoration with tour attendees. Jack currently serves as a member of the HRPS Neighborhood Preservation Fund Committee.

Congratulations Jack Hursh! And thank you for all you have done and continue to do for HRPS.

HRPS
September 2015
Historic Walking Tours

Put on your walking shoes – it's time for Historic Reno Preservation Society's fall tours. Tour cost is $10 per person, free to HRPS members. Walks generally last from 1 ½ to 2 hours. No dogs please.

Reservations required and space is limited.

Please go to www.historicreno.org or call 747-4478 for information and reservations.

Access to HRPS Walking Tours varies according to venue. Currently certain areas may not be fully accessible to individuals with disabilities due to architectural barriers inherent in the historic construction of the structures or uneven walking surfaces.

Saturday September 5 9:00 a.m.	**WEST OF WELLS** — Discover an often overlooked treasure trove of fascinating Reno history. Join us as we walk the neighborhood West of Wells Avenue, along the former path of the V & T Railroad. Experience unusual architecture unique to this neighborhood and learn the history of the colorful characters who gave birth to Reno's neighborhood on the other side of the tracks. Meet outside Silver Peak at 140 Wonder Street. Tour guide: Barrie Schuster.
Saturday September 12 9:00 a.m.	**LITERARY RENO** — Take a Tour of Writing from the "Underbelly." There's more to Reno's literary history than "City of Trembling Leaves!" Reno continues to be a mythical magnet for 'outsider' writers and characters...the misfits, outcasts and seekers. Let your imagination roam as we travel downtown streets encountered by traditional writers like Will James, Robert Laxalt and Joanne De Longchamps, then walk the haunts of contemporary writers such as Bernie Schopen, Willy Vlautin and Susan Palwick. Meet near the Riverside Artist Lofts, 17 S. Virginia Street. Tour guides: Sharon Honig-Bear and Nancy Manfredi.
Saturday September 19	**RENO HARVEST OF HOMES TOUR** — See pages 1-3.

The View From My Front Porch (continued)

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to continue the red and yellow Flemish Bond pattern already on the house through to the porch walls. Many of the salvaged bricks were chipped and imperfect since they had been through a demolition, so the masons carefully positioned each 90 year old brick to reveal its best side. They also built matching brick walls on the side of the steps which created more places to sit.

A custom woodworker designed the signature bungalow tapered pillars to sit on top of the brick columns. Many people don't realize that these pillars are hollow and are merely siding around the support pier. It was fun to watch these being built as they had to be custom cut and fit onsite. They gave the porch a finished look. The same woodworker is currently building a custom Craftsman door with a beveled glass window and dentil shelf which will really help the facade appear as it did when it was built in 1925.

My neighborhood is situated between Midtown and Wells Avenue. We sit on our new porch every morning and every evening. We notice so much more about our neighborhood than we ever did before. Since we live so close to several restaurants, there are always people walking up and down our block and numerous opportunities for interaction. While we still love the privacy of our backyard, there is something magical about having a front porch in a lively neighborhood.

Thank you HRPS for the Neighborhood Preservation Fund grant. Our new porch has not only improved the appearance of our home, it has also made us feel more connected to the world right outside of our door. We never knew that 72 square feet could make such a positive impact on our lives. I think Tony Pecetti would be happy to know that people are still thoroughly enjoying the little house he built 90 years ago.

Barrie Schuster spearheaded the West of Wells Conservation District. She is a HRPS member and recently created the West of Wells and also the Midtown Business District HRPS Walking Tours.

Anna Warren and the Riverside Hotel

by Kim Henrick

I would like to dedicate this article to the Nevada Women's History Project (www.unr.edu/nwhp), which for years has collected and shared the history of many of Nevada's intelligent, strong and tenacious women who made a positive impact on our state's story. Please visit their website for a thorough biography of Anna Mudd Warren. I would also like to dedicate this article to my sister who, for nearly forty years (since our mother passed away), has lovingly cared for Anna Warren's beautiful china cabinet and the wonderful collection of china and keepsakes within it. Anna's treasures came into my parent's possession in the mid-1960s and have added much joy to our lives. Curiosity about this lady led us on a wonderful journey to discover the rich and important life of Anna Mudd Warren.

