

HRPS Harvest of Homes Tour, September 29, 2018

Article by Debbie Hinman and Photos by Steve Ellison

NOTE FROM TOUR CHAIR CAROL COLEMAN:

It's hard to believe this will be the ninth year of HRPS Harvest of Homes Tour! Finding a full retinue of homes this year was a challenge, but they have been secured and we know you're going to love them. This special event will be held the last Saturday in September, the 29th, from 10:00 a.m. until 3:00 p.m. Please plan to join us again this year and support the Neighborhood Preservation Fund (NPF), which has helped so many local residents and business owners make needed repairs to their structures, enhancing their street appeal and in turn beautifying our city. Through your ticket purchase, you are making a difference!

Kudos are due to Debbie Hinman, who is in her ninth year of doing the research on the homes and writing up the tour for FootPrints, for the tour program and the information sheets for the volunteers. Many, many thanks to Debbie. The tour couldn't function without the many volunteers who support Harvest of Homes each year. Two home hosts supervise the volunteers

for one of two shifts, meaning 24 home hosts will volunteer this year. Approximately 100 more volunteers are assigned to rooms or view spaces in each of the homes.

We are often asked, what are we looking for in a Tour Home? First, we want the home to be 50 years old or older — we take that requirement from the National Register of Historic Places. Then, can we find an interesting piece of history about the home, its architect, residents or location? Does the exterior of the home represent a particular style of architecture? On a more subjective scale, how does the house and its décor feel and how will attendees view the space? We consider how to move attendees through each home so they can appreciate its wonders in a safe manner. Also on our mind is the traffic flow from home to home — and will all of the above work?

Besides these wonderful homes, we position a vehicle of the era at each home. Thanks to those car owners. And thanks to the home owners for allowing us to visit their homes.

619 Sinclair Street (1905)

We always love having a “grand old house” on the tour and this lovely example of the Free Classic Queen Anne style is very special. Sitting on its original lot in Reno's early Southside Addition, it has been brought back from a sadly neglected condition by its current owners, Dr. Larry and Chris Klaich. Early owners were the Butler family, followed by the Hilts family, who occupied the home for more than fifty years. This beautiful home is our adaptive reuse property for 2018. Today it is short-term housing, featuring eight attractive individual studio units, each with a bathroom, and with a community kitchen. Most often, a covered dish can be found on the center island, with mouth-watering homemade cookies for the guests, courtesy of Chris Klaich. Tour participants will be able to view the common areas of the property and get a peek inside some of the studio units. An added bonus, the “vehicle” at the home will be the Chism wagon described on page 13.

continued on page 2



Harvest of Homes Tour

continued from page 1



Tony Pecetti's three houses on Wonder Street. From the left, 151, 161 and 171 Wonder Street in 1925.

151 & 161 Wonder Street (1925)

On a street once called “Mann,” there are two side-by-side lovely red-and-yellow brick bungalows. HRPS members Bryan and Barrie Lynn own the properties and occupy one of them. Well-loved local musician Tony Pecetti had the homes built, as well as a third on the corner (not on the tour), which he maintained as rental properties until his death in 1969. Tony was a larger-than-life figure in 1920s and 30s Reno, and owner of the popular El Patio Ballroom. The Lynns are only the third owners of these 93-year-old properties. Renovations have been done to correct prior bad remodels and in a style appropriate for the homes’ time period. Tony Pecetti was into making home movies; the Lynns have converted the film to DVD. Each home will be playing a DVD of Reno of the 1920s and 1930s for you to view. Today when you enter the homes, it’s as if you’ve left 2018 behind and time-traveled back to 1925. And you will enjoy every minute.



1118 Nixon Avenue (1927)

This unique home is one of the reasons we return, year after year, to the delightful Newlands Historic District for our Home Tour homes. This home at 1118 Nixon is in Newlands Terrace and is a Tudor Revival featuring a round tower with a pointed conical roof and narrow casement windows. Much of this neighborhood was created by real estate developer W. E. Barnard, who built homes that often looked like Spanish missions or fairytale castles. This home resembles a small castle, with its tower, smooth white stucco-over-brick exterior and pentagonal wood door. The home has a history of well-known local owners, including the Samuel Ginsburg family of Ginsburg Jewelers and Victor Anderson, of Victor Anderson Portraiture and is now owned by Arjen and Kristen Kuyper. We know you will love its quiet elegance and historic charm.

1300 Humboldt Street (1940)


This beautiful brick Period Revival cottage, located on a corner lot in O'Brien's Southbrae Addition, was built by Charles H. Hancock, building contractor, as were so many other homes in this part of the city. Hancock was a prolific builder, known for his solid, well-crafted homes. This one was first the home of the Mulheron family, then the Thomas Heany home for more than 30 years. Heany was an accountant, but sold automobiles for many years at Revada Sales Co., specializing in Reo and Star automobiles. Today's owners Joni Dickson and Jerry Valenti have beautifully furnished it to show the lovely architecture to its best advantage. They have added a detached workshop (photo by David Lowndes) with the intent of exactly matching the style of the home. When the property was put up for sale in 1991, the ad read: "Brick Beauty in Old SW Reno," a description that is just as apt today.



2775 Mayberry Drive (1909, 1922, 1952), The Enchanted Garden

This property was such a crowd-pleaser when it made its first appearance on the Harvest of Homes Tour in 2010 that we decided it was worthy of a "return engagement." The roots of the "Enchanted Garden" are steeped in history. In 1909, when the address was South Verdi Road, Rick's Resort occupied this site. Rick's gained national acclaim as the training camp of Jack Johnson, winner of the internationally-known 1910 Johnson-Jeffries fight held in Reno. Later, the site was an exclusive club known as The Willows that operated from 1922-1930. Although no vestige of these roots remain, there are reminders of the days of Highway 40 for you to peruse. The lovely cottage home of Tim and Joan Elam stands surrounded by a fabulous garden that features two charming cabins from the Siesta Motel, formerly on old Highway 40. You may want to stay in this garden forever.



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! 

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 voice mail at 747-HIST and we will return your call.





Homes Tour Details, Outlets, Map to Homes

Buying Home Tour Tickets

As of September 1, you can visit these friendly merchants to get your tour ticket – cash and checks accepted.

Tickets are available online at HRPS website: HistoricReno.org – credit card or Paypal.

On the day of the Tour, you can purchase tickets at any Tour home – cash or check. The check-in volunteers at 619 Sinclair and 2775 Mayberry can also accept credit cards.

You can purchase tickets from any HRPS Board member.

If you have questions about the event, please contact Tour Chair Carol Coleman at carolc@galenaforest.net or by phone at (775) 560-0602.

This year's ticket outlets include:

- **Sundance Bookstore,**
121 California Ave.
- **St. Ives Florist,**
700 S. Wells Ave.
- **Kelekia Toys & Gifts,**
3886 Mayberry Dr., Ste. B
- **Marcy's Gallery & Gifts,**
6135 Lakeside Dr.
- **Larkellen,**
606 W. Plumb Ln.
- **Moana Nursery,**
1100 W. Moana Ln.
- **The Freckled Frog,**
45 Foothill Rd.
- **Labels Consignment Boutique,**
601 W. First St.
- **Rail City Garden Center,**
170 Brierley, Sparks

The Day of the Tour

You may begin your tour at any of our homes on the tour.

You may visit the tour homes in any order.

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.

We provide an overview map for you below, and is a hint of how you might go from house to house; either begin at the first house and drive to the last, or begin at the last house and drive to the first:

- (1) 619 Sinclair Street (1905)
- (2 & 3) 151 & 161 Wonder Street (1925)
- (5) 1300 Humboldt Street (1940)
- (4) 1118 Nixon Avenue (1927) (Nixon is one-way south)
- (6) 2775 Mayberry Drive (1909, 1930, 1940, 1960?) (Connecting street Arroyo is one-way east)



Architectural Elements

One Brick at a Time

by ZoAnn Campana

In this installment of Elements, we are discussing the humble but mighty brick. The use of brick as a functional and decorative building material is pervasive throughout Reno's historic neighborhoods, and its popularity reached a fever pitch from the 1920s into the 1940s. Brick buildings are a definitive feature of our urban landscape, from commercial blocks and warehouses to Craftsman bungalows and Period Revival cottages.

In essence, bricks are molded clay building units. In order to harden the clay into a suitable construction material, bricks are either dried in the sun or baked in a kiln. Baked, or burned, bricks have been used as a building material for more than 9,000 years in various parts of the world, eventually arriving in America by way of English and Dutch colonists.

Today, standardized bricks are typically sourced from big box building suppliers; as a result, we tend to think of the brick as a consistent and uniform building unit. Historically speaking, however, there is no such thing as a standard size or shape brick. Since at least the Middle Ages, bricks have been small enough

for a single workman to handle with ease. Plus, larger clay bricks are more likely to warp during the firing process, which limits accuracy and uniformity in laying the bricks. Even though bricks tend to vary in dimension, there is an ideal ratio for bricks, which is best suited to bonding patterns. This "model" brick's length is equal to twice its width plus one mortar joint width.

Traditionally-manufactured bricks vary in hardness and color. The composition of clay deposits differs from place to place, which can affect the properties of the finished brick. Additionally, to keep production costs down, clay from a deposit is used in its natural form; it is not refined to eliminate the presence of other substances, or



569 W. Taylor: This is an example of a Craftsman bungalow with decorative brick elements. Note the red brick walls, which contrast with the light brick rowlock lintels, rowlock sills, and basket weave water table course.

impurities, that—in combination with the firing temperature and atmosphere—influence the color and compressive strength of the finished brick. Depending on where and how they are made, bricks may be soft or hard, and they may be tinted red, orange, pink, buff, yellow, brown, black, gray, green, or even purple.

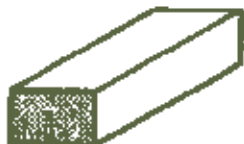
Traditional brickmaking has always been an acutely local activity. Before brickmaking became a large-scale industry, bricks had always been made locally, and for two reasons: firstly, because of their weight and size; and secondly, because the raw material used to make bricks, namely clay and sand, is nearly ubiquitous throughout the world. It is relatively easy to manufacture bricks in makeshift, temporary facilities, and in past eras, it was not uncommon for bricks to be produced at the building site. Once established as permanent settlements, the majority of towns and cities had at least one local brick plant to support building efforts, and Reno was no exception.

After a spate of fires swept through Reno, in particular the devastating 1879 inferno that destroyed ten city blocks, local demand increased for

Diagram 1: Brick Orientations



Stretcher



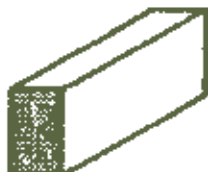
Header



Soldier



Shiner



Rowlock



Sailor

continued on page 6

Elements — One Brick at a Time

continued from page 5

brick homes and businesses. Until this time, the majority of the town had been constructed of wood. This was common during an era defined by the rise and sudden collapse of boomtowns throughout the Far West. It was preferable to wait and see whether a settlement would survive before expending the cost and effort in making buildings that would last. Nevertheless, there were a handful of brick buildings in town prior to the conflagration, including the still extant Masonic Lodge No. 13/Reno Mercantile (1872) and Nevada State Journal building (1876).

