

## A Divorcee in Reno: Remarriage and Remaining

by Debbie Hinman

*A number of the divorce-seekers who had come to Reno to take the cure, remarried and made Nevada their permanent home. Although it sounds like the stuff of myth and urban legend, marriages between Eastern ladies and Nevada cowboys truly happened. It would be interesting to study the impact these emigrant brides had on Nevada, as not a few rose to prominence in Nevada society. (From "Reno Divorce History," Remarriage and Remaining, by Mella Harmon, M.S.)*

Pretty brunette Monaei Lindley wanted to be an actress. Born in Cleveland, Ohio in 1908, she had all the advantages of a wealthy upbringing. Her father Lee Roy Lindley was President of the Lindley Box & Paper Company. Monaei attended a well-established educational institution, Harpeth Hall School in Nashville, Tennessee, and then Harcum, a preparatory school for Bryn Mawr. However, Monaei had a different idea for her life's path. In 1932, with her parents' blessing, she decided to follow in the footsteps of so many attractive young women and pursue her dream of acting in Hollywood. She boarded a ship in New York and set sail for Los Angeles.

Monaei was one of the lucky ones. The same year she arrived in L.A., she found a significant part in one full-length film, *Tangled Destinies*, and in three short films, *Meet the Senator*, *The Spot on the Rug*, and *Listening In*. In 1933, she appeared in *Her Secret* and then won the lead in a Los Angeles stage play, *Between the Covers*.



Publicity photo (above) from Monaei Lindley's Hollywood Days. Monaei Lindley in 1933 working with Kellogg's star Arabian, Raseyn

As a young girl, Monaei likely developed a love of horses. Her maternal uncle was Samuel Riddle of Philadelphia, who had a large ranch and was the owner of the legendary Man o' War. In 1933, Monaei participated in a horse show at the W. K. Kellogg Arabian Horse Center in Pomona, California, putting Kellogg's star Arabian, Raseyn, through his paces.

Then she met wealthy Wall Street financier Wallace Groves. The couple eloped to Amenia, New York in 1934 and settled into a triplex Park Avenue penthouse apartment. Early in 1937, Monaei gave birth to a son, Wallace Lindley Groves.

The marriage ended following a trip to Miami and cruise aboard a luxury yacht a few weeks after the child was born. A fight ensued at a Miami hotel and Monaei flew home to be with her seriously ill father. Arriving at her apartment, she found her son and the maid/nanny gone. She accused Groves of kidnapping, an accusation that hit the national news. Groves returned the child and Monaei gathered him up and packed him off to Reno to put in her six weeks, no doubt fully intending to continue on to Hollywood to try and resume her aborted film career or return East at the end of her required residency.

Instead, Monaei became enamored of the ranch life. She may have stayed at a local guest ranch for the duration of her residency, rekindling her love of horses. With her generous divorce settlement,

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# A Divorcee In Reno

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she purchased ranch lands from Frank and Emma Herz Trosi in July of 1938, which became the Shadow Ranch in Sparks. In addition to acquiring the ranch, she acquired a new husband, Paul Leamon Peterson, when she advertised for a foreman. What began as a business arrangement quickly turned to love for the couple. Monaei and Paul took a New York honeymoon, and upon their return set about improving the ranch and raising her son, now called Norman Lindley. In 1939, Monaei purchased a \$5,000 Arabian stallion named Rosssdin, reputed to be one of the finest horses in the state.

By the end of 1939, Monaei and Paul's seven-month marriage had come to an end, and they divorced on friendly terms. Peterson waived any claim to Monaei's property. Early in 1940, one of Reno's most popular nightspots, the Town House, advertised their Grand Opening (actually a re-opening) featuring "Monaei Lindley, Your Hostess." Monaei had acquired part ownership of the establishment. Early in 1940, Monaei again tried her hand at matrimony. On February 18, 1940, she married her divorce attorney, Gordon Rice, a very well-known figure in Reno, with the prestigious firm of McCarran, Rice & Bible. It must have been a whirlwind romance; Rice had just divorced his wife two weeks previously. The couple honeymooned in Havana and New Orleans.

The couple returned to Monaei's ranch. Not more than a week later, they were driving down E. Second Street one evening when the car swerved and crashed into a culvert. Monaei's injuries were serious. She suffered chest injuries, a fractured thigh and numerous cuts and lacerations, and was in shock when rescued. Gordon had a leg injury and cuts and bruises. Whether Monaei blamed Gordon for the accident or there were other marital issues, this marriage was over by the end of 1940.

Not one to let grass grow under her feet, Monaei married a San Francisco artist, Louis Heinzman, in Carson City on January 1, 1941. Oddly, Monaei always denied this marriage, claiming she never married Heinzman, but it is on county record as having taken place. Heinzman was German, the son of a Bavarian royal court painter, who came to the United States in 1934. He was married and living in Reno in the late 1930s. A landscape painter, he later moved to Salt Lake City and is still known for his oils of Utah, Nevada and California deserts. Perhaps Monaei was reluctant to admit to this marriage as it was of very short duration—she remarried four and a half months later!

Husband number five was a Reno man, a former deputy sher-

iff and fingerprint expert, Edward Cupit. Cupit and Monaei were married in Fallon May 21, 1941, less than 24 hours after he received his divorce decree from wife, Phyllis. Later in 1941, Monaei traveled back to New York to testify against her former husband, Wallace Groves, who was indicted for a stock swindle. Groves was convicted and sentenced to two years. However, he only served five months. When he was released, he married Monaei's French Canadian former hairdresser and moved to the Bahamas, where he built quite an empire. He purchased an island, creating a lavish, private estate where he lived out the rest of his life.

In November of 1941, Monaei sold her interest in the Town House to George Perry, Walter Parman and Jack Blackman. In July of 1942, she sold several lots she had acquired early in her Reno residency to George Parker. Monaei had purchased land

on a bluff overlooking the newly-created Virginia Lake. It was a new neighborhood under development, known as Country Club Acres. At that time it was considered suburban Reno, falling outside the city limits, and yet was close enough to town to be convenient. Attractively located between the new lake and the Washoe Golf Course, the lots were popular, particularly later in the 1940s as servicemen began returning to Reno and looking for housing. Although Monaei had no obvious connection to the area other than the few lots she owned, that street became Lindley Way and today is one of the most exclusive streets in the subdivision (further research failed to reveal any other prominent Lindleys for whom the street could have been named).