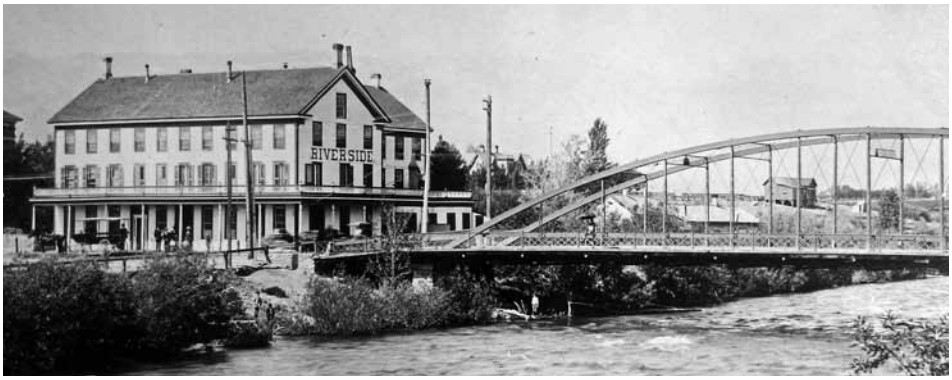
From the early 1860s to 1922, two groups of people built, rebuilt, improved and then built anew the important hotel that has stood as a welcoming beacon on the southern bank of the Truckee River at Virginia Street. In 1896, the Riverside Hotel torch was passed from the powerful, pioneering Lake family to a consortium of folks, which for the next quarter of a century would thoughtfully and methodically integrate into our city's fiber and elevate the status of the Riverside Hotel to a new level of grandeur and excellence. The Lake family was hugely influential in this city for many decades and numerous histories have been written about it, but this article is about the impressive second wave of Riverside Hotel operators which I call *The Riverview Gang*, or just *The Gang*. Made up of family members and close friends, the pioneering Mudd, Gosse and Mack families slowly and strategically came down from the Comstock as *one* cohesive machine to live and work in Reno. Even though this story is primarily about

Photo of Anna Warren, date unknown. Courtesy of Nevada Historical Society.

Anna Mudd Warren's time in Reno, it can only be studied within the larger context of The Gang's well-planned takeover of the Riverside Hotel.

Anna's parents, Charles and Wilhemina (Minnie) Mudd, moved with their children from Pilot Hill, California to Gold Hill, Nevada in 1872. Within a year, tragedy struck when Charles was killed in the Crown Point Mine fire, leaving Minnie and her children on their own. Anna attended public schools in Gold Hill, then she taught school herself for several years. In 1887, Anna married businessman Charles Warren and the couple had two daughters, Clara and Erma (often spelled Irma). Like her mother, Anna was left raising her children alone when her husband died too soon in 1891. After Charles' death, Anna went to work for attorney Charles Ernest Mack and studied typing and stenography to become a court reporter, and some sources say a law clerk. Then in 1895, she transferred to the law offices of W. E. F. Deal. While Anna worked in these law offices, she appears to have gotten the bug to study law, and it would be her chosen profession for the remainder of her life. Anna's younger sister Josephine married Harry Gosse in 1889; the Gosse family had experience managing hotels on the Comstock. Anna's other sister Lizzie would never marry, but instead embark on a long career in banking, which would be quite beneficial to The Gang's future business plans.