Brickyards emerged in Reno as early as 1871 and included those operated by Cummings & Company, S.F. Hoole, and the Burke Brothers. In 1900, C.E. Clough and A.E. Cheney established the Reno Pressed Brick Company, later known as Reno Press Brick, which manufactured a good chunk of the local common brick supply until the plant closed in 1963. Reno Press Brick sourced its clay from a deposit near the Truckee River, and the finished red bricks built such landmarks as the Mapes, El Cortez, 20th Century Club, Riverside Hotel, and Reno High School. (Editor's note: for more information on the Reno Press Brick Company,

see "A Brick-Built Town is a Prosperous-Looking Town" by Debbie Hinman in the Fall 2006 issue of *FootPrints*).

Because the clay deposits around Reno produced only red brick, the Reno Press Brick Company acted as an agent for



620 St. Lawrence: This Tudor Revival cottage has contrasting brick trim around the doorways, windows, and chimney cap; a diamond-pattern inlay in the chimney; and a herringbone pattern in the end gable.

non-local brick manufacturers. One such producer was Cannon & Company of Sacramento, who manufactured "fancy face brick" in five colors: buff, yellow, orange, red, and spotted gray.

In order to appreciate the artistry of brickwork, one must learn the language of the industry. All masonry units,

from stone ashlar to concrete blocks to bricks, are laid in courses. In his *β*, Cyril Harris defines a course as "a layer of masonry units running horizontally in a wall." In other words, a brick course is the technical term for a row of bricks.

There are six orientations, or positions, in which a brick may be laid in a course: header, stretcher, shiner, rowlock, soldier, and sailor (Diagram 1).

The structural integrity of brickwork originally depended on the rectangular shape and interlocking bond of the bricks, with mortar playing a secondary role by smoothing out irregularities in the bricks and offering some adhesion. Bonding systems were invented to ensure a strong wall, which concurrently developed into an exterior decorative element.

There are six bonding systems typically utilized in the United States. Common Bond (also known as American or Colonial Bond) consists of four to six stretcher courses interrupted by a header row at the fifth, sixth, or seventh course. English Bond features alternating header and stretcher courses, and the stretchers are laid so that the end joints line up vertically. In Flemish Bond, all of the courses are identical, each one consisting of alternating

Diagram 2: Bonds



Running



Common or American



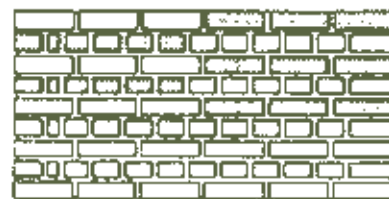
Flemish



English



Stack



English Cross or Dutch

headers and stretchers. A Running Bond is comprised of all stretcher courses. A Stacked Bond also consists of stretcher courses; however, the bricks in each course are stacked directly atop one another. The English Cross Bond (Dutch Bond) is a variation on English Bond, where the stretchers are placed so that the end joints form a stepped diagonal line (Diagram 2).

Brickwork can be highly decorative. Also known as pattern work, bricks may be arranged into a number of decorative configurations, including basketweave, herringbone, and diamond patterns. This is characteristic of both residential and commercial brick buildings in Reno, which often feature contrasting brick details such as coursing, panels, insets, and gable vents.

Decorative brickwork is especially prevalent in Reno's historic neighborhoods and business districts, particularly those developed between 1905 and 1945. Notable commercial examples include the Crider Building (1936) on First Street and the Reno Hudson-Essex dealership (1927) on West Street. The Crider Building, which now houses Our Bar, features multihued brick walls with contrasting dark red brick details, including lintels laid in a soldier course, projecting sills laid in a rowlock course, a door surround of stretcher and rowlock bricks, and a string course between the second floor and roof parapet that consists of a

soldier course set between two rowlock courses. Hudson-Essex, now part of the West Street Market, is constructed of red brick with a buff brick parapet. The face of the parapet features a number of decorative brickwork, including contrasting



640 Nixon: This charming brick cottage, with its light-colored brick walls, round-arched openings, and square tower, is an interpretation of the Spanish Colonial Revival style.

inset diamonds and projecting brick corbels. Commercial buildings with decorative brick ornamentation are not limited to downtown Reno; similar buildings are located along the city's historic business corridors, including Wells Avenue, East Fourth Street, Second Street, and Virginia Street.

Decorative brickwork is found in residential neighborhoods of a similar vintage, including the Wells Avenue Conservation District, the Evans Addition, the


University Terrace Addition, the Plumas neighborhood, and the Newlands Historic District. This type of ornament is associated with the Craftsman style and Period Revival, especially Tudor Revival and Spanish Colonial Revival, styles. Typical contrasting brick details include lintels, sills, courses, and chimney and gable vent inlays. "Water table" courses, which separate the foun-

dation from the wall above, are common in these neighborhoods, often exhibiting a basketweave pattern. Diamond and herringbone insets are characteristic decorations in end gables and chimneys, and chimney caps may be trimmed with soldier and header courses.

The Spanish Colonial Revival style is a prominent subset of the Period Revival in the Newlands Historic District. Although the style is usually clad with stucco, there are a few interesting examples that feature pale brick walls. The light-colored brick is meant to convey the impression of stucco, and is typically accented with dark brick door and window trim.

Some decorative brickwork makes use of "clinker bricks," which are bricks that otherwise may be considered defective. Clinker bricks are especially common to Tudor Revival style residences in Reno.