Unfortunately, Monaei's marriage to Ed Cupit was not fated to last either. Still involved with her ranch and horse raising, Monaei's next husband was another cow-

boy, Domenic Peri. They married in March 1943. Domenic's father, Constantino, had come from Italy and in 1918 settled east of Reno in Lockwood canyon, establishing a ranch. This sixth marriage lasted nearly 3 years; Monaei divorced Peri in January 1946 when he was serving in the army, in the Pacific, claiming he left her with no help at the ranch.

Monaei's seventh marriage took place in the Minden Justice of the Peace's office on February 27, 1946. Al Price was a different type of husband, though like Heinzman, he was from California and dabbled in art. He was described as a student of the occult, a hypnotist and a sculptor. The couple's marriage was announced at a party at Shadow Ranch. The party featured a séance, conducted by Price. In attendance were a newspaperman, a photographer, a divorcee, an unnamed cowboy and the couple. The cowboy participated by being



Monaei and husband Paul Leamon Peterson at their Shadow Ranch in Sparks.



hypnotized and placed in a cataleptic position, his head on one chair, his feet on another. To prove he was truly under, he was touched on bare skin with a lit cigarette. Under hypnosis, he announced the future plans of the Prices, which were to leave Reno permanently for an artist colony somewhere in California, assume new names to live incognito, and study philosophy. Monaei leased out her beloved Shadow Ranch and two trucks were packed with their belongings. The newlyweds departed in Monaei's "glistening, yellow Cord," as described by the *Nevada State Journal*, sharing the seat with her pet Siamese cat. The ranch was leased for five years to Glenn Perry, whose plan was to make a guest ranch of the property, with many alterations and additions.

Most locals probably assumed this would be the last they would hear of their colorful resident. However, in May, a newspaper item announced that Monaei was repossessing her Shadow Ranch property. She filed suit against Perry, claiming he had never paid for two vehicles she had sold him. Monaei was back, with no sign of Al Price.

A year and a half later, Monaei sold her ranch, her home for nearly ten years. It was sold to Mr. and Mrs. Harold Sanford, at a cost of \$85,000. The Sanfords sold property on Hill Street, between Liberty and Ridge Streets, to Monaei for \$13,000. She purchased another ranch, the Cinnabar, on Spanish Springs Road. She encountered a bit of trouble there when her stallion allegedly attacked a visiting veterinarian. The veterinarian sued Monaei for permanent injuries.

Now single, unless the local papers gave up on following her liaisons, Monaei took an active role in the community. In late 1949, she performed in a Reno Little Theater production of *The Women*, playing Countess de Lage. A local review called her "a show stealer." In 1950, she donated a horse to be raffled off at the Reno Rodeo. In 1952, a newspaper article announced that appaloosa horses were owned by only five Nevadans: Monaei was among them.


By 1955, Monaei was using the name, Monaei Lindley Noah, having married Edwin Noah, husband number eight. By this time, Monaei was 47; Noah was 27. Born in Salt Lake City, Noah's family had moved to Reno when he was a boy. Noah was a foreman with the Sierra Pacific Power Company and moved into the Cinnabar Ranch. It's hard

to say when this marriage ended, but in 1962, a newspaper article refers to Monaei Lindley returning to the Cinnabar Ranch after touring the Holy Land. In December of that year, Noah remarried.

There are no records or mentions of future marriages for Monaei. Her life may have taken a downward turn, as in 1964 she was charged with drunken and reckless driving and driving on the wrong side of a street or highway. Her car hit two parked vehicles. Then in February of 1969, a final tragedy struck. Monaei burned to death in a house fire at her ranch on Spanish Springs Road. The *Reno Gazette Journal* reported that due to snow-covered roads, firemen had difficulty reaching the home. Damages were estimated to be in excess of

\$100,000. The Battalion Chief reported that the fire had started in the family room, apparently by a lit cigarette. Monaei was survived by son Norman, and his wife and three children. The *Nevada State Journal* placed Monaei's age at "about 52," which no doubt would have pleased her at age 60. Curiously, it also identified her as "a widow," although Edwin Noah was still alive. Monaei was buried at Mountain View Cemetery with no graveside services.

In spite of her tragic end, Monaei Lindley certainly led a full and fascinating life. She obviously preferred her ranches and wide-open spaces to the

glitz and glamour of Hollywood or the cosmopolitan hustle-and-bustle of New York City and found much here to occupy her time (and many interesting men). Reno has always been a "melting pot" of fascinating people, and those who came for a divorce often became a significant segment of the population. Monaei Lindley's story is just one of so many of the "divorcees who stayed" and contributed their energy and colorful personalities to our city's history. 



Monaei and husband Gordon Rice, who was her own divorce attorney with the prestigious firm of McCarran, Rice & Bible.

Information for this story came from local and national newspapers, Life Magazine 5/3/37, IMDb.com, and Ancestry.com records.

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



Planters, pods, and full-grown trees all remain true to the architect's vision of a park-like setting.

The planned improvements are designed to honor the unique architecture of the iconic building and restore the library's historic 1966 look, with furniture and subtle decorative touches evoking Mid-century Reno. Listed on the National Register of Historic Places in 2013, the award-winning library is a favorite with locals. Much of the allure comes from the building's iconic design, and from planters to "pods," its beloved elements will remain.

### Making Renovation Possible

In 2016, the library was notified of a bequest from a large trust. The David J. Tacchino Trust provided more than \$900,000 to allow or enhance access to Washoe County Libraries, making it possible to fund renovations at the Downtown Reno Library, Sparks Library, and Northwest Reno Library. The bequest will cover furniture, fixtures, and equipment at each library, along with an opening day collection of new children's books. Negotiations with the Tacchino Trust and Washoe County ensured a cash match, and Washoe County will cover costs associated with maintenance and construction, such as new carpet, paint, and similar projects.