In 1888, four years after Myron Lake's death, his considerable estate was finally settled. William Thompson, Myron Lake's former son-in-law, acquired the Lake House and surrounding land south of the river. Thompson quickly remodeled the establishment and changed the name to the Riverside Hotel. Eight years later, on January 22, 1896, Thompson sold the Riverside Hotel and nearby land to C. C. Powning of Reno and C. E. Mack of Virginia City, and within two weeks of that, Powning and Mack set Harry Gosse up as manager of the Riverside Hotel. [Note: Many sources claim that Harry Gosse purchased the Riverside Hotel in 1896, but he did not.] C. C. Powning is better known for owning the *Nevada State Journal* from September 1874 to January 1891, and for his successful Powning Addition development north of the Truckee River, but this real estate partnership with C. E. Mack was important, as it gave The



1890s photo of Riverside Hotel and iron Virginia Street Bridge. Courtesy Nevada Historical Society. [NHS 1493]

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Anna Warren and the Riverside Hotel (continued)

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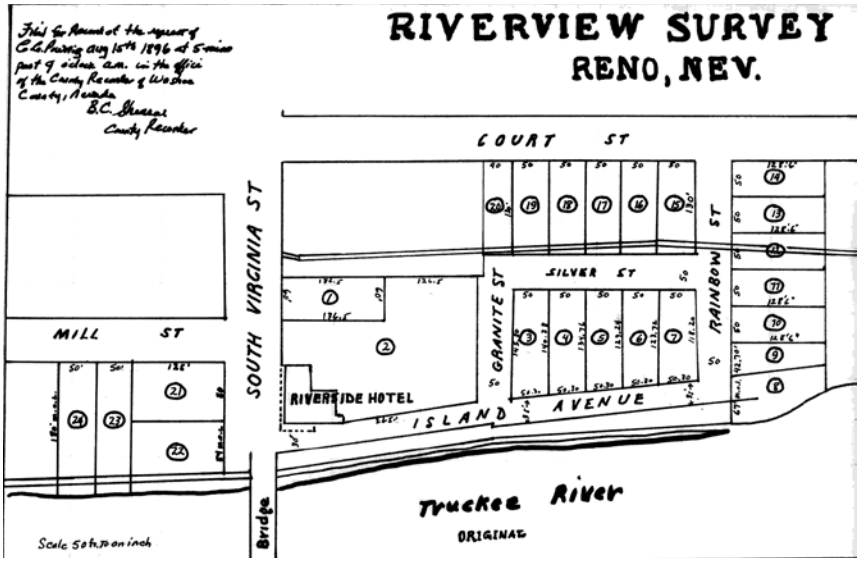
Gang legal access to the Riverside Hotel, and Powning was well suited to quickly survey and then record the "Riverview Survey to the Lake's Addition," which he did at the Washoe County Recorder's office on August 15, 1896.

This is where Anna Mudd Warren comes into the story. On August 13, 1896, C. C. Powning and C. E. Mack deed to Anna Warren, lots # 2 and # 20 of the Riverview Survey, and "all the furniture and personal and moveable property," and "one large hotel wagon, two horses and harness." Lot # 2 was the property where the hotel sat, and lot # 20 (directly west of the county jail on Court Street) was where the Riverside Hotel stables were located. Anna would be the sole owner of the hotel and stables for only about seven months. On March 10, 1897, she deeds back to Charles Mack an undivided two thirds ($^2/_3$) interest in Riverview Survey Lots # 2 and # 20. So, now, old buddies Anna Warren and Charles Mack are firmly in legal control of the Riverside Hotel and Harry Gosse is busy managing the place. The Gang's plan is coming together. "Captain Gosse will begin work on his three-story brick hotel Monday. M. J. Curtis has the contract," was reported in a *Daily Nevada State Journal (DNSJ)* article on September 28, 1901. (The reference to "Captain" comes from Harry's time in the Nevada National Guard while in Virginia City.) All Harry needed now was money and some plans.

Over the next few years, large sums of money were borrowed from local banks, using the Riverside Hotel as collateral. If you're interested in the hotel design, please look at a sketch of William Thompson's proposed hotel in the *Reno Evening Gazette* published on December 24, 1891. You'll see the obvious resemblance to the completed Gosse hotel in 1907.