These units are defined by their peculiar imperfections: they may be twisted, have rough protrusions, or otherwise have been warped during their time in the kiln. Often they are laid in uneven courses to convey a quaintly rustic appearance. Tudor Revival style residences also display the courses, insets, and contrasting window and door trim common to the decorative brick tradition.

There is much more that could be said for the humble and ancient brick, one of Reno's signature building materials. There's the decline in the brick's popularity, at least partially due to the rise of concrete masonry units. There's the recent fervor to seismically retrofit unreinforced brick buildings, such as Lincoln Hall on the UNR campus. But for now, take a drive and admire the richness of our brick-built landscape. 



Brick colors offered by Sacramento brick manufacturer Cannon & Company

ZoAnn Campana is a local Historic Preservation Consultant who serves as Vice President of the HRPS Board of Directors and is the architectural historian on the City of Reno's Historical Resources Commission.



Historic Reno Preservation Society

September 2018

Historic Walking 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 775-747-4478 for reservations and information.

Access to HRPS Walking Tours varies according to venue. 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 1
10:00 a.m.

BRICKS AND STONES — A walk through the Humboldt and Lander Streets Neighborhood. Discover the architectural treasures of this area, a mix of bungalows, Tudor and mission revivals and cottage styles. Meet at the Lander Street side of My Favorite Muffin, 340 California Avenue. **Tour guide: Debbie Hinman.**

Saturday
September 8
10:00 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: Charlotte Voitoff and Nancy Manfredi.**

Sunday
September 9
9:00 a.m.

BIKE TOUR THROUGH OLD RENO — A leisurely ride through the most historic parts of Reno. Meet at the Lander Street side of My Favorite Muffin, 340 California Avenue. **Tour guide: Brandi Quaglieri. HELMETS REQUIRED, NO EXCEPTIONS!**

HRPS Presents Old Movie Time: Wednesday, November 28

Date: Wednesday, November 28

Time: Doors open at 6:00 pm, Movie starts at 6:30 pm

Location: Reno Little Theater (RLT), 147 E. Pueblo (between Holcomb and Wells)

Tickets: \$16/pp, sold through RLT, and can access through historicreno.org. (75 seats). **This is a fundraiser to support HRPS’ Neighborhood Preservation Fund.**

Join us for a bit of nostalgia and a view of the 1940s University of Nevada, Reno campus. Our host will occasionally stop the movie to point out Reno scenes and talk about the history of movie and the location.

Reno Little Theater’s concession stand will be open at 6:00 pm (and during intermission), so grab a beverage and enjoy a relaxing (and interesting) evening.

Apartment for Peggy is a 1948 American comedy-drama film about a depressed professor whose spirits are lifted when he rents part of his home to a young couple. It was

based on the novelette *An Apartment for Jenny* by Faith Baldwin. Campus exteriors were filmed at the University of Nevada, Reno. The Plot: Peggy (Jeanne Crain) is an exuberant young woman married to Jason Taylor (William Holden), a veteran going to college on the G.I. Bill in hopes of becoming a teacher. The two are attempting to adjust to the boom years of the late 1940s. While Jason takes classes, the couple has little money and needs a place to stay. They are recommended to Henry Barnes (Edmund Gwenn), a philosophy professor who has planned to commit suicide. However, meeting the Taylors revives Barnes, as their positive attitudes make him realize he still has a purpose in life.

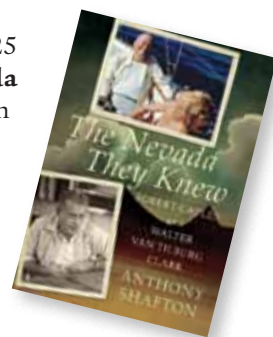


HRPS 2018-2019 Educational Programs

Sheryl Hayes-Zorn & Kimberly Roberts, Program Chairs

Historic Reno Preservation Society's free programs offer an assortment of Reno historic topics.
There will be NO programs in November or December of 2018. Programs will resume in January.
More HRPS information is available at historicreno.org or on Facebook.

Wednesday, October 17, 5:30 p.m. (third Wednesday) **Location:** Northwest Library, 2325 Robb Dr. Reno. **Tony Shafton**, author and independent scholar, discusses his fifth book, **"The Nevada They Knew."** – After writing four books on subjects as diverse as dream psychology, African-American cultural sociology, and the biological evolution of self-awareness in humans and other primates, Tony came home to Nevada in 2012 to write about a legendary friendship – that of Robert Caples and Walter Van Tilburg Clark. Caples was Nevada's leading artist of the twentieth century, and Walter Van Tilburg Clark was its leading novelist. Caples works range from portraits of divorcees to charcoals of Nevada Indians, especially of Great Basin mountains. Clark's fame rests on *The Ox-Bow Incident*, but his finest novel is *The City of Trembling Leaves*, a celebration of youth based in part on the early years of his friendship with Caples in Nevada.



Sunday, October 28, 2:00 p.m. (fourth Sunday) **Location:** Sierra View Library, 4001 S. Virginia Street, Reno. **Edan Strekal**, Project Archivist, Special Collections, University of Nevada, Reno, presents **"Reno Chinatown."** Reno, like other mining and railroad towns in the American West, had a Chinatown that originated with the completion of the Transcontinental Railroad. The Sacramento-to-Reno section of the Central Pacific Railroad was completed in May 1868 and the first train traveled the route on June 18, 1868. Once the work was completed, displaced Chinese laborers were paid off and left along the tracks. Almost immediately, the Chinese in the Truckee Meadows built a bare-wood shantytown along the Truckee River out of any available materials. Thus, on First Street between Virginia and Center streets, Chinatown was born. Reno's Chinese population existed along the periphery of the larger white community for nearly 40 years. Chinatown burned down and was relocated several times. The last remnants of Reno's Chinatown on Lake Street disappeared with the demolition of Bill Fong's New China Club to make way for Harrah's parking structure expansion. The only indication of Northern Nevada's Chinese past is Nevada Historical Marker No. 29 located in Sparks. The plaque, dedicated in 1964, celebrates Nevada's centennial and salutes the contributions of "Chinese pioneers" in the state.