The first phase of this project was completed earlier this year with the refurbishment of the library's garden level auditorium. The space has been retrofitted with new projection and sound equipment, making it easier for staff and public to take advantage of the theater-like space. Since reopening the auditorium in January, we have hosted the first live streaming of TEDxUniversityofNevada, countless performances and children's programs, and a series of candidate forums.

### A New Space for Children

A major goal of the renovation is to make it easier for parents and young children to use the library. For the first half of the library's history, services for children were on the north end of the

# Downtown Library Upgrades

by Jeff Scott and John Andrews

## Where Downtown Meets Midtown

On May 22, 1966, the residents of Reno welcomed a new public library at the corner of Center and Liberty Streets in a quiet corner of town. Frustrations over delays in planning and construction were forgotten as the new facility became a beloved fixture in Downtown Reno, earning local and national acclaim (See *Reno's Downtown Library*, FootPrints Vol. 17 No. 2, Spring 2014).

Architect Hewitt C. Wells is known locally for his modern designs, including the Downtown Reno Library and the nearby former City Hall (now The Discovery). We were happy to see him recognized as one of Reno's 150 most impactful residents during the City's sesquicentennial celebrations. After more than 50 years of service, his Downtown Reno Library is due for a refresh befitting this Mid-century jewel in Reno's crown.

These are exciting times for Washoe County Library System, with most of our current focus on the Downtown Reno Library and planning for its renaissance. The library is an essential piece of the city, located at the boundary of Downtown and Midtown and adjacent to the family-friendly corridor of the Nevada Museum of Art, the Terry Lee Wells Nevada Discovery Museum, and the National Automobile Museum.

With the resurgence in popularity of our urban core, Washoe County Library is taking advantage of its location to create new opportunities for the community to connect, gather, and explore. Renovations planned for late 2018 will focus on expanding and improving service to children and families, promoting our unique local history resources, and developing a new makerspace, the Quad.



garden level adjacent to the pond, in the area currently occupied by the reference collection and computers for public use. The current children's area on the other end of the lower level was repurposed for this use, but the location in a high-traffic area is no longer well-suited for families' needs.

Bringing the collections and space to the main level will make it easier for children and parents to access the area, improve traffic flow, and provide relief for families with strollers. The new children's library will occupy its own dedicated space, with youth library staff available to assist parents and children. We will be able to expand the book collection and provide greater space for children's programs and story times, with new shelving, furniture, carpet, and paint. The planned renovation also includes two new adjacent family restrooms.

As part of our efforts to improve services to children and families, we are working to enhance our partnerships with other agencies in our corner of Downtown. The Discovery, National Automobile Museum, Nevada Museum of Art, and Fleischmann Planetarium are all partners with the library and offer discounted or free tickets through the library's Discover & Go service.

## The Quad

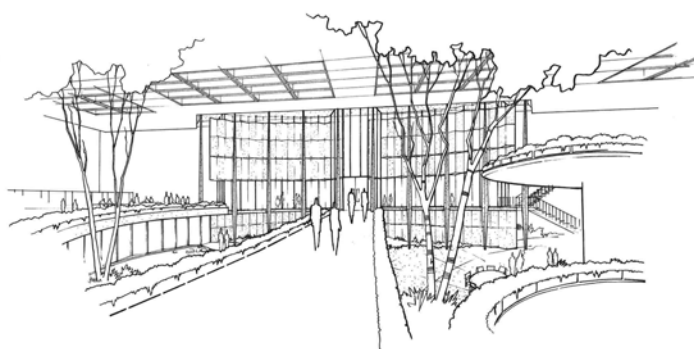
Long gone are the days when learning was confined to books, and we are planning to expand our STEM/STEAM (science, technology, engineering, art, mathematics) footprint with a dedicated Makerspace on the 4th floor of the library. The newly re-branded Quad will provide everything necessary to be a maker, including a digital makerspace, a physical makerspace, STEM/STEAM programming centered around making, and opportunities for self-guided learning.

Currently, eight "Idea Boxes" rotate among the branches to provide engaging activities with a STEAM or maker focus.

We are also expanding programming to include things like Fixit Clinics that will teach patrons how to repair common items from clothing to electronics. The creation of the Quad at the Downtown Reno Library will provide a space to feature larger technology, specialized computers, and more focused programming.

## All History is Local

While our building is steeped in history, the library's collections are what ultimately define much of its identity. Unknown to many, the library is home to some historical treasures that are available for public research, including historical telephone directories, maps,



LOOKING EAST TOWARD ENTRANCE

Architect Hewitt C. Wells' vision of plants and trees to form a park-like setting inside the Washoe County Downtown Library.

and *Reno Gazette-Journal* archives. Many of these special collections are currently behind closed doors, and this renovation provides an opportunity to make them more accessible.

We plan to move our local history archives to the reference room on the garden level. Library staff will be available to assist researchers in discovering the rich history of Northern Nevada, and the compact shelving will be put to good use, holding everything from old Polk directories to new Nevada titles. A free and publicly accessible archive will help us know, preserve, and enhance our history, and a more prominent location will benefit both researchers and the curious.

We look forward to preserving the integrity of the space and the resources to improve the experience for patrons

researching local history, as well as for community members taking advantage of the unique setting to discover hidden treasure.

## Moving Forward with the Past

As the library continues to evolve to meet the needs of our 21st-century society, we do so with an eye to the history of our community and our institution. Beginning with Nevada's first public library on the banks of the Truckee River, the Washoe County Library System now serves our diverse population physically from 12 branches with books, programs, and opportunities for education and enrichment, as well as virtually with digital services like e-books, language learning, and Lynda.com.

Since that first library on the river in 1904, we have always been a part of Downtown Reno. We were there for the casino boom, for the newlyweds, and for the divorcees. We have watched property values fluctuate, and new businesses breathe life into old buildings. We are there for Hot August Nights and Artown, and for the annual Burning Man migrations. We are there for the rebirth of the river corridor and to help meet the needs of a more urban

population, from basic computer skills to resources for startups.

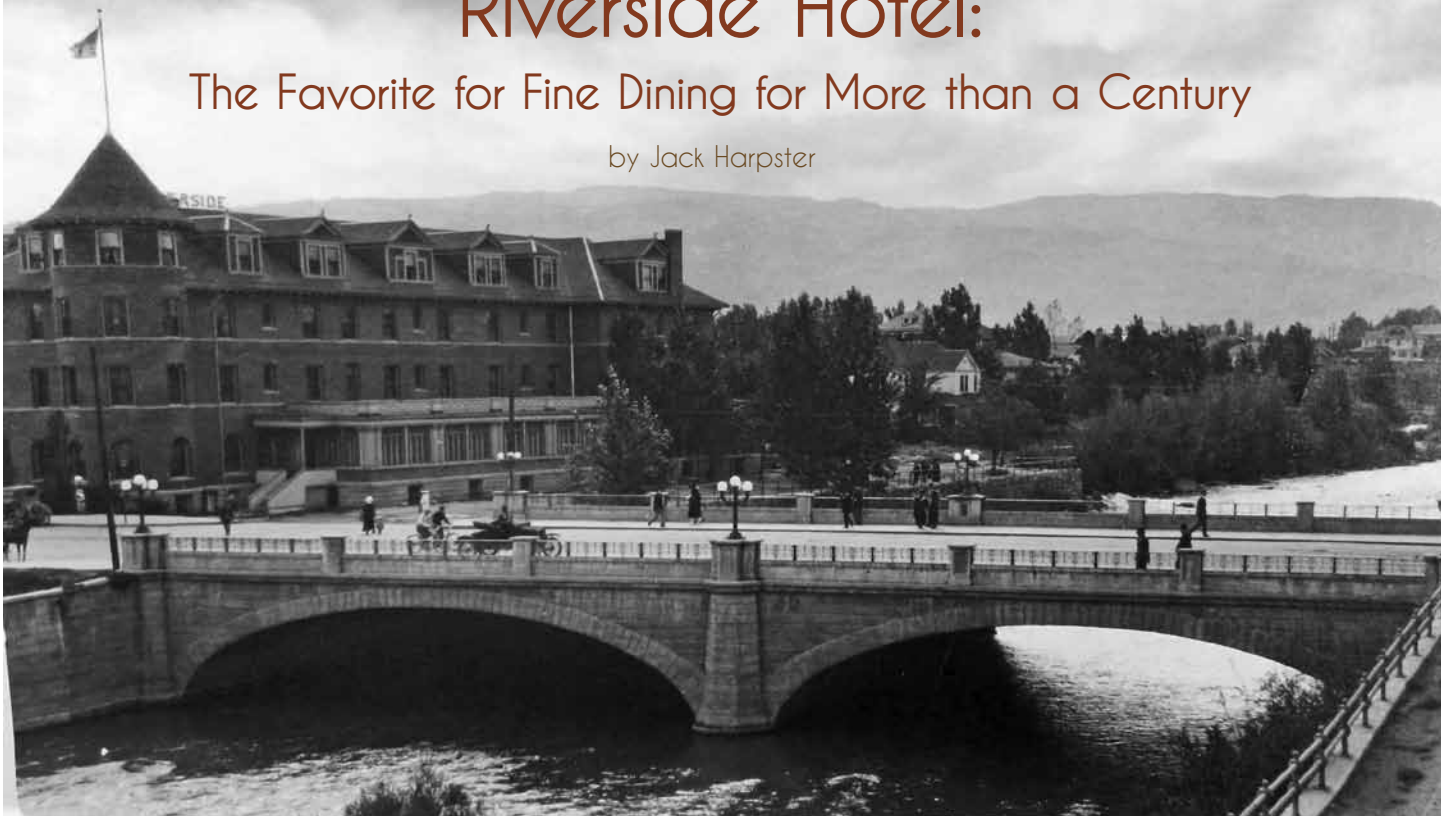
Our libraries have more to offer than ever before, our Mid-century Modern look is back in style, and the Downtown Reno Library is open for business. We hope to begin our renovation in November 2018, with plans to re-open around February 2019. We can't wait to take you back in time to when the library was built, and to be your partner in creating the future of our vibrant community.

Jeff Scott is Washoe County Library Director; John Andrews is Internet Services Librarian.

# Reno's "Grand Dame" Riverside Hotel:

The Favorite for Fine Dining for More than a Century

by Jack Harpster



In this photo, the grand new (1906) chateausque Riverside Hotel and the new (1905) Virginia Street Bridge become inexorably linked in fact and fable as the burgeoning divorce business changed the face of the small city. Courtesy of Jerry Fenwick.

In mid-1860, on the far western edge of Utah Territory in the Truckee Meadows, there was a small, rustic inn and tavern perched on the southern bank of the Truckee River. It catered to thirsty cowboys, drovers, and farmers who passed by with their produce-laden wagons and herds of fat cattle and sheep on their way to feed Virginia City's hungry Comstock miners. Just north of the inn was a rough-hewn little toll bridge crossing the shallow, rock-strewn Truckee River. Neither the inn nor the bridge had a formal name; they were simply referred to as the Fuller's Crossing inn and bridge.

The grub that W. C. "Bill" Fuller served at his inn wasn't fancy; according to one early pioneer visitor, "The menu was not very varied but made up for that in the price charged for vitals [sic]. Beans was the staple article of diet and they were not served in any appetizing style . . ." But as bad as the grub may have been, it

paled in comparison to the spirits served in the tavern: "[There] was a little stuffy room that . . . would be thronged with a rough crowd . . . They would fill up on tanglefoot [a strong, cheap whiskey made of deerweed] at 'two bits' a glass, of the kind that tears a hole in the handkerchief when one sneezes."

Over the next two decades the inn and tavern would be destroyed three times by fire and flood; but it was rebuilt each time in a larger and grander fashion. By 1888, the third owner, Nevada State Senator William Thompson, renamed the place the Riverside Hotel. The *Reno Evening Gazette* recognized

the stature the hotel and its dining establishment had achieved by that time, writing, "Those who have stopped off at the Riverside Hotel do not need to be informed that it is the finest family resort on this side of the mountains."