From 1896 to 1902, while Gosse is busy managing his hotel, the rest of The Gang, including his family, appear to have remained in Virginia City. Charles Mack is a First Judicial District Judge for Storey County by this time and is busy with court duties, and in 1899 Anna achieves another personal goal and becomes Nevada's fourth female lawyer. In the summer of 1902, The Gang makes its move. A *DNSJ* article on August 7, 1902, announces, "The former residence of Captain Gosse on South C street near the Divide, has been taken down and the lumber from that and the former residence of H. Levy on North B street will be shipped to Reno, where it will be used in the construction of a residence for Mrs. Anna Warren. The demolition of the residence of Judge Mack on the northwest corner of Taylor and Howard streets will follow and will be built in the riverside town." But a 1949 *Eastern Star* magazine article reported on Anna's house move: "This home was moved from Virginia City, being taken down over the old road in sections and reassembled in Reno." (This "old road" would most likely be the old Geiger Grade toll road.) Another look-back newspaper article in May 1951 claims that "the structures [referring to Anna's and Charles' houses] were loaded on flat cars of the old Virginia and Truckee Railroad..." The *DNSJ* on June 6, 1902, states, "W. E. Rice, the architect and builder, is preparing plans for two ten-room houses, one for Mrs. Warren, the other for Judge Mack. Two old Comstockers who are to take up a permanent residence in this city before long."



Riverview Survey of Lake's Addition tract map filed Aug. 18, 1896. Author's sketch of poor-quality original from Washoe County Recorder's Office.

By rail or by road, *some combination of some house materials* made it to Reno and Anna's house was built at 32 Island Avenue in 1902 (see Lot # 5 on the Riverview Survey sketch). She and her daughters Clara and Erma, and her sister Lizzie and her mother Minnie finally moved into their large white house on the river. In 1903, Judge Mack's house would be built next door at 34 Island Avenue (on Riverview Lots # 6 & # 7). [Note: by 1906 city directories show Anna's address as 118 Island Avenue and Charles' as 132 Island Avenue.]

By mid-January 1903, Charles Mack and S. Farrington set up a law firm in Reno at 117 Virginia Street, and there we find Anna working. In addition to her legal work, Anna's social engagements were quite impressive. Some of her accomplishments included the state's first grand matron of the Order of Eastern Star, a longtime member of the International Order of Odd Fellows, president of the Rebekah Assembly, president of the Business and Professional Women's Club, and member of Reno's

Anna Warren and the Riverside Hotel (continued)

Women's Citizens' Club. Anna's sister Lizzie, also busy with fraternal affairs, would work for the Farmers Merchant National Bank for many years as its main cashier and according to researchers who have studied Lizzie's career, this position carried considerable weight, especially for a woman.

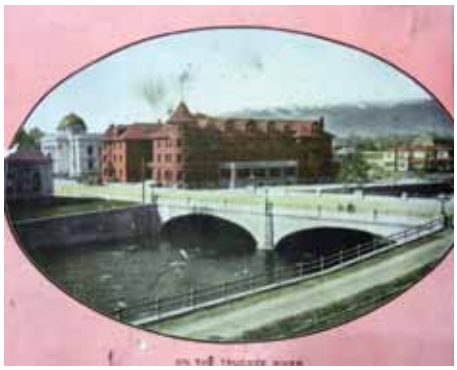
On May 2, 1905, articles of incorporation papers were filed for the Riverside Hotel Company (usually written as Riverside Hotel, Inc.). Harry Gosse was elected president and Mrs. A. M. Warren was elected a director. In the following month, Riverview Lots #2 (with the hotel) and #20 (with the stables) and #1 (with Jones Grocery) were transferred into the corporation. The year 1905 was a busy one. I try to imagine Anna walking over the Virginia Street Bridge each workday and wonder if she ever stopped to talk to folks like Felix Delonchant, a neighbor who worked on many of Reno's bridges, or T. K. Stewart, the talented civil engineer and surveyor, who supervised the building of the new concrete bridge? On her way to visit her sister Josephine at the Riverside Hotel, did she occasionally walk south of the hotel and pop into Jones Grocery for some items? By late 1906, the Riverside Hotel construction was nearing completion and one small article mentions the use of fine "press brick" on the walls of the north wing and granite stone foundations throughout. (Anna was the secretary of Reno Press Brick Company in 1906. Did that help with brick availability — if in fact this fine product was used?) What an exciting time this was, but what may have pleased her more than the progress on the beautiful hotel and bridge, was the fact that her family and close friends were secure and doing well in the little riverside town. [Note: for more information on the Gosses and the hotel, refer to "Harry Gosse and the Riverside Hotel" in the Summer 2007 *FootPrints*.]

At some point, Anna dropped off of the Riverside Hotel, Inc. board because in 1924, two years after the hotel burned, the Riverside Hotel, Inc. (directors and shareholders now Harry J. Gosse-President, Josephine M. Gosse-Vice President, Marguerite Gosse Stoddard (Harry's daughter) and Richard C. Stoddard (Marguerite's husband and corporation Secretary) sold the Riverside property to Reno Securities Company.

In 1909, Anna and her family had a crushing event rock their lives. Her oldest daughter, Clara, a popular, vibrant young lady—a society-page favorite—fell ill from Bright's Disease and soon after passed away on March 18. She was only 20 years old. Memories of her swimming at Moana Springs, or hosting a party at her Island Avenue home, or attending a piano recital, were left to her family and friends. (Anna's younger daughter, Erma, married Earl W. Hart, had one son, Warren Hart, and in 1936, at the age of only 45, she passed away.)

Not content with practicing law, in 1910, Anna and Lizzie would purchase an entire city block from the Newlands Company. These 14 lots were in Block 4 of the Marker Tract, Subdivision 1. This block was bound by Arlington Avenue, Reno Avenue, Gordon Avenue and Mispah [sic] Avenue (today's W. Taylor). Later, Lizzie would became sole owner of the block and in 1926 she would sell all 14 lots to Pierre Garven.

In 1913, Anna became a United States Commissioner, a position she would hold until her death in 1944. The office of United States Commissioner, created in 1896, gave district courts jurisdiction over federal crimes committed in cities and states.



GAR (Grand Army of the Republic) Brochure photograph of Riverside Hotel and Anna's house, 1913.

To supplement her income, Anna opened The Button Shop business at 37 West First Street, across from the Elks Home. In October 1932, Anna moved her Button Shop to her home at 118 Island Avenue and a few months later she stopped advertising the business.

Anna Mudd Warren died on July 31, 1944, at 80 years old. Her mother Minnie died in 1945 at 101 years old, and Lizzie died in 1946 at 81 years old. The big white house on the river was left to Anna's grandson Warren Hart.

On June 22, 1951, owner Virgil Smith (who would own the Riverside Hotel by late 1959) paid a $1 "remodeling" fee for building permit # 635-A — to demolish Anna's house. (Judge Mack's house was gone by this time.) For nearly fifty years, Anna's big white house on Island Avenue withstood the ravages of family life and major floods, and stood as a symbol of stability and community. By 1953, Anna's lot at 118 Island Avenue would be a "parking lot" and Judge Mack's property at 132 Island Avenue would be a "used auto sales" business. By 1972, the footprints of both properties would be covered by the 37-unit Cavalier Motor Lodge, and today they're buried under the Mills B. Lane Justice Center on Sierra Street. Something tells me Anna would smile at this outcome.

Sources not mentioned in this article: numerous local newspapers, historical City of Reno building permits and business licenses, articles of incorporation from the Nevada State Library and Archives, and city directories at the Nevada Historical Society; deeds, bonds and agreements, court decrees, lease agreements, and tract maps at the Washoe County Recorder's Office.