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
- Center Street Homes (Gateway)
- Buildings in the University Neighborhood
- The Hotel El Cortez at 2nd and Arlington
- Hill/Redfield Mansion on Mt. Rose St.
- Lear Theater
- Flick Ranch House
- Two El Reno Apartments at 1461 Lander St.
- Hillside Cemetery
- WPA Projects at Plumas, Stewart and Virginia Lake Parks
- Mid-century Motels
- Burke's, Belli and Mountain View Additions
- Caughlin Ranch House
- Ralston Avenue 300-block homes

The Story Behind Picon Punch

From North Africa to Northern Nevada

by Sharon Honig-Bear

This article originally appeared in edibleRenoTahoe

If there is one drink that defines our region, it is the picon punch, that devilishly potent libation. For many it's a rite of passage: you really haven't been to Nevada until you taste one.

The history of this drink is somewhat clouded but what an exotic path it is. If you are a mixologist, your recipe might read: one part Africa and the French Foreign Legion, blend with an equal part of immigrant shearherders, and cheerfully serve it up in the network of Basque hotels that dotted the West. Voila! You have a classic cocktail whose name says it all: it carries quite a punch.

It's all about Amer Picon

The key ingredient in the drink is the bitter aperitif called amer picon. The name comes from the French word for bitter (amer) and the name of the creator of the aperitif, Gaëtan Picon. Stationed as a sergeant in Algeria, he concocted the liqueur-like potion in 1837. Its intensely sweet and bitter flavors come from dried orange peels, gentian, and cinchona

(whose bark contains quinine). The ingredients served as an effective way to combat malaria and other diseases for the cavalry in North Africa. In Europe, amer picon was often added to beer. The cocktail so well known here was all but unknown on the continent.

The true French product is all but impossible now to find in the United States. People still search out dusty corners in old liquor stores to find the elusive original. Most bars use an inexpensive item (and considered lesser quality) made by Torani. In its favor, it's higher in alcohol than the original (78 proof vs. 42 proof) and that contributes to the "punch" of the drink. Over the years ads appeared for Dubonnet Amer Picon, Segalas America Picon and other imitators. Whatever amer you start with, add some grenadine, soda water, a float of brandy, a twist of lemon, and you are imbibing a little bit of Basque tradition.

Basque Roots are Hazy

A direct and magical link between the Basques and the picon punch has proven elusive in research. It's speculated that Basques knew amer from the home country but the cocktail seems a Basque-American innovation. In *Chorizos in an Iron Skillet*, author May Ancho Davis states, "This drink is a true American-Basque invention." George Yori, in his oral history collected by the University of Nevada, Reno, mentions, "The men used to make picon punch, which comes from the Basque shearherders. Men always made those." The picon was also popular in Italian establishments in San Francisco in the mid-1900s and in Basque dining halls throughout the West.

The first appearance in Reno can be traced to April 28, 1900 when a saloon at 139 Virginia Street advertised "Try a picon lemonade at Thy's." Just a month later, the ad was changed to "picon punch (new)." A small editorial comment a few weeks later in the *Daily Nevada State*



Picon-oppis-guet-s-a-picon

Journal said, "The most refreshing drink is a picon punch at Thy's." The Colombo restaurant in Reno claimed, in a *Nevada State Journal* spread in 1937, "With all due modesty we claim the credit of introducing the picon punch." By the 1970s, Louis' Basque Corner was advertising its "famous picon punch." Everyone wanted a piece of picon history.

Thy's saloon and the Colombo are long gone but the picon punch lives on in Basque restaurants and local watering holes. How fitting that an aperitif that had its origins in the hot desert of North Africa would find new life in the high desert of Northern Nevada and the West.



Picon, photographed at Louis Basque on Fourth Street in Reno.

Sharon is a regular contributor to a column entitled *Edible Traditions* in *edibleRenoTahoe*. She was a longtime restaurant writer for the *Reno Gazette Journal*. Currently, she is a tour leader with Historic Reno Preservation Society, founder of the annual Reno Harvest of Homes Tour and Chair of the City of Reno's Arts and Culture Commission.

ADUs May Impact Historic Neighborhoods

The City of Reno is considering amending Title 18 of the Reno Municipal Code to permit Accessory Dwelling Units (ADUs) on single-family residential lots. An ADU is a secondary dwelling, known as a “piggy-back” house or “granny unit.” This amendment requires a minimum lot size of 9,000 square feet to establish an ADU, and the size of the ADU is limited to 600 square feet. The amendment also requires that the property owner must live onsite, that the ADU share utilities with the primary residence, and that the ADU **not** be used for short-term rental purposes (such as Air BNB).


All planned unit developments (PUDs) are exempt from the ordinance. Basically, a PUD is any master-planned community (e.g., Caughlin Ranch, Somerset Damonte Ranch). Since the Newlands Historic District is not a PUD, the ordinance applies. Therefore, Newlands—along with other historic neighborhoods—are potentially affected by this regulation.

The amendment incorporates design standards to mitigate adverse visual effects of the ADUs on established neighborhoods. Section (b)(4) requires that any ADU more than 200 square feet “shall be architecturally compatible with the existing or proposed principal residential building.” It also calls for tree and fence screening from the right-of-way.