Originally built in 1869 as the Lake House, this building was renamed the Riverside in 1888 by third owner, Nevada State Senator William Thompson. Courtesy of Kim Henrick.



By the second decade of the twentieth century, with Reno well on its way to being recognized as “The Divorce Capital of the Nation,” the Grande Dame hotel’s cuisine was more than a half-century removed from its “beans ... not served in any appetizing style” type of fare. A 1912 Thanksgiving Day menu illustrated the vast upgrades: appetizers included Blue Point oysters and mock turtle quenelles, while for the main course diners could select from planked halibut a la meunière, sweetbread cutlets béarnaise, salami of duck a la chasseur or, naturally, roast Fallon turkey with chestnut dressing. Desserts capped off a memorable meal with a choice of English plum pudding with brandy sauce, tutti frutti ice cream, or hot mince or Nevada pumpkin pie. Because hotel residents and guests were charged American style at the time—one price included both the rooms and meals—there were no prices indicated on the menu; but few who lived or stayed at the swankiest hotel in the city ever looked at prices anyway.

By the 1950s—now nearly a century since the inn and tavern had served its first plate of beans and its first shot of tanglefoot—the Riverside Hotel and its fine dining room, the Theatre Restaurant, were still going strong. But the divorce business, with its wealthy eastern dowagers and their retinue of servants, was




The Riverside Hotel’s dining room, shown here in the late 1890s, was Reno’s favorite special occasion restaurant during the “Gay Nineties” and beyond. Courtesy of Jerry Fenwick.

waning; and the next two decades would not be so kind to the fading old institution. But none of that was on the minds of the many local diners who enjoyed dinner at the “in-place in Reno,” on September 4, 1955. Dinner could include a champagne cocktail, followed by cold vichyssoise, roast rack of spring lamb for two with Belgian endive, boiled pearl onions and cream, and fondant potatoes, finished off with fresh strawberry shortcake, and a split of 1937 Chateau d’Yquem, the world’s finest dessert wine, which can still be enjoyed today for upwards of \$6,000 a split. The bill for such extravagance in 1955, however, according to the Theatre Restaurant menu, was \$25. Of course this did not include the tip.

In December 2017, the Riverside Artist Lofts—just like the parade of hotels and inns that have occupied exactly the same site on the river since 1859—celebrated its 158th birthday in that location. As a collection of private residences, the Riverside is no longer open to the public. The building’s thirty-five apartments are now home to creative artists of every stripe, the headquarters of the managing Sierra Arts Foundation, and a small art gallery.

However, as there has been for many, many decades, there is still fine dining at the Riverside Hotel for Reno’s discriminating diners. The highly esteemed Wild River Grille fills the corner space once occupied by the famed

Corner Bar, overlooking the Truckee River with both inside and outside seating. And to those who pass by, or those longtime Renoites who have cherished the place for decades, the present building still stands in all its 1927 Frederic DeLongchamps-designed glory as Reno’s first address, a masterpiece that defies the ages. 

Information for this article was adapted from Jack Harpster’s book, *The Genesis of Reno: The History of the Riverside Hotel and the Virginia Street Bridge*, published September, 2016 by University of Nevada Press.


## HRPS Harvest of Homes Tour: Saturday, September 29 Calling for Historic Homes

**B**e sure to save the date for HRPS’ fall highlight: the 9th annual Reno Harvest of Homes Tour will be held on Saturday, September 29. The day starts at 10:00 a.m. and runs to 3:00 p.m. Plan to join us in the morning, make a short lunch stop, and finish with a flurry.

We’re looking for a few more Homes for this year’s Home Tour. Might it be a good year for your home to be in the tour? Homes featured in the HRPS Home Tour are at least 50 years old, display the architecture of a particular era, are interesting inside and out, and have been well cared for by their owners.

We’ve checked through the list suggested during last year’s Tour, but the owners aren’t ready to show yet.

Information about the Tour will be available in the Fall issue of FootPrints and online at [historicroeno.org](http://historicroeno.org) in August. Tickets are available in August and will again be \$30 in advance and \$35 on the day of the event. Tickets will be available at specified local businesses and online through the website.

Please contact Tour Chair Carol Coleman at (775) 560-0602 or email at [carolc@galenaforest.net](mailto:carolc@galenaforest.net) for information about hosting. 

# HRPS and Artown July 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](http://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.

Tuesday  
July 3  
6:00 p.m.

**HISTORIC TRUCKEE RIVER WALK** — A relaxing stroll along the Truckee River from the McKinley Arts and Cultural Center to the Lear Theater reveals eclectic architecture grounded by rich political histories and spiced with colorful anecdotes. Meet in front at the McKinley Arts and Cultural Center, 925 Riverside Drive. **Tour guide: Joan Collins.**

Saturday  
July 7  
9:00 a.m.

**TRUCKEE RIVER ALL THE TIME** — See Reno's relationship with the Truckee over time, learn of the great floods and of Reno's architectural heritage, hear the Voice of the City, observe how the HRPS Walks in July relate to the Truckee and the history of Reno. Meet at the Wild River Grille at the Riverside Artists Lofts. **Tour guides: Jim and Sue Smith.**

Tuesday  
July 10  
6:00 p.m.

**WELLS AVENUE NEIGHBORHOOD** — Take a stroll through a working-class neighborhood along the path of the Wells Avenue streetcar, across the V&T tracks, and past the homes of the "Thoma Street Gang." Meet at the Sinclair Street side at the historic Southside School Annex, 190 East Liberty Street. **Tour guides: Mark Taxer and Joan Collins.**

Saturday  
July 14  
9:00 a.m.

**NEWLANDS NEIGHBORHOOD** — Enjoy an architectural walk through one of Reno's oldest and most prestigious neighborhoods. Newlands Heights Historic District was named to the National Register of Historic Places in 2017. Meet at the Lander Street side of My Favorite Muffin, 340 California Avenue. **Tour guide: Scott Gibson.**

Tuesday  
July 17  
6:00 p.m.