Kim Henrick is a HRPS member and a HRPS Editorial Staff member.

Historic Reno PRESERVATION SOCIETY

Message from Your HRPS President
Byllie D'Amato Andrews

To say that HRPS has been busy over the last nine to ten weeks would be an understatement. Besides our regular schedule of HRPS Board and committee meetings and historic walking tours, we have testified at City Council and various city commission meetings and been interviewed for television spots as our community becomes more aware of our endangered history. That awareness was boosted by the official proclamation of May 2015 as Historic Preservation Month at the May 27 City Council meeting. The City of Reno also restored the Historic Resources Commission's (HRC) Historic Preservation Awards after a four-year hiatus.

During May, a team from Fox 11 created a video for Artown that aired at the end of June. The HRPS segment is over four minutes long and features interviews with me, representing HRPS, and Jim Smith, HRPS tour guide. My interview took place on the Reno Riverwalk and includes some of the last footage of the historic Virginia Street Bridge as its backdrop. Jim was interviewed prior to and during the May 30 *Beyond the Arches* tour between the Truckee River and the National Automobile Museum. You can watch the video at https://www.youtube.com/watch?v=FbrLFmn4m5w.

The HRC has had several meetings regarding the Siegel Group's proposed exterior changes to the Hotel El Cortez at 2nd and Arlington. After replacing many of the original windows with vinyl sliders without obtaining a permit, they now want to significantly alter the iconic neon sign that has graced the city's skyline since 1931. The group wants to change the color of the sign and replace the word "Hotel" with "Siegel's." HRPS is working to offer an alternative plan to the Siegel Group and the HRC that would preserve and restore the original red neon sign.

Stewart Park was also on the HRC's agenda. In mid-May, the Reno Parks Department gave permission to Keep Truckee Meadows Beautiful to organize a community clean up in Stewart Park in the Wells Avenue Neighborhood Conservation District. The cleanup efforts included the painting of several rocks in the park's rock wall in bright neon colors; the historic wall was built by the WPA in 1938. This action outraged residents of the surrounding neighborhood, many of whom who were involved with establishing the conservation district and who worked on the historic wall's restoration in 2011. The city will be hiring a contractor experienced in paint removal to remove the neon paint without damaging the wall.

City officials have taken note that residents interested in Reno's historic preservation, including representatives from HRPS, have been attending and offering public comment at HRC and Recreation and Parks Commission meetings. Alicia Barber, Barrie Schuster, Cindy Ainsworth and I were invited to share our concerns at a June 16 meeting of the City's Executive Team. This gave us the opportunity to educate the heads of city departments about historic preservation and to open the lines of communication between historic preservationists and department heads. Cindy brought enough copies of the summer 2015 *FootPrints* to give to everyone in attendance. The Code Enforcement Manager was appreciative of the HRPS Endangered Building Watch List, and will work to ensure that he will be alerted whenever permits for work on any of these buildings are applied for. HRPS is encouraging the City toward funding a full-time historic preservation officer to facilitate cooperation and preservation in the future.

In early June, HRPS received a request to submit comments to an environmental and cultural resources consultant for the United States Department of Veterans Affairs regarding proposed modifications at the VA Sierra Nevada Health Care Systems (VASNHCS) hospital on Kirman Avenue in Southeast Reno. These modifications include closing a section of Kirman and demolishing homes on 11 parcels between Belli Drive and Balzar Circle to build a parking lot. Barrie Schuster, former HRPS board member and currently chair of the HRPS Advisory Advocacy Committee, is a Wells Avenue neighborhood activist. She has been attending neighborhood meetings concerning the proposed changes, and wrote an excellent letter for HRPS to submit. We hope the VA can come up with an alternative solution for increased parking, as the demolition of homes for paved parking lots has a negative impact on neighborhoods.

HRPS offered 10 Historic Tours during July Artown and in spite of the crazy monsoon season in Northern Nevada, our July 4 tour, *Mansions on the Bluff*, drew a record number of 124 people. Just as I discovered HRPS through Artown in 2007, people continue to become aware of HRPS and our community's history through Artown.

In closing, HRPS welcomes Joan Dyer, Prudence Gould Muran, Mike & Karen Traynor, Michael & Karren Smith and Robert Stoldal as our seven newest Lifetime members. They join 33 other couples and individuals who have made this commitment to HRPS. Income from Lifetime memberships is used to support HRPS Neighborhood Preservation Fund.

HRPS Lifetime Members

Darleen Azizisefat
Jacqueline Black
Lynn Bremer
Florence Ann Burgess
Phyllis & Tom Cates
Jan Chik
Becky Czarnik
Joan Dyer
Betty Easton
Ted & Francine Gray
Melinda & Dan Gustin
John & Susan Hancock
Sharon Honig-Bear
Katherene Latham
Jan & Jim Loverin
Jon and Linda Madsen
Dr. Francine Mannix
Charlotte & Dick McConnell
Marilyn Melton
Patricia & Wayne Melton
Prudence Gould Muran
Al & Nancy Pagni
Butch & Susan Peachy
Marshall & Pat Postman
Jonnie Pullman
Hannah Satica
Michael & Karren Smith
Robert Stoldal
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Thanks to the following HRPS Business Members who are supporting the works of HRPS

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Thank you for joining HRPS. There are many areas in our organization where your enthusiasm, skills and dedication will be invaluable to us!

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❑ Additional donation to help our Neighborhood Preservation fund	$ _____
❑ Additional donation to help our Pat Klos Volunteer Award fund	$ _____

All contributions are tax-deductible to the extent allowed by the law.
Please make checks payable to HRPS. THANK YOU!

RV 7.29.2015/FO-DCD

HRPS Endangered Building Watch List

- Freight House on Evans St.
- Nevada Brewing Works on 4th St.
- Regina Apartments on Island Ave.
- First Masonic Building (Reno Mercantile) at Sierra and Commercial
- Buildings in The University Gateway District
- Buildings in the University Neighborhood
- The El Cortez Hotel at 2nd and Arlington
- Hill/Redfield Mansion on Mt. Rose St.
- Lear Theater at 1st St. and Ralston St./Riverside Dr.
- Mid-century car dealership building on the southwest corner of South Virginia and Cadillac
- 1889 NCO Engine House at 401 East Fourth Street
- Two El Reno Apartments at 1463 Lander St.

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FALL 2015 PROGRAMS

Steve Davis – Program Chair; srdavis1941@gmail.com

Historic Reno Preservation Society's free programs offer an assortment of Reno historic topics. **HRPS Wednesday Program events are at 7:00 pm at The Laxalt Theater in the Nelson Building at 401 W. Second Street, Reno and the following Sunday at Washoe County Library (WCL), 301 S. Center St., Reno.** For more program information contact Steve Davis at srdavis1941@gmail.com or call 747-4478 and leave a message. More organization information can be found at www.historicreno.org or on Facebook.

HRPS: October 28, 2015 (fourth Wednesday), WCL: November 1, 2015 (following Sunday): Preserving Nevada's Past: An Overview: Jim Bertolini, Coordinator of the National Register at the Nevada State Historic Preservation Office (SHPO) will explain historic preservation and its role in protecting northern Nevada's cultural heritage. His presentation will include the function of SHPO and how it fits into the national historic preservation network. He will discuss the importance of non-profit partners in historic preservation.

HRPS: November 18, 2015 (third Wednesday), WCL: November 21, 2015 (following Sunday): Robert Laxalt: Nevada's Man of Letters: Bob Laxalt's friend and biographer Warren Lerude (*Robert Laxalt: Story of a Storyteller*) and Laxalt's daughter and fellow novelist Monique Laxalt will discuss the life, writings, Basque culture and efforts for Nevada of Nevada's man of Letters, Robert Laxalt.

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