There is a neighborhood group within Newlands that is opposed to the establishment of additional ADUs within the historic district (Note: The area bounded by California,

Arlington, Monroe, and Nixon is zoned MF14 and features a number of ADUs that share lots with primary residences). They worry that the amendment will increase the population density of the neighborhood, exacerbating existing traffic and parking issues. The group is also concerned that ADUs will degrade the district’s historical importance and charming nature, increase short-term rentals, encourage the subdivision of single-family lots, and increase the number of multi-family units on single-family lots. Another concern is that a Special Use Permit (SUP) is not required with an ADU, so neighbors aren’t notified of the impending construction.

The Planning Commission advised city staff to seek input from the Historical Resources Commission (HRC). During its July meeting, the HRC expressed concerns that the ADUs could potentially impact not only historic districts, but also established neighborhoods. As a policy that has not been tested in the community, the HRC was concerned that ADU establishment could result in unforeseen cumulative impacts citywide, not just in the Newlands district.

This amendment is going back to the Planning Commission for approval. If approved, it will be presented to City Council for adoption into the Reno Municipal Code. HRPS encourages anyone with an opinion on this amendment to express your view to the Reno Planning Commission and Reno City Council, via email, phone, or in person at a public meeting. Additionally, you can contact the Newlands Neighborhood Association at newlandsreno@gmail.com. 

2018 Neighborhood Preservation Fund Recipient


by Cindy Ainsworth, NPF Administrator



The 235 Lee Avenue property received the 2018 NPF grant to help with the replacement of the roof. Photo provided by the owners.

This year’s NPF grant is awarded to Andrea and Peter Ames to help with the installation of a new roof for their 235 Lee Avenue property. The owners purchased the beautiful Newlands Heights Historic District home in 2003. Throughout the years, they have lovingly rehabilitated the property. When they remodeled the kitchen, they installed casings and doors in keeping with the rest of the home and replaced linoleum and carpeting with quarter-sawn hardwood. A few years later, they purchased window inserts to make the house more energy efficient without compromising the historic wood windows.

Also in 2018, HRPS awarded the final three-year grant payment for the replacement of the roof and other maintenance improvement projects for the Levy House/ Sundance Books property.

The NPF has allowed property owners the opportunity to apply for grants for the rehabilitation of historical structures in a manner authentic with the original architectural style. Major funding for the NPF comes from HRPS Reno Harvest of Homes tour along with \$500 from every new Lifetime membership of \$1,000. Additional NPF donations can be sent to HRPS, P.O. Box 14003, Reno, NV 89507. 



The Chism Ice Cream Wagon, c. 1910. Photo courtesy Nevada Historical Society.

Bringing a Piece of History Back to Life

by Debbie Hinman

In today's Reno where we are losing history daily, where empty dirt lots are spreading like a contagious disease throughout our city core, it feels pretty good for once to report on a history "save." This is the story of a remarkable find—a random discovery of an artifact that was assumed to have been lost long ago.

In 1905, a young man named Edward Chism established an ice cream business in Reno. By 1907, he was using a horse-drawn delivery wagon to sell his ice cream door to door, and to deliver his product to fountains such as Wilson's Drugs. By 1916, a shiny new canvas-topped Motel T Ford had replaced the wagon.

Now we fast forward more than a century and find a Silver Springs man named Steve White driving through Dayton one afternoon. Steve has a deep appreciation for western history in general, and a particular fondness for antique wagons. On this drive, he caught sight of an old spoked wheel peeking from under a tarp alongside a residence. He pulled over and asked

the owner if he could see it. The owner told Steve he had bought the wagon eight or nine years earlier from some people in Mound House. He confessed it had sat open to the elements for four to five years before he had put a tarp over it. Noting Steve's interest and enthusiasm, the two made a deal for the wagon.

Steve took it back to Silver Springs and applied several coats of polyurethane to try to preserve what vestiges of the original patina remained. In doing some research, he came across a story on Chism Ice Cream that I wrote in a 2014 *FootPrints*. There was an early photo of the wagon, so Steve was able to replicate the canopy that once housed the product out for delivery, framing it and covering it with canvas. Steve left me a voice mail about the wagon, mentioning he had it listed for sale on Craigslist with photos. I called Steve back and assured him I would spread the word.


Even without its canopy, the wagon was wonderful and the first person I thought of was Jack Hursh. I knew Jack loved old barns—why not an old wagon? After all, he used to have a one-horse open sleigh (minus the horse) in his living room. Jack was as enthusiastic as I imagined he'd be and out he went to Silver Springs with his history sidekick Loren Jahn, and back came the two with the wagon in tow. Last week it was unveiled at Bartley Ranch Regional Park in front of the farm buildings he and Loren, under the auspices of the Truckee Meadows Remembered organization, had rescued and set in place



The wagon that Steve White saw under a tarp in Dayton, after he had put polyurethane on to try to preserve it.
Photo Courtesy Steve White.

there. Loren, an accomplished artist, had replicated the Chism logo on the canopy to perfection.

An important relic of local history has reappeared and I know somewhere Ed Chism is smiling. If you attend our Harvest of Homes tour this September 29, you can see the wagon up close and personal outside our Sinclair Street property.

Says Jack Hursh, "I would like to thank Debbie for informing us the wagon was for sale. The fact that it is an ice cream wagon has made it an extra 'tasteful' project, and it's rewarding for us to be able to bring a little piece of old Reno back home!" 



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

Loren Jahn detailing the wagon cover to replicate the original wagon's signage. Photo courtesy of Jack Hursh.



The refurbished Chism wagon at its debut on July 17, 2018 at Bartley Ranch Regional Park in the Truckee Meadows Remembered little barns area with Loren Jahn and Jack Hursh. Photo courtesy Jack Hursh.

Watch for Announcements of HRPS Fall Activities on Facebook, Instagram, Twitter and the HRPS website HistoricReno.org.

Be a Nevada Historical Society Volunteer

Would you like to assist the Nevada Historical Society and its professionals by volunteering as a docent? We need people to learn the "Point of Sale" system in the Museum Store and we need people who will learn to give school tours. Does that sound like your specialty?

To become a NHS Volunteer, you complete a 4-hour training program, two shadow sessions and attend three lectures. You must become a member of the Nevada Historical Society and the Docent Council and work a minimum of 48 hours per year.

The next Volunteer Orientation will be

Date: Wednesday, September 12, 2018

Time: 9:00 a.m. to 12:30 p.m.

Location: Nevada Historical Society

Address: 1650 North Virginia Street,
Reno, NV 89503.

For information, please call 775-688-1190, x 0, or email Betsy Morse at morse13@gmail.com or call Betsy at 775-200-4806 for details.

Reno Pops Orchestra

Cordially invites you to an
Afternoon of music, wine, appetizers and desserts
A Silent Auction

At the historic home of
Henry and Betsy Thumann
(formerly known as the LaGatta Mansion)

Saturday, September 22, 2018
725 California Avenue, Reno
Between 2:00 and 5:00 pm

Tickets: \$40/pp by September 14
Tickets are limited
Order at website: RenoPops.org

Or send check with email address
and/or phone number to:

Reno Pops Orchestra
P.O. Box 20952
Reno, NV 89515



Message From Your HRPS President Carol Coleman

Greetings HRPS members
and friends,

What is happening with Center Street homes?

With a cohort of supporters and the **Truckee Meadows Heritage Foundation**, **Alicia Barber** and **Barrie Lynn** worked feverishly to meet the **University of Nevada, Reno's (UNR)** six-week deadline on a request for proposal (RFP), due June 7, 2018, for removal of the Center Street and Lake Street historic homes to an undisclosed local site. As you read in the Summer 2018 issue of *FootPrints*, the creation of Evans Historic Park had been discussed for relocation of the heritage homes, keeping them close to their original university setting, thereby preserving the context of these late 1800s and early 1900s Queen Annes—a cluster of homes like no other in the city.

On July 10, the University announced: “BCN Purchasing, on behalf of the University of Nevada, Real Estate Department has completed the evaluation process of RFP no. 8489 for ownership of the Gateway Homes. This email is to inform you of the intent to award the contract to Common Ground Urban Development for 10 of the houses, Tim and Nancy Gilbert for the house at 127 E. 8th St. and Jerry and Beth Krug for one house to be determined pending successful negotiation of contract terms. After the final contract negotiations have been completed and necessary approval signatures obtained,

a formal Notification of Award (NOA) will be issued.”

What do we know about **Common Ground Urban Development**? It is a San Francisco real estate developer that also consults for **Burning Man**, according to an email from the university's real estate purchasing department. The company frequently rescues historic properties and redevelops them. Common Ground / Burning Man have not been open about their proposed relocation site. They may have said on the record that it's not Fly Ranch, it's not Reno, and it's probably on Burning Man land somewhere, but it would be VERY good to get confirmation of what the actual proposal said.

“After the final contract negotiations have been completed and necessary approval signatures obtained, a formal Notification of Award will be issued,” UNR wrote in the email to bidders. “Once the contracts are final, we hope to provide more details on the transfer of ownership and future plans for the houses,” according to UNR's communications director **Kerri Garcia**.

What criteria did UNR use to determine that the applicants' proposal would actually result in the preservation of the houses, not just moving them out of the way? It's hard to say, as the process was not made transparent. To our knowledge, the University did not enlist anyone with preservation expertise or credentials to assist with formulating the RFP, nor with selecting the winning proposal. It's also unclear why the university only allowed six weeks for people to assemble proposals to move these house, without even giving any advance notice, when clearly it would take much longer than six weeks for anyone to assemble suitable land for multiple houses in Reno.

During a recent city council meeting, UNR President **Marc Johnson** pre-

sented his own proposal for Evans Park: that it become a parking garage for the school. He conceded that the University would wedge a small park between the proposed business building (which is to replace the Center and Lake Street homes) and this parking garage. Is this why the University rejected the Evans Historic Park proposal? Has UNR had designs on Evans Park the whole time?

Now we read in the *Reno Gazette-Journal* (July 13, 2018) that **Common Ground** actually “has no plans to move the historic Reno houses to a ranch owned by **Burning Man**. We support the community's effort to keep the houses in Reno,” said **Leiasa Beckham**, principal at **Common Ground**. Is this rumor or fact?

We simply don't know what is going on, and UNR clearly set the whole process up poorly since these houses are owned by the state and therefore the community deserves to be part of the decision. It's not a transparent process if the public doesn't know what's going into that decision—and what has even been proposed—until after it's finalized.

Preservation in the Truckee Meadows remains a mystery. We have neighbors come together and bring good arguments to why they don't want further development in their historic neighborhoods to no avail. We have community groups come together to develop legitimate proposals to save historic properties only to fail. This is a continuing problem between the county, cities and now the University.

I am disappointed with the University of Nevada, Reno's decision. If the public process resulted in the houses being separated and moved far away from Reno, then it was a failed process.

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

HRPS Lifetime Members

Darleen Azizisefat
 Jacqueline Black (*)
 Jacquie Foundation
 Laurie & Greg Boyer
 Lynn Bremer
 Florence Ann Burgess
 Phyllis & Tom Cates
 Jan Chik
 Becky Czarnik
 Joan Dyer
 Betty Easton
 Bob & Fran Fricke
 Marilyn Fuetsch
 Ted & Francine Gray
 Melinda & Dan Gustin
 John & Susan Hancock
 Carol Haydis
 Sharon Honig-Bear
 Lee & Ivey Johnson
 Mike & Pat Klos
 Laurence & Linda Kuttan
 Katherine Latham
 Jan & Jim Loverin
 Jon & 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 Satca
 Michael & Karren Smith
 Robert Stoldal
 Tom & Leanne Stone
 Terry & Fran Terras
 Mike & Karen Traynor
 Charlotte Voitoff
 Sharon Walbridge
 Betty Watts
 Kathy Williams
 Reg & Shelley Willison
 (*) deceased

*Thanks to the following HRPS
Business Members who are
supporting the works of HRPS*

Harold & Alice Jacobsen

John H. Johnson

Jennifer Lazovich

HRPS MEMBERSHIP APPLICATION

Historic Reno Preservation Society celebrates its 20th anniversary as an all-volunteer non-profit organization in September 2017. The **Historic Reno Preservation Society (HRPS)** is "dedicated to preserving and promoting historic resources in the Truckee Meadows through education, advocacy and leadership."

All Membership Levels include the HRPS quarterly historical publication, *FootPrints*; HRPS walking tours during the summer months; and educational programs in fall and winter.

You may pay by check, cash, Paypal or credit card. To pay by Paypal or credit card, please log on to our HRPS website: www.historicreno.org.

<input type="checkbox"/> New Member <input type="checkbox"/> Renewing		My Additional Donation: \$ _____ Pat Klos Annual Volunteer Award Fund \$ _____ Neighborhood Preservation Grant Fund \$ _____ Overall Program Support
Membership Levels: <input type="checkbox"/> \$15.00 Student <input type="checkbox"/> \$25.00 Individual <input type="checkbox"/> \$45.00 Family <input type="checkbox"/> \$100.00 Supporting <input type="checkbox"/> \$200.00 Business <input type="checkbox"/> \$250.00 Preservation Patron <input type="checkbox"/> \$500.00 Benefactor <input type="checkbox"/> \$1,000.00 Lifetime Member		
HRPS Quarterly <i>FootPrints</i> Preference (Please check one): <input type="checkbox"/> Hard Copy <input type="checkbox"/> Email Only		

Name(s) _____

Mailing Address _____

City _____ State _____ ZIP _____

Phone _____

E-Mail _____

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

PD LIKE TO VOLUNTEER TO WORK ON: <input type="checkbox"/> Home Tours <input type="checkbox"/> Walking Tours <input type="checkbox"/> Board <input type="checkbox"/> Research <input type="checkbox"/> Other _____
--

Please make your check payable to:
Historic Reno Preservation Society
 and send with this form to:
 HRPS
 P.O. Box 14003
 Reno, NV 89507

RV 08.14.2017 / FO-DCD



P.O. Box 14003
Reno, NV 89507

NONPROFIT ORG.
U.S. POSTAGE
PAID
RENO NV
PERMIT NO. 20

RETURN SERVICE
REQUESTED

**Home Tour
Issue!**



Check us out on Facebook!
Give us a Like!

BULK RATE MAIL

Bulk Rate mail is not forwarded. FootPrints is mailed using a Bulk Rate Mail permit. If your address changes, please notify us at HRPS, P. O. Box 14003, Reno NV 89507, with your address change, to keep *FootPrints* coming.

INSIDE THIS ISSUE

Summer 2018 • Vol. 21 No. 4

- 1-4** HRPS Home Tour
- 5-7** Elements: Brick
- 8** September Walking Tours
November Movie
- 9** October Programs
Endangered Properties
- 10** Picon Punch
- 11** ADU Regulation Impact
NPF Award
- 12-13** The Chism Dairy Buggy
NHS Volunteers
Reno Pops Event
- 14** President's Message: UNR's Decision
- 15** Membership Form

**Remember
HRPS With a
Donation on
Giving Tuesday,
November 27,
2018**



Scan this QR code with
your smartphone to go
directly to the HRPS website

HRPS Officers

President: Carol Coleman
Vice President: ZoAnn Campana
Secretary: Sharon Honig-Bear
Treasurer: Robert Harmon Sr.
Past President: Byllie Andrews

Board of Directors

Eric Broili, Holly Walton-Buchanan,
Bradley Carlson, John Farrow,
Jen Johanson

HRPS Phone: 747-4478

Program:

Shery Hayes-Zorn, Kimberly Roberts

Membership:

Katy Phillips

Walking Tours:

Bill Kolton, John Farrow

Webmaster:

Rosie Cevalco

HRC Liaison: Debbie Hinman

NPF Administrator:

Cindy Ainsworth

FootPrints Managing Editor:

Debbie Hinman, 322-9400

Editorial Staff:

ZoAnn Campana, Joyce Cox

Editor Emeritus &

FootPrints Founder:
Sharon A. Walbridge

Graphic Design:
Double Click Design
dedreno.com

Opinions expressed in FootPrints are those of the contributors and do not necessarily reflect those of the editorial staff, the Historic Reno Preservation Society executive board or the general membership. FootPrints is a quarterly publication printed in Reno, Nevada. Articles may be reprinted in print or electronic formats only with permission of the HRPS Editorial Board. All rights reserved. ©2018 Historic Reno Preservation Society (HRPS)