**POWNING'S ADDITION AND LITTLE ITALY** — Discover one of Reno's earliest and most delightful vernacular neighborhoods, predominantly settled by Northern Italian immigrants. This neighborhood is the first City of Reno Conservation District. Meet at the McKinley Arts & Culture Center, 925 Riverside Drive, east side parking lot. **Tour guides: Felvia Belaustegui and Jack Hursh.**

Saturday  
July 21  
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 Lynn.**



Historic Truckee River Walk



Newlands Neighborhood



Powning's Addition





# HRPS and Artown July 2018 Historic Walking Tours



Sunday  
July 22  
1:00 p.m.

**DOWNTOWN CHURCH TOUR — PLEASE NOTE: THIS WALK WILL START AT 1:00 PM.** Visit three of Reno's oldest and most architecturally significant downtown churches, Trinity Episcopal, First United Methodist Church and Saint Thomas Aquinas Cathedral. Meet at Trinity Episcopal Church, 200 Island Avenue. **Tour guide: Mac Wieland.**

Tuesday  
July 24  
6:00 p.m.

**DELONGCHAMPS RESIDENTIAL ARCHITECTURE —** This walk takes you on a neighborhood tour of homes, large and small, designed by Reno's notable architect, Frederic DeLongchamps. Hear about his life and what made him so unique to this area. Meet at the Hardy House/Arte Italia, 442 Flint Street. **Tour guide: ZoAnn Campana, Sharon Honig-Bear.**

Saturday  
July 28  
9:00 a.m.

**MANSIONS ON THE BLUFF —** Walk past historical Reno homes located on Court, Ridge and upper California streets. Learn about the senators and merchants who made early Reno *The Biggest Little City in the World*. Be sure to bring water and wear comfortable shoes for this uphill tour which begins at the McCarran House, 401 Court Street. Look nearby for mandatory sign-in/registration on Court Street. **Tour guides: Donna and Paul Erickson, ZoAnn Campana, Joan Collins and David Vill.**

Tuesday  
July 31  
6:00 p.m.

**UNR HISTORIC DISTRICT —** Visit Morrill Hall, Mackay School of Mines and the Keck Museum to learn the history of this beautiful campus. Meet on campus at the Honor Court just off 9th and Center Streets. **Tour guides: Jack Hursh and Bob Shriver.**



Mansions on the Bluff



Mansions on the Bluff



UNR Historic District

## HRPS Endangered Building Watch List

- Freight House on Evans St.
- Nevada Brewing Works on 4<sup>th</sup> 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 2<sup>nd</sup> 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

# Architectural Elements

## The Arch

by ZoAnn Campana

This installment of Elements will provide a brief overview of the arch. Although arches are now considered to be a decorative device accentuating doorways and windows, at one time they functioned as a structural element that absolutely transformed architecture.

In the early days of the Roman Empire, monumental architecture such as temples and civic buildings was limited by the technology of the time, namely post-and-lintel construction. The stereotypical Greek temple, with its triangular pediment resting upon a beam (lintel) that in turn is balanced upon massive columns (posts), is a classic example of post-and-lintel construction. While the exteriors of these temples were impressive, the interiors were dark and cramped with numerous posts supporting the immense weight of the roof. Essentially, the exterior evoked a sense of wonder while the interior was merely dedicated to structural support. This all changed with the advent of the arch.

The Romans are mistakenly credited with inventing the arch, which they appropriated from the Etruscans. However, it is entirely appropriate to credit the Romans with perfecting the arch form through extensive experimentation, including vaults (i.e., arches multiplied in depth) and domes (i.e., arches rotated 360 degrees), which culminated in the Pantheon—which had an interior that was as impressive as its exterior.

A true arch is composed of wedge-shaped blocks, or voussoirs, that are held in place by a central keystone. True arches can span greater distances than post-and-lintel structures, as structural weight is transferred from one voussoir to the next, from the top of the arch to the bottom. Roman aqueducts are one such example of long-spanning arched structures.

Through the ages, as the world's cultures adopted the arch, they also adapted it to suit their own architectural needs and aesthetic tastes. An example is the Gothic cathedral, which transformed the rounded

Roman arch into a tall pointed arch to match its heavenward aspirations. This pointed arch was integrated into the lofty interior, which created the sharp vaulted ceilings that we associate with the Gothic style. More than a structural element, the pointed arch also served an aesthetic function, as evidenced by the doorways and windows of these churches.

As building technology progressed, there was less of a need for the structural arch. However, arches remain a stylistic feature of architecture, particularly in the form of door and window openings. In fact, the type of arch employed in a given building is one of several indicators as to architectural style.

There is an almost endless variety of arches, from the common to the obscure. The following is a list, by no means exhaustive, of arches that are most commonly seen in the built environment.

### Round Arch

Also called a semicircular arch, round arches are curved in the shape of a full semicircle. This arch is common to the following historic styles: Italian Renaissance, Italianate, Richardsonian Romanesque, and Spanish Colonial Revival.

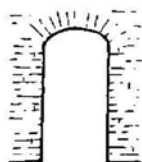
### Segmental Arch

A segmental arch is a circular arch with a curve that is less than a semicircle. It is a defining characteristic of the Italianate and Second Empire styles. It is also found in the following styles: French Eclectic, Georgian, Federal, Colonial Revival, Mansard, and Styled Ranch.

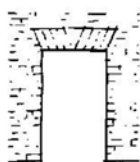
### Syrian Arch

Like the round arch, a Syrian arch is also semicircular. The difference is that a round arch is set on perpendicular posts, whereas Syrian arches are curved

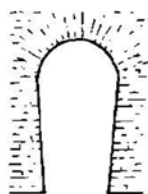
## Arch Styles



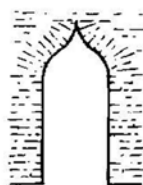
Elliptical



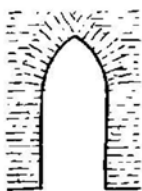
Flat (jack)



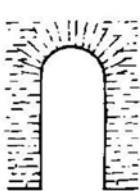
Horseshoe  
(Moorish)



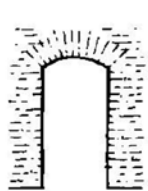
Ogee (ogive)



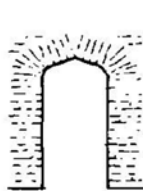
Pointed



Round



Segmental



Tudor



from the ground up. Styles associated with this arch include the Shingle and Richardsonian Romanesque.

### Pointed Arch

Also known as the Gothic arch, pointed arches include any arch with a point at its apex. Naturally, it is most closely associated with the Gothic Revival style.

### Tudor Arch

Also known as a flattened Gothic arch, a Tudor arch is a somewhat flat, slightly pointed arch common to the architecture of Tudor England. Styles associated with this arch include the Tudor Revival and Gothic Revival.

### Elliptical Arch

Also known as a basket-handle or semielliptical arch, as its curve is half an ellipse. This arch is common to the following historic styles: Chateausque, Beaux-Arts, and Italianate.


### Ogee Arch

This is a pointed arch composed of reversed curves (i.e. the lower concave and upper convex curves). The ogee arch is commonly associated with exotic revival architecture, as well as the Chateausque style.

### Horseshoe Arch

Also known as an Arabic or Moorish arch, this arch has a curve that is more than a semicircle, which makes the opening at the bottom narrower than its greatest span. In the United States, this arch is most common to Exotic Revival styles.

### Flat Arch

Although it seems like an oxymoron, there is such a thing as a flat arch. It is an arch, complete with voussoirs, but its lower face is horizontal rather than curved. It is also known as a Dutch arch, French arch, jack arch, or straight arch. Flat arches are associated with the Federal, Beaux-Arts, French Eclectic, and Italian Renaissance styles. 




4 Elm Street displays a round-arched door opening and segmental-arched window openings.




970 Joaquin Miller features a dramatic pointed arch window. Photo courtesy ZoAnn Campana.

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

## HRPS at Reno's 150th Celebration

n May 9, the City of Reno celebrated its 150th birthday at the Greater Nevada Field, and HRPS was there to help celebrate. We had a booth at the sesquicentennial celebration, where we quizzed our fellow citizens on local history trivia and hosted a button-making station for the kids. Trivia questions were divided into 11 categories (e.g., People, Streets, Reno's Underbelly, etc.), and these categories were added to a full-size spin wheel. Folks spun the wheel to deter-

mine their trivia category, and those who answered correctly received a prize.

HRPS offers a special thanks to Karalea Clough for donating the spin wheel, Jen Johanson for running the button-making activity, and our cadre of volunteers who made the event so successful. We also offer a hearty thanks to those who donated prizes, including Chris Klaich, Away We Go Travel, Sharon Honig-Bear, Constance Hanson, and Karalea Clough. 





# A Future for the Gateway Homes?

The University of Nevada, Reno (UNR) plans to construct a College of Business in the Gateway where more than a dozen nineteenth century and very early twentieth century homes are located. Six of the homes are all in a row in their original location on N. Center Street and are owned by UNR. All twelve of the homes are eligible for the National Register of Historic Places, based on a survey commissioned by the City of Reno.

University President Marc Johnson told the Historical Resources Commission September 19, 2017 that the six homes on N. Center Street were going to be moved to a narrow strip of land abutting the Interstate, currently in use as 8th Street Park. A nonprofit would turn them into transitional housing for people coming out of drug rehab. This plan was recently abandoned.

On November 30, 2017, the University of Nevada Board of Regents approved the relocation of these homes. According to the Reno Gazette-Journal, the Regents approved the “sale” of the homes, but required the buyer(s) to pay all costs of moving the building(s).

Due to the architectural and historical significance of the homes and their relationship to the University, HRPS has advocated for preserving the homes in place.

A group that includes Dr. Alicia Barber and Barrie Lynn, has been working on a plan to move at least ten of the Gateway homes to Evans Park, a currently underused facility only two blocks from N. Center Street. The plan would transform the space into a vibrant historic park that sustains small businesses, while continuing to provide recreational opportunities

to the public. Further, it keeps the houses in the same historic neighborhood in which they were built, the Evans Addition, which helps to retain their integrity of setting, association, and feeling.

Their plan became a true preservation emergency with an almost impossible timeline when UNR announced on April 27, 2018 that they were issuing a Request for Proposals for transfer of ownership and relocation of the houses. The proposals would be due Thursday, June 7, 2018 at 2:00 pm.

Responding to this historic preservation emergency, a talented group of people with a variety of backgrounds came together: architects, engineers, historians, museum directors, architectural historians, realtors, planners, people with construction background, what a talented group! Their extraordinary amount of work and planning cannot be described in a two-page article. The basic ideas are:

This plan, referred to as Evans Historic Park, is unique in that it allows for individual ownership of the homes, so there would be 10 owners, but the land underneath the structures would be leased by the individual owners from the City of Reno. Evans Park would remain a city park, with activity and socialization going on within the “horseshoe” of the home park. The annual land lease fees would create a perpetual care fund for Reno City parks, pools and flat fields. The initial revenue from the home sales would fund the position of historic preservation officer at the city and start a fund for parks and pools. The homes would all have commercial uses and all be on the City Register. They would all be properly interpreted with signage in the park and

a property owners’ association (HOA) would oversee the management. A lender would give commercial loans to prospective owners. The land lease structure is quite common with commercial lending. The cost of moving the homes and connecting to utilities are all things that can be financed. Potential owners could be owner-users, or landlords for businesses that would support campus life.


The Evans Historic Park proposal has the following processes to pass through. If they pass through these successfully, they will offer a proposal to UNR on June 7 and see if that is accepted:

May 10, 2018: City of Reno Historical Resources Commission approved the proposal and sent a letter of recommendation to the Reno City Council.

May 15, 2018: City of Reno Parks and Recreation Commission supported the concept, but voted that the City give up Lake Street for the project.

May 23, 2018: Reno City Council voted to have City Attorney review, City to look at site and other city properties for possible locations, discuss with UNR and ask for time. To be on agenda for June 6. UNR will also present June 6.

June 6, 2018: Reno City Council

The major goal for the preservation of these homes is that if they must be moved, that they are all kept together in the same neighborhood and near the University, and ensure that whoever purchases them follows the United States Secretary of Interior’s Standards for the Treatment of Historic Properties. 

Top photo courtesy of Emily Najera



# Proposal for Evans Historic Park

The creation of Evans Historic Park represents a compromise that benefits everyone

- These historic houses (dating from the 1890s to 1920s) will be moved away from their original locations but kept close enough to retain their historical integrity and significance and kept together to remain intact as a historic neighborhood with active uses.
  - The park will be transformed into a historic park, open to the public with family-friendly, public-serving retail, eateries, and services operating in each house and a large grassy area of community space between them.
  - Evans Historic Park will still meet the definition of “park” as required in the original 1926 deed and defined by Reno Administrative Code (Section 8.23.010) as “a land owned, operated or maintained by the City of Reno and specifically set apart for the recreational use of the public or for the beautification of public streets or facilities.”
  - Interpretive signage will describe the history of the park, the houses, the Evans family, and the founding of the university, to educate and enlighten the public.
  - Retaining the historical integrity of the houses will enable them to be listed in the Reno City Register and in the National Register of Historic Places, which makes them eligible for historic tax credits (20%) for owner improvements (for commercial uses only).
  - The horseshoe pits will be relocated to another park with better parking.
  - A Property Owners Association will be formed in collaboration with the City of Reno, the Recreation and Parks Commission, and the Historical Resources Commission to determine community standards for the businesses and their operations.
  - The houses will be privately-owned but will lease the land from the City of Reno, generating a perpetual endowment for the City of Reno Parks Department and a City Historic Preservation Planner position with an estimated \$2 million raised in the first 15 years.
  - Students and residents of the neighborhoods east of Evans Avenue and west of Virginia Street will retain convenient access to other city parks with ample open space, including Whitaker Park on the west and Dick Taylor Memorial Park on the east, as well as the Manzanita Bowl at the corner of Ninth and N. Virginia Streets and the University Quad.
- Other communities have created similar assemblages of historic buildings with great success, including Preservation Park in Oakland and La Villita in San Antonio.
- <http://evanspark.org/>



Conceptual rendering  
of proposed  
Evans Historic Park.

This does not  
represent any  
approved order or  
placement of homes.

Rendering by  
Mercedes de la Garza Studio



## Message From Your HRPS President

### Carol Coleman

Greetings HRPS members and friends,

First of all, thanks to those who came forward to answer my call for assistance with HRPS tasks. Special thanks to **Karalea Clough** who volunteered for everything and is following through.

#### HRPS Annual Meeting

At our annual meeting on Wednesday, May 16, the membership present voted in two new Board members: **Bradley Carlson** and **Robert Harmon Sr.** for three-year terms. Continuing on to their second three-year term, the membership approved **ZoAnn Campana** and **John Farrow**. Departing after serving one three-year term, we said good-bye to **Constance Hanson** and **Laurie Leonard**. **Kim Roberts** completed two three-year terms and will leave the Board, but will continue to serve as Program Co-Chair with **Shery Hayes-Zorn** in 2018-2019.

#### Volunteer of the Year Award

Everyone working to support HRPS is a volunteer, but sometimes there are special volunteers. At the Annual Meeting, this year's **Pat Klos HRPS Volunteer of the Year Award** was presented to **Rosie Cevasco**, along with a check for \$200. Of that \$200, half was donated by **Pat Klos** to support this continuing award and half is contributed by the HRPS organization. Back to **Rosie**, she has served as webmaster extraordinaire since 2009, taking over an existing website and moving HRPS to different websites and website capabilities over the years. Rosie was Vice-President of HRPS in 2012, served a three-year term on the Board, and was Walking Tour Chair for two

years. She and **Kim Henrick** created the Historic Nevada State Hospital Tour, with **Debbie Hinman**, she developed the Midtown Residential Tour, and with **Anne Simone**, she created The Other Side of the Street, which she is currently redesigning. Rosie is a busy and supportive member of HRPS and we all owe her thanks for her efforts!



Volunteer of the Year, Rosie Cevasco

#### HRPS Educational Programs

We've come to the end of a very successful season of HRPS Education Programs, chaired by **Kim Roberts** and **Shery Hayes-Zorn**. Many thanks to Kim and Shery. This year we offered our regular series (October, November, January to April) at Sierra View Library on fourth Sunday afternoons. We gave presentations to overflow and very receptive crowds. Many thanks to **Sierra View Library** and the HRPS speakers for their support. Without you these programs couldn't happen.

Because it's **Reno's 150th birthday** this year (actually May 9), we decided to offer a Reno 150 Education Program series (October, November, January to May) at **Northwest Library** on third Wednesday evenings. This series also had excellent attendance, wonderful speakers and great support from the library. Thanks to everyone involved.

So having two series, one on Sunday afternoon and one on Wednesday evening did not answer our question: "which day of the week should we offer Education Programs?" Both days were well attended. With your support, we'll try to continue the two tracks in 2018-2019.

Before continuing, I want to note that we have a wonderful cooperative arrangement with the **Washoe County Library System**, and with our contact **Beate Weinert**. We arrange speaker programs a year in advance and the library publicizes them throughout the library system. Our programs are open to HRPS members and the general public. Because of this, the use of the libraries is no cost to HRPS. Many thanks to the library system!

Moving into the 2018-2019 Education Program season offers some problems. The **Downtown Library** is under construction. It's an election year and the libraries are used for election day, early voting, and are booked in October as well as November. We will need to be flexible with our scheduling for 2018-2019.

#### Consider HRPS in Your Giving

Consider becoming a **HRPS Lifetime member** as a way to recognize the work of HRPS. A major portion of your contribution funds HRPS' **Neighborhood Preservation Fund** grant program which supports improving the facades of historic properties in town.

Whether you are a current HRPS member or not, please consider HRPS in your giving decisions. It's a perfect way to demonstrate your commitment to Reno history and preservation. Our website, [historicreno.org](http://historicreno.org), accepts donations at any time of year. Donations also allow you to supplement the HRPS Membership Level you choose.

HRPS thanks you for your support.

Carol Coleman, 775-849-3380  
[carol@galenaforest.net](mailto:carol@galenaforest.net)



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**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](http://www.historicreno.org).

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