

**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Newlands Heights Historic District

Other names/site number: N/A

Name of related multiple property listing:  
N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 171 acres in Southwest Reno bounded by the Truckee River to the north, Arlington Avenue to the east, Monroe Street to the south, and Marsh/Keystone Avenue to the west.

City or town: Reno State: Nevada County: Washoe

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national    statewide   X local

Applicable National Register Criteria:

  X A    B   X C    D

|   |                                 |
|---|---------------------------------|
| <p>_____</p> <p><b>Signature of certifying official/Title:</b></p> <p>_____</p> <p><b>State or Federal agency/bureau or Tribal Government</b></p> | <p>_____</p> <p><b>Date</b></p> |
|---|---------------------------------|

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|   |  |
|---|--|
| In my opinion, the property ___ meets ___ does not meet the National Register criteria. |  |
| <hr/>   |  |
| <b>Signature of commenting official:</b>  | <b>Date</b>  |
| <hr/>   |  |
| <b>Title :</b>  | <b>State or Federal agency/bureau<br/>or Tribal Government</b> |

**4. National Park Service Certification**

I hereby certify that this property is:

- \_\_\_ entered in the National Register
- \_\_\_ determined eligible for the National Register
- \_\_\_ determined not eligible for the National Register
- \_\_\_ removed from the National Register
- \_\_\_ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/  
Craftsman

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS  
MODERN MOVEMENT

LATE VICTORIAN: Queen Anne; Shingle Style

OTHER: Mid-20<sup>th</sup> Century Minimal Traditional

\_\_\_\_\_

\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: brick, stone, stucco, wood, asbestos, concrete,  
ceramic tile, other

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Newlands Heights Historic District comprises a 171-acre, primarily residential area in southwest Reno. The neighborhood is located on a bluff rising from the south bank of the Truckee River. The topography remains largely natural and features a blend of steep and gentle hills in addition to flat areas. The neighborhood is characterized by a park-like setting with a combination of curvilinear and rectilinear streets lined with mature trees. It is an amalgam of six different subdivisions: those in the south and west flatlands of the district are laid out in gridiron and rectilinear blocks, whereas the north and east portions are laid out according to the sloping topography and irregular rim of the river bluff.

Newlands Heights features a large concentration of Late-19<sup>th</sup> century to Mid-20<sup>th</sup> century single-family dwellings, as well as multi-family dwellings in the form of duplexes, triplexes, and fourplexes. Other contributing resources include landscape elements, among which are masonry pillars, a circular park, and a stone memorial tablet. The area remains largely residential, although many dwellings along Arlington Avenue, California Avenue, Clay Street, Court Street, and Ridge Street have been converted to commercial and professional use. The majority of

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district resources are constructed with brick, stone, or wood and express a variety of architectural styles. Period Revival, Craftsman, and Ranch style homes are most common, although Contemporary, Minimal Traditional, Prairie School, and Queen Anne styles are also represented.

The development of the area began along the northernmost streets, including Court, Ridge, and Marsh, and as a result, the oldest homes in the area are concentrated in the northeast portion of the district. As Reno grew, the Newlands neighborhood expanded to the south and west, which is evidenced by the southwestward transition from decorative brick Craftsman bungalows and Period Revival cottages on small lots with shallow setbacks toward the northeast to an increasing number of Ranch and Contemporary style residences with driveways and garages on sprawling lots toward the southwest. Large mansions, the majority of which were constructed along Court Street and on the north side of California Avenue between the 1890s and 1940s, form the northern boundary of the district. Large homes also line the north side of Marsh Avenue as it curves to the southeast. The eastern edge of the district features small cottages and bungalows, as does the southern boundary. The remainder of the district features a mixture of large and small residences. The district exhibits palpable change over time with its seamless combination of streetcar, early automobile, and postwar-era suburban design influenced by the City Beautiful, Garden City, Arts and Crafts, and Modern movements. A number of locally and nationally prominent architects, including Frederic Delongchamps and Paul Revere Williams, designed homes in the area. The district as a whole retains excellent integrity in terms of location, design, setting, materials, workmanship, feeling, and association, as 488 (80%) of 610 total resources contribute to the area's historic character.

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## Narrative Description

Newlands Heights is a 171-acre neighborhood in what is known locally as "Old Southwest" Reno, which is located less than one mile southwest of downtown Reno. The district is perched atop a bluff rising from the south banks of the Truckee River, and the irregular curves of the river form the jagged northern and western boundaries of the district, which contrast with the relatively straight roads that define its eastern and southern boundaries. Due to the fluctuating nature of the area's natural topography, which is alternately flat and hilly, developers planned subdivisions with both linear and curvilinear streets. This resulted in a combination of simple square blocks, rectilinear blocks, and irregular blocks divided into individual lots that range in size from 0.10 acres to two acres. The neighborhood demonstrates a range of architectural styles that were popular between the late 19<sup>th</sup> century and mid-20<sup>th</sup> century, including the Queen Anne, Shingle, Craftsman, Prairie School, Period Revival (specifically: Colonial Revival, French Eclectic, Italian Renaissance Revival, Mission Revival, Neoclassical Revival, Spanish Colonial Revival, and Tudor Revival), Minimal Traditional, Ranch, and Contemporary styles. These styles are expressed in both modest and stately residences interwoven throughout the district.

In general, the buildings of Newlands Heights are of similar size and scale. Residences are no more than two-and-one-half stories in height, as are all but one of the district's modern

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commercial buildings (525 California is three stories tall). Façade lines are relatively even, which appears to reflect historic setback practices. Area development is fairly dense; although the lots in Newlands Heights were considered generous at the time the district was platted, they are small by late Post-war suburban standards. The large mansions situated on the north side of California Avenue and Elm Court are the exception to the aforementioned physical relationships of the district, as they are sited on sprawling estates, and they accordingly feature deep setbacks and varied façade lines.

The street plan of Newlands Heights varies between curvilinear and linear roads, which form irregular and rectilinear blocks. The narrow Marker Tract forms the eastern boundary of the district below California Avenue, and is only one block wide and seven square blocks long (north to south). When originally platted, the tract extended to the west the historic grid lines of California Avenue, Marsh Avenue, St. Lawrence Avenue, Reno Avenue, W. Taylor Street, Walker Avenue, and Monroe Street. The gridiron extends one more block west, as the boundary is crossed into the Newlands Terrace Subdivision. These 14 blocks are the only ones in the district to conform to a simple square plan. As the streets extend further to the west, they begin to angle and curve to the southwest, following the general outline of the river bluff by which the northern and northwestern boundaries of Newlands Heights are defined. This results in long, rectilinear blocks, as well as some irregularly-shaped blocks. Above California Avenue, Ridge and Court Streets are southwestern extensions of an earlier gridiron pattern, and due to the curve of the river bluff, they form irregular and rectilinear blocks as they intersect Lee Avenue and Clay Street. The eastern boundary street, Arlington Avenue, features several slow, southwesterly curves above California Avenue, whereas below California, Arlington runs due south.

Most residential front yards in the district are landscaped with lawns and planted with mature trees. Both coniferous and deciduous trees are found in the neighborhood, including catalpas, Chinese elms, giant sequoias, blue spruces, dogwoods, and a number of other varieties. Many of the district's residences showcase cottage gardens, and some have been xeriscaped in response to local drought conditions. It is not uncommon for different types of ivy (e.g. Virginia Creeper, English Ivy) to be growing up the walls of district buildings in the spring, winter, and fall.

When Senator Newlands first built his Shingle Style residence atop the Truckee River bluff in 1889, the land surrounding his estate consisted of undeveloped high desert scrub. By the early 20<sup>th</sup> century, the Newlands Company began to subdivide what would become the Newlands Heights Historic District. The district's current configuration reflects the Newlands Company's original plats, from the combination of rectilinear and curvilinear street layouts to the lot sizes. Between 1906 and 1930, developers paved the roads of Newlands Heights, installed municipal utilities, and planted trees along the streets. The built environment comprised charming Craftsman and Period Revival residences until the 1940s, when Ranch, Contemporary, and Minimal Traditional homes appeared as infill on previously-vacant lots within the district. By the close of the period of significance in 1965, the neighborhood looked much as it does at present, with lush residential landscaping and streets lined with mature trees. Additionally, the northeastern fringes of the district along Arlington Avenue, California Avenue, Court Street, and Ridge Street transitioned from residential to commercial use by the 1950s. This change is

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illustrated by the conversion of historic residences into office space, as well as infill construction of several new commercial buildings between the 1950s and 2000s.

Historically, middle- and upper-class residences comprise Newlands Heights, and the area remains largely residential in character. However, as previously mentioned, the northeast portion of the district is zoned for mixed residential and commercial use. Accordingly, the northern fringes of South Arlington Avenue and Clay Street, as well as the eastern edges of California Avenue, Court Street, and Ridge Street feature a large concentration of residential buildings that have been converted into professional offices and commercial space. The remainder of the district is entirely residential in character, featuring a combination of modest cottages and stately mansions, many of which feature historic detached garages. A circular neighborhood park is situated in the northwest corner of the district and features a granite tablet dedicated to the memory of Senator Francis G. Newlands. Other structures within the district include the stone pillars arranged along the west side of Nixon Avenue that mark the entrances to Newlands Manor on the corners of Donner Drive, John Fremont Drive, La Rue Avenue, and Manor Drive.

In general, the architectural resources of Newlands Heights have been well-maintained and are in good-to-excellent condition. Very few, if any, residences are considered to be in poor condition. Approximately one-third (226) of all resources have been altered in some form; typically, these alterations are insubstantial and may include replaced windows and doors with modern, yet historically-compatible, replacements, installation of modern porch railings and fences, and the addition of decorative shutters and skylights. Rarely do visible alterations involve a disruption in original fenestration patterns, a loss of original design features, or a reconfiguration of overall massing. A number of resources in the district have been restored to their original appearance, including the Newlands Residence at 7 Elm Court, the Chism House at 575 Ridge Street, the Ginsberg House at 543 Ridge Street, and the Diskin-Gonfiantini House at 584 California Avenue. As the northeastern area of the district transitioned into a mixed-use area in the mid-20<sup>th</sup> century, residential resources were rehabilitated into professional and commercial offices, including the McCarran-Gibbons House at 401 Court Street, the Cooke House at 421 Court Street, the Gray Mansion at 457 Court Street, and the Hawkins House at 539 Court Street. Additionally, many residences along Arlington and California Avenues have been rehabilitated into commercial space.

Of the 610 total resources in the district, 488 (80%) are considered contributing elements. Of these, the following eight are listed in the National Register of Historic Places:

| <b>NRIS #</b> | <b>Historic Name</b>              | <b>Address</b>           | <b>NRHP Listing Date</b> |
|---------------|-----------------------------------|--------------------------|--------------------------|
| 66000459      | Senator Francis G. Newlands House | 7 Elm Court              | 10/15/1966               |
| 79001465      | Hawkins House                     | 549 Court Street         | 12/17/1979               |
| 83001117      | William J. Graham House           | 548 California Avenue    | 3/7/1983                 |
| 87001472      | Joseph H. Grey House              | 457 Court House          | 11/20/1987               |
| 02000874      | W.E. Barnard House                | 950 Joaquin Miller Drive | 8/22/2002                |
| 02000875      | Greystone Castle                  | 970 Joaquin Miller Drive | 8/22/2002                |

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| NRIS #   | Historic Name          | Address                   | NRHP Listing Date |
|----------|------------------------|---------------------------|-------------------|
| 03001510 | Louella Garvey House   | 589-599 California Avenue | 1/28/2004         |
| 05001121 | J. Clarence Kind House | 751 Marsh Avenue          | 10/5/2005         |

There are 122 (20%) non-contributing resources in the district, only 37 of which were constructed after 1965 and therefore outside of the period of significance, further demonstrating that the area retains much of its historic appearance and character. The remaining 85 non-contributing resources have experienced extensive alterations, including total remodels resulting in modified massing and disrupted fenestration patterns, façade modernization efforts resulting in the elimination of original character-defining features, and the construction of non-compatible additions. Below is a table listing all the resources within the proposed district, exempting NRHP-listed properties, as well as their designation as contributing or noncontributing:

| SHPO ID | ADDRESS               | RESOURCE TYPE | ARCHITECTURAL STYLE      | CONTRIBUTING STATUS |
|---------|-----------------------|---------------|--------------------------|---------------------|
| B13233  | 3 Bret Harte Avenue   | Building      | Tudor Revival            | Contributing        |
| B13234  | 6 Bret Harte Avenue   | Building      | Spanish Colonial Revival | Contributing        |
| B13235  | 11 Bret Harte Avenue  | Building      | Tudor Revival            | Contributing        |
| B13236  | 20 Bret Harte Avenue  | Building      | Spanish Colonial Revival | Contributing        |
| B13237  | 25 Bret Harte Avenue  | Building      | Spanish Colonial Revival | Contributing        |
| B13238  | 40 Bret Harte Avenue  | Building      | Tudor Revival            | Contributing        |
| B13495  | 105 Bret Harte Avenue | Building      | Spanish Colonial Revival | Contributing        |
| B13825  | 124 Bret Harte Avenue | Building      | Ranch                    | Contributing        |
| B13496  | 125 Bret Harte Avenue | Building      | Tudor Revival            | Contributing        |
| B13497  | 143 Bret Harte Avenue | Building      | Colonial Revival         | Contributing        |
| B13831  | 149 Bret Harte Avenue | Building      | Minimal Traditional      | Contributing        |
| B13836  | 195 Bret Harte Avenue | Building      | Ranch                    | Contributing        |
| B13239  | 522 California Avenue | Building      | Craftsman                | Contributing        |
| B13240  | 527 California Avenue | Building      | French Eclectic          | Contributing        |
| B13838  | 530 California Avenue | Building      | Craftsman                | Contributing        |
| B13839  | 533 California Avenue | Building      | Mansard                  | Contributing        |
| B13241  | 543 California Avenue | Building      | Tudor Revival            | Contributing        |
| B13244  | 551 California Avenue | Building      | Tudor Revival            | Contributing        |
| B13245  | 556 California Avenue | Building      | Craftsman                | Contributing        |
| B13246  | 557 California Avenue | Building      | Craftsman                | Contributing        |
| B13247  | 560 California Avenue | Building      | Craftsman                | Contributing        |
| B13840  | 565 California Avenue | Building      | Spanish Colonial Revival | Contributing        |
| B13841  | 570 California Avenue | Building      | Ranch                    | Contributing        |
| B13248  | 571 California Avenue | Building      | Colonial Revival         | Contributing        |



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| <b>SHPO ID</b> | <b>ADDRESS</b>        | <b>RESOURCE TYPE</b> | <b>ARCHITECTURAL STYLE</b> | <b>CONTRIBUTING STATUS</b> |
|----------------|-----------------------|----------------------|----------------------------|----------------------------|
| B4305          | 577 California Avenue | Building             | Spanish Colonial Revival   | Contributing               |
| B13842         | 592 California Avenue | Building             | Mansard                    | Contributing               |
| B13249         | 596 California Avenue | Building             | Craftsman                  | Contributing               |
| B13250         | 598 California Avenue | Building             | Craftsman                  | Contributing               |
| B2573          | 602 California Avenue | Building             | Craftsman                  | Contributing               |
| B2574          | 610 California Avenue | Building             | Tudor Revival              | Contributing               |
| B14059         | 622 California Avenue | Building             | Craftsman                  | Contributing               |
| B3873          | 631 California Avenue | Building             | Italian Renaissance        | Contributing               |
| B2577          | 640 California Avenue | Building             | Tudor Revival              | Contributing               |
| B2578          | 650 California Avenue | Building             | Tudor Revival              | Contributing               |
| B2579          | 666 California Avenue | Building             | Craftsman                  | Contributing               |
| B2580          | 700 California Avenue | Building             | Tudor Revival              | Contributing               |
| B2582          | 725 California Avenue | Building             | Italian Renaissance        | Contributing               |
| B2583          | 745 California Avenue | Building             | Tudor Revival              | Contributing               |
| B2584          | 761 California Avenue | Building             | Colonial Revival           | Contributing               |
| B2585          | 770 California Avenue | Building             | Tudor Revival              | Contributing               |
| B2586          | 775 California Avenue | Building             | Neoclassical Revival       | Contributing               |
| B2587          | 780 California Avenue | Building             | Tudor Revival              | Contributing               |
| B14029         | 781 California Avenue | Building             | Neoclassical Revival       | Contributing               |
| B2588          | 784 California Avenue | Building             | Tudor Revival              | Contributing               |
| B13251         | 820 California Avenue | Building             | Spanish Colonial Revival   | Contributing               |
| B2590          | 825 California Avenue | Building             | French Eclectic            | Contributing               |
| B13498         | 125 Circle Drive      | Building             | Colonial Revival           | Contributing               |
| B13848         | 130 Circle Drive      | Building             | Ranch                      | Contributing               |
| B13849         | 159 Circle Drive      | Building             | Ranch                      | Contributing               |
| B13499         | 160 Circle Drive      | Building             | Spanish Colonial Revival   | Contributing               |
| B13850         | 180 Circle Drive      | Building             | Ranch                      | Contributing               |
| B14030         | 190 Circle Drive      | Building             | Spanish Revival            | Contributing               |
| B2546          | 227 Clay Street       | Building             | Craftsman                  | Contributing               |
| B2547          | 237 Clay Street       | Building             | Craftsman                  | Contributing               |
| B2548          | 315 Clay Street       | Building             | Prairie School             | Contributing               |
| B14080         | 357 Clay Street       | Building             | Contemporary               | Contributing               |
| B2549          | 325-327 Clay Street   | Building             | Tudor Revival              | Contributing               |
| B2524          | 401 Court Street      | Building             | Colonial Revival           | Contributing               |
| B2525          | 421 Court Street      | Building             | Tudor Revival              | Contributing               |
| B2526          | 432 Court Street      | Building             | Italian Renaissance        | Contributing               |

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|----------------|-------------------|----------------------|----------------------------|----------------------------|
| B2527          | 435 Court Street  | Building             | Tudor Revival              | Contributing               |
| B2528          | 436 Court Street  | Building             | Craftsman                  | Contributing               |
| B2532          | 458 Court Street  | Building             | Colonial Revival           | Contributing               |
| B2533          | 462 Court Street  | Building             | Colonial Revival           | Contributing               |
| B2534          | 465 Court Street  | Building             | Tudor Revival              | Contributing               |
| B2535          | 470 Court Street  | Building             | Colonial Revival           | Contributing               |
| B2536          | 491 Court Street  | Building             | Eclectic                   | Contributing               |
| B2537          | 500 Court Street  | Building             | Tudor Revival              | Contributing               |
| B2538          | 515 Court Street  | Building             | Prairie School             | Contributing               |
| B2539          | 546 Court Street  | Building             | Ranch                      | Contributing               |
| B13252         | 610 Donner Drive  | Building             | Tudor Revival              | Contributing               |
| B13253         | 620 Donner Drive  | Building             | Mixed                      | Contributing               |
| B13254         | 625 Donner Drive  | Building             | Tudor Revival              | Contributing               |
| B13255         | 629 Donner Drive  | Building             | Tudor Revival              | Contributing               |
| B13256         | 633 Donner Drive  | Building             | Mission Revival            | Contributing               |
| B13257         | 637 Donner Drive  | Building             | Tudor Revival              | Contributing               |
| B13258         | 638 Donner Drive  | Building             | Tudor Revival              | Contributing               |
| B13259         | 641 Donner Drive  | Building             | Colonial Revival           | Contributing               |
| B14060         | 644 Donner Drive  | Building             | Spanish Colonial           | Contributing               |
| B13260         | 645 Donner Drive  | Building             | Tudor Revival              | Contributing               |
| B2541          | 1 Elm Court       | Building             | Queen Anne                 | Contributing               |
| B2542          | 4 Elm Court       | Building             | Tudor Revival              | Contributing               |
| B13261         | 521 Gordon Avenue | Building             | Craftsman                  | Contributing               |
| B13262         | 527 Gordon Avenue | Building             | Craftsman                  | Contributing               |
| B13263         | 537 Gordon Avenue | Building             | Craftsman                  | Contributing               |
| B13264         | 543 Gordon Avenue | Building             | Craftsman                  | Contributing               |
| B4322          | 600 Gordon Avenue | Building             | Colonial Revival           | Contributing               |
| B13265         | 619 Gordon Avenue | Building             | Craftsman                  | Contributing               |
| B13859         | 620 Gordon Avenue | Building             | Spanish Colonial           | Contributing               |
| B13266         | 633 Gordon Avenue | Building             | Craftsman                  | Contributing               |
| B13267         | 639 Gordon Avenue | Building             | Craftsman                  | Contributing               |
| B13269         | 644 Gordon Avenue | Building             | Tudor Revival              | Contributing               |
| B13270         | 705 Gordon Avenue | Building             | Craftsman                  | Contributing               |
| B13860         | 711 Gordon Avenue | Building             | Vernacular                 | Contributing               |
| B13861         | 720 Gordon Avenue | Building             | Colonial Revival           | Contributing               |
| B14079         | 722 Gordon Avenue | Building             | Colonial Revival           | Contributing               |

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|----------------|--------------------------|----------------------|----------------------------|----------------------------|
| B13862         | 725 Gordon Avenue        | Building             | Ranch                      | Contributing               |
| B13272         | 730 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13271         | 731 Gordon Avenue        | Building             | Colonial Revival           | Contributing               |
| B13273         | 740 Gordon Avenue        | Building             | Craftsman                  | Contributing               |
| B13274         | 802 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13275         | 810 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13276         | 820 Gordon Avenue        | Building             | Craftsman                  | Contributing               |
| B13864         | 825 Gordon Avenue        | Building             | Ranch                      | Contributing               |
| B13277         | 831 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13279         | 836 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13280         | 901 Gordon Avenue        | Building             | Craftsman                  | Contributing               |
| B13281         | 908 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13282         | 915 Gordon Avenue        | Building             | Craftsman                  | Contributing               |
| B13866         | 916 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13283         | 919 Gordon Avenue        | Building             | Craftsman                  | Contributing               |
| B13284         | 920 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13867         | 922 Gordon Avenue        | Building             | Craftsman                  | Contributing               |
| B13285         | 923 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13286         | 927 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B14031         | 930 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13287         | 931 Gordon Avenue        | Building             | Tudor Revival              | Contributing               |
| B13462         | 1015 Gordon Avenue       | Building             | Tudor Revival              | Contributing               |
| B13288         | 1016 Gordon Avenue       | Building             | Tudor Revival              | Contributing               |
| B13463         | 1019 Gordon Avenue       | Building             | Tudor Revival              | Contributing               |
| B13289         | 1020 Gordon Avenue       | Building             | Spanish Colonial Revival   | Contributing               |
| B13868         | 1021 Gordon Avenue       | Building             | Tudor Revival              | Contributing               |
| B13869         | 1027 Gordon Avenue       | Building             | Spanish Colonial           | Contributing               |
| B13870         | 1031 Gordon Avenue       | Building             | Period Revival             | Contributing               |
| B13872         | 1101 Gordon Avenue       | Building             | Minimal Traditional        | Contributing               |
| B13464         | 1119 Gordon Avenue       | Building             | Spanish Colonial Revival   | Contributing               |
| B13465         | 1125 Gordon Avenue       | Building             | Spanish Colonial Revival   | Contributing               |
| B13466         | 1127 Gordon Avenue       | Building             | Spanish Colonial Revival   | Contributing               |
| B13290         | 528-530 Gordon Avenue    | Building             | Tudor Revival              | Contributing               |
| B13877         | 911 Joaquin Miller Drive | Building             | Ranch                      | Contributing               |
| B13467         | 927 Joaquin Miller Drive | Building             | Tudor Revival              | Contributing               |
| B13470         | 975 Joaquin Miller Drive | Building             | Tudor Revival              | Contributing               |

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|----------------|---------------------------|----------------------|----------------------------|----------------------------|
| B13471         | 990 Joaquin Miller Drive  | Building             | Spanish Colonial Revival   | Contributing               |
| B13472         | 1060 Joaquin Miller Drive | Building             | Tudor Revival              | Contributing               |
| B13879         | 1075 Joaquin Miller Drive | Building             | Contemporary               | Contributing               |
| B13473         | 1085 Joaquin Miller Drive | Building             | Tudor Revival              | Contributing               |
| B13474         | 1095 Joaquin Miller Drive | Building             | Colonial Revival           | Contributing               |
| B13291         | 602 John Fremont Drive    | Building             | Tudor Revival              | Contributing               |
| B13292         | 609 John Fremont Drive    | Building             | Spanish Colonial Revival   | Contributing               |
| B13293         | 614 John Fremont Drive    | Building             | Tudor Revival              | Contributing               |
| B13294         | 620 John Fremont Drive    | Building             | French Eclectic            | Contributing               |
| B13295         | 624 John Fremont Drive    | Building             | Tudor Revival              | Contributing               |
| B13296         | 625 John Fremont Drive    | Building             | Minimal Traditional        | Contributing               |
| B13297         | 633 John Fremont Drive    | Building             | Tudor Revival              | Contributing               |
| B13298         | 637 John Fremont Drive    | Building             | Tudor Revival              | Contributing               |
| B13299         | 643 John Fremont Drive    | Building             | Spanish Colonial Revival   | Contributing               |
| B13300         | 644 John Fremont Drive    | Building             | Tudor Revival              | Contributing               |
| B13301         | 649 John Fremont Drive    | Building             | Tudor Revival              | Contributing               |
| B13880         | 615 La Rue Avenue         | Building             | Tudor Revival              | Contributing               |
| B13268         | 640 La Rue Avenue         | Building             | Craftsman                  | Contributing               |
| B13881         | 643 La Rue Avenue         | Building             | Craftsman                  | Contributing               |
| B14032         | 660 La Rue Avenue         | Building             | Tudor Revival              | Contributing               |
| B13302         | 665 La Rue Avenue         | Building             | Minimal Traditional        | Contributing               |
| B13303         | 690 La Rue Avenue         | Building             | Tudor Revival              | Contributing               |
| B14033         | 695 La Rue Avenue         | Building             | Colonial Revival           | Contributing               |
| B13883         | 700 La Rue Avenue         | Building             | Ranch                      | Contributing               |
| B13884         | 750 La Rue Avenue         | Building             | Ranch                      | Contributing               |
| B13304         | 755 La Rue Avenue         | Building             | Craftsman                  | Contributing               |
| B13489         | 772 La Rue Avenue         | Building             | Craftsman                  | Contributing               |
| B13305         | 777 La Rue Avenue         | Building             | Tudor Revival              | Contributing               |
| B13488         | 780 La Rue Avenue         | Building             | Craftsman                  | Contributing               |
| B13885         | 790 La Rue Avenue         | Building             | Ranch                      | Contributing               |
| B14034         | 820 La Rue Avenue         | Building             | Minimal Traditional        | Contributing               |
| B13306         | 825 La Rue Avenue         | Building             | Spanish Colonial Revival   | Contributing               |
| B13490         | 850 La Rue Avenue         | Building             | Spanish Colonial Revival   | Contributing               |
| B13886         | 860 La Rue Avenue         | Building             | Ranch                      | Contributing               |
| B13307         | 865 La Rue Avenue         | Building             | Spanish Colonial Revival   | Contributing               |
| B13308         | 885 La Rue Avenue         | Building             | Spanish Colonial Revival   | Contributing               |

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|----------------|--------------------|----------------------|----------------------------|----------------------------|
| B13491         | 910 La Rue Avenue  | Building             | French Eclectic            | Contributing               |
| B14035         | 931 La Rue Avenue  | Building             | Neoclassical               | Contributing               |
| B13890         | 990 La Rue Avenue  | Building             | Ranch                      | Contributing               |
| B13492         | 1000 La Rue Avenue | Building             | French Eclectic            | Contributing               |
| B13493         | 1010 La Rue Avenue | Building             | Tudor Revival              | Contributing               |
| B13309         | 1019 La Rue Avenue | Building             | Minimal Traditional        | Contributing               |
| B13310         | 1035 La Rue Avenue | Building             | Colonial Revival           | Contributing               |
| B13494         | 1040 La Rue Avenue | Building             | Colonial Revival           | Contributing               |
| B2544          | 235 Lee Avenue     | Building             | Colonial Revival           | Contributing               |
| B2545          | 245 Lee Avenue     | Building             | Spanish Colonial Revival   | Contributing               |
| B13311         | 605 Manor Drive    | Building             | Tudor Revival              | Contributing               |
| B13312         | 611 Manor Drive    | Building             | Craftsman                  | Contributing               |
| B14061         | 620 Manor Drive    | Building             | Pueblo Revival             | Contributing               |
| B13313         | 622 Manor Drive    | Building             | Minimal Traditional        | Contributing               |
| B13314         | 624 Manor Drive    | Building             | Spanish Colonial Revival   | Contributing               |
| B13315         | 625 Manor Drive    | Building             | Spanish Colonial Revival   | Contributing               |
| B13893         | 626 Manor Drive    | Building             | Ranch                      | Contributing               |
| B13316         | 628 Manor Drive    | Building             | Mission Revival            | Contributing               |
| B13317         | 629 Manor Drive    | Building             | Spanish Colonial Revival   | Contributing               |
| B13318         | 635 Manor Drive    | Building             | Tudor Revival              | Contributing               |
| B13319         | 643 Manor Drive    | Building             | Tudor Revival              | Contributing               |
| B13320         | 647 Manor Drive    | Building             | Tudor Revival              | Contributing               |
| B13321         | 650 Manor Drive    | Building             | Craftsman                  | Contributing               |
| B13322         | 654 Manor Drive    | Building             | Minimal Traditional        | Contributing               |
| B4287          | 659 Manor Drive    | Building             | Colonial Revival           | Contributing               |
| B13323         | 665 Manor Drive    | Building             | Tudor Revival              | Contributing               |
| B13324         | 668 Manor Drive    | Building             | Tudor Revival              | Contributing               |
| B13894         | 675 Manor Drive    | Building             | Minimal Traditional        | Contributing               |
| B13895         | 705 Manor Drive    | Building             | Ranch                      | Contributing               |
| B13897         | 715 Manor Drive    | Building             | Ranch                      | Contributing               |
| B13898         | 723 Manor Drive    | Building             | Ranch                      | Contributing               |
| B13325         | 727 Manor Drive    | Building             | Tudor Revival              | Contributing               |
| B13900         | 734 Manor Drive    | Building             | Ranch                      | Contributing               |
| B13326         | 739 Manor Drive    | Building             | Spanish Colonial Revival   | Contributing               |
| B13327         | 740 Manor Drive    | Building             | Tudor Revival              | Contributing               |
| B13328         | 748 Manor Drive    | Building             | Tudor Revival              | Contributing               |

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|----------------|------------------------|----------------------|----------------------------|----------------------------|
| B13329         | 775 Manor Drive        | Building             | Tudor Revival              | Contributing               |
| B13903         | 777 Manor Drive        | Building             | Vernacular                 | Contributing               |
| B13330         | 781 Manor Drive        | Building             | Tudor Revival              | Contributing               |
| B13904         | 783 Manor Drive        | Building             | Ranch                      | Contributing               |
| B13331         | 785 Manor Drive        | Building             | Spanish Colonial Revival   | Contributing               |
| B13332         | 787 Manor Drive        | Building             | Spanish Colonial Revival   | Contributing               |
| B13905         | 920 Manor Drive        | Building             | Colonial Revival           | Contributing               |
| B13906         | 940 Manor Drive        | Building             | Ranch                      | Contributing               |
| B14037         | 1007 Manor Drive       | Building             | Period Revival             | Contributing               |
| B14038         | 1011 Manor Drive       | Building             | Tudor Revival              | Contributing               |
| B13908         | 1014 Manor Drive       | Building             | Ranch                      | Contributing               |
| B13483         | 1017 Manor Drive       | Building             | Spanish Colonial Revival   | Contributing               |
| B13910         | 1023 Manor Drive       | Building             | Spanish Colonial           | Contributing               |
| B14039         | 1025 Manor Drive       | Building             | Spanish Colonial           | Contributing               |
| B13482         | 1031 Manor Drive       | Building             | Minimal Traditional        | Contributing               |
| B13912         | 1034 Manor Drive       | Building             | Ranch                      | Contributing               |
| B14040         | 1043 Manor Drive       | Building             | Minimal Traditional        | Contributing               |
| B13914         | 1044 Manor Drive       | Building             | Ranch                      | Contributing               |
| B14041         | 1047 Manor Drive       | Building             | Colonial Revival           | Contributing               |
| B13333         | 26 Mark Twain Avenue   | Building             | Colonial Revival           | Contributing               |
| B13334         | 110 Mark Twain Avenue  | Building             | Tudor Revival              | Contributing               |
| B13335         | 115 Mark Twain Avenue  | Building             | Tudor Revival              | Contributing               |
| B4343          | 123 Mark Twain Avenue  | Building             | Tudor Revival              | Contributing               |
| B4340          | 131 Mark Twain Avenue  | Building             | Colonial Revival           | Contributing               |
| B13336         | 134 Mark Twain Avenue  | Building             | Tudor Revival              | Contributing               |
| B13337         | 135 Mark Twain Avenue  | Building             | Tudor Revival              | Contributing               |
| B13338         | 145 Mark Twain Avenue  | Building             | Spanish Colonial Revival   | Contributing               |
| B13919         | 175 Mark Twain Avenue  | Building             | Ranch                      | Contributing               |
| B13500         | 225 Mark Twain Avenue  | Building             | Spanish Colonial Revival   | Contributing               |
| B13501         | 301 Mark Twain Avenue  | Building             | Spanish Colonial Revival   | Contributing               |
| B13922         | 1155 Mark Twain Avenue | Building             | Contemporary               | Contributing               |
| B13923         | 1175 Mark Twain Avenue | Building             | Ranch                      | Contributing               |
| B13339         | 527 Marsh Avenue       | Building             | Tudor Revival              | Contributing               |
| B13340         | 535 Marsh Avenue       | Building             | Tudor Revival              | Contributing               |
| B13341         | 543 Marsh Avenue       | Building             | Craftsman                  | Contributing               |
| B13342         | 555 Marsh Avenue       | Building             | Tudor Revival              | Contributing               |

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|----------------|------------------|----------------------|----------------------------|----------------------------|
| B13343         | 560 Marsh Avenue | Building             | French Eclectic            | Contributing               |
| B13344         | 570 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B13345         | 577 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B13346         | 580 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B4362          | 585 Marsh Avenue | Building             | Mission Revival            | Contributing               |
| B13347         | 588 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B4361          | 593 Marsh Avenue | Building             | Spanish Colonial Revival   | Contributing               |
| B13348         | 619 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B13349         | 620 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B13350         | 624 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B13351         | 626 Marsh Avenue | Building             | Tudor Revival              | Contributing               |
| B13352         | 627 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B13353         | 630 Marsh Avenue | Building             | Tudor Revival              | Contributing               |
| B13354         | 635 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B2593          | 644 Marsh Avenue | Building             | Tudor Revival              | Contributing               |
| B14042         | 651 Marsh Avenue | Building             | Minimal Traditional        | Contributing               |
| B13355         | 661 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B13356         | 665 Marsh Avenue | Building             | Craftsman                  | Contributing               |
| B2594          | 701 Marsh Avenue | Building             | Spanish Colonial Revival   | Contributing               |
| B2595          | 711 Marsh Avenue | Building             | Colonial Revival           | Contributing               |
| B2596          | 725 Marsh Avenue | Building             | Tudor Revival              | Contributing               |
| B2597          | 726 Marsh Avenue | Building             | Tudor Revival              | Contributing               |
| B2599          | 729 Marsh Avenue | Building             | French Eclectic            | Contributing               |
| B2598          | 730 Marsh Avenue | Building             | Spanish Colonial Revival   | Contributing               |
| B2600          | 740 Marsh Avenue | Building             | Colonial Revival           | Contributing               |
| B2601          | 750 Marsh Avenue | Building             | Tudor Revival              | Contributing               |
| B2603          | 760 Marsh Avenue | Building             | Colonial Revival           | Contributing               |
| B2604          | 761 Marsh Avenue | Building             | Tudor Revival              | Contributing               |
| B13930         | 800 Marsh Avenue | Building             | Ranch                      | Contributing               |
| B2605          | 815 Marsh Avenue | Building             | French Eclectic            | Contributing               |
| B4375          | 820 Marsh Avenue | Building             | French Eclectic            | Contributing               |
| B4410          | 821 Marsh Avenue | Building             | French Eclectic            | Contributing               |
| B13931         | 824 Marsh Avenue | Building             | Ranch                      | Contributing               |
| B13357         | 828 Marsh Avenue | Building             | Tudor Revival              | Contributing               |
| B13358         | 829 Marsh Avenue | Building             | French Eclectic            | Contributing               |
| B13359         | 832 Marsh Avenue | Building             | Tudor Revival              | Contributing               |

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|----------------|--------------------|----------------------|----------------------------|----------------------------|
| B13360         | 838 Marsh Avenue   | Building             | French Eclectic            | Contributing               |
| B13932         | 843 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13933         | 844 Marsh Avenue   | Building             | French Eclectic            | Contributing               |
| B13935         | 854 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13936         | 864 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13937         | 880 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13938         | 885 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13939         | 886 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13361         | 887 Marsh Avenue   | Building             | Tudor Revival              | Contributing               |
| B13362         | 893 Marsh Avenue   | Building             | Neoclassical Revival       | Contributing               |
| B14046         | 900 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13942         | 915 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13945         | 945 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13946         | 950 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13948         | 970 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13950         | 990 Marsh Avenue   | Building             | Ranch                      | Contributing               |
| B13955         | 701 Monroe Street  | Building             | Ranch                      | Contributing               |
| B13363         | 785 Monroe Street  | Building             | Minimal Traditional        | Contributing               |
| B13484         | 855 Monroe Street  | Building             | Spanish Colonial Revival   | Contributing               |
| B13485         | 865 Monroe Street  | Building             | Colonial Revival           | Contributing               |
| B13486         | 1065 Monroe Street | Building             | Tudor Revival              | Contributing               |
| B13487         | 1099 Monroe Street | Building             | Colonial Revival           | Contributing               |
| B13960         | 1165 Monroe Street | Building             | Ranch                      | Contributing               |
| B14047         | 1125 Monroe Street | Building             | Tudor Revival              | Contributing               |
| B13962         | 1285 Monroe Street | Building             | Ranch                      | Contributing               |
| B2589          | 1 Newlands Circle  | Building             | American Vernacular        | Contributing               |
| B2591          | 2 Newlands Circle  | Building             | Colonial Revival           | Contributing               |
| B2592          | 3 Newlands Circle  | Building             | French Eclectic            | Contributing               |
| B2571          | 300 Nixon Avenue   | Building             | Colonial Revival           | Contributing               |
| B13364         | 510 Nixon Avenue   | Building             | Craftsman                  | Contributing               |
| B13365         | 519 Nixon Avenue   | Building             | Folk Pyramidal             | Contributing               |
| B13366         | 527 Nixon Avenue   | Building             | Craftsman                  | Contributing               |
| B13367         | 528 Nixon Avenue   | Building             | Craftsman                  | Contributing               |
| B4364          | 544 Nixon Avenue   | Building             | Spanish Colonial Revival   | Contributing               |
| B13368         | 545 Nixon Avenue   | Building             | Tudor Revival              | Contributing               |
| B13369         | 602 Nixon Avenue   | Building             | Craftsman                  | Contributing               |



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|----------------|-------------------|----------------------|----------------------------|----------------------------|
| B13370         | 605 Nixon Avenue  | Building             | Craftsman                  | Contributing               |
| B13371         | 610 Nixon Avenue  | Building             | Craftsman                  | Contributing               |
| B13372         | 611 Nixon Avenue  | Building             | Spanish Colonial Revival   | Contributing               |
| B13373         | 619 Nixon Avenue  | Building             | Tudor Revival              | Contributing               |
| B13374         | 620 Nixon Avenue  | Building             | Craftsman                  | Contributing               |
| B13375         | 624 Nixon Avenue  | Building             | Colonial Revival           | Contributing               |
| B13376         | 625 Nixon Avenue  | Building             | Craftsman                  | Contributing               |
| B13377         | 640 Nixon Avenue  | Building             | Spanish Colonial Revival   | Contributing               |
| B13378         | 650 Nixon Avenue  | Building             | Tudor Revival              | Contributing               |
| B13379         | 703 Nixon Avenue  | Building             | Craftsman                  | Contributing               |
| B13380         | 707 Nixon Avenue  | Building             | Craftsman                  | Contributing               |
| B13381         | 711 Nixon Avenue  | Building             | Craftsman                  | Contributing               |
| B13382         | 714 Nixon Avenue  | Building             | Tudor Revival              | Contributing               |
| B13383         | 728 Nixon Avenue  | Building             | Colonial Revival           | Contributing               |
| B13967         | 750 Nixon Avenue  | Building             | Ranch                      | Contributing               |
| B13387         | 803 Nixon Avenue  | Building             | Tudor Revival              | Contributing               |
| B13384         | 804 Nixon Avenue  | Building             | Tudor Revival              | Contributing               |
| B13385         | 819 Nixon Avenue  | Building             | Tudor Revival              | Contributing               |
| B13386         | 820 Nixon Avenue  | Building             | Craftsman                  | Contributing               |
| B13388         | 832 Nixon Avenue  | Building             | Colonial Revival           | Contributing               |
| B13389         | 842 Nixon Avenue  | Building             | Tudor Revival              | Contributing               |
| B13390         | 908 Nixon Avenue  | Building             | Spanish Colonial Revival   | Contributing               |
| B13392         | 918 Nixon Avenue  | Building             | Craftsman                  | Contributing               |
| B13393         | 920 Nixon Avenue  | Building             | Craftsman                  | Contributing               |
| B13394         | 930 Nixon Avenue  | Building             | Tudor Revival              | Contributing               |
| B13395         | 940 Nixon Avenue  | Building             | Spanish Colonial Revival   | Contributing               |
| B13396         | 959 Nixon Avenue  | Building             | Tudor Revival              | Contributing               |
| B13969         | 985 Nixon Avenue  | Building             | Ranch                      | Contributing               |
| B13480         | 1001 Nixon Avenue | Building             | Minimal Traditional        | Contributing               |
| B13970         | 1010 Nixon Avenue | Building             | Ranch                      | Contributing               |
| B13475         | 1016 Nixon Avenue | Building             | Eclectic                   | Contributing               |
| B13971         | 1020 Nixon Avenue | Building             | Colonial Revival           | Contributing               |
| B13481         | 1102 Nixon Avenue | Building             | Tudor Revival              | Contributing               |
| B13479         | 1105 Nixon Avenue | Building             | Tudor Revival              | Contributing               |
| B13973         | 1115 Nixon Avenue | Building             | Tudor Revival              | Contributing               |
| B13477         | 1118 Nixon Avenue | Building             | Tudor Revival              | Contributing               |

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|----------------|-------------------------|----------------------|----------------------------|----------------------------|
| B13476         | 1126 Nixon Avenue       | Building             | Tudor Revival              | Contributing               |
| B14048         | 1135 Nixon Avenue       | Building             | Ranch                      | Contributing               |
| B13478         | 1151 Nixon Avenue       | Building             | Minimal Traditional        | Contributing               |
| B4294          | 527 Reno Avenue         | Building             | Craftsman                  | Contributing               |
| B13397         | 528 Reno Avenue         | Building             | Craftsman                  | Contributing               |
| B13975         | 531 Reno Avenue         | Building             | Craftsman                  | Contributing               |
| B13398         | 534 Reno Avenue         | Building             | Craftsman                  | Contributing               |
| B13399         | 555 Reno Avenue         | Building             | Spanish Colonial Revival   | Contributing               |
| B13400         | 565 Reno Avenue         | Building             | French Eclectic            | Contributing               |
| B13401         | 570 Reno Avenue         | Building             | French Eclectic            | Contributing               |
| B13402         | 575 Reno Avenue         | Building             | Craftsman                  | Contributing               |
| B13403         | 585 Reno Avenue         | Building             | Craftsman                  | Contributing               |
| B13404         | 588 Reno Avenue         | Building             | Tudor Revival              | Contributing               |
| B13405         | 589 Reno Avenue         | Building             | Tudor Revival              | Contributing               |
| B13406         | 418 Ridge Street        | Building             | Colonial Revival           | Contributing               |
| B13407         | 440 Ridge Street        | Building             | Colonial Revival           | Contributing               |
| B13408         | 448 Ridge Street        | Building             | Spanish Colonial Revival   | Contributing               |
| B2550          | 453 Ridge Street        | Building             | Colonial Revival           | Contributing               |
| B2551          | 500 Ridge Street        | Building             | Eclectic                   | Contributing               |
| B2552          | 505 Ridge Street        | Building             | Colonial Revival           | Contributing               |
| B13982         | 518 Ridge Street        | Building             | Ranch                      | Contributing               |
| B2556          | 529 Ridge Street        | Building             | Craftsman                  | Contributing               |
| B2557          | 535 Ridge Street        | Building             | Folk Pyramidal             | Contributing               |
| B2558          | 543 Ridge Street        | Building             | Tudor Revival              | Contributing               |
| B2559          | 546 Ridge Street        | Building             | Colonial Revival           | Contributing               |
| B2560          | 566 Ridge Street        | Building             | Craftsman                  | Contributing               |
| B2561          | 571 Ridge Street        | Building             | Prairie School             | Contributing               |
| B2563          | 575 Ridge Street        |                      | Tudor Revival              | Contributing               |
| B2564          | 576 Ridge Street        | Building             | Tudor Revival              | Contributing               |
| B2566          | 580 Ridge Street        | Building             | Tudor Revival              | Contributing               |
| B2567          | 581 Ridge Street        | Building             | Tudor Revival              | Contributing               |
| B2568          | 587 Ridge Street        | Building             | Craftsman                  | Contributing               |
| B13986         | 595 Ridge Street        | Building             | Ranch                      | Contributing               |
| B2555          | 525-527 Ridge Street    | Building             | Folk Pyramidal             | Contributing               |
| B4333          | 1050 Sharon Way         | Building             | Ranch                      | Contributing               |
| B2523          | 203 S. Arlington Avenue | Building             | Tudor Revival              | Contributing               |

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| B13987         | 225 S. Arlington Avenue  | Building             | International              | Contributing               |
| B13454         | 305 S. Arlington Avenue  | Building             | French Eclectic            | Contributing               |
| B13453         | 317 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13452         | 321 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13451         | 327 S. Arlington Avenue  | Building             | Tudor Revival              | Contributing               |
| B13450         | 333 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13449         | 341 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13217         | 527 S. Arlington Avenue  | Building             | Tudor Revival              | Contributing               |
| B13218         | 535 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13219         | 547 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13220         | 615 S. Arlington Avenue  | Building             | Colonial Revival           | Contributing               |
| B13221         | 627 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13222         | 701 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13223         | 711 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13224         | 721 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13225         | 733 S. Arlington Avenue  | Building             | Colonial Revival           | Contributing               |
| B13226         | 745 S. Arlington Avenue  | Building             | Tudor Revival              | Contributing               |
| B13227         | 801 S. Arlington Avenue  | Building             | Tudor Revival              | Contributing               |
| B13228         | 811 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13229         | 815 S. Arlington Avenue  | Building             | Craftsman                  | Contributing               |
| B13230         | 835 S. Arlington Avenue  | Building             | Colonial Revival           | Contributing               |
| B13231         | 847 S. Arlington Avenue  | Building             | Spanish Colonial Revival   | Contributing               |
| B14049         | 931 S. Arlington Avenue  | Building             | Tudor Revival              | Contributing               |
| B14063         | 1003 S. Arlington Avenue | Building             | Craftsman                  | Contributing               |
| B14064         | 1011 S. Arlington Avenue | Building             | Craftsman                  | Contributing               |
| B14050         | 1019 S. Arlington Avenue | Building             | Craftsman                  | Contributing               |
| B14051         | 1031 S. Arlington Avenue | Building             | Craftsman                  | Contributing               |
| B13232         | 1131 S. Arlington Avenue | Building             | Tudor Revival              | Contributing               |
| B13409         | 518 St. Lawrence Avenue  | Building             | Craftsman                  | Contributing               |
| B14005         | 528 St. Lawrence Avenue  | Building             | Craftsman                  | Contributing               |
| B13410         | 533 St. Lawrence Avenue  | Building             | Craftsman                  | Contributing               |
| B13411         | 534 St. Lawrence Avenue  | Building             | Craftsman                  | Contributing               |
| B13412         | 540 St. Lawrence Avenue  | Building             | Tudor Revival              | Contributing               |
| B13413         | 543 St. Lawrence Avenue  | Building             | Craftsman                  | Contributing               |
| B13414         | 560 St. Lawrence Avenue  | Building             | Craftsman                  | Contributing               |
| B13415         | 565 St. Lawrence Avenue  | Building             | Craftsman                  | Contributing               |

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|----------------|-------------------------|----------------------|----------------------------|----------------------------|
| B13416         | 571 St. Lawrence Avenue | Building             | Craftsman                  | Contributing               |
| B13417         | 574 St. Lawrence Avenue | Building             | Craftsman                  | Contributing               |
| B13418         | 577 St. Lawrence Avenue | Building             | Spanish Colonial Revival   | Contributing               |
| B13419         | 584 St. Lawrence Avenue | Building             | Minimal Traditional        | Contributing               |
| B13420         | 585 St. Lawrence Avenue | Building             | Craftsman                  | Contributing               |
| B13421         | 590 St. Lawrence Avenue | Building             | Tudor Revival              | Contributing               |
| B13422         | 620 St. Lawrence Avenue | Building             | Tudor Revival              | Contributing               |
| B13423         | 630 St. Lawrence Avenue | Building             | Colonial Revival           | Contributing               |
| B13424         | 634 St. Lawrence Avenue | Building             | Tudor Revival              | Contributing               |
| B13425         | 637 St. Lawrence Avenue | Building             | Tudor Revival              | Contributing               |
| B13426         | 638 St. Lawrence Avenue | Building             | Craftsman                  | Contributing               |
| B13427         | 639 St. Lawrence Avenue | Building             | Tudor Revival              | Contributing               |
| B13428         | 642 St. Lawrence Avenue | Building             | Craftsman                  | Contributing               |
| B13429         | 643 St. Lawrence Avenue | Building             | Tudor Revival              | Contributing               |
| B13430         | 645 St. Lawrence Avenue | Building             | Tudor Revival              | Contributing               |
| B13431         | 646 St. Lawrence Avenue | Building             | Craftsman                  | Contributing               |
| B13432         | 662 St. Lawrence Avenue | Building             | Tudor Revival              | Contributing               |
| B13433         | 663 St. Lawrence Avenue | Building             | Craftsman                  | Contributing               |
| B13434         | 665 St. Lawrence Avenue | Building             | Colonial Revival           | Contributing               |
| B13435         | 699 St. Lawrence Avenue | Building             | Colonial Revival           | Contributing               |
| B14053         | 700 St. Lawrence Avenue | Building             | Contemporary               | Contributing               |
| B14016         | 701 Walker Avenue       | Building             | Ranch                      | Contributing               |
| B14066         | 740 Walker Avenue       | Building             | Colonial Revival           | Contributing               |
| B13444         | 752 Walker Avenue       | Building             | Tudor Revival              | Contributing               |
| B14019         | 765 Walker Avenue       | Building             | Minimal Traditional        | Contributing               |
| B13445         | 770 Walker Avenue       | Building             | Tudor Revival              | Contributing               |
| B14020         | 795 Walker Avenue       | Building             | Ranch                      | Contributing               |
| B14021         | 835 Walker Avenue       | Building             | Ranch                      | Contributing               |
| B14022         | 844 Walker Avenue       | Building             | Ranch                      | Contributing               |
| B13456         | 850 Walker Avenue       | Building             | Tudor Revival              | Contributing               |
| B13457         | 855 Walker Avenue       | Building             | Colonial Revival           | Contributing               |
| B14054         | 870 Walker Avenue       | Building             | Period Revival             | Contributing               |
| B13458         | 875 Walker Avenue       | Building             | Tudor Revival              | Contributing               |
| B13460         | 885 Walker Avenue       | Building             | Tudor Revival              | Contributing               |
| B13459         | 895 Walker Avenue       | Building             | Tudor Revival              | Contributing               |
| B14025         | 945 Walker Avenue       | Building             | Tudor Revival              | Contributing               |

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|----------------|--------------------------|----------------------|----------------------------|----------------------------|
| B13461         | 950 Walker Avenue        | Building             | Tudor Revival              | Contributing               |
| B14055         | 960 Walker Avenue        | Building             | Colonial Revival           | Contributing               |
| B13446         | 755-775 Walker Avenue    | Building             | Queen Anne                 | Contributing               |
| B14013         | 526 W. Taylor Street     | Building             | Minimal Traditional        | Contributing               |
| B13436         | 535 W. Taylor Street     | Building             | Tudor Revival              | Contributing               |
| B13437         | 536 W. Taylor Street     | Building             | Tudor Revival              | Contributing               |
| B13438         | 547 W. Taylor Street     | Building             | Folk Pyramidal             | Contributing               |
| B13439         | 566 W. Taylor Street     | Building             | Craftsman                  | Contributing               |
| B13440         | 569 W. Taylor Street     | Building             | Craftsman                  | Contributing               |
| B13441         | 570 W. Taylor Street     | Building             | Craftsman                  | Contributing               |
| B14014         | 577 W. Taylor Street     | Building             | Tudor Revival              | Contributing               |
| B13442         | 578 W. Taylor Street     | Building             | Tudor Revival              | Contributing               |
| B14015         | 579 W. Taylor Street     | Building             | Ranch                      | Contributing               |
| B13443         | 588 W. Taylor Street     | Building             | Tudor Revival              | Contributing               |
| O175           | Newlands Pillar          | Object               | n/a                        | Contributing               |
| O179           | Newlands Pillar          | Object               | n/a                        | Contributing               |
| O177           | Newlands Pillar          | Object               | n/a                        | Contributing               |
| O181           | Newlands Pillar          | Object               | n/a                        | Contributing               |
| O176           | Newlands Pillar          | Object               | n/a                        | Contributing               |
| O180           | Newlands Pillar          | Object               | n/a                        | Contributing               |
| O178           | Newlands Pillar          | Object               | n/a                        | Contributing               |
| C22            | Newlands Park            | Site                 | n/a                        | Contributing               |
| n/a            | Newlands Memorial Tablet | Object               | Classical Revival          | Contributing               |
| B13822         | 30 Bret Harte Avenue     | Building             | Ranch                      | Non-Contributing           |
| B13823         | 45 Bret Harte Avenue     | Building             | Ranch                      | Non-Contributing           |
| B13824         | 50 Bret Harte Avenue     | Building             | Spanish Colonial Revival   | Non-Contributing           |
| B13826         | 130 Bret Harte Avenue    | Building             | Ranch                      | Non-Contributing           |
| B13827         | 138 Bret Harte Avenue    | Building             | Ranch                      | Non-Contributing           |
| B13828         | 139 Bret Harte Avenue    | Building             | Eclectic                   | Non-Contributing           |
| B13829         | 140 Bret Harte Avenue    | Building             | Ranch                      | Non-Contributing           |
| B13830         | 148 Bret Harte Avenue    | Building             | Contemporary               | Non-Contributing           |
| B13832         | 156 Bret Harte Avenue    | Building             | Contemporary               | Non-Contributing           |
| B13833         | 163 Bret Harte Avenue    | Building             | Ranch                      | Non-Contributing           |
| B13834         | 175 Bret Harte Avenue    | Building             | Ranch                      | Non-Contributing           |
| B13835         | 181 Bret Harte Avenue    | Building             | Ranch                      | Non-Contributing           |

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|----------------|--------------------------|----------------------|----------------------------|----------------------------|
| B13837         | 501 California Avenue    | Building             | Eclectic                   | Non-Contributing           |
| B13243         | 550 California Avenue    | Building             | Craftsman                  | Non-Contributing           |
| B2581          | 720 California Avenue    | Building             | Period Revival             | Non-Contributing           |
| B13844         | 740 California Avenue    | Building             | New Traditional            | Non-Contributing           |
| B13845         | 750 California Avenue    | Building             | New Traditional            | Non-Contributing           |
| B13846         | 100 Circle Drive         | Building             | Ranch                      | Non-Contributing           |
| B13847         | 110 Circle Drive         | Building             | Ranch                      | Non-Contributing           |
| B13851         | 320 Clay Street          | Building             | Ranch                      | Non-Contributing           |
| B13852         | 439 Court Street         | Building             | Ranch                      | Non-Contributing           |
| B13853         | 525 Court Street         | Building             | Postmodern                 | Non-Contributing           |
| B13857         | 3 Elm Court              | Building             | New Traditional            | Non-Contributing           |
| B13858         | 613 Gordon Avenue        | Building             | Craftsman                  | Non-Contributing           |
| B13863         | 811 Gordon Avenue        | Building             | National Folk              | Non-Contributing           |
| B13865         | 895 Gordon Avenue        | Building             | New Traditional            | Non-Contributing           |
| B13871         | 1040 Gordon Avenue       | Building             | Tudor Revival              | Non-Contributing           |
| B13873         | 1113 Gordon Avenue       | Building             | Spanish Colonial           | Non-Contributing           |
| B13874         | 1120 Gordon Avenue       | Building             | Ranch                      | Non-Contributing           |
| B13875         | 1121 Gordon Avenue       | Building             | Tudor Revival              | Non-Contributing           |
| B2742          | 600 Island Avenue        | Building             | Craftsman                  | Non-Contributing           |
| B13878         | 930 Joaquin Miller Drive | Building             | Colonial Revival           | Non-Contributing           |
| B13929         | 650 John Fremont Drive   | Building             | Ranch                      | Non-Contributing           |
| B13882         | 644 La Rue Avenue        | Building             | American Vernacular        | Non-Contributing           |
| B13887         | 890 La Rue Avenue        | Building             | Ranch                      | Non-Contributing           |
| B13888         | 909 La Rue Avenue        | Building             | Ranch                      | Non-Contributing           |
| B13889         | 930 La Rue Avenue        | Building             | Ranch                      | Non-Contributing           |
| B14036         | 1001 La Rue Avenue       | Building             | Ranch                      | Non-Contributing           |
| B13891         | 1018 La Rue Avenue       | Building             | American Vernacular        | Non-Contributing           |
| B13892         | 1030 La Rue Avenue       | Building             | Eclectic/Mixed             | Non-Contributing           |
| B13896         | 711 Manor Drive          | Building             | Ranch                      | Non-Contributing           |
| B13899         | 729 Manor Drive          | Building             | Ranch                      | Non-Contributing           |
| B13901         | 735 Manor Drive          | Building             | New Traditional            | Non-Contributing           |
| B13902         | 755 Manor Drive          | Building             | Ranch                      | Non-Contributing           |
| B13907         | 1006 Manor Drive         | Building             | New Traditional            | Non-Contributing           |
| B13909         | 1022 Manor Drive         | Building             | Craftsman                  | Non-Contributing           |
| B13911         | 1024 Manor Drive         | Building             | Ranch                      | Non-Contributing           |
| B13913         | 1035 Manor Drive         | Building             | Ranch                      | Non-Contributing           |

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|----------------|-----------------------|----------------------|----------------------------------|----------------------------|
| B13915         | 1090 Manor Drive      | Building             | Ranch                            | Non-Contributing           |
| B13916         | 25 Mark Twain Avenue  | Building             | New Traditional                  | Non-Contributing           |
| B13917         | 105 Mark Twain Avenue | Building             | Ranch                            | Non-Contributing           |
| B13918         | 124 Mark Twain Avenue | Building             | Ranch                            | Non-Contributing           |
| B13920         | 180 Mark Twain Avenue | Building             | Ranch                            | Non-Contributing           |
| B13921         | 215 Mark Twain Avenue | Building             | Ranch                            | Non-Contributing           |
| B13924         | 550 Marsh Avenue      | Building             | Ranch                            | Non-Contributing           |
| B13925         | 556 Marsh Avenue      | Building             | Craftsman                        | Non-Contributing           |
| B13926         | 638 Marsh Avenue      | Building             | New Traditional                  | Non-Contributing           |
| B14062         | 640 Marsh Avenue      | Building             | Craftsman                        | Non-Contributing           |
| B13927         | 643 Marsh Avenue      | Building             | American Vernacular              | Non-Contributing           |
| B13934         | 847 Marsh Avenue      | Building             | Millennium Mansion               | Non-Contributing           |
| B13940         | 888 Marsh Avenue      | Building             | Ranch                            | Non-Contributing           |
| B13941         | 890 Marsh Avenue      | Building             | Ranch                            | Non-Contributing           |
| B13943         | 920 Marsh Avenue      | Building             | Ranch                            | Non-Contributing           |
| B13944         | 925 Marsh Avenue      | Building             | Postmodern                       | Non-Contributing           |
| B13947         | 965 Marsh Avenue      | Building             | Ranch                            | Non-Contributing           |
| B13949         | 980 Marsh Avenue      | Building             | Ranch                            | Non-Contributing           |
| B13951         | 926 Marsh Court       | Building             | Unknown                          | Non-Contributing           |
| B13952         | 930 Marsh Court       | Building             | Unknown                          | Non-Contributing           |
| B13953         | 940 Marsh Court       | Building             | Unknown                          | Non-Contributing           |
| B13954         | 946 Marsh Court       | Building             | Unknown                          | Non-Contributing           |
| B13956         | 777 Monroe Street     | Building             | Ranch                            | Non-Contributing           |
| B13957         | 839 Monroe Street     | Building             | Ranch                            | Non-Contributing           |
| B13958         | 999 Monroe Street     | Building             | New Traditional                  | Non-Contributing           |
| B13959         | 1155 Monroe Street    | Building             | American Vernacular              | Non-Contributing           |
| B13961         | 1235 Monroe Street    | Building             | Tudor Revival                    | Non-Contributing           |
| B4363          | 536 Nixon Avenue      | Building             | Mission/Spanish Colonial Revival | Non-Contributing           |
| B13964         | 537 Nixon Avenue      | Building             | Craftsman                        | Non-Contributing           |
| B13965         | 639 Nixon Avenue      | Building             | Craftsman                        | Non-Contributing           |
| B13966         | 720 Nixon Avenue      | Building             | Astylistic                       | Non-Contributing           |
| B13968         | 814 Nixon Avenue      | Building             | Spanish Colonial                 | Non-Contributing           |
| B13391         | 912 Nixon Avenue      | Building             | Craftsman                        | Non-Contributing           |
| B13972         | 1110 Nixon Avenue     | Building             | Tudor Revival                    | Non-Contributing           |
| B13976         | 533 Reno Avenue       | Building             | American Vernacular              | Non-Contributing           |

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|----------------|--------------------------|----------------------|----------------------------|----------------------------|
| B13977         | 536 Reno Avenue          | Building             | American Vernacular        | Non-Contributing           |
| B13978         | 574 Reno Avenue          | Building             | Contemporary               | Non-Contributing           |
| B13979         | 580 Reno Avenue          | Building             | Craftsman                  | Non-Contributing           |
| B13980         | 427 Ridge Street         | Building             | Postmodern                 | Non-Contributing           |
| B13981         | 432 Ridge Street         | Building             | Craftsman                  | Non-Contributing           |
| B2554          | 524 Ridge Street         | Building             | Spanish Colonial Revival   | Non-Contributing           |
| B2562          | 572 Ridge Avenue         | Building             | Mansard                    | Non-Contributing           |
| B13455         | 599 Ridge Street         | Building             | Italian Renaissance        | Non-Contributing           |
| B14004         | 1080 Sharon Way          | Building             | Ranch                      | Non-Contributing           |
| B13988         | 299 S. Arlington Avenue  | Building             | International              | Non-Contributing           |
| B13989         | 475 S. Arlington Avenue  | Building             | International              | Non-Contributing           |
| B13990         | 505 S. Arlington Avenue  | Building             | International              | Non-Contributing           |
| B13991         | 601 S. Arlington Avenue  | Building             | Craftsman                  | Non-Contributing           |
| B13992         | 619 S. Arlington Avenue  | Building             | Craftsman                  | Non-Contributing           |
| B13993         | 635 S. Arlington Avenue  | Building             | Craftsman                  | Non-Contributing           |
| B13994         | 729 S. Arlington Avenue  | Building             | Craftsman                  | Non-Contributing           |
| B13995         | 901 S. Arlington Avenue  | Building             | Ranch                      | Non-Contributing           |
| B13996         | 909 S. Arlington Avenue  | Building             | Craftsman                  | Non-Contributing           |
| B13997         | 917 S. Arlington Avenue  | Building             | Ranch                      | Non-Contributing           |
| B13998         | 925 S. Arlington Avenue  | Building             | Craftsman                  | Non-Contributing           |
| B13999         | 1013 S. Arlington Avenue | Building             | Ranch                      | Non-Contributing           |
| B14000         | 1129 S. Arlington Avenue | Building             | Craftsman                  | Non-Contributing           |
| B14001         | 1139 S. Arlington Avenue | Building             | Ranch                      | Non-Contributing           |
| B14002         | 1177 S. Arlington Avenue | Building             | Ranch                      | Non-Contributing           |
| B14006         | 531 St. Lawrence Avenue  | Building             | Craftsman                  | Non-Contributing           |
| B14007         | 542 St. Lawrence Avenue  | Building             | American Vernacular        | Non-Contributing           |
| B14008         | 545 St. Lawrence Avenue  | Building             | American Vernacular        | Non-Contributing           |
| B14009         | 601 St. Lawrence Avenue  | Building             | Ranch                      | Non-Contributing           |
| B14052         | 633 St. Lawrence Avenue  | Building             | Colonial Revival           | Non-Contributing           |
| B14012         | 635 St. Lawrence Avenue  | Building             | Ranch                      | Non-Contributing           |
| B14010         | 641 St. Lawrence Avenue  | Building             | Tudor Revival              | Non-Contributing           |
| B14011         | 656 St Lawrence Avenue   | Building             | Colonial Revival           | Non-Contributing           |
| B14017         | 757 Walker Avenue        | Building             | American Vernacular        | Non-Contributing           |
| B14018         | 760 Walker Avenue        | Building             | Minimal Traditional        | Non-Contributing           |
| B14023         | 879 Walker Avenue        | Building             | American Vernacular        | Non-Contributing           |
| B14024         | 901 Walker Avenue        | Building             | Craftsman                  | Non-Contributing           |



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|---------|-------------------|---------------|---------------------|---------------------|
| B14056  | 965 Walker Avenue | Building      | Tudor Revival       | Non-Contributing    |
| B14057  | 980 Walker Avenue | Building      | Colonial Revival    | Non-Contributing    |
| B14026  | 995 Walker Avenue | Building      | Craftsman           | Non-Contributing    |

Newlands Heights features a number of different architectural typologies, which serve as a timeline of popular styles between the late 1800s and mid-1900s. Most architectural styles in the district are expressed in both modest and high-style, as demonstrated by the combination of small homes designed according to plan books and large homes designed by prominent architects, including Frederic Delongchamps, Elmer Grey, Daniel Kirkhuff, George Koster, Russell Mills, Edwards Parsons, Fred Schadler, George Schastey, and Paul Revere Williams. A defining characteristic of the neighborhood is the use of brick as a building material in general, and the use of decorative brick in particular, especially in resources constructed between the 1910s and 1940s. A combination of light red brick, dark red brick, orange brick, gray brick, and buff brick—sometimes all in the same building—is found throughout the neighborhood. Decorative brick patterns include diamond, basketweave, herringbone, and rosette inlays found in the chimneys, end gables, and belt courses of Craftsman, Spanish Colonial Revival, and Tudor Revival residences. Other decorative brick elements include contrasting brick quoins, lintels, windowsills, and keystones. However, the area also features residences constructed with concrete block, stone, and wood. The district is consistently diverse in its expression of architectural styles, types, and materials.

**Queen Anne & Shingle Style (1889-1910)**

The Queen Anne and Shingle styles are represented in the district by four residences, all considered contributing to the district, thereby comprising less than one percent of all resources. Of the four residences, two are excellent examples of Queen Anne influence on the architecture of the district.

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Example: *Francis G. Newlands Residence, 7 Elm Court, 1889 (Photograph #2)*



Built by Senator Francis G. Newlands in 1889, 7 Elm Court is the first residence to have been built in Newlands Heights. The 2-and-1/2 story wood-frame house is constructed in the Shingle style and features a steeply-pitched, cross-gabled roof and irregular plan. The residence consists of a central block with a projecting, one-story ballroom wing that extends to the west. Tall, red brick chimneys are anchored to the roof by angled metal ties. The walls are clad with a combination of wood shingles and shiplap. Rectangular, one-over-one sash windows of varying sizes decorate the first and second stories, and a prominent shed dormer projects to the south. The house is situated on a bluff above the Truckee River and overlooks downtown Reno. A circular driveway and lushly landscaped grounds are set behind a metal security gate at the end of Elm Court, a private drive at the end of Court Street. The house retains excellent integrity to the period of significance and is a rare example of the Shingle style in Reno. It was designated a National Historic Landmark in 1963 and listed on the National Register in 1966 (NRIS #66000459).

Example: *Joseph H. Gray House, 457 Court Street, 1910 (Photograph #15)*



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457 Court Street is a late example of the free-classic variation of the Queen Anne style with early Colonial Revival detailing. Fronting south on Court Street and set behind a lush green lawn, the house is located in Rio Vista Heights, which is one of the oldest sections of the district. The frame building is clad with wood siding and features a complex, asymmetrical plan and roofscape of varying heights and shapes. Wide concrete steps, accompanied on either side by a metal railing and capped stone planters, lead to a front porch that wraps around the east side of the house. A rectangular front door, set directly behind the front porch, is flanked by sidelights and features a molded wood surround. The porch is located beneath a projecting hipped roof with a wide entablature supported by paired Tuscan columns set atop the solid porch railing. A low-pitched gable, resembling a triangular pediment, is located in the hipped porch roof above the entry steps. Decorative wood brackets support the second-story roof overhang. The house features one-over-one wood sash windows, multi-light fixed windows, and leaded glass upper sashes. Some of the windows feature a Classical surround. A large bay window is located on the gabled, projecting bay on the west end of the south elevation. The residence has been converted into professional offices within the last 50 years; as a result, an asphalt parking lot comprises the grounds to the east of the house. Despite some modifications, the house retains excellent exterior integrity to the period of significance and was listed in the National Register in 1987 (#87001472).

## **Craftsman**

In Newlands Heights, 123 resources (20%) were constructed in the Craftsman style. Of these, 102 are contributing and 21 are non-contributing to the district. In general, Craftsman homes within the district are defined by a low-pitched roof with wide eave overhangs, a prominent porch supported by tapered columns set atop piers, and exposed rafter tails and roof beams. Many have Arts and Crafts-influenced windows, in which the upper sashes feature multiple lights of glass arranged in simple square and more ornate geometric patterns. Other Craftsman style resources feature multi-paned metal casement windows. Some duplexes in the neighborhood feature Craftsman details such as exposed roof beams and rafter tails but lack the characteristic porch and accompanying tapered columns (e.g. 772 La Rue, 602 California). Decorative brick motifs are common among the area's Craftsman bungalows and include diamond-shaped inlays of contrasting brick on exterior chimneys, decorative belt courses (usually basketweave patterns or soldier courses) that run between the basement and ground levels, and chimney caps augmented by contrasting patterns and colors. River rock and ashlar foundations are common, as is stucco-over-brick. Common alterations to Craftsman residences in the district include enclosed porches, replaced windows, and original porch columns and/or railings replaced with decorative cast iron. In many cases, these alterations are severe enough to mask character-defining features and therefore classify the altered resource as non-contributing. The style, as expressed in Newlands Heights, can be organized into four different typologies based on roof style: Front-Gabled Roof, Cross-Gabled Roof, Side-Gabled Roof, and Hipped Roof.

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### Front-Gabled Roof, Full-Width Porch

This subtype of the Craftsman style is characterized by a full-width porch recessed beneath a low-pitched, front-gabled roof that is typically supported by columns set atop the porch railing.

Example: *701 S. Arlington Avenue, c.1920*

701 S. Arlington Avenue is a one-story, three-bay Craftsman style bungalow. The frame dwelling features a rectangular plan and a low-pitched, front-gabled roof. The walls and chimney are clad with red brick. The roof is comprised of composite shingles. The house is in the Marker Tract, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto South Arlington Avenue and is set behind a landscaped front yard. The property is in good condition and has experienced little alteration since its construction.

A soldier brick string course visually divides the basement level from the ground level. Wide cement steps gradually narrow as they lead to a full-width front porch recessed beneath the main roof. The porch is supported by rectangular brick columns and features a rectangular entry opening flanked by two wide, rectangular partial-width openings. A rectangular front door is set behind the porch. On either side of the door, there is an assembly of two narrow, double-hung windows with multi-paned upper sash flanking a broad center window. All of the windows appear to be original and are underscored by projecting brick header sills. The deep eave overhangs reveal exposed rafter tails.

Example: *1003 & 1011 S. Arlington Avenue, c.1928 (Photograph #39)*



1003 and 1011 S. Arlington Avenue are one-story Craftsman style dwellings situated next door to one another. These residences appear to have been constructed at the same time by the same builder, as they share several unusual characteristics. The masonry buildings feature a

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rectangular plan and low-pitched, front-gabled roof. The walls and the chimneys are constructed with decorative concrete bricks. The end gables are finished with wood, and the foundations are constructed with stone rubble. The roofs are comprised of composite shingles. The buildings are located in the Marker Tract, a park-like subdivision with tree-lined streets and spacious lots. The houses are side-by-side, front east onto South Arlington, and are set behind a front yard planted with mature trees and shrubs. The properties are in fair condition and have experienced some alteration since its construction, namely in the replacement of original windows with aluminum replacements.

A set of steps, flanked by low, capped planters, leads to a full-width entry porch sheltered beneath the main roof and supported by a pair of squat, fluted columns set atop square concrete block piers on either corner of the porch. The railing is comprised of classical balusters. A rectangular front door is set behind a metal security door, and a pair of aluminum 1-over-1 windows is located on either side of the door. The secondary elevation also features aluminum, 1-over-1 windows in varying sizes and configurations. All of the windows feature smooth, rectangular lintels and projecting sills. The corners are decorated with large, flat CMU quoins. Unenclosed eaves reveal exposed rafter tails, and an interior chimney is visible in the roofline.

### Front-Gabled Roof, Partial Porch

This subtype of the Craftsman style is characterized by a centered, partial-width porch that projects from the main house block. The residence and porch roof are both front-gabled with widely-overhanging eaves.

Example: *569 W. Taylor Street, c.1924 (Photograph #21)*



Illustrating the full expression of a front-gabled Craftsman Bungalow with a partial-width porch, 569 W. Taylor Street is a 1 story, 3-bay Craftsman style brick masonry bungalow with a rectangular plan, a low-pitched front-gabled roof, and an additional front gable extending over a prominent front porch. The walls and chimney are constructed of red brick with buff brick

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accents. The foundation is finished with rough-cut stone, and the roof is comprised of composite shingles. The front gables are finished with wood siding. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto West Taylor Street and is set behind a landscaped front yard. The property is in excellent condition and has had very little alteration since its construction.

A decorative buff brick string course visually divides the basement level from the ground level. Cement steps framed with capped stone planters lead to a wide front porch. The front porch has a solid brick railing topped with a layer of concrete. The porch roof is supported by squat, tapered wood columns set atop square brick piers. A rectangular single casement door with a segmental head is set behind the porch in the center of the dwelling. There is a square window with a 9-lite rectangular transom to the east of the door behind the porch. There is an identical window on the west side of the door. All of the door and window openings have segmental heads and a double header course lintel of buff bricks. The windows feature projecting buff brick header sills. The front gables have exposed square roof beams. The larger front gable has a square vent in its peak. The eaves are unenclosed and have wide overhangs and exposed rafter tails. An exterior chimney is located on the east elevation.

### Cross-Gabled Roof, Partial Porch

This subtype of the Craftsman style is characterized by a side-gabled roof with a partial-width front-gabled porch. The porch may project from the center of the main house block, or from one of the sides, creating a T- or L-shaped plan.

Example: *665 Marsh Avenue, c.1929 (Photograph #37)*



Untraditional in its use of solid brick columns in lieu of tapered columns atop piers, 665 Marsh Avenue is a one-story, three-bay Craftsman style bungalow. The frame building features a low-pitched hipped roof with a projecting front-gabled roof. The exterior walls and chimney are clad with red brick. The foundation is finished with stone. The end gables are finished with stucco.

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The roof is comprised of composite shingles. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Marsh Avenue and is set behind a landscaped front yard. The property is in excellent condition and has had very little alteration since its construction.

A decorative brick string course visually divides the basement level from the ground level. Granite steps, accompanied by two cascading capped stone planters on either side, lead to a partial-width front porch with a solid brick railing. The porch is located beneath the front gable and is supported by four tall, square brick columns set atop wide, square brick piers. A rectangular front door with eight square fixed windows is set behind the porch. A group of two narrow windows flanking a broad window is located east of the front door behind the front porch. And identical group of windows is located to the west of the front porch beneath the hipped roof. The upper sash of all six windows has multiple panes of glass. All of the window and door openings have rectangular soldier brick lintels. The windows have projecting brick header sills. The front gable features exposed roof beams and an interesting cornice. A square fixed window is centered in the front gable. All of the windows feature wide casings. An exterior chimney is located on the east elevation and features two diamond-shaped decorative buff brick inlays, as well as a decorative buff brick cap.

#### Side-Gabled Roof, Full-Width Porch

This subtype of the Craftsman style is characterized by a full-width porch recessed beneath a side-gabled roof. Typically, a dormer window is centered in the roof.

Example: *721 S. Arlington Avenue, c.1913 (Photograph #42)*



721 S. Arlington Avenue is a 1 and ½ story, three-bay Craftsman style dwelling. The masonry dwelling features a rectangular plan, a full-width porch, and a low-pitched, side-gabled roof with an upper-story shed dormer. The walls and chimney are constructed with red brick. The dormer and porch entablature are finished with stucco. The roof is comprised of composite shingles. The

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house is in the Marker Tract, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto South Arlington Avenue and is set behind a landscaped front yard. The property is in very good condition and has experienced very little, if any, alteration since its construction.

Wide cement steps, accompanied by a low, flat capped planter on either side, lead to a full-width front porch. The solid brick porch railing is interrupted by four square brick piers, upon which squat, square columns serve to support the porch roof. The porch roof features a broad, plain entablature. A front door with a multi-paned glass door is set behind the front porch. On either side of the door, there is a large cottage window flanked by two narrow, 1-over-1 double-hung windows. The windows all feature a projecting brick header course sill. The shed dormer features a group of three small, square multi-paned windows. The deep, unenclosed eaves reveal exposed rafter tails. An exterior chimney is located on the south elevation.

### Side-Gabled Roof, Partial Porch

This subtype of the Craftsman style is characterized by a partial-width porch recessed beneath one side of the main side-gabled roof.

*580 Marsh Avenue, c.1929 (Photograph #23)*



580 Marsh Avenue is a 1 and ½ story, three-bay, Craftsman style bungalow with a rectangular plan, a side-gabled roof, and a partial-width front porch. The walls are finished with stucco and the roof is comprised of composite shingles. The foundation and porch piers are covered with stucco, and the chimney is comprised of exposed brick. The end gables of the structure are finished with wood shingles. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts north onto Marsh Avenue



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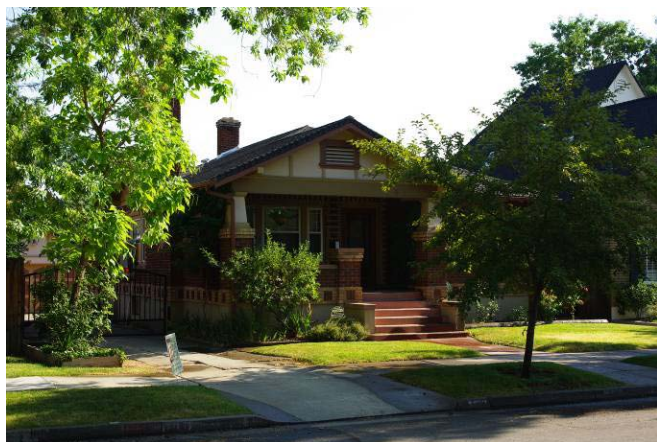
and is set behind a landscaped front yard. The property is in excellent condition and has had very little alteration since its construction.

A raised stucco course visually distinguishes the basement level from the ground level of the house. The front porch is set back and accessed by steps located on the east side of the residence. The porch is supported by wide piers on each side, and a simple squared hand-railing runs between the piers. Square wood columns, set atop each pier, support the roof. Four large windows, all original, adorn the north elevation. A cottage window, located beside the front door, has a transom with five lights of glass. The other three windows are grouped together with two narrow 3-over-1 windows flanking a larger 3-over-1 window. The front door is characterized by a square window centered in the upper third of the door. All of the openings are trimmed with wood moulding. Rafter tails are exposed along the underside of the roof. The west elevation features a small projecting bay with a center window and shed roof with exposed rafter ends.

### Hipped Roof, Partial Porch

This subtype of the Craftsman style is characterized by a pyramidal-hipped roof with a projecting partial-width, front-gabled porch. This category is much like the cross-gabled subtype but with a hipped main roof.

Example: *543 Marsh Avenue, c.1925 (Photograph #18)*



543 Marsh Avenue is a one-story, three-bay Craftsman style bungalow with a rectangular plan and a wide front porch. The masonry dwelling features a low-pitched hipped roof with a projecting, low-pitched front gable extending over the porch. The walls and chimneys are constructed of red brick with buff brick accents. The end gable and foundation are finished with stucco. The roof is comprised of composite shingles. The house is in the Marker Tract, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Marsh Avenue and is set behind a landscaped front yard. The property is in excellent condition and has had very little alteration since its construction.

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A decorative, two-toned brick string course visually divides the basement level from the ground level. The steps leading to the front porch are centered between two low, flat capped planters. The porch features a solid brick railing. The porch roof is supported by a pair of squat, tapered columns with painted wood capitals and bases set atop square brick piers. A rectangular front door is set behind the porch and appears to be original. There are two identical sets of original windows on the south elevation, which feature two narrow windows flanking a broad window. All of the windows are double-hung with a decorative, multi-paned upper sash. The window assemblies and doorway are trimmed with a highly decorative buff and red brick border. The end gable above the porch is accentuated with half-timbering and features exposed roof beams and a square vent in its peak. The roof eaves are unenclosed and reveal exposed rafter tails. The residence has two visible chimneys, one of which is interior. The other chimney is extremely tall and is exteriorly located on the west elevation.

### Craftsman Eclectic

This subtype features the major characteristics of the Craftsman style, including widely overhanging eaves, exposed rafter tails, and wood sash windows with divided upper lights, blended with Period Revival details such as arched openings, small entry porches, and tapered chimneys.

Example: *547 S. Arlington Avenue, c.1926 (Photograph #19)*



547 S. Arlington Avenue is a 1 and ½ story Craftsman style dwelling with Spanish Colonial Revival influences. The masonry building features a rectangular plan and a low-pitched, multi-gabled roof with varying heights and intersecting dormers. The walls and chimney are constructed with buff brick. The dormers are clad with wood shingles. The foundation is finished with irregularly coursed ashlar. The roof is comprised of composite shingles. Above the front porch is an end gable finished with wood siding. The house is in the Marker Tract, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto South Arlington

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Avenue and is set behind a landscaped front yard. The property is in excellent condition and has had very little, if any, alteration since its construction.

Cement steps leading to a front porch are centered between a series of capped stone planters on either side. The front porch has a solid brick railing and is not sheltered by a roof of any kind. Three front gables dominate the east façade. A wide, round arched, multi-paned window is located beneath the northerly front gable. The south façade of this gable section features a rectangular front door with a round arched fanlight. Most of the windows are rectangular and double-hung with a multi-paned upper sash, trimmed by light buff bricks arranged in the shape of a round arch. A gable dormer projects from the south elevation. A shed dormer extends from the north elevation. A small patio with a low brick railing is located off of the south elevation. The gables feature exposed roof beams and widely overhanging eaves that reveal exposed rafter tails. An exterior tapered chimney is features on the south elevation.

Example: 602 California Avenue, c.1932 (Photograph #26)



An interesting expression of the Craftsman style, 602 California Avenue is a 1 ½-story late Craftsman style duplex with Tudor Revival influences. The symmetrical frame building features a rectangular plan and steeply-pitched, side-gabled roof with a full-width shed dormer, projecting front-gabled entry porches, and wide eave overhangs. The chimney and walls are clad with decorative brick. The end gables and dormer are covered with stucco. The roof is comprised of composite shingles. The house is located in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts north onto California and is set behind a narrow, well-manicured front yard with mature trees and plantings. The property is in excellent condition and appears to have experienced very little, if any, alteration since its construction.

Three light, multicolored brick string courses wrap around the building: one features a decorative pattern and discerns the basement level from the ground level, another consists of rowlock bricks and is located just below the window line, and the third is a wide belt of soldier bricks at lintel-

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height. Each housing unit is accessed by a set of concrete steps, accompanied by three decorative metal railings, which lead to a small entry porch featuring three full-length, round-arched openings. The north elevation arches provide access to each respective entrance, and the east and west arches are enclosed by a low metal railing. The porches are heavily ornamented, featuring light red brick quoins, arch borders, end gable definition, and diamond inset in the gable peaks, all of which contrast with the dark red brick wall cladding. The porches are located on opposite ends of the building. The recessed wall between porches encompasses the main living space of each unit. The first story features two assemblies of a large, centered window flanked by a narrow window on either side. The front shed dormer features two assemblies of three windows of the same size. All of the windows are single-hung Craftsman-style windows with divided upper lights. Exposed rafter tails are visible beneath the open eaves, and the end gables feature simple vergeboards with rounded eave ends. The east and west end gables feature decorative half-timbering and exposed roof beams. An interior chimney is centered behind the side gable roof peak, and a row of light, multicolored soldier bricks adorns the chimney cap.

## Prairie School

The district includes a total of three (<1%) resources influenced by the Prairie School architectural style, all of which are contributing to the district. They are located within one block of each other in the Rio Vista Heights and Newlands Heights subdivisions. As a rule, Prairie School architecture in the district includes a horizontal emphasis, brick wall cladding, and Colonial Revival influences. They are late examples of the style, which may explain the prevalence of Colonial and Classical details.

Example: *H.E. Reid House, 515 Court Street, c.1922, Architect Fred Schadler (Photograph #16)*



515 Court Street is a two-story, five-bay, late Prairie-style dwelling with Colonial Revival and Richardsonian Romanesque details. The building features a simple rectangular plan and a low-pitched hipped roof with wide overhangs. The exterior walls and chimneys are constructed of red brick. Columns and entablatures are constructed of wood. The foundation is constructed of

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square ashlar blocks. The roof is comprised of composite shingles. The house is in the Rio Vista Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Court Street and is set behind a landscaped front yard. The property is in excellent condition and has had very little, if any, alteration since its construction.

Wide brick steps, accompanied by a central metal railing and capped brick planters, lead to a partial-width front porch sheltered beneath a projecting flat roof. The porch roof is supported by fluted square columns connecting to a wide entablature. The porch extends beyond the roof to the east and west and features a solid brick railing. The windows consist of single and paired double-hung sashes. Two decorative brick string courses emphasize the horizontal lines of the building.

Example: *Hughes Apartments, 315 Clay Street, c.1925 (Photograph #12)*



315 Clay Street is a two-story, three-bay, Prairie-style apartment dwelling with Colonial Revival influences. The symmetrical masonry building features a simple rectangular plan and a low-pitched hipped roof with boxed eaves and wide overhangs. The exterior walls and chimneys are constructed of red brick with buff brick accents. The roof is comprised of composite shingles. The house is in the Rio Vista Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Clay Street and is set behind a landscaped front yard. The property is in excellent condition and has had very little, if any, alteration since its construction.

Prairie School-style horizontality is emphasized by three buff brick belt courses wrapping around the building. Wide cement steps, accompanied by a metal railing on either side, lead to a partial-width front porch sheltered beneath a projecting, shallow-hipped roof. The rectangular front door is crowned by a transom and flanked by sidelights. Double-hung windows of various sizes feature buff brick sills. The first story windows are crowned by a double buff brick header lintel. The basement level is exceptionally tall, featuring its own full-size double-hung windows.

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## Period Revival

The Period Revival emerged throughout the neighborhood around 1910 and remained popular through the 1940s. To some extent, a majority of subcategorized Period Revival residences borrow elements from other subtypes; for example, a Tudor Revival residence may feature a French Eclectic canopied bay window. There are three examples of the Period Revival style in the district that are not easily classified as a specific revival style, one of which is described below. The remaining Period Revival residences are categorized according to the following subtypes, each described in its own subsequent section: Colonial Revival, Italian Renaissance Revival, Tudor Revival, Spanish Colonial Revival, Mission/Pueblo Revival, French Eclectic, and Neoclassical Revival.

Example: *1031 Gordon Avenue, c.1932 (Photograph #61)*



1031 Gordon Avenue is a one-story Period Revival style dwelling that features Tudor Revival-style massing, a French Eclectic-influenced roof, and Colonial Revival fenestration. The asymmetrical frame building features a U-shaped plan and steeply-pitched, hipped roof with projecting front-gabled wings on either side of the building. The chimneys and walls are clad with brick. The roof is comprised of composite shingles. The house is located in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts west onto Gordon and is set behind a well-manicured front yard with mature trees and plantings enclosed by a chain link fence. The property is in good condition and has experienced very little, if any, alteration since its construction.

A decorative brick string course wraps around the building, visually distinguishing the basement level from the ground level. A set of concrete steps leads to an entry porch, which is centered between the front gable wings beneath the hipped roof. A set of three 6-over-1 single-hung windows are set behind the porch. The small and large front gable each feature a centered assembly of two and three 6-over-1 windows, respectively. The windows have soldier brick lintels and projecting rowlock brick sills. The small gable features a decorative brick inset in its

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peak, and the large gable peak has a round-arched vent. The eaves feature simple vergeboards with triangular eave returns. A tapered chimney with diamond-shaped decorative brick insets is located on the north elevation.

## Colonial Revival

There are 55 Colonial Revival residences in Newlands Heights, comprising 9% of the district. Of these, two are listed in the NRHP, 48 are contributing, and four are non-contributing. These resources are variously symmetrical and asymmetrical with hipped, flat, and side-gabled roofs. Dormer windows are a common feature, as are Classical details such as pedimented door surrounds, dentilated cornices, semicircular transoms, and sidelights. Windows are typically single-hung wood sashes, some of which feature divided upper and/or lower lights. Wall cladding includes brick (alternately red or painted white) as well as wood siding. Common alterations to this style include replaced windows, doors, and garage doors, which often results in non-contributing status due to the stylistic importance of windows and doors to the Colonial Revival.

### Side-Gabled Roof with Dormers

This subtype is generally 1½ to 2 stories in height characterized by a side-gabled roof with two to three gable dormers.

Example: *H.H. Luce House, 1040 La Rue Avenue, 1939, Architect Edward Parsons (Photograph #64)*



1040 La Rue Avenue is a two-story, three-bay Colonial Revival style dwelling with a westward-projecting extension to a garage. The frame building features a simple rectangular plan and a moderately pitched side-gabled roof. The chimneys and first-story walls are constructed with painted brick. The second-story walls are finished with wood siding. The roof is comprised of composite shingles. The house is in the Newlands Manor neighborhood, a park-like subdivision

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with tree-lined streets and spacious lots. The house fronts north onto La Rue Avenue and is set behind a landscaped front yard. The property is in excellent condition and appears to have experienced very little alteration since its construction.

A white picket fence surrounds the property. A curved walkway leads to a shallow entry porch with an accentuated, Classically-inspired entrance surround, including square pilasters and a scrolled, broken pediment with an urn in its center. The entry porch features paneled sides and a rectangular, multi-paneled door. An 8-over-8 wood-sash window with a projecting header brick sill is located on both sides of the door. The second story boasts three through-the-cornice gable dormers. Each dormer features a centered 6-over-6 wood-sash window. All of the windows are flanked by wood shutters with metal hardware. The front façade is symmetrically balanced. A large chimney is located on the west elevation. A single-story addition features a segmental-arched pedestrian entrance to the backyard and connects the house to the garage. This addition is sensitive to the original design of the building and does not interfere with its integrity.

### Side-Gabled Roof

This subtype of the Colonial Revival style typically includes two stories with a side-gabled roof and symmetrical façade.

Example: *1035 La Rue Avenue, c.1937 (Photograph #63)*



1035 La Rue Avenue is a two-story, three-bay Colonial Revival style dwelling with two one-story wings and French Eclectic influences. The frame building features a simple rectangular plan and a moderately pitched side-gabled roof. The walls and chimneys are constructed with painted brick. The end gables are finished with wood siding. The roof is comprised of composite shingles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto La Rue Avenue and is set behind a landscaped front yard. The property is in excellent condition and appears to have experienced very little alteration since its construction.



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A brick walkway leads to a round arched entry porch trimmed with soldier bricks. The entry porch features paneled interior sides and a rectangular, six-paneled door with an arched transom and narrow, rectangular sidelights. The sidelights are underscored by molded panels. The transom is crowned with a wide wood molding. The door assembly surround is comprised of fluted wood casings. In either side of the door, there is a bay window with a multi-paned, double casement window with a rectangular transom on the south elevation. The southeast and southwest elevations of the bays feature a multi-paned, single casement window with a rectangular transom. Both bays have a wide cornice and are topped with French Eclectic-inspired metal canopy. The second story features three multi-paned square windows with decorative shutters. A brick header string course runs below the second story windows. An exterior chimney is located on the east and west elevations of the main house block. The single-story east wing has a hipped roof with a molded wood course running directly below the roofline. There are four windows on south elevation of the east wing. Located on the west end of the east wing, there is a bay window featuring a multi-paned square window on the south elevation with a tall, narrow multi-paned window on the southeast and southwest elevation. To the east of the bay window, there is a rectangular, multi-paned window. The west elevation has four tall, rectangular multi-paned windows separated by fluted pilasters and crowned with a continuous scalloped wood molding. All of the windows on the east and west wings feature projecting brick header sills.

### Hipped Roof

This subtype of the Colonial Revival is defined by its moderately-pitched hipped roof. Typical variations include a projecting gable from the center of the main house block and dormers in the roof.

Example: *Parsons-Steinmiller House, 761 California Avenue, 1922, Architect Fred Schadler (Photograph #44)*



An estate-scale example of the Georgian Revival substyle, 761 California Avenue is a two-story Colonial Revival style residence with a rectangular plan. The masonry building features a

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symmetrical main house block from which a two-story wing projects to the east. A one-story garage extends further east from the wing. The house features a low-pitched hipped roof. The walls and chimney are constructed with red brick. The roof is comprised of composite shingles. The house is in the Newlands Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto California Avenue, is situated on a bluff overlooking the Truckee River, and is set behind a landscaped front yard and circular driveway. The property is in excellent condition and has experienced some alteration since its construction.

A low concrete wall and mature shrubs define the property at the sidewalk. A long, half-circular driveway outlines a large front lawn. The main house block features an ornate, single-story portico supported by Classical columns and brick piers. The cornice of the portico is well-defined and supported by decorative brackets. The front entrance consists of a rectangular door, sidelights, and a rectangular tripartite transom. On either side of the portico, there is a pair of 6-over-1 wood-sash windows, each pair topped with a decorative keystone lintel. The second story of the main block is characterized by a balcony created by the portico. The balcony is enclosed by a Union Jack patterned railing. A narrow door with multi-paned sidelights is set behind the balcony. On either side of the balcony, there is an 8-over-1 wood-sash window. Centered above the balcony is a hipped roof dormer with a fixed, eight-paned window. A two-story addition projects to the east. The addition has two 6-over-1 wood-sash windows with segmental heads, header brick lintels, and header brick sills on the first story. The second story features a single 6-over-1 wood-sash window. The first and second levels of the addition are divided by a header brick string course. A one-story, two-car garage extend to the east from the wing addition. All of the eaves feature decorative exposed rafter beams.

### Flat Roof

This subtype of the Colonial Revival style is characterized by a central block with a flat roof.

Example: 832 Nixon Avenue, c.1920 (Photograph #51)



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832 Nixon Avenue is a two-story, 3-bay, symmetrical Colonial Revival style masonry dwelling with a rectangular plan and a flat roof. The walls and chimney are constructed of exposed red brick. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts west onto Nixon Avenue and is set on a hill behind a landscaped front yard. The property is in excellent condition and has had very little alteration since its construction.

A set of cement steps with a metal railing on either side leads to wide brick steps that approach the front entrance. The prominent front entrance features a triangular pediment and simple molded cornice supported by two fluted, fixed pilasters. An eagle ornament is set in the center of the pediment. The rectangular, paneled front door has multi-paned sidelights and is set behind a metal security door. There is an 8-over-8 wood-sash window flanked with decorative, paneled wood shutters located on each side of the entrance on the ground floor. The second story features three 8-over-8 wood-sash windows flanked by decorative shutters. All of the windows feature a segmental double brick header lintel and a projecting brick header course sill. The cornice defined by a decorative brick string course. A large chimney is located on the south elevation.

### Italian Renaissance Revival

The Italian Renaissance Revival is illustrated by four residences (<1%) in Newlands Heights, of which three are contributing to the district. The two examples below are estate-style mansions on the river bluff side of California Avenue. They exhibit the essential features of the style, including umbrella-hipped red-tile roofs, wide eave overhangs supported by decorative brackets, simple block massing, and stucco wall cladding.

Example: *Senator George S. Nixon Residence, 631 California Avenue, 1906 (Photographs #9, #34)*



At over 20,000 square feet, 631 California Avenue is a 2 and ½ story Italian Renaissance Revival style residence with a sprawling, rectangular plan. The asymmetrical frame building features a low-pitched hipped roof with projecting wings. The walls and chimney are finished with stucco.

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The roof is comprised of red clay tiles. The house is in the Newlands Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto California Avenue, is situated on a bluff overlooking the Truckee River, and is set behind a large, landscaped front yard. The property is in excellent condition and appears to have had some alteration since its construction.

A stucco wall with mature landscape plantings encloses the property and partially obscures it from view. A circular driveway laid with pavers leads to a cast iron entrance gate. A one-story porte-cochere projects from the center of the main house block. A one-story wing with arched windows projects to the east. The main block of the house features a number of tall, narrow casement doors and windows. There are three hipped dormers with a wide, multi-paned window centered in each. A two-story hipped-roof wing located on the east and west ends of the main house block extend to the south. The second story of each wing features a shallow balcony supported by wide brackets. The rear river bluff elevation of the house reveals a full-width second-story verandah, which provides a roof for a first-story porch with three segmental arched openings. Two interior chimneys rise on either side of the outer roof dormers.

## **Tudor Revival**

Of all resources in Newlands Heights, 154 (25%) are constructed in the Tudor Revival style, of which four are listed in the NRHP, 143 are contributing, and six are non-contributing. Tudor Revival resources in the district include both modest residences and large estate-style homes that are found in every subdivision that comprises the district. The style is characterized by steeply-pitched gable roofs and massive chimneys. These resources feature a variety of wall cladding material, including stone, various shades of brick, and stucco. Among the brick-faced buildings, many feature decorative brick flourishes, particularly end gables and chimneys inlaid with contrasting bricks arranged in basketweave, diamond, or herringbone patterns. Another common use of decorative brick is to trim arched openings (e.g. doors windows, and end gable vents), craft lintels that resemble keystones, and create an illusion of quoins with contrasting bricks. Tudor Revival windows are commonly multi-light metal casements, although diamond-paned windows are also common to resources in the area. Other typical details include decorative scalloped vergeboards, false half-timbering, segmental and Tudor-arched openings, and chimney pots. Typical alterations to this style include replaced windows and front doors, although non-contributors in the district have experienced extensive alterations resulting in disrupted fenestration, insensitive additions, and obscured defining features. The Tudor Revival style in Newlands Heights comprises six major subtypes based on roof styles and massing: front-gabled roof, symmetrical paired gables, single dominant mid-façade gable, front-gable with wing, multiple façade gables, and a complex roof.

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This subtype of the Tudor Revival style is characterized by a dominant front-gabled roof, often intersected by cross-gable dormers.

Example: *The Cooke House, 421 Court Street, c.1910 (Photograph #14)*



421 Court Street is a 2 and ½ story Tudor Revival dwelling with Craftsman and Colonial Revival influences. The masonry building features a rectangular plan and a primarily front-gabled roof with steeply-pitched intersecting gables and gable dormers. The exterior walls and chimney are constructed with brick. The end gables are finished with stucco. The roof is comprised of composite shingles. The house is in the Rio Vista Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Court Street and is set behind a landscaped front yard. The property is in excellent condition and has had some alteration since its construction.

A set of wide steps leads to a Colonial Revival entry porch with a hipped roof and molded entablature supported by square brick piers and fluted Doric columns. The Classical influences continue with the paneled front door set between fluted fixed columns, sidelights, and a surround featuring square pilasters and a molded crown. The building features tall, narrow casement windows with multiple lights of glass, as well as narrow wood-sash windows, some of which have divided lights in their upper sashes and sidelights. Windows feature soldier brick lintels and projecting header brick sills. The third level features a balcony with a simple square wood railing cantilevered by triangular knee braces. The end gables feature exposed roof beams and thick vergeboards, and the east gable has decorative half-timbering. The gable dormers feature casement windows and triangular knee braces. The roof shingles are rolled around the eaves to resemble thatching. An exterior chimney is located on the west elevation.

Newlands Heights Historic District  
Name of Property  
Symmetrical Paired Gables

Washoe, Nevada  
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This subtype of the Tudor Revival style is generally two stories in height and characterized by a side-gabled roof intersected by a pair of symmetrical, projecting front gables. This variation is typically found in homes of a grand scale.

Example: *Frank R. Payne House, 745 California Avenue, c.1941, Architect Edward Parsons (Photograph #43)*



The only example of the symmetrical paired gable subtype in Newlands Heights, 745 California Avenue is a two-story Tudor Revival style dwelling. The asymmetrical frame building features a rectangular plan and steeply-pitched, side-gabled roof with projecting gable roof bays. The chimneys are constructed of brick. The walls are clad with a combination of brick, stone, and stucco. The roof is comprised of wood shake shingles. The house is located in the Newlands Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto California and is set behind a large, estate-like, well-manicured front yard bordered by a brick wall with metal automobile and pedestrian gates. The property is in excellent condition and appears to have experienced very little, if any, alteration since its construction.

The property appears to be set behind a circular drive. The entrance gable features a Tudor-arched door trimmed with stonework. Some of the end gables are faced with false half-timbering, other feature decorative brickwork laid to create a diamond pattern. The stone veneer is laid in uneven courses. The windows are a combination of multi-paned and diamond-paned metal casements. The façade chimney is covered with ivy; however, tall chimney pots are visible at the very top of the chimney. A one-story, attached garage wing projects to the east and features a gable dormer with a double casement window.

Newlands Heights Historic District  
Name of Property  
Single Dominant Mid-Façade Gable

Washoe, Nevada  
County and State

This subtype is characterized by a hipped or side-gabled roof intersected by a prominent front gable. Typically, the front gable is centered or slightly off-center.

Example: *Edward Chism House, 575 Ridge Street, 1927, Architect Frederic Delongchamps (Photograph #22)*



575 Ridge Street is a 1 and ½ story Tudor Revival style dwelling with a complex plan. The asymmetrical masonry building features a steeply-pitched hipped roof intersected by two large, nested front gables. The exterior walls and chimney are constructed with red brick. The larger front end gable is finished with stucco. The roof is comprised of wood shingles. The house is in the Newlands Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Ridge Street and is set behind a landscaped front yard. The property is in excellent condition and has had very little, if any, alteration since its construction.

Rounded cement steps, accompanied by a curved metal railing on either side, lead to a round-arched front door opening to the southeast. The smaller, projecting front gable features a ribbon of four multi-paned casement windows with a rectangular transom and segmental arched head. The window has a double brick header lintel and a projecting header brick sill. A narrow, round arched vent is located in the gable peak. The large front gable features decorative half-timbering and a multi-paned double casement window. A tall chimney is visible on the east elevation of the front gable.

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Example: 644 Marsh Avenue, c.1932 (Photograph #35)



A dramatic expression of this subtype, 644 Marsh Avenue is a two-story Tudor Revival style dwelling. The asymmetrical frame building features an irregular plan and steeply-pitched, side-gabled roof with an intersecting, steeply-pitched front gable. The chimney is constructed with brick. The walls are clad with stucco. The roof is comprised of composite shingles. The house is located in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts north on Marsh and is set behind a manicured front lawn. The property is in excellent condition and has been altered since its construction.

A narrow pathway leads to a shallow entry porch sheltered beneath a hipped roof form extending below the front and side gable junction. The entrance features a round-arched opening and with an original door that has a small, square window. A very large, multi-paned metal fixed window is located along the façade to the west of the entrance. Most of the property's second-story and dormer window assemblies consist of multi-paned, metal double-casements flanked by narrow sidelights and rectangular transoms. The first floor of the front gable bay features a large, square fixed window—with multiple lights of glass and metal muntins—flanked by sidelight casements that are topped with transoms. The second level of the gable bay features false half-timbering and slightly overhangs the first level; the overhang is supported by curved wood brackets. A gable dormer is located on the west elevation of the front gable bay, and a pair of gable dormers are located east of the bay along the side-gabled roof. A one-story shed roofed addition with a picture window, likely a historic alteration, is located on the north façade. A hand-hewn wood Juliet balcony cantilevers from the east elevation. End gables are finished with irregular wood siding. A massive clinker brick chimney is located on the west elevation.

### Front-Facing Gable with Wing

This subtype of the Tudor Revival style is characterized by prominent front gable and recessed wing, which creates an L-shaped plan. Variations on the style include nested gables,



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asymmetrical flared eaves, and standard symmetrical eaves. This subtype is generally found among small and moderate scale residences.

Example: *125 Bret Harte Avenue, c.1936 (Photograph #4)*



An excellent example of a modest gable-wing Cotswold Cottage, 125 Bret Harte Avenue is a one-story, 3-bay Tudor Revival style dwelling. The asymmetrical frame building features a steeply pitched side-gabled roof intersected by an asymmetrical, steeply-pitched front-facing gable with a southward-flared eave. The walls and foundation are finished in orange brick. The roof is comprised of composite shingles. The house is located in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Bret Harte Avenue and is set behind a landscaped front yard. The property is in good condition and appears to have had very little, if any, alteration since its construction.

A brick soldier string course visually divides the basement level from the ground level. A set of brick steps, accompanied by a curved metal rail, leads to a small, uncovered entry porch. Beneath the flared eave is a round arched front door with a small, hexagonal fixed window, trimmed with a double header brick lintel. The building features original, multi-paned casement windows with sidelights and a transom. Each window assembly features a soldier brick lintel and projecting header brick sill. A narrow, blind round arch is located in the front gable peak. The front gable is adorned with a simple vergeboard.

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Example: 959 Nixon Avenue, c.1930 (Photograph #56)



A generous example of the gable-wing subtype with clipped gables, 959 Nixon Avenue is a 1 and ½ story, 4-bay Tudor Revival style dwelling. The asymmetrical frame building features a steeply-pitched, side-gabled roof intersected by a steeply-pitched front-facing clipped gable roof. The walls and chimney are finished with red brick. The roof is comprised of composite shingles. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Nixon Avenue and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little, if any, alteration since its construction.

The first floor features three original windows on the east elevation. Below the front-facing gable, there is a large, multi-paned metal window with a header brick sill and an open, rectangular brick lintel. A three-part casement window with a rectangular transom is located beneath the side gable, and a regular casement window with a rectangular transom is located just to the north of the larger casement window. On the north side of the clipped gable roof, there is another casement window with a rectangular transom and sidelights. The windows all feature a header brick sill. The front door appears to be original and is located on the west elevation underneath the entry porch, which is created by the slope of the clipped gable roof. On the west elevation of the front gable, there is a second-story casement window with a rectangular transom and sidelights that runs from the wall through the clipped gable. The window has a detailed segmental cornice and is flanked by wood shutters finished with a herringbone brick inlay and trimmed with painted wood beams. There are two dormers on the second story. There is a hipped dormer with a casement window on the north side of the clipped gable roof. A semi-hexagonal, cross-gable dormer with a fixed 2-over-2 window sits between the front and side-gabled roofs. A hexagonal turret rises behind the side-gabled roof, facing the west elevation. On the north elevation, there is a casement window with a rectangular transom on the first story, and there is a vent in the gable peak. A wood carport has been added and projects from the north elevation.

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Multiple-Façade Gables

This subtype of the Tudor Revival style is characterized by a steeply-pitched side-gabled roof intersected by multiple front gables along the façade. These properties range from small cottages to large, estate-style residences.

Example: *620 St. Lawrence Avenue, c.1930 (Photograph #29)*



A handsome buff-brick example of the multiple-façade gable subtype, 620 St. Lawrence Avenue is a 1 and ½ story, 3-bay Tudor Revival style dwelling. The asymmetrical frame building features a steeply pitched side-gabled roof with two intersecting front-facing gables, both of which are steeply pitched. The walls and chimney are constructed of light buff brick with dark buff brick accents. The roof is comprised of wood shake shingles. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts north onto St. Lawrence Avenue and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little, if any, alteration since its construction.

Cement steps and a cast iron handrail lead to the brick front patio. There are three tall, narrow windows on the north elevation, all of which appear to be original. There are two paired 4-over-1 wood-sash windows underneath the larger eastward gable. The third window is located within the side-gabled central block and is also 4-over-1 wood-sash. The arched front door, featuring a small round window, is located underneath the smaller westward gable. The front entrance is composed of nested round arches. The wide, tapered chimney is prominently placed on the front of the building. Decorative brickwork adorns the house. The eastern gable features brick laid in a herringbone pattern; this pattern, along with the doors and windows, is trimmed with dark buff brick. Additionally, the chimney features decorative brick details, including a centered round arch of dark buff brick within which the street number is displayed, as well as a dark buff brick inset in a diamond pattern in the upper third of the chimney.

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Example: *Berg House, 887 Marsh Avenue, c.1937, Architect Frederic DeLongchamps*  
(*Photograph #54*)



887 Marsh Avenue is a 1 and ½ story, four-bay Tudor Revival dwelling with a rectangular plan. The asymmetrical frame building features a steeply-pitched side-gabled roof intersected by three projecting front-gabled roofs and a front-gabled through-the-cornice dormer, all of which are steeply-pitched. The walls and chimney are clad with brick. The roof is comprised of wood shake shingles laid in a fishscale pattern. The house is in the Newlands Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts southeast onto Marsh Avenue and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little alteration since its construction.

A sidewalk leads to a partial-width entry porch underneath a small, projecting conical roof. The entry is located in the center front gable. A round arched front door is set behind the entry porch. On either side of the front door, there are two fixed windows with four lights of glass. Above the entry porch, there is a multi-paned double casement window with a rectangular transom. There is an identical window assembly to the southwest and slightly below this window. To the northwest of the entry porch, there is a set of three replaced casement windows. Above these windows is a through-the-cornice gable dormer with a multi-paned, double casement window with a rectangular transom. The front gable on the far northwest side of the house forms a wing and has three replaced casement windows on the first story and a replaced, large picture window on the second level of the front gable. All of the windows have a projecting header brick sill. The front gable on the far southeast side of the house features a two-car garage in its first story and a multi-paned double casement window with a rectangular transom on the second story. All of the gable peaks are finished with wood siding.

### Complex Roof with Multiple Eave Heights

This subtype features complex massing with a roofscape that incorporates various forms and heights,

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Example: *Lovelock House, 3 Bret Harte Avenue, 1940, Architect Russell Mills (Photograph #1)*



Straddling the line between Tudor Revival and French Eclectic, 3 Bret Harte Avenue is a 2-story, 3-bay Tudor style dwelling with French Eclectic influences. The asymmetrical frame building features a complex plan and roofscape with intersecting steeply-pitched gable-on-hip roofs, front-gabled roofs, and hipped roofs. The walls are clad with painted brick and wood siding. The chimneys are constructed of painted brick. The roof is comprised of composite shingles. The house is located in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Bret Harte Avenue and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little alteration since its construction.

The residence has Tudor Revival and French Eclectic influences. Brick steps lead to the front entry porch, which is located beneath the slope of a partial, hipped roof projecting from below the second story. A scalloped vergeboard trims the porch entrance, which has a partial-length opening on its northeast elevation. The simple front door is rectangular in shape. A steeply-pitched, projecting front gable is located to the south of the front entrance and features a multi-paned bay window supported by two curved wood brackets and crowned by a French Eclectic-influenced metal canopy. South of the front gable is a recessed bay with a multi-paned casement window. To the north of the front entrance is a projecting pentagonal wing with identical casement windows on its east, northeast, and north elevations. The second floor features a set of three small casement windows underneath a hip-on-gable roof on the south end of the residence. There are two additional casement windows located underneath a centered hip-on-gable roof directly over the front entrance porch. All of the windows appear to be original with molded wood casings. The front gables on the east and north elevations have three small, rectangular vents in their peaks. A massive exterior chimney is located on the north elevation of the house.

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Example: *Nikola Frankovich House, 527 S. Arlington Avenue, c.1926 (Photograph #17)*



A unique illustration of the Tudor Revival style with textured rooflines and Moorish detailing, 527 S. Arlington Avenue is a 1 and ½ story dwelling with a complex plan and roofscape. The asymmetrical masonry building features a dominant, asymmetrical, steeply-pitched front gable with flared eaves. Other roof forms include projecting gable-on-hip sections. The walls are constructed with orange brick. The chimney is constructed of river rock with ashlar and brick accents. The foundation is made of irregularly-coursed stone. The roof is comprised of metal shingles. The house is in the Marker Tract, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto South Arlington Avenue and is set behind a landscaped front yard and asphalt parking lot. The property is in excellent condition and appears to have had very little, if any, alteration since its construction.

Brick steps, accompanied by a metal railing and low, sloping brick railing, lead to a semi-hexagonal entry porch with a flat roof. The porch is accessed by a full-length round-arched opening and features three partial-width round-arched openings, all of which are crowned by soldier brick lintels. The porch roof is capped by a smooth stone cornice. A rectangular front door with a scrolled inset window is set behind the porch. The building boasts wood-sash windows, many of which take a simple, 1-over-1 rectangular form. The east elevation features an assembly of three segmental arched windows, in which a broad picture window is flanked by two narrow, 4-over-1 wood-sash windows. All of the windows appear to be original, with brick soldier course lintels and projecting brick header course sills. Arched vents with decorative metal grills are located in the second story. The front gable is trimmed with thick-cornered vergeboards. An exterior chimney is prominently located on the east elevation and features an ogee arch trimmed with bricks in its lower third.

### Spanish Colonial Revival

Fifty-three resources (9%) in Newlands Heights are constructed in the Spanish Colonial Revival Style, 49 of which are contributing and four are non-contributing. The style gained popularity in

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the late 1920s until about 1940. Roofs are low-pitched and can be gabled or hipped with little-to-no eave overhang. Roof materials range from clay tiles (usually red) to composite shingles. Wall cladding material includes stucco and brick (usually, but not always, light-colored brick). Typical details include round-arched openings, towers, entry porches, and an unbroken wall surface that extends into the end gable. Windows are generally multi-light casements. Common alterations resulting in loss of contributing status include replaced windows (with false vinyl muntins), the addition of a second story, and application of modern stucco wall cladding. The style is broken into the follow subtypes based on roof form: front-gabled, side-gabled, cross-gabled, and hipped.

### Front-Gabled Roof

This subtype of the Spanish Colonial Revival is characterized by a modest scale and low-pitched, front-gabled roof with very little, if any, eave overhang.

Example: *El Mirasol, 25 Bret Harte Avenue, c.1932 (Photograph #3)*



25 Bret Harte Avenue is a split-level, four-bay Spanish Colonial Revival frame building. The property is asymmetrical and has a one-story, low-pitched side-gabled roof intersected by a front gable and round tower. The side-gabled roof extends north, transitioning into a two-story, low-pitched front-gabled roof. The walls and chimney are finished with stucco. The roof is covered with red clay barrel tiles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Bret Harte Avenue and is set behind a landscaped front yard. The property is in excellent condition and has experienced very few, if any, alterations since its construction.

The single-story south wing features a prominent round arched window, to the north of which is a round tower entry porch housing an east-facing rectangular door and northeast-facing narrow, fixed window. The tower features decorative corbelling along its top and has a round arched, full-length opening with a decorative cast iron gate. To the north of the tower is a courtyard

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enclosed by an ivy-covered wall to the east and the two-story wing to the north. The two-story north wing features four large, multi-paned casement windows topped with semi-circular transoms. Two of these windows are on the first level and the other two are located directly above them on the second level. A small, arcaded wing wall with a full-length, round arched opening is located north of the two-story wing and leads to a secondary courtyard. A balcony extends along the entire length of the two-story wing's north elevation; this balcony is sheltered beneath the front-gable eave and has a wood railing. An exterior chimney is also located on the north elevation.

Example: *624 Manor Drive, c.1920 (Photograph #30)*



624 Manor Drive is a one-story, five-bay Spanish Colonial Revival frame building. The property is asymmetrical and has a flat roof intersected by a wide, low-pitched front gable, as well as a small, low-pitched front gable over the entry. The walls are finished with smooth stucco, and the chimney is constructed of smooth river rock. The roof is covered with reddish-brown barrel tiles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts north onto Nixon Avenue and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little alteration since its construction.

A narrow, projecting front gable features a centered, round arched entryway with a decorative metal security door. The wide front gable is slightly recessed and has a prominent stone chimney with a fat base that gradually tapers as it moves toward the roof. There are four multi-paned casement windows on the north elevation, two on each side of the chimney. The tall, narrow windows feature a rectangular transom. Each gabled roof features no eave overhang, and there is no break between the gable and wall surface.



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Side-Gabled Roof

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This subtype of the Spanish Colonial Revival style is also of modest scale and is characterized by a very low-pitched, side-gabled roof.

Example: *Casa del Rey, 990 Joaquin Miller Drive, 1930, Builder W.E. Barnard (Photograph #57)*



990 Joaquin Miller Drive is a one-story, 3-bay Spanish Colonial Revival style dwelling with a rectangular plan. The asymmetrical frame building features a low-pitched side-gabled roof. The walls are finished with stucco. The roof is comprised of red clay barrel tiles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts north onto Joaquin Miller Drive and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little, if any, alteration since its construction.

An entry porch is accessed by a half round-arched opening trimmed with a double brick header course. A green Spanish-tiled wall is set behind the porch opening. The rectangular front door opens west onto the entry porch. A set of three single casement windows, capped with a continuous wood lintel and a header brick sill, is located to the east of the entry porch. A stucco planter, capped with header bricks, is located directly beneath the set of windows. A square cutout vent is located to the west of the entry porch. A stucco chimney is located on the east elevation.

### Cross-Gabled Roof

This subtype of the Spanish Colonial Revival style is characterized by a projecting front gable and recessed side-gable wing, which creates an L-shaped footprint.

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Example: *145 Mark Twain, c.1930 (Photograph #5)*

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145 Mark Twain Avenue is a one-story, three-bay Spanish Colonial Revival style dwelling. The asymmetrical frame building features a low-pitched side-gabled roof intersected by two low-pitched front gables. The walls and chimney are clad with orange brick. The roof is comprised of blue and gray clay barrel tiles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Mark Twain Avenue and is set on a hill behind a landscaped front yard. The property is in excellent condition and appears to have had very little alteration since its construction.

The residence features a stone retaining wall surrounding the front lawn. The wall is interrupted by a series of stone steps and a walkway leading to the front porch. The front porch has a cast iron railing and is recessed beneath the side gable between the north and south end gables. Behind the front porch is a multi-paned double casement door with sidelights. There is a north-facing doorway that leads to a southward extension of the porch, which is located beneath the south front gable and features a solid brick railing. Three tall, narrow multi-paned windows are set behind this porch. The north front gable features a tall, multi-paned round arched casement window with a transom and sidelights. The window is framed by a brick soldier course. There is a round vent framed with header bricks in the gable peak. A garage is located in the basement level underneath the south gable. The garage door has a segmental head trimmed with soldier bricks.

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Example: 640 Nixon Avenue, c.1929 (Photograph #11)

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A handsome buff-brick illustration of the Spanish Colonial style, 640 Nixon Avenue is a 1-story, 3-bay dwelling. The asymmetrical brick masonry building features a low-pitched side-gabled roof with a projecting low-pitched, front-gabled roof and a center tower featuring a hipped pyramid roof. The walls and chimney are constructed of light buff brick with dark buff brick accents. The roof is comprised of composite shingles. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts west onto Nixon Avenue and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little, if any, alteration since its construction.

Beveled brick steps are flanked by a brick and stone masonry railing and lead to a partial width porch with a solid brick railing that features a dark brick decorative string course. Additionally, there is an identical dark buff brick string course that visually divides the basement level from the ground level. The windows appear to be original. There is a set of three round-arched casement windows, in which a broad window is flanked by two narrower windows, northward of the front entrance on the west elevation. The arches of the windows are crowned with a continuous eyebrow trim in dark buff brick. The set of three windows that are southward of the front entrance are more Craftsman in style, featuring a broad, square window with a decorative transom that is flanked by two narrow 4-over-1 fixed windows. This set of windows features a brick soldier course lintel and a brick header course sill. The centered square tower is capped with two rows of dark buff brick and features a full-length round arched opening on the west and south elevations. Both of the arches are trimmed with two rows of dark buff header bricks laid in an eyebrow pattern. The front-facing end gable is symmetrical, and it features Oriental-influenced flared eaves. An end chimney, located on the south elevation, features a diamond-shaped, decorative brick inset.

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Hipped Roof

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This subtype of the Spanish Colonial Revival style is characterized by the presence of a hipped roof with very little, if any, eave overhang. Variations include pyramidal and umbrella-shaped hips on both grand and modest scale houses.

Example: *Forrest Eccles House, 245 Lee Avenue, 1930, Architect Frederic DeLongchamps (Photograph #8)*



245 Lee Avenue is a two-story Spanish Colonial Revival style dwelling. The asymmetrical frame building features a shallow-pitched hipped roof with very little overhang and a rounded southeast corner. The exterior walls and chimney are clad with stucco. The roof is comprised of red clay tiles. The house is in the Newlands Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Lee Avenue and is set behind a landscaped front yard. The property is in excellent condition and has experienced very little alteration since its construction.

Brick steps lead to a round arched entry trimmed with voussoir-like stucco reliefs. The arched wood plank front door features a fixed arched window. Multi-paned, fixed metal windows with rectangular awning transoms adorn the first floor. The second floor features multi-paned metal casement windows. All of the windows have projecting stucco sills. An exterior chimney with rounded chimney pots is located on the south elevation.

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Example: 625 Manor Drive, c.1930 (Photograph #31)



625 Manor Drive is a 1-story, 3-bay Spanish Colonial Revival dwelling with early Minimal Traditional influences. The asymmetrical frame building features a low-pitched hipped roof with a projecting roof and center tower, both of which have low-pitched, hipped roofs. The walls and chimney are clad with buff brick. The roof is comprised of composite shingles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Manor Drive and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little, if any, alteration since its construction.

Cement steps lead to a partial-width entry porch underneath a square tower with a full-length, segmental arched opening along the south elevation. There is a second full-length arched opening on the west elevation of the tower that leads to a small front porch. Both arches are accentuated with a double brick header course. The front door appears to be original and has two columns of four fixed, square windows. A brick soldier string course runs along the bottom of the building, visually separating the basement level from the ground level. Additionally, there is a header brick string course directly underneath the roof. The windows appear to be original. On either side of the square tower is a set of three narrow, rectangular casement windows, in which a single-paned window is flanked by two multi-paned windows. Each set of windows features a brick soldier course lintel and a brick header course sill. An end chimney, located on the west elevation, features a diamond-shaped decorative brick inlay.

### **Mission and Pueblo Revival**

The district features four (<1%) distinct yet modest Mission Revival residences, all of which are contributing and appeared in the Newlands Manor and Newlands Terrace tracts from the mid-1920s to the early 1930s. Typical details include a flat or side-gabled roof with a parapet, garden walls, and round-arched openings. Wall cladding may be stucco or stone with multi-light metal

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windows. Common alterations include replaced windows. The style includes two subtypes: flat roof with parapet and side-gabled roof with parapet.

### Flat Roof with Parapet

This subtype of the Mission Revival style is characterized by a flat roof topped with a parapet. Variations may include a mission-shaped, stepped, or flat parapet.

Example: *633 Donner Drive, c.1926 (Photograph #10)*



633 Donner Drive is a one-story, three-bay Mission style frame building. The symmetrical dwelling has a simple rectangular plan with a flat roof and mission-style parapet. The walls and the chimney are finished with stucco. The visible portion of the roof is covered with red clay barrel tiles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Donner Drive and is set behind a landscaped front yard. The property is in excellent condition and appears to have experienced very little alteration since its construction.

The front entrance is located underneath a partial-width, projecting bay with a mission parapet and a segmental arch entryway and consists of a paneled door with one small, fixed square window. The projected entry also features a full-length narrow segmental arch on its west elevation that leads to the front porch, as well as a narrow partial-length segmental arched opening on its east elevation. The front porch extends westward from the entryway and is enclosed on the west and south sides by a low, stucco-clad wall. On the main house block, there are six windows grouped into two sets of three along the south elevation. These window sets are located on either side of the entryway and consist of two narrow, 4-over-1 sash windows flanking a broad center picture window. A visor roof covered with red barrel tiles is cantilevered over each window set. The wider, recessed parapet features a centered square vent.

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Example: 620 Manor Drive, c.1930 (Photograph #27)

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620 Manor Drive is a one-story Pueblo Revival style dwelling. The asymmetrical frame building features a rectangular plan and flat roof with a parapeted wall. The chimney is constructed of rough-cut rubble and walls are clad with stucco. The roof is comprised of built-up rock tiles. The house is located in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts north onto Manor and is set behind a narrow, well-manicured front yard with mature trees and plantings. The property is in excellent condition and has been altered since its construction.

A narrow walkway leads to a breezeway-like entry porch on the west side of the house, sheltered beneath the northwest corner of the roof. The porch is enclosed on the west by a stucco wall with tapered, irregular openings. There appears to be a rooftop deck above the porch, as evidenced by openings in the parapet that are filled with spindled railings. The façade features two large, vinyl picture windows divided by a large, stone exterior chimney. The windows feature blind arch transoms that are set in the stucco wall below a slightly projecting stucco string course. The east end of the façade features an arcaded wing-wall with a partial round-arched opening.

### Side-Gable with False Parapet

This subtype of the variation is characterized by a low-pitched, side-gable roof on which a mission-style parapet is superimposed. Variations may include the presence of one or more lower visor roofs.

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*585 Marsh Avenue, c.1925 (Photograph #24)*

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585 Marsh Avenue is a one-story, three-bay Mission style frame building. The asymmetrical dwelling has a simple rectangular plan with a visor roof projecting from a flat roof and a mission-style parapet. The walls are finished with stucco. The chimney is constructed of painted brick. The visible portion of the roof is covered with red clay barrel tiles. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Marsh Avenue and is set behind a landscaped front yard. The property is in excellent condition and appears to have experienced very little alteration since its construction.

The south elevation of the house is bordered by a low stucco garden wall capped with bricks. Wide tile stairs, accompanied by a cast iron railing, lead to a small entrance porch sheltered by the visor roof. A rectangular, paneled front door is set behind the porch. To the east of the entrance porch, also underneath the visor roof, there is a set of three tall, narrow windows that have been replaced. The visor roof is supported by two tall stucco columns connecting to a wide stucco cornice, forming a basket-handle arch. The mission parapet is located on the west side of the building and features three original, multi-paned round arched windows separated by two slim, twisted spiral columns. A small blind arch inset, resembling a vent, is located below the peak of the mission parapet. A wide, tapered exterior chimney is located on the east elevation.



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*628 Manor Drive, c.1930 (Photograph #33)*

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624 Manor Drive is a one-story, four-bay, Mission style frame building. The property has a simple rectangular plan with a side-gabled roof, upon which a wide, low-pitched front gable and mission-shaped roof parapet are superimposed. The walls are finished with a veneer of stone, and the chimney is finished with stucco. The roof is covered with red clay barrel tiles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Manor Drive and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little alteration since its construction.

The front entrance is located underneath the mission parapet and consists of a paneled door with three small, fixed square windows set inside a slightly pointed arched doorway. On either side of the door is a tall, narrow, slightly pointed arched window. The wide front gable has a prominent, wide, and multi-paned pointed arched window. On either side of this window, a small arch has been carved out of the façade and reveals the wall of the main house block. The wide gable façade extends beyond the western edge of the main house block and features an open, pentagon-shaped cutout. The top of the chimney features a cutout design, as well as a gabled covering of red clay tile.

### **French Eclectic**

A total of 17 resources (3%) in Newlands Heights are in the French Eclectic style, all of which are contributing to the district. The residences, both modest and grand in scale, emerged in Newlands Heights from the mid-1920s to the late 1930s. The style is characterized by a steeply-pitched hipped roof of varying heights and multi-light metal casement windows. Wall cladding includes stone and stucco, which are occasionally combined together, with brick, and/or with false half-timbering. Ribbon windows are common to the style, as are round towers and through-the-cornice dormer windows. The style includes the following subtypes based on massing: symmetrical, asymmetrical, and towered.

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### Symmetrical

This subtype of the French Eclectic style is characterized by symmetrical massing and fenestration, as well as a simple hipped roof.

Example: *620 John Fremont Drive, c.1925 (Photograph #28)*



A modest stone expression of the style, 620 John Fremont Drive is a one-story, 3-bay French Eclectic style dwelling. The symmetrical masonry building features a steeply-pitched hipped roof with a shallow-pitched, west-sloping cantilevered roof to its west side and a small, intersecting gable on the east elevation. The walls and chimney are constructed of rough, uncut stone rubble. The roof is comprised of composite shingles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts north onto John Fremont Drive and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little alteration since its construction.

A stone masonry garden wall runs from the front steps to either side of the house. The cement front steps are flanked by ashlar piers and lead to the small, centered entry porch. Another porch projects from the west side of the entry porch and is enclosed on the north and west side by a solid stone railing. This porch is sheltered by a painted wood pergola. The centered entry is crowned with an ashlar round arched lintel and features a round arched wood plank front door. All of the windows appear to be original. There is a tall, narrow fixed window flanked by two casement windows on either side of the door. The stone chimney is located on the west elevation. The cantilevered roof along the west elevation indicates an addition made to the house, which features its own north-facing rectangular door and stone walls that do not match the original walls of the building.

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Example: *The Castle, 825 California Avenue, 1920, Architect Dan Kirkhuff (Photograph #50)*



825 California Avenue is a three-story French Eclectic style residence. The property features a main house, servants' quarters, a garage, and a tea house. The buildings have varying hipped and gabled roofs, and the tea house has a pyramidal hipped roof. Elaborate, through-the-cornice dormer windows punctuate the rooflines. The main house and tea house are constructed with ashlar stone laid in random courses, whereas the garage and servants' quarters are constructed of concrete block. The roofs are comprised of composite shingles. The house is in the Newlands Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto California Avenue and is set behind a narrow, landscaped strip enclosed by a series of stone walls and metal fences. The property is in excellent condition and has experienced very little, if any, alteration since its construction.

Mature landscape plantings do much to obscure the collection of buildings from view. Visible, dominant architectural elements include harp-shaped dormers with ornately carved stone hoods; decorative quoins, lintels, and pediments hand-carved from basalt; square ashlar chimneys, and multi-paned casement windows. The buildings ramble down the terraced hillside.

### Asymmetrical

This subtype of the French Eclectic style is characterized by asymmetry in massing and fenestration patterns. Variations may include a simple hipped roof, or a complex hipped roof with different heights and forms. These properties may be grand or modest in scale.

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Example: 821 & 829 Marsh Avenue, c.1932 (Photographs #48, #49)



As nearly mirror-image houses built side-by-side, 821 and 829 Marsh Avenue are 1 and ½ story French Eclectic style dwellings. The asymmetrical concrete block structures feature a side-gabled roof extending from a steeply-pitched hipped roof, which is intersected by a projecting hipped roof. The walls and chimney are constructed of painted concrete block. The roof is comprised of wood shingles. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts southeast onto Marsh Avenue and is set behind a landscaped front yard. The property is in excellent condition and has experienced very little alteration since its construction.

The house is set behind mature trees and shrubs. A concrete path leads to a small, elongated entry porch on the southwest elevation underneath the hipped roof. The porch roof is supported by three Norman-trussed columns. A rectangular front door with an assembly of nine windows is set behind the porch. The first story features multi-paned windows with a beneath an extension of the hipped roof that is supported by two S-brackets. There are narrow gable dormers along the second story. The casement windows feature a brick header course sill. A wide chimney is located on the southwest elevation of the building.

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Example: 565 Reno Avenue, c.1931 (Photograph #20)

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An expertly-executed illustration of the style, 565 Reno Avenue is a two-story, three-bay French Eclectic style dwelling. The asymmetrical frame building features a tall, steeply-pitched hipped roof with varied massing and varied roof-line heights. The walls and chimney are finished with stucco. The roof is comprised of composite shingles. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Reno Avenue and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little, if any, alteration since its construction.

The west end of the south elevation features a porte-cochere beneath the first floor roofline. Immediately to the east, there is a front porch underneath the same roof. The porch roof is supported by squat, turned columns set atop stucco piers. A large, multi-paned double casement window with a rectangular transom and sidelights is set behind the front porch. Also set behind the porch, although farther to the east, is a small, rectangular fixed window with three turned spindles set inside of it. There is a one-story hipped roof tower above an entry porch with a wide, irregular arched opening directly east of the porch. Cement steps lead from the front elevation to the entry porch, which is also accessed from the west via the front porch. The rectangular front door is immediately behind the arched opening and features paneling as well as three narrow rectangular fixed windows with diamond panes. East of the entry porch is a massive segmental arched picture window with sidelights. The southwest corner of the second story features grouped, multi-paned single casement windows framed by decorative half-timbering. There is a small, round fixed window to the east, followed by a rectangular arrangement of small, decorative rectangular vents. Above the arched picture window is a through-the-cornice dormer that features a multi-paned double casement window with narrow sidelights. The gable dormer has three decorative round vents in its peak. To the east of the gable is a ribbon of multi-paned, through-the-cornice casement windows that wraps around the southeast corner of the second story. The windows project slightly from the wall and are supported with fat wood brackets. A tall exterior chimney is located on the west elevation.

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This subtype of the French Eclectic style is characterized by the presence of a prominent tower or turret.

Example: *Summerfield-Nicholl House, 815 Marsh Avenue, 1937, Architect Frederic DeLongchamps (Photograph #46)*



A grand towered example of the French Eclectic, 815 Marsh Avenue is a 1 and ½ story French Eclectic style dwelling. The frame structure features an L-shaped plan and a steeply-pitched roof with varying gabled and hipped forms, as well as a round entry tower. The first level is clad with brick. The second level is covered with stucco decorated with half-timbering. The chimney is constructed of stone. The roof is comprised of wood shingles. The house is in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts southeast onto Marsh Avenue and is set behind a landscaped front yard. The property is in excellent condition and has experienced very little, if any, alteration since its construction.

The house is set behind mature landscaping, which greatly diminishes visibility of the building from the street. The entry tower has a round arched entrance trimmed with rectangular, rough-cut stones. Set behind the entrance is a shallow entry porch, the walls and ceiling of which are clad with rough-cut stone veneer. There is an original, round arched front door with a square fixed window behind the entry porch. Above the arched opening, there is a narrow gable dormer with a narrow window on either side, all of which feature a header brick sill. A multi-paned double casement window with a rectangular transom and sidelights is located beneath a side gable to each side of the entry tower. On the second story, there is a through-the-cornice gable dormer with a multi-paned, double casement window and rectangular transom. The front gable on the south elevation has a multi-paned double casement window with a rectangular transom and sidelights. A two-car garage with a hipped roof projects northeast, fronting onto St. Lawrence Avenue.

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## Neoclassical Revival

The Neoclassical Revival is represented in the district by four residences (<1%), all of which are contributing. The residences are grand in scale and feature the style's characteristic full-height porch and Classical detailing. There are two subtypes: side-gabled roof and hipped roof.

### Side-Gabled Roof

This subtype of the Neoclassical Revival style is characterized by the presence of a side-gabled roof.

Example: *Dexter-McLaughlin House, 775 California Avenue, 1940, Architect Edward Parsons (Photograph #45)*



775 California Avenue is a two-story Neoclassical Revival style residence with a rectangular plan. The frame building features a symmetrical main house block from which a two-story wing projects to the east and a one-story wing projects to the west. A detached, 1 and ½ story garage is located southwest of the main house. The house features a low-pitched side-gabled roof. The walls are clad with wood siding. The chimney is constructed with red brick. The roof is comprised of composite shingles. The house is in the Newlands Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto California Avenue and is set behind a landscaped front yard and circular driveway. The property is in excellent condition and has experienced some alteration since its construction.

A white, wood fence encloses a sprawling lawn to the southeast and southwest of the building, giving the property a country estate feel. A circular driveway, laid in pavers, is lined with mature trees. The main house block has a full-façade porch supported by six Ionic columns. The columns connect to a wide, molded wood entablature. The entrance is centered in the first story of the porch. A multi-paneled, rectangular front door is flanked by sidelights and topped with a semi-circular spider web transom. The door surround features two narrow, fixed pilasters and a transom casing crowned with a keystone. On either side of the front entrance, there are two 6-over-1 wood-sash windows with floor-to-ceiling shutters. Above the front entrance, there is a

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cantilevered balcony with a diamond-shaped metal railing. The balcony is accessed by a rectangular door. On either side of the balcony, there are two 6-over-1 wood-sash windows with decorative shutters. The east wing features two through-the-cornice gable dormers, each with a 6-over-1 wood-sash window. Two paired double-hung windows are located on the first story of the east wing. A new set of French doors is located east of the windows. The small west wing features a mixture of narrow and broad double-hung windows. An exterior chimney is located on the east and west elevations of the main house block.

### Hipped Roof

This subtype of the Neoclassical Revival features a hipped roof.

Example: *893 Marsh Avenue, c.1937 (Photograph #55)*



893 Marsh Avenue is a two-story, three-bay Neoclassical style dwelling. The symmetrical frame structure features a rectangular plan, a moderately-pitched hipped roof, and a full-height entry porch. The walls and chimney are clad with brick. The portico is constructed of painted wood. The roof is comprised of composite shingles. The house is in the Newlands Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts southeast onto Marsh Avenue and is set behind a landscaped front yard. The property is in excellent condition and has experienced very little, if any, alteration since its construction.

The house is set behind mature trees and shrubs, which partially obscure it from view. A full-height, semi-circular entry porch features a flat roof and a broad, well-detailed wood cornice. The cornice has a row of small dentils above a wide frieze band and is supported by Tuscan columns. A rectangular front door with a rectangular, leaded glass transom is centered beneath the entry porch. The door features broad, molded wood casings, decorated square pilasters, and a segmental pediment. There are narrow, rectangular leaded glass sidelights with soldier brick lintels on either side of the pilasters. Centered above the door is a narrow, rectangular window with a header brick sill. The windows along the front façade are symmetrically-balanced. On



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either side of the entry porch on both stories, there is an 8-over-8 wood-sash window accompanied by paneled wood shutters. All of the windows are original and have projecting header course sills. The hipped roof features a detailed, molded wood cornice with dentils identical to those in the porch cornice. A side-gabled roof extends to the northeast over a garage with a hipped roof dormer. The dormer features an 8-over-8 wood-sash window.

### Minimal Traditional

By the late 1930s, small FHA-influenced Minimal Traditional cottages began to appear in the area. There are a total of 19 (3%) Minimal Traditional residences in the district, 18 of which are contributing. This style is known for its simple massing and moderately-pitched roofs, which are typically gabled or hipped. Wall cladding includes brick, wood siding, and asbestos shingles. The style is divided into three subtypes based on roof form: gable-and-wing, side-gabled, and pyramidal.

#### Gable-and-Wing Roof

This subtype of the Minimal Traditional is characterized by an L- or T-shaped footprint, which results from the presence of a front gable projecting from an offset or centered recessed wing. The roof of this wing may be hipped or side-gabled.

Example: *654 Manor Drive, c.1936 (Photograph #36)*



Featuring some Period Revival detailing, 654 Manor Drive is a one-story, 3-bay Minimal Traditional style dwelling. The asymmetrical frame building features a rectangular plan. The moderately-pitched hipped roof is intersected by a moderately-pitched front-gabled roof. Additionally, there is a north-sloping extension of the hipped roof projecting over the entry. The walls and chimney are clad with orange brick. The foundation is finished with pebble dash stucco. The roof is comprised of composite shingles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts

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north onto Manor Drive and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little alteration since its construction.

A small front porch with a solid brick railing is located on the west side of the north elevation. There are three windows on the north elevation. A large, rectangular picture window is set behind the porch. Two paired 6-over-1 wood-sash windows are centered below the front-facing gable. The windows have broad painted casings and are flanked by decorative wood shutters. The rectangular front door is set behind a storm door and is sheltered by a slightly-projecting extension of the hipped roof. The front-facing end gable features a simple scalloped vergeboard and an arched decorative brick vent in its peak. An exterior chimney is located on the west elevation.

Example: 820 La Rue, c.1942 (Photograph #47)



A Cape Cod variation on the style, 820 La Rue Avenue is a one-story Minimal Traditional style dwelling. The asymmetrical frame building features a shallow L-shaped plan and low-pitched, pyramidal-hipped roof with a projecting, asymmetrical front gable wing. The chimney is constructed with brick. The walls and roof are comprised of composite shingles. The house is located in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto La Rue and is set behind a well-manicured front yard with mature trees and plantings. The property is in good condition and has experienced very little, if any, alteration since its construction.

A set of concrete steps leads to an unsheltered entry porch with a decorative metal railing. The round-arched, paneled front door is topped with a molded wood crown supported on either side by wood brackets. A small porthole window is located just east of the door. West of the door in the front gable wing, there is a 6-over-1 wood window flanked by paneled wood shutters. An identical window is located in the recessed hipped roof bay. A round arch vent is located in the end gable peak, and the end gable features thick eave returns. An interior chimney is visible along the west slope of the pyramidal roof.

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Example: *1001 Nixon Avenue, c.1939 (Photograph #58)*



A classic expression of the Minimal Traditional style, 1001 Nixon Avenue is a one-story, three-bay dwelling with Colonial Revival influences. The asymmetrical frame building features a simple rectangular plan and a moderately-pitched, side-gabled roof intersected by a moderately-pitched front-gabled roof. The walls are clad with composite shingles. The chimney is constructed with brick. The roof is comprised of composite shingles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Nixon Avenue and is set behind a landscaped front yard. The property is in good condition and appears to have had very little, if any, alteration since its construction.

A set of concrete steps lead to a rectangular front door located beneath the front gable. A pair of 1-over-1 double-hung windows is located to the south of the front door, also beneath the front gable. A set of three 1-over-1 wood-sash windows is located beneath the side gable to the north of the entrance, and one 1-over-1 wood-sash window is located to the south of the entrance. All of the windows are flanked by wood shutters. End gables feature simple vergeboards, and the front gable has a vent in its peak. An exterior chimney is located on the north elevation.

### Side-Gabled Roof

This subtype of the Minimal Traditional style features a simple plan and side-gabled roof. Variations may include a projecting gabled entry porch or a simple unsheltered stoop.

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Example: 625 John Fremont Drive, c.1930 (Photograph #32)

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625 John Fremont Drive is a one-story, 3-bay Minimal Traditional style dwelling with late Craftsman influences. The symmetrical frame building features a low-pitched side-gabled roof with an intersecting, centered low-pitched front gable. The walls are clad with horizontal wood siding. The chimneys and foundation are finished with rough brick veneer. The roof is comprised of composite shingles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto John Fremont Drive and is set behind a landscaped front yard. The property is in excellent condition and appears to have had very little alteration since its construction.

Cement steps lead from the east elevation to the porch. The porch is sheltered by the side-gabled roof on the east side of the building. The southeast corner of the porch roof is supported by a tall, square tapered column set upon a short, square brick pier. The porch does not have a railing. The rectangular front door faces east and is located on the west end of the porch. The south elevation has seven original windows. Set behind the porch, the easternmost windows are arranged in a group of three tall and narrow sliding windows. The westernmost windows are identical to this set and are located underneath the side gable. A 4-over-4 double-hung window is centered beneath the front gable. All of the windows feature molded wood casings and are flanked by decorative wood shutters. The front gable has Craftsman-inspired decorative exposed roof beams, as do the end gables of the side-gabled roof. The roof eaves have a deep overhang. An exterior chimney is located on the east elevation.

### Pyramidal Roof

This subtype of the Minimal Traditional style is characterized by a simple square plan formed by a pyramidal roof.

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Example: *1031 Manor Drive, c.1940 (Photograph #62)*

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1031 Manor Drive is a 1-story, 3-bay Minimal Traditional style dwelling with Colonial Revival influences. The asymmetrical frame building features a simple plan and a low-pitched pyramidal hipped roof with a projecting hipped-roof bay. The walls and chimney are clad with painted brick. The roof is comprised of composite shingles. The house is in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts southeast onto Manor Drive and is set behind a landscaped front yard. The property is in very good condition and appears to have had very little, if any, alteration since its construction.

Cement steps lead to a front porch, which is partially sheltered underneath an extension of the roof. The porch is enclosed by a decorative metal railing. Groupings of narrow, single-paned casement windows are capped with rectangular transoms and flanked by wood shutters. A large exterior chimney is located on the northeast elevation.

## Ranch

The Ranch style became prevalent in Newlands Heights in the early 1940s and continued to dominate new construction through the 1970s. Currently, 100 (16%) of all resources in the district are constructed in the Ranch style, 56 of which are contributing, and 44 are non-contributing. Of the contributors, ten borrow elements from Period Revival styles and are therefore considered “Styled” Ranch houses. The Ranch style is characterized by a broad, low form with a shallow-hipped roof and wide eave overhangs. The wall cladding is typically brick, but may also include wood siding. Picture windows are typical, as are attached garages. Common alterations include replaced windows and doors, as well as non-compatible additions that have disrupted original fenestration and massing, resulting in a loss of contributing status. Several Ranch style resources in the district were built outside of the period of significance. The style may be divided into the following categories based on roof type: hipped, cross-hipped, and cross-gabled. Some Ranch houses feature details derived from historic architectural precedents,

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in addition to retaining the overall massing and other defining features of the Ranch style, creating a separate “Styled Ranch” type.

### Hipped Roof

This subtype is defined by the presence of a low-pitched hipped roof with boxed eaves and wide overhangs.

Example: *701 Walker Avenue, c.1958 (Photograph #40)*



701 Walker Avenue is a one-story Ranch style duplex. The symmetrical frame building features a rectangular plan and low-pitched, hipped roof with boxed eaves and wide eave overhangs. The chimneys and walls are clad with brick. The roof is comprised of composite shingles. The house is located in the Marker Tract neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south on Walker and is set behind a manicured front lawn with mature landscape plantings. The property is in excellent condition and has experienced very little, if any, alteration since its construction.

A wide concrete driveway leads to a pair of centered, single-car garages that divide the two housing units. The units have identical façades that feature an elevated entry porch accessed by concrete steps and sheltered beneath the main roof. The entry porches are enclosed on two sides by a decorative metal railing, and each front door is set behind an aluminum storm door. Each unit features aluminum windows of varying sizes and configurations, including paired sliding windows and assemblies consisting of a fixed center window flanked by sliding windows. All of the windows have projecting brick rowlock sills. A broad exterior chimney is located on the east elevation, and two square interior chimneys are visible in the roof peak.

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Example: 705 Manor Drive, c.1956 (Photograph #41)



705 Manor Drive is a one-story Ranch style dwelling. The asymmetrical frame building features a shallow L-shaped plan and low-pitched, cross-hipped roof with boxed, wide eave overhangs. The walls are clad with pink brick and stucco. The roof is comprised of composite shingles. The house is located in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts southeast onto Manor and is set behind a well-manicured front yard with mature trees and plantings. The property is in excellent condition and has been altered since its construction.

A slightly curving driveway leads to an attached single-car garage, which forms the recessed, hipped roof wing on the northeast end of the building. The main entrance is accessed by a curved set of stairs that leads from the sidewalk to the partial-width front porch. The porch is sheltered beneath the main roof and supported by two decorative metal columns. A similar decorative metal railing encloses the porch. The front door opens northeast onto the porch, and a vinyl window assembly featuring a picture window flanked by two narrow, 1-over-1 windows is set behind the porch. Other windows include sliding and hung in varying sizes and configurations. Windows are also present in the basement level of the house. All of the ground-level windows feature projecting brick rowlock sills.

### Cross-Hipped Roof

This subtype is characterized by an L- or U-shaped footprint formed by a recessed hipped wing intersected by a hipped bay projecting from one or both ends of the recessed wing.

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Example: 864 Marsh Avenue, c.1948 (Photograph #52)

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864 Marsh Avenue is a split-level Ranch style dwelling with Colonial Revival influences. The asymmetrical frame building features a shallow U-shaped plan and low-pitched, cross-gabled roof with hipped and gabled forms, eave returns, and wide eave overhangs. The chimneys and lower-story walls are clad with painted brick. The upper-story walls and entry porch are covered with vertical wood siding. The roof is comprised of composite shingles. The house is located in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts northwest on Marsh and is set behind a manicured front lawn. The property is in excellent condition and has been altered since its construction.

A wide driveway leads to an attached, two-car garage that forms a projecting hipped roof wing. A two-story tower form with a pyramidal hipped roof is visible behind the garage wing. On the other side of the residence, there is a projecting gable roof wing with a centered assembly of three multi-paned windows flanked by decorative shutters. An entry porch, marked by the presence of two Classically-inspired square columns and wood paneling, is located in the recessed, central wing. A pair of French doors is set behind the porch. A tall, square interior chimney is located in the gable wing, and a broad chimney is visible behind the tower.

### Cross-Gabled Roof

This subtype of the Ranch style is characterized by an L-shaped footprint formed by a front gable projecting from a recessed side-gabled wing.



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Example: 880 Marsh Avenue, c.1951 (Photograph #53)

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880 Marsh Avenue is a one-story Ranch style dwelling. The asymmetrical frame building features a rectangular plan and low-pitched, side-gabled roof with a projecting front-gabled wing and wide eave overhangs. The chimneys and walls are clad with brick. The roof is comprised of composite shingles. The house is located in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts northwest on Marsh and is set behind a manicured front lawn with mature trees and shrubs. The property is in excellent condition and has been altered since its construction.

A wide cement driveway leads to an attached two-car garage on the southwest end of the residence. A long, brick-paved walkway leads to an entry porch sheltered beneath a flat extension of the main roof and supported by square columns. An original front door is set behind a metal security door. A curved bay is located just southwest of the entrance and features a fixed center window flanked by sliding windows. The rest of the façade windows are vinyl sliders with projecting brick sills, including two large slider windows balanced below the front gable wing on the northeast end of the building. The end gable is finished with wood siding and features a vent, consisting of three small holes in a horizontal line, in its peak. A broad, low interior chimney is centered in the roof peak, and two square interior chimneys are visible on either end of the residence. All three chimneys feature a decorative brick cap.

### Styled

This subtype of the Ranch style is characterized by Period Revival details while retaining major elements of the Ranch style, including massing and fenestration. Variations include the borrowing of Colonial Revival, French Eclectic, Spanish Colonial Revival, and Tudor, influences. Colonial Revival Styled Ranch houses might include pedimented entry porches and sash windows, whereas French-influenced Ranch resources typically include the presence of pigeonniers and other Storybook-derived elements. Spanish Colonial Styled Ranch homes might possess iron-gated courtyards and arched openings, and Tudor Styled Ranch homes typically

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include false half-timbering and diamond-paned windows. While these Period Revival-influenced details are prominent, they are less defining than the low, broad massing and rambling nature of the overarching Ranch style.

Example: *159 Circle Drive, c.1962 (Photograph #6)*



159 Circle Drive is a one-story, Storybook Ranch style dwelling. The asymmetrical frame building features an L-shaped plan and low-pitched, cross-gabled roof with wide eave overhangs and an attached two-car garage. The chimney and walls are clad with brick. The roof is comprised of composite shingles. The house is located in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Circle Drive and is set behind a well-manicured front yard accented by mature landscape plantings. The property is in excellent condition and appears to have experienced very little, in any, alteration since its construction.

A wide driveway leads to the projecting, attached garage wing on the south end of the residence. The front-gable wing features a pair of diamond-paned aluminum windows flanked by decorative wood shutters and a pigeonier in the roof peak. Additionally, a vent in the end gable is comprised of small, round holes, suggestive of a decorative pigeonier. The property's side gable wing features a narrow, recessed entry porch. A large pair of sliding, diamond-paned aluminum windows is located to the south of the entrance, and an assembly of three short, aluminum diamond-paned windows is located to the north. All of the windows appear to be original and feature slightly projecting rowlock brick sills. A short, interior brick chimney is visible in the side-gable roof peak.

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Example: 595 Ridge Street, c.1956 (Photograph #25)



A modest expression of the Colonial Ranch style, 595 Ridge Street is a one-story dwelling. The asymmetrical frame building features a rectangular plan and moderately-pitched, side-gabled roof with boxed eaves. The walls and chimney are clad with multicolored brick. The roof is comprised of composite shingles. The house is located in the Newlands Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts south onto Ridge and is set behind a well-manicured front yard with mature trees and shrubs. The property is in excellent condition and has experienced very little, if any, alteration since its construction.

A wide driveway leads to an attached two-car garage on the east end of the building. The paneled garage door features decorative half-fanlights in its uppermost row of panels. Directly west of the garage, there is a recessed, centered entry porch sheltered beneath the main roof. The entrance to the porch is framed by fluted pilasters, and a fanlight is located in the top third of the front door. The west end of the building features two identical 8-over-8 single-hung windows with projecting brick rowlock sills, and the windows are flanked by decorative wood shutters. An exterior chimney is located on the west elevation.

## Contemporary

Seven resources in the district (1%) were constructed in the Contemporary style and are concentrated in the Newlands Manor Tract. Four of these resources are contributing to the district. The Contemporary style is characterized by a flat or extremely low-pitched gable roof, a broad expanse of uninterrupted wall surface, clerestory windows, asymmetry, and attached carports. Common alterations to non-contributing resources include replaced windows, replaced original siding, and disruptions in original fenestration patterns.

### Flat Roof

This subtype of the Contemporary style features a flat roof with wide, unenclosed eaves.

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Example: *357 Clay Street, 1964 (Photograph #13)*

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A commercial example of the Contemporary style, 357 Clay Street is a one-story, asymmetrical masonry building with a rectangular plan and flat roof with a low parapet. The walls are constructed with a combination of painted brick on the main façade and concrete block on the secondary elevations. The roof parapet is comprised of aluminum siding. The house is located in the Rio Vista Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Clay Street and is set behind a wide sidewalk. The property is in good condition and appears to have experienced very little, if any, alteration since its construction.

Wide, shallow steps lead to a slightly recessed entry porch. The entrance features full-length plate glass windows surrounding a commercial metal-and-glass door. To the north of the entrance, there is an uninterrupted expanse of brick wall featuring business signage. To the south of the entrance, there is a series of five tall, narrow, metal-framed windows set in slightly recessed areas of the façade. The contrast between the recessed window-walls and flush walls gives the impression of wide, square columns stretching across the facade.

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Example: *C.W. Goodwin House, 700 St. Lawrence Avenue, 1941, Architect Edward Parsons (Photograph #38)*



An early example of the Contemporary style, 700 St. Lawrence Avenue is a two-story duplex. The symmetrical frame building features a rectangular plan and flat roof with wide eave overhangs that reveal exposed rafters. The walls are clad with redwood siding. The roof is comprised of composite shingles. The house is located in the Newlands Terrace neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house occupies a lot on the corner of St. Lawrence and Mark Twain, and it fronts east onto Mark Twain. The property is set behind a well-manicured front yard with mature trees and shrubs. The property is in excellent condition and has experienced very little, if any, alteration since its construction.

A two-tiered cement staircase leads to the front entrance, which is sheltered beneath a cantilevered shed roof. An entry porch is recessed into the façade and features a large, glass block window in its center. An entrance is located on each side of the window. Above the porch, there are three small 1-over-1 single hung windows. Each side of the façade features paired 1-over-1 double-hung windows on the first and second levels. The north elevation features a wide cement driveway leading to three single-car garage bays with vertical paneled-doors. The second story of this elevation features several 1-over-1 single-hung windows, as well as a ribbon of two paired double-casement windows

### Gable Roof

This subtype is characterized by a very low-pitched front-gabled roof with widely-overhanging, unenclosed eaves. Variations include asymmetrical and symmetrical eaves.

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Example: 1155 Mark Twain Avenue, 1964 (Photograph #65)



The most expressive example of the Contemporary style in Newlands Heights, 1155 Mark Twain Avenue is a split-level dwelling. The asymmetrical frame building features a rectangular plan and a low-pitched, front-gabled roof with wide eave overhangs and exposed beams. The upper-story walls are covered with stucco. The chimney and lower-story walls are clad with brick. The roof is comprised of built-up rock. The house is located in the Newlands Manor neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto Mark Twain and is set on a hill behind a well-manicured front yard. The property is in excellent condition and has experienced very little, if any, alteration since its construction.

A wide concrete driveway leads to a two-car garage, which is located beneath a second-story balcony. The façade is characterized by alternating vertical strips of stucco and siding that resemble massive columns. Northward-facing steps lead to the mezzanine-level front porch, which features a partial-width, solid metal railing. A massive, built-in concrete planter, supported by minimalistic metal framing, projects from the porch. The main entrance features tall double doors flanked by pebble glass sidelights and topped with a large trapezoidal transom. On the far south end of the house, there is a set of French doors flanked by sidelights and topped with a trapezoidal transom. The remainder of the property's windows consist of aluminum sliders. A massive square chimney is located on the south elevation. A second, interior chimney is visible in the center of the house.

### International Style

Only four resources in the district are designed in the International Style, all along the South Arlington Avenue commercial corridor. Only one of the four is considered contributing to the district. The International Style is characterized by a flat roof, asymmetrical façade, ribbon windows flush with outer walls, and unadorned wall surfaces. Other character-defining features include an absence of ornamentation, floor-to-ceiling windows, and boxy massing.

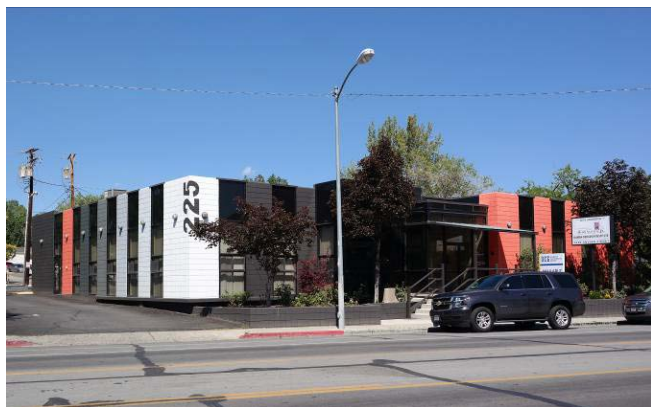
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Example: 225 South Arlington Avenue, 1963 (Photograph #7)

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225 S. Arlington Avenue is one-story International style commercial building. The concrete block masonry building features a rectangular plan with a center entry hall and flat roof. The house is located in the Riverside Heights neighborhood, a park-like subdivision with tree-lined streets and spacious lots. The house fronts east onto South Arlington and is set behind a retaining wall garden box that is planted with mature trees and shrubs. The property is in good condition and has experienced very little, if any, alteration since its construction.

A set of cement steps leads to an entry porch that is sheltered by a metal shed roof supported by two slender, square columns. The porch is the width of the entry hall, which is comprised of a structural glass assembly that includes a pair of commercial doors, a large door surround, and a short, wide transom. On either side of the entry hall, there are alternating full-story panels of concrete block and glass curtain walls, and this pattern wraps around the entire building.

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**Newlands Pillars, 1927**

*(Photographs #66, #67)*



Eight pillars announce the Newlands Manor neighborhood along Nixon Avenue. The pillars were built by developer W.E. Barnard in 1927 to frame his new subdivision and are situated on each corner along the west side of Nixon Avenue (at Manor Drive, John Fremont Drive, Donner Drive, and La Rue Avenue), which is the eastern boundary of Barnard's subdivision. The pillars constructed with rough-faced, polyhedral, coursed rubble. The granite used varies in color from light and dark gray to tan and light pink. The gray mortar joints are pointed in a weeping or squeezed style and are not of uniform thickness. The pillar features a broad base connected, via a chamfer, to a slightly narrower main body. A second chamfer, crowning the pillar body, transitions to a scrolled iron marker with the words "Newlands Manor" cut into it, which are flanked by a quatrefoil cutout on either side.

The pillars also feature a smooth granite band upon which the street name is embossed in black letters.

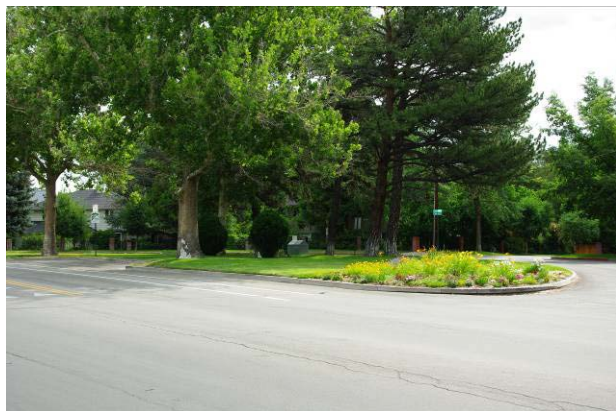


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**Newlands Circle and Memorial**

*Newlands Circle Park, c.1922 (Photographs #69, #70)*



Newlands Circle Park includes two parcels: one comprising the half-circle between Newlands Circle and California Avenue, and the other located atop a bluff on the north side of California Avenue overlooking the Truckee River and northwest Reno. The park is set in the Newlands Heights subdivision amid three large Period Revival residences designed specifically for Newlands Circle. The half-circle park features dirt walking paths and a central tablet dedicated to the memory of Senator Francis G. Newlands. The bluffside park features a wide lawn, Classical Revival-style cast concrete wall, and small playground area. Both park areas boast expansive lawns and mature trees.

*Newlands Memorial Tablet, c.1924 (Photograph #68)*



The Newlands Memorial Tablet is centered in Newlands Circle Park. The memorial was erected as early as 1924. The granite tablet features a pedimented roof and classical pilasters flanking an inscription that reads:

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“IN MEMORIAM  
FRANCIS GRIFFITH NEWLANDS  
IN THE WILDERNESS SHALL  
WATERS BREAK OUT AND  
STREAMS IN THE DESERT.  
THE DESERT SHALL REJOICE  
AND BLOSSOM AS THE ROSE.  
MOUNTAINS AND HILLS SHALL  
BREAK FORTH BEFORE YOU  
INTO SINGING AND A HIGHWAY  
SHALL BE THERE AND A WAY  
FOR WAYFARING MEN. THE  
PEOPLE SHALL DWELL IN  
QUIET AND ASSURANCE  
FOREVER.”

Directly below the pediment are Senator Newlands’ birth and death dates, 1848 and 1917 respectively, which are separated by a rounded space that used to occupy a bronze circle inscribed with Newlands’ profile. The bronze circle has since been stolen.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

- ARCHITECTURE
- COMMUNITY PLANNING AND DEVELOPMENT
- LANDSCAPE ARCHITECTURE
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

- 1889-1965
- \_\_\_\_\_
- \_\_\_\_\_

**Significant Dates**

- 1889 – Francis Newlands constructs first home in district
- 1903-1930 – Newlands Company plats subdivisions within district
- 1920-1942 – Marked growth in Newlands Heights neighborhood
- 1946-1965 – Postwar construction boom in Newlands Heights

**Significant Person**

(Complete only if Criterion B is marked above.)

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Cultural Affiliation**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Architect/Builder**

- Delongchamps, Frederic J.
- Parsons, Edward S.
- Mills, Russell
- Williams, Paul Revere
- Barnard, W.E.
- Grey, Elmer
- Kirkhuff, Daniel

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Koster, George

Schadler, Fred

Schastey, George

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Newlands Heights Historic District is eligible for the National Register of Historic Places under Criterion A, in the area of Community Planning and Development, for its association with Reno's early suburban development and community planning, specifically its adoption of nationwide suburbanization and planning trends. The district is additionally eligible under Criterion C, in the areas of Architecture and Landscape Architecture, for its cohesive mix of vernacular and high-style residential architecture planned in accordance with City Beautiful and Garden City values, including curving roads and an emphasis on lushly landscaped gardens, front yards, and community park space. The period of significance begins in 1889, the year that Francis G. Newlands constructed the first residence in what would become known as the Newlands Addition, a neighborhood developed out of Newlands' desire to create an orderly and picturesque suburb in Reno inspired by City Beautiful ideals. The period closes in 1965, at which time the prestigious Newlands area experienced a lull in development as a result of suburbanization patterns pushing outward toward Reno's city limits. Between 1889 and 1965, local architects, builders, and real estate developers—including the Newlands Company—crafted a built environment that emphasized aesthetic harmony while reflecting the progression of architectural styles and suburban planning trends popular from the late 19<sup>th</sup> century through the mid-20<sup>th</sup> century. Moreover, the area retained its reputation as a highly-desirable neighborhood for Reno's political and social elite, as well as for the city's middle class. After 1965, development in the neighborhood slowed, as Postwar construction had filled most of Newlands Heights' remaining vacant lots, and new residential construction moved to the farthest reaches of the city, leading into the modern era of suburban planning and development in Reno.<sup>1</sup>

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Creating Newlands Heights: Francis G. Newlands, the Newlands Company, and Early Suburban Development Trends (1889-1929)**

#### *Francis G. Newlands*

The Newlands Heights District grew from a passion project of Senator Francis G. Newlands, who constructed the first residence in what would become Newlands Heights in 1889. When he arrived in Reno, Newlands was greeted by a young city that had been established in 1868 as a stop along the Central Pacific Railroad. By 1869, the arrival of the Virginia and Truckee

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<sup>1</sup> City of Reno Community Development Department, *Annexation History Map*, Feb. 19, 2002.  
<http://www.reno.gov/home/showdocument?id=393>.

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Railroad, established to transport silver ore from Virginia City's Comstock Lode to Reno's Central Pacific node and, ultimately, to San Francisco, solidified Reno's importance as a Western transportation hub.<sup>2</sup> As the century turned, the rough railroad settlement transitioned into a larger, planned town. Reno incorporated in 1903 with a population of 4,000, and factors including a renewed mining boom, the migratory divorce trade, and open gambling laws triggered the city's late 19<sup>th</sup> and early 20<sup>th</sup> century development.

The development of Newlands Heights is rooted in Nevada's early 20<sup>th</sup> century mining booms, which delivered the state from an extended economic slump.<sup>3</sup> Men made their fortunes in gold and silver mines in Virginia City, Tonopah, and Goldfield, and they used these fortunes to build stately homes in the new, fashionable neighborhoods of Reno. Francis G. Newlands, the forefather of Southwest Reno, was at once a legacy and a contemporary of these mining men. The first resident and namesake of Newlands Heights, Newlands hailed from Natchez, Mississippi. A graduate of Yale and Columbia Law School, he was admitted to the San Francisco Bar in 1870.<sup>4</sup> While living in San Francisco, he married Clara Sharon, the daughter of Comstock silver baron William Sharon, in a lavish ceremony that was breathlessly reported on by Western society columns.<sup>5</sup> By 1881, Newlands was widowed with three young children, and he was appointed trustee of the Sharon estate in 1885. In 1888, Newlands secured his place among San Francisco's social elite when he married for the second time to Edith McAllister, whose family included the New York McAllisters.<sup>6</sup> The newlyweds moved to Reno in 1889, partially to manage Newlands' interests in the Sharon estate and partially to satisfy his political ambitions. Upon his relocation to Reno, Newlands purchased fifteen acres of land comprising a bluff above the Truckee River, which at the time was colloquially referred to by locals as "Rattlesnake Point". Newlands enlisted an architect to design a comfortable home in the Queen Anne Shingle style and hired a landscape gardener from New York to beautify the property.<sup>7</sup>

During the same year, Newlands purchased 1,700 acres of land north of Washington, D.C. He fulfilled his proclivity for urban development by creating the well-planned and carefully landscaped streetcar suburb of Chevy Chase, Maryland. Embracing the growing City Beautiful movement, Newlands employed meticulous planning techniques to create a park-like setting, and he hired prominent Beaux Arts architect Lindley Johnson to design houses that adhered to specific building restrictions. The suburb was developed between 1890 and 1893.<sup>8</sup>

Chevy Chase and Newlands Heights are comparable in their development, as both were regarded as exclusive neighborhoods designed with installed public utilities, architectural and zoning guidelines, and thoughtful landscaping along curving avenues. Both restricted residency to white

<sup>2</sup> JoEllen Ross-Hauer. "A Historic Context for the Newlands Neighborhood, Reno, Nevada." (2014), 15.

<sup>3</sup> Ibid, 1.

<sup>4</sup> Ibid, 20.

<sup>5</sup> "Newlands-Sharon: The Great Social Event of the Season." *Territorial Enterprise*, (Virginia City, NV), Nov. 21, 1874.

<sup>6</sup> Ross-Hauer, 20.

<sup>7</sup> *Reno Weekly Gazette*, (Reno, NV), May 23, 1889.

<sup>8</sup> Ross-Hauer, 22-23.

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citizens of a minimum income and featured extravagant Shingle, Tudor Revival, and Colonial Revival style mansions intermingled with modest residences reflecting Craftsman and Period Revival tastes. However, Chevy Chase differed from Newlands Heights in several ways. Firstly, Senator Newlands intended for the Washington, D.C. suburb to feature buildings of “community interest;” as such, civic and recreational facilities sprung up around the subdivision. Chevy Chase featured its own school, post office, country club, library, and summer amusement park. Additionally, Newlands constructed a streetcar line that connected the suburb to the city center. Newlands Heights did not feature such amenities, most likely because Reno’s population at the time could not support such developments. Washington, D.C. boasted a larger, more established population with a greater capacity for suburban growth. Newlands attempted to construct a streetcar line to serve Newlands Heights; nevertheless, this endeavor was unsuccessful, as Reno did not have a need for it at the time.

In 1893, Newlands was elected as Nevada’s representative in the United States House of Representatives, a job he held for ten years until his election to the senate in 1903. He served as Nevada’s senator until his death in 1917. As a congressman, Newlands sponsored the Reclamation Act of 1902, which irrigated 20 states within the arid American West; he additionally shared his vision of a modern, refined, and handsome Nevada by encouraging the planting of trees, upgrading private landscapes, and recommending various other municipal improvements. The great cities of Europe inspired Newlands, who proposed that the Truckee River no longer be used as a municipal sewer and instead be a focal point of the community, confined by manmade walls, and bounded by tree-lined streets.<sup>9</sup>

The legacy of Senator Newlands is not without controversy. The senator’s achievements in western reclamation and suburban development are complicated by his legacy as an advocate for racist policies. Newlands favored repealing the “Reconstruction Amendments”, including the Fifteen Amendment, which guaranteed black suffrage, arguing that the black vote obstructed progress and prevented peace in the South. The senator governed with a belief in white supremacy, opining that only whites should be able to claim American citizenship and that non-whites should be barred from owning land. During the era of Newlands’ congressional and senatorial rule, these ideas reflected popular racial beliefs and misconceptions that fed into Progressivist politics of the time. This early 20<sup>th</sup> century Progressivism embraced racism and white supremacy in the form of social engineering, seeking the supposed simplicity of a culturally homogenous society. These beliefs fed into the practice of redlining in urban and suburban housing developments, of which Newlands was a proponent.<sup>10</sup>

### *The Newlands Company*

<sup>9</sup> Ibid, 23.

<sup>10</sup> Rowley, William, *Reclaiming the Arid West: The Career of Francis G. Newlands*, (Indiana University Press: Indianapolis, 1996), 139-145.

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In an effort to realize his vision for Reno, Senator Newlands purchased 300 acres in Reno, most of which was located adjacent to his property on “Rattlesnake Point.”<sup>11</sup> In 1903, he formed the Newlands Company with local businessmen Oscar J. Smith, W.A. Massey, and N.W. Rolf; the company’s mission was “to take, acquire, buy, improve, cultivate, and otherwise deal in and dispose of real estate.”<sup>12</sup>

In 1895, the Newlands Company began to develop the riverside subdivision of Newlands Heights. By 1906, Senator Newlands constructed a large office next door to his home, also in the Queen Anne style. The same year, Newlands sold a portion of his original, bluffside fifteen acres to another Nevada senator, George S. Nixon, who commenced to build Reno’s grandest home of the era. His Mediterranean Revival mansion, when finished, comprised over 15,000 square feet. Newlands and Nixon were the earliest residents of what was to become the most exclusive neighborhood of Reno, and the construction of lavish “mansions on the bluff” continued well into the 1940s.

The Newlands Heights Historic District includes five subdivisions that were facilitated by the Newlands Company and are representative of the varied suburban development practices popular from the late 19<sup>th</sup> century to the early 20<sup>th</sup> century. Each tract follows the early trend of incremental subdividing, in which “adjoining parcels of land were subdivided and the existing grids of street extended outward,” and each tract was planned and designed as a standalone development.<sup>13</sup> The Newlands Company assumed the role of subdivider, laying out plats and improving the site before selling to prospective homeowners, builders, and speculators, as well as the role of community developer, laying out lots and rights-of-way to reflect City Beautiful and Garden City ideals. The Nevada Development Company, owned by prominent local developer W.E. Barnard, also served as a community developer, planting trees, imposing deed restrictions, and installing handsome stone pillars at each intersection along Nixon Avenue to signify entry to Newlands Manor.

### *Development of Subdivisions within Newlands Heights*

Five subdivisions comprise the district, which include Riverside Heights (1903), Rio Vista Heights (1906), Marker Tract (1907), Newlands Terrace (1920-1930), and Newlands Manor (1927). The tracts began as a single swath of Francis Newlands’ land, and was subsequently platted, improved, and sold as individual lots. Subdivisions associated with the Newlands Company became renowned for their beauty and prestige, as well as for their commensurate

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<sup>11</sup> Ross-Hauer, 24.

<sup>12</sup> Ibid, 19.

<sup>13</sup> David L. Ames and Linda Flint McClelland, *National Register Bulletin, Historical Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, (National Park Service, 2005).  
<http://www.nps.gov/nr/publications/bulletins/suburbs/INDEX.htm>



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expense. In 1895, an advertisement for lots in Riverside Heights ran in the *Nevada State Journal*, boasting land for sale “adjoining the residences of F.G. Newlands, A.H. Manning and the late M.D. Foley [...] the location being the healthiest and most pleasant in Reno, with fine views and dry, clean streets in winter.”<sup>14</sup> In 1903, surveyors began platting the Riverside Heights subdivision, at which time the neighborhood gained a reputation for exclusivity. A real estate advertisement of the time promotes “the choicest lots” in Reno’s “cream residence section” for \$500 to \$800.<sup>15</sup> By 1905, the City of Reno paved the streets in Riverside Heights, and the F.J. Peck Real Estate Company had sold a number of the lots upon which “only buildings valued above a certain figure” were being constructed, which evidences the district’s early deed restrictions.<sup>16</sup> By September of 1906, all of the Riverside Heights lots had been sold.<sup>17</sup>

The second subdivision planned within the Newlands Heights Historic District was Rio Vista Heights, which includes the Grimmon and Jensen’s Addition, and sustained the area’s reputation as a pleasant neighborhood for Reno’s elite. Francis Newlands sold five acres of land, stretching south from the river to Court Street and east from Clay Street to Belmont Avenue (now Arlington Avenue), to U.S. Marshall and Bullfrog Mining Company President Robert Grimmon in 1906 for \$25,000.<sup>18</sup> In August of the same year, the Newlands Company platted five acres west of Clay Street between Court Street and California Avenue, and the F.J. Peck Company bought eleven of these lots in September. Peck paved the streets, poured cement sidewalks, and advertised the lots for sale for \$1200 to \$1500 apiece under the condition that all residences built thereon be valued at over \$3500.<sup>19</sup> By 1907, the spacious parcels in Rio Vista Heights were the most expensive in the city, priced between \$1750 and \$4250, and measuring 50 x 130 feet for single lots and 100 x 130 feet for double lots. Demand for real estate in Rio Vista Heights peaked in 1910, and between 1910 and 1915, a number of area landowners constructed fine residences that ranged in cost from \$5000 to \$50,000, including the architect-designed homes of prominent attorneys Lewis Gibbons (1913), Prince Hawkins (1913), and Robert Price (1910).<sup>20</sup>

In 1907, James Newlands, Jr., Vice-President of the Newlands Company and nephew of Francis G. Newlands, platted the Marker Tract, which follows the Bungalow Suburb model. The narrow subdivision consists of seven gridiron blocks located between Arlington and Gordon Avenues, running south from California Avenue to Ely Avenue (now Monroe Street). Only eleven years earlier, the area was considered agrarian, as evidenced by William Thompson’s 1896 newspaper advertisement for 5- to 20-acre lots for sale in the Marker Tract, which suggested that “an industrious family can acquire a home of their own [...] in a short time by raising chickens, berries, small fruits, etc. [...]” Additional language in this ad is marketed to the working class,

<sup>14</sup> Ross-Hauer, 26.

<sup>15</sup> *Reno Evening Gazette*, (Reno, NV) Nov. 5, 1903.

<sup>16</sup> “Are Grading New Streets.” *Reno Evening Gazette*, (Reno, NV) Oct. 18, 1905, 5.

<sup>17</sup> “Peck Buys More South Side Lots.” *Reno Evening Gazette* (Reno, NV), Sep. 15, 1906, 3.

<sup>18</sup> Ross-Hauer, 28.

<sup>19</sup> “Peck Buys More South Side Lots.”

<sup>20</sup> Ross-Hauer, 30-31.

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offering “easy terms” and a “home for people in moderate circumstances.”<sup>21</sup> By 1907, the *Nevada State Journal* named the Marker Tract as “one of the most valuable [tracts] in the city” when it was sold by the Newlands Company to James Newlands, Jr. and Robert Grimmon for \$31,000.<sup>22</sup> Ultimately, the Marker Tract was characterized by modest, middle-class bungalows and cottages built between 1918 and 1930. Before 1918, nine homes existed in the Marker Tract, at least four of which were constructed in 1907 by the Riverside Building Company, the directors of which included Francis Newlands, James Newlands, Jr., J.D. Oliver, and C.T. Bliss. The Riverside Building Company advertised 5- to 6-room cottages with electricity, telephone, and connections to city water and sewer. By 1919, Peck & Sample Company continued to advertise available lots in the Marker Tract for \$300 to \$700 per parcel.<sup>23</sup>

James Newlands, Jr. and Dr. H. Johnson of the Newlands Company officially platted the Newlands Heights subdivision in 1920, although the company first began developing the addition in 1919. The plat provided for a right-of-way along the river bluff, as well as a small park with a fountain at the bluff’s apex.<sup>24</sup>

The Newlands Company platted the Newlands Terrace subdivision in four stages over ten years: the first addition was platted in 1920, the second in 1922, the third in 1925, and the last in 1930. Advertised by real estate developers as a “Bungalow Park,” Newlands Terrace offered lots at a cost of \$450 to \$1000. Most of the dwellings within the subdivision were constructed in the 1920s and 1930s and demonstrate Period Revival and Craftsman styles, ranging from modest cottages and bungalows to large architect-designed residences. Newlands Terrace included a semi-circular park space, around which Janet Newlands—daughter of Francis Newlands—constructed a group of homes designed by architects Kirkhuff and Schaaf of Santa Barbara with the intention of producing “a grouping of houses artistically relating to one another and to the scenic setting which is the bluff above the Truckee River with a view of the valley to all points and the mountains.”<sup>25</sup> These three houses, located at 1, 2, and 3 Newlands Circle, are anchored by Newlands Circle Park and evoke the French Eclectic style.<sup>26</sup>

In 1927, the Newlands Company and the Nevada Development Company platted the Newlands Manor subdivision in two stages. The first stage included seven blocks north of La Rue Avenue, between Nixon and Reno Avenues; the second stage extended the addition south to Monroe Street. By May of 1929, every lot within Newlands Manor had been sold for \$450 apiece. W.E. Barnard, President of the Nevada Development Company, retained two parcels upon which he built two Tudor Revival Cottages, known as the Barnard House and Greystone Castle (950 and 970 Joaquin Miller Drive, respectively), which are both listed on the National Register of Historic Places (NRIS # 02000874 and 02000875, respectively). In an effort to beautify the

<sup>21</sup> Advertisement. *Nevada State Journal*, (Reno, NV), May 2, 1896.

<sup>22</sup> *Nevada State Journal* (Reno, NV), Jul. 28, 1907, 3.

<sup>23</sup> Ross-Hauer, 32-33.

<sup>24</sup> Ibid, 34-35.

<sup>25</sup> *Nevada State Journal*, (Reno, NV), Sep. 8, 1922.

<sup>26</sup> Ross-Hauer, 35-37.

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subdivision and bolster its parklike qualities, the Nevada Development Company planted over 600 trees along the streets of Newlands Manor in 1927.<sup>27</sup>

### *Early Planning and Land Use Trends in Newlands Heights*

The majority of Newlands Heights was developed as an early automobile suburb, although the Marker Tract may be considered a small streetcar suburb, as it was situated only three blocks from the Plumas streetcar line, which ran from 1904 to 1927.<sup>28</sup> After their emergence in 1887, electric streetcars were adopted by American cities en masse, and their presence made possible the suburbanization of land once considered too distant for residential development. Streetcar lines, often organized in a radial pattern, formed the backbone of emerging Midwestern and Western metropolises. Along the newly established corridor, developers created new “additions” to the existing city.<sup>29</sup>

The most influential phase of transportation-related suburban development for Newlands Heights is that of the early automobile suburb. After the invention of mass-produced automobiles, specifically the Model T in 1908, suburban development boomed. These automobile suburbs boasted paved roads, mandatory setbacks, sidewalks, driveways, street lights, and underground utilities,<sup>30</sup> all of which were prominent features of developments within Newlands Heights. Later subdivisions in the proposed historic district, including Newlands Manor and the 1930 plat of Newlands Terrace, are not located within walking distance of Reno’s city center and are indicative of the rise of the automobile age.

Newlands Heights embodies the City Beautiful trend in suburban planning, which gained momentum in the early 1900s, fusing aestheticism with functionalism. Landscape design was as important to City Beautiful advocates as were buildings. The movement influenced suburban development through the creation of parks and parkway systems, which served to anchor upper-middle class neighborhoods. Planned European cities set the standard for creating new, formal urban and suburban plans. Parks were planned alongside public water systems and other utilities. The groundwork laid by City Beautiful suburban planning “established an infrastructure that would support and foster suburban development for decades to come.”<sup>31</sup> The Newlands Company’s development of Newlands Heights invoked the City Beautiful movement by planning tree-lined streets, installed utilities, and Newlands Circle Park.

Equally influential in the development of Newlands Heights is the Garden City movement. Encouraging the use of landscape and architectural design in tandem with thoughtful community

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<sup>27</sup> Ibid, 37-41.

<sup>28</sup> Ross-Hauer, 16.

<sup>29</sup> Ibid, 7-8.

<sup>30</sup> Ibid, 9.

<sup>31</sup> Ames.

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planning, the Garden City movement was inspired by the naturalistic design of English urban planning.<sup>32</sup> In the West, the garden suburb flourished between 1907 and 1950, comprised of long rectangular blocks and the occasional curvilinear or diagonal road. In fact, many developers altered the basic gridiron pattern by designing streets according to the natural topography of an area, which resulted in gentle curves and rolling hills. This influence is apparent in the design of the Newlands Heights area, which features irregular blocks following the contours of the natural landscape alongside rectilinear blocks.<sup>33</sup> California Avenue and the northern boundary of Riverside Heights, Rio Vista Heights, and Newlands Heights mirror the curves of the Truckee River bluff. Newlands Terrace and Newlands Manor are characterized by curvilinear roads and long, rectangular blocks.

Developers exercised deed restrictions in several of Newlands Heights' subdivisions, mirroring a nationwide trend in early suburban development intended to protect real estate values and mold the character of a neighborhood by imposing regulations on mandatory setbacks, lot sizes, and design guidelines. In Riverside Heights and Rio Vista Heights, developers set a minimum value for any buildings constructed therein. Moreover, some American suburbs used deed restrictions to ban members of certain ethnicities, religions, and economic classes from area homeownership.<sup>34</sup> For his Newlands Manor neighborhood, developer W.E. Barnard required deed restrictions that mandated harmonious architectural design and "social equality" among residents of the "high class restricted residential district", all of whom were required to be white and of a minimum income.<sup>35 36</sup>

### *Early Architecture in Newlands Heights*

The subdivisions of Newlands Heights emerged as the Arts and Crafts movement began to influence American suburban architecture, particularly in the form of the bungalow, but also in the emphasis on handcrafted details and naturalistic motifs. The movement was concerned with integrating indoor and outdoor space, which coincided with Francis Newlands' desire to create a landscaped suburban space organized around the Truckee River. The Craftsman Bungalow descended from the Arts and Crafts movement in the early 20<sup>th</sup> century, and it is a common typology among early residences in Newlands Heights. The Small House movement additionally influenced modest homes in the area during this period, and architects, builders, real estate developers, and materials manufacturers worked together to introduce the Mission/Pueblo

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<sup>32</sup> Ross-Hauer, 12.

<sup>33</sup> Ross-Hauer, 13.

<sup>34</sup> Ames.

<sup>35</sup> "A Profit Opportunity" Advertisement. *Reno Evening Gazette* (Reno, NV), May 4, 1929

<sup>36</sup> Sharon Honig-Bear. "The Sentinels of Old Southwest Reno," *I Love Reno Magazine*, Volume 1, Issue 1, 6-7.

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Revival, Spanish Colonial Revival, and Tudor Revival styles to the neighborhood in the late 1920s. These modest revivals would prove popular in the coming decades as well.<sup>37</sup>

Architectural styles favored by the social elite during Newlands Heights' early period also reflected national trends and include the Queen Anne (Francis Newlands' residence and office; Gray Mansion) and the Period Revival, particularly the Colonial Revival (McCarran/Gibbons Mansion; Hawkins House) and the Mediterranean/Italian Renaissance Revival (Nixon Mansion, Forrest Eccles House).

### **Divorce, Depression, and the Continued Growth of Newlands Heights (1929-1941)**

#### *The Divorce Trade*

Between 1920 and 1935, Reno grew rapidly, and new housing developments appeared in southwest Reno as a result of Nevada's thriving migratory divorce trade. Due to lenient divorce laws and limited residency requirements, Nevada began to draw wealthy divorce-seekers from all over America at the turn of the 20<sup>th</sup> century.<sup>38</sup> When Mrs. William Corey, the wife of the president of the United States Steel Corporation, took advantage of Nevada's six-month residency period to secure a divorce in 1906, Reno gained a decades-long reputation as the divorce capital of the world.<sup>39</sup> The state legislature decreased the residency requirement to three months in 1927, further simplifying the process of obtaining "The Cure" or being "Renovated."<sup>40</sup> The industry proved to be an economic boon to Nevada in general, and to Reno in particular. During this period, the Newlands Heights area saw much development, particularly in the Newlands Terrace and Newlands Manor subdivisions. W.E. Barnard, along with fellow building contractors John Dell'Acqua, Redelius & Del Curto, and H.W. Vaughn, continued to construct model homes in Newlands Manor, as evidenced by open house advertisements placed in local newspapers between 1929 and 1938. Additionally, the neighborhood features homes ranging from mansions to cottages. The incongruity of one- and two-bedroom houses and small multiplexes amid an exclusive neighborhood is explained by the swell of divorce seekers, who were a ready market for small homes in a stable residential area.<sup>41</sup>

#### *The Great Depression and One Sound State*

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<sup>37</sup> Ames.

<sup>38</sup> Ross-Hauer, 17.

<sup>39</sup> Mella Harmon. "Reno: Twentieth Century Divorce Capital," *Online Nevada Encyclopedia*, 2009. <http://www.onlinenevada.org/articles/reno-twentieth-century-divorce-capital>.

<sup>40</sup> Ibid.

<sup>41</sup> Ross-Hauer, 18.

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Even the stock market crash of 1929 failed to slow the growth of Newlands Heights, which continued to host new residential construction at a rapid pace throughout the 1930s. This contrasts with the national trend of construction grinding to a halt after the Great Depression struck.<sup>42</sup> In 1931, as the Depression deepened, Nevada's legislature recognized an opportunity and decreased the divorce residency requirement to six weeks: the shortest in the country. In the 10-year period between 1929 and 1939, more than 30,000 divorces were granted in Washoe County alone.<sup>43</sup> For reference, Washoe County's population was 27,158 in 1930 and 32,476 in 1940, lending perspective to the enormity of this divorce statistic.<sup>44</sup> Newlands Heights grew by approximately one-third between the early years of the Depression and the onset of the Second World War, as 192 new residences appear in Polk's City Directory between 1932 and 1941, in addition to the 212 area homes that had been listed in Polk's 1930 Directory.

Another factor in the Depression-era growth of Newlands Heights is the introduction of the "One Sound State" program. State boosters sought to attract wealthy investors to Nevada, advertising "no income tax, no inheritance tax, no sales tax, [and] no tax on intangibles" in a state "with a balanced budget and a surplus."<sup>45</sup> This campaign proved successful, particularly for Reno, which was the most cosmopolitan city in the state at the time. A result of this success was the construction of extravagant mansions, most of which are concentrated in the Newlands Heights area.<sup>46</sup> Examples include the Luce House at 1040 La Rue (1939), the Dexter/McLaughlin House at 775 California (c.1940), the Payne House at 745 California (c.1941), and the Lovelock House at 3 Bret Harte Avenue (1940).

### *Depression-Era Architecture in Newlands Heights*

At this time, as during the 1910s and 1920s, builders continued to construct the majority of neighborhood residences in the Craftsman or Period Revival styles, though some Minimal Traditional cottages—guided by the recently-established FHA small house principles—began to appear in the late 1930s.<sup>47</sup> The Colonial Revival remained popular for houses large and small, and the Tudor Revival was similarly employed for cottages and manor houses alike. The French Eclectic style materialized in Newlands Manor, Newlands Terrace, and Newlands Heights the early 1930s, also comprising both modest and affluent residences. Brick construction dominated the neighborhood, and largely due to a strong presence of local Italian brick masons, Reno

<sup>42</sup> NRB Suburbs.

<sup>43</sup> Ross-Hauer, 17.

<sup>44</sup> Richard L. Forstall, Nevada Population of Counties by Decennial Census: 1900 to 1990, Population Division of the United States Bureau of the Census (1995).

<sup>45</sup> Ross-Hauer, 18.

<sup>46</sup> Ibid.

<sup>47</sup> NRB Suburbs.

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developed a particular decorative-brick archetype within the Craftsman, Spanish Colonial Revival, and Tudor Revival Styles of the neighborhood. By the early 1940s, Neoclassical Revival mansions appear in the Newlands Heights and Newlands Manor tracts.

## **The Wartime Era, Postwar Suburban Development and Newlands Heights (1942-1965)**

### *Newlands Heights and World War II*

The Newlands Heights area continued to experience growth during the Second World War, albeit at a slower pace than during the prewar years, in spite of a nationwide shortage of building materials and a local moratorium on residential building.<sup>48</sup> According to Polk's City Directory, fifteen residences were built in the district between 1941 and 1946, the majority of which were small Period Revival and Minimal Traditional cottages in the Newlands Manor and Newlands Terrace subdivisions. In 1942, the government established the Reno Army Air Base (now known as Stead Air Force Base) approximately ten miles north of Reno, which operated throughout World War II. It is not clear if the presence of the air base affected wartime development in Newlands Heights, but it did contribute to Reno's status as a weekend destination for servicemen stationed at the nearby Stead, Hawthorne, Herlong, and Fallon bases.<sup>49</sup>

### *The Postwar Economy in Newlands Heights*

After World War II, the Newlands Heights district experienced another explosive period of construction as Reno entered a new phase of growth, symbolized by the 1947 construction of the Mapes Hotel, Nevada's first casino-resort (listed in the National Register in 1993, and demolished in 2000). The United States, as a whole, experienced a postwar housing shortage and subsequent building boom as a result of wartime restrictions on new construction, population growth, and veterans returning home to start their own families. Vast numbers of servicemen migrated to the American West, and by the 1950s, Nevada was the fastest-growing state in the nation.<sup>50</sup> Between 1940 and 1950, Reno's population increased by over 52 percent, from 21,317 to 32,492.<sup>51</sup> Newlands Heights experienced a similar population explosion, as evidenced by Polk's City Directory listings in the district area, which grew by 138 residences between 1946 and 1964. A sample of new residents' employment reveals that the demographic makeup of the area during this time remained consistently diverse: the new homeowners proved as varied as their houses and were of both modest and wealthy means. Construction workers, salespeople, and casino shift managers—as well as music teachers and university professors—occupied the

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<sup>48</sup> Ross-Hauer, 44.

<sup>49</sup> Hulse.

<sup>50</sup> Bandurraga, Peter. "Reno's Golden Age," *Nevada Historical Society Quarterly* (Reno, NV), Winter 2001, 384.

<sup>51</sup> Elliott, Russell. *History of Nevada*, (University of Nebraska Press: 1987), 314.

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smaller homes, mainly in the Minimal Traditional and Ranch styles. Attorneys, physicians, financial advisors, bank presidents, politicians, and local business owners resided in the more lavish Ranch and Contemporary style residences, as well as late Period Revival—particularly Colonial Revival—homes.

### *Postwar Shifts in Newlands Heights' Use and Architecture*

In the Postwar era, the Eastern and Northern boundaries of the neighborhood began to transition from residential to commercial use, particularly along California and Arlington Avenues. The 1964 Polk's City Directory reveals the presence of the newly-constructed Lutheran Church at 501 California, the Metropolitan Life Insurance Company at 357 Clay Street, the Arlington Medical Building at 505 S. Arlington, and Balzar-Camino Real Estate at 565 California. By 1964, the Gibbons-McCarran Mansion at 401 Court Street was divided into individual professional offices, the Cooke House at 421 Court became a real estate appraisal office, the H.E. Reid House at 515 Court housed the offices of the Roman Catholic Diocese of Reno, 491 Court served as the Sisters of the Holy Family convent, and 465 Court was transformed into the Parkview Guesthouse Tourist Home. Several small bungalows and cottages in the Riverside Heights-Rio Vista Heights tracts were similarly converted into professional offices.

Architectural trends shifted in Newlands Heights during and after World War II. Driveways and garages began to appear in the neighborhood in the 1920s; by the 1940s, most, if not all, new homes were built with provisions for automobiles. Many Prewar homes in the area feature detached garages, built in the same style and with identical materials to the main house, including full-height, wood double-doors, and were located at the rear of the property, either along an alleyway or at the end of a long driveway accessed by the street. By the close of the war, Newlands Heights—on trend with other American suburbs—built new homes with attached garages.<sup>52</sup> The garage typically formed a significant swath of the façade, with a prominent metal rolling door that faced the street.

The Minimal Traditional cottage continued to be a popular typology in Newlands Heights during the Postwar Era; however, new residential architectural styles also emerged in the neighborhood during this time, specifically the Ranch and Contemporary, which are concentrated in the southwestern extension of the Newlands Heights tract along Marsh Avenue, as well as in the southwestern section of Newlands Manor. These modern homes were constructed in both high- and low-styles and reflect national architectural trends of the period.<sup>53</sup> The Ranch house dominated new construction in Newlands Heights after World War II, and the area boasts examples of the classic, low-slung Ranch house, with its horizontal emphasis and rambling floorplan, as well as FHA-approved small houses and 1960s split-levels adapted to the Ranch style. The Contemporary style also appears in Newlands Heights during this period, and the

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<sup>52</sup> Ames.

<sup>53</sup> Ibid.



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neighborhood features small house adaptations of the style with modernistic asymmetry, clerestory windows, and flat roofs alongside a large, architect-designed example with characteristic built-in concrete planters, wounded dove roof, and floor-to-ceiling windows. Several newly-constructed commercial buildings along Arlington and California Avenues were constructed in the International and Contemporary styles, thereby expanding the presence of Mid-Century Modernism in the area. Of the four International Style resources in the district, only one is contributing to the district.

### *Newlands Heights After 1965*

The configuration of Newlands Heights as it appears today, from its streetscape to its landscape, has largely remained in stasis since the mid-1960s. By 1965, developers had expended what little available land remained in the ever-desirable neighborhood, and new construction in the area largely halted until the early 1970s. Between 1966 and 2016, only 37 new buildings have been constructed in the 171-acre district, illustrating how few available lots existed after the Postwar building boom. As a result, the district continues to convey its significance as one of Reno's earliest, most sought-after suburbs, which reflects local and nationwide trends in community planning, suburban development, and architecture between the late 19<sup>th</sup> century and mid-20<sup>th</sup> century.

### **Architectural Significance of Newlands Heights**

The district showcases a cohesive yet diverse collection of architectural types and styles that achieved popularity from 1889 to 1965. Because the area has maintained its high-profile status and remained a desirable residential neighborhood throughout its existence, its residences exhibit the most current architectural mode according to the period during which they were constructed.<sup>54</sup> Moreover, the district features a seamless combination of modest cottages and grand houses designed by well-known architects in a picturesque, parklike setting inspired by the City Beautiful and Garden City movements and unique to the architectural fabric of Reno.

### *Architectural Styles in Newlands Heights*

The neighborhood illustrates a well-preserved plethora of styles including Queen Anne, Shingle Style, Craftsman, Prairie School, Period Revival (i.e. Colonial Revival, French Eclectic, Mediterranean Revival, Mission Revival, Neoclassical Revival, Spanish Colonial Revival, and Tudor Revival), Minimal Traditional, Ranch, and Contemporary. In comparison to other Reno neighborhoods that developed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the Newlands Heights

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<sup>54</sup> Ross-Hauer, 67.

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Historic District features an exceptional concentration of intact historic properties that demonstrate the various architectural styles that were popular at this time. The district's original plan, including historic plats, setbacks, and street grid, is also well-preserved. Similar developments in Reno, including the Lake Addition, Upper Ralston, and Wells Avenue neighborhoods, suffer from diminished integrity as development pressures have resulted in demolition of original resources as well as a disruption in the subdivisions' original layout. The historic alleys have been crowded with recently-added accessory structures and dwellings have been replaced with modern commercial buildings. Moreover, comparable Reno neighborhoods tend to possess greater architectural homogeneity, as expressed by solid blocks of Craftsman Bungalows or Queen Anne cottages. These neighborhoods do not possess the architectural diversity of Newlands Heights, in which every block demonstrates a mixture of different styles.

Newlands Heights' diversity of styles is matched by the expression of those styles, which range from modest plan-book residences to sprawling high-style estates designed by nationally and locally prominent architects. Newlands Heights is exceptional in this regard, as other comparable Reno neighborhoods tend to be consistently upper-class, middle-class, or working class in their architectural expression. South and east of Newlands Heights, for example, are a large collections of modest residences. These areas possess very few grand houses or sprawling estates, which are typically sited on corner lots in such a way as to feel separate from their surrounding neighborhood. Newlands Heights, on the other hand, features small cottages abutting stately mansions.

### *Queen Anne & Shingle Style (1889-1910)*

The oldest areas of the district toward the north, including Francis G. Newlands' original fifteen-acre plot upon which he constructed his home and office, host several Queen Anne and Shingle style buildings, which were in demand in the late 19<sup>th</sup> century. The Queen Anne style is defined by a steep, complex roofscape, asymmetrical fenestration and massing including towers and bay windows, and an expansive porch. Wall cladding is mixed, and windows vary in shape and size. Detailing is ornate and typically falls into four categories. Queen Anne resources in Newlands Heights illustrate the Free Classic subtype, which combines the style's irregular massing with Classically-derived details. The Gray Mansion (457 Court Street) is a prime example of the Free Classic Queen Anne style in the district.

The Shingle style emerged from the Queen Anne and is defined by large swaths of wood-shingle siding in addition to complex massing, dramatic roofscapes, and prominent porches. However, the Shingle style is simply decorated and lacks the lavish ornamentation characteristic of Queen

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Anne architecture. Senator Newlands' residence (7 Elm Court) is an excellent example of the Shingle style in Newlands Heights.<sup>55</sup>

### *Craftsman (1910-1940)*

Older areas of the district, including Rio Vista Heights, Riverside Heights, the Marker Tract, and Newlands Terrace, boast a large number of Craftsman bungalows, which were immensely popular among Reno's middle class neighborhoods between the early 1900s and mid-1930s. The naturalistic style emerged nationwide as a reaction to the over-the-top ornamentation of Victorian architecture, becoming known for its prominent porch supported by wide, tapered columns, low-pitched roof with widely overhanging eaves, and exposed roof beams and rafter tails. Gaining prominence as a small, comfortable house, the Craftsman bungalow—particularly that of brick construction—became pervasive throughout emerging Reno neighborhoods from the 1910s through the 1930s. In fact, the style remained popular in Reno into the early 1940s, after it waned in other American cities around 1930. In Newlands Heights, a decorative brick subtype of the Craftsman style emerged, which included decorative inlays of contrasting brick in chimneys, belt courses, lintels, windowsills, and end gables.<sup>56</sup>

### *Prairie Style (1920-1930)*

Newlands Heights features a few buildings influenced by the Prairie School style, which emerged in the Midwestern United States in the early 1900s. The style, which was largely developed by Frank Lloyd Wright, features a low-pitched hipped roof with wide boxed eaves, a prominent porch supported by substantial columns, and a horizontal emphasis.<sup>57</sup> The H.E. Reid House (515 Court Street) features Prairie School massing and detail, as does the Hughes Apartment Building located at 315 Clay Street.

### *Period Revival (1910-1950)*

Period Revival styles began to appear in the district around 1910 and remained immensely popular through the 1940s. In fact, Revival styles dominate the area, comprising over 56% of contributing resources in the district. In the United States, Revival styles peaked in popularity between 1880 and 1940, inspiring the construction of large manor houses as well as small cottages.<sup>58</sup>

### *Colonial Revival*

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<sup>55</sup> Ibid, 68-69.

<sup>56</sup> McAlester, 566-568.

<sup>57</sup> Ibid, 550-556.

<sup>58</sup> Ross-Hauer, 70.

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The Colonial Revival style first appeared in Newlands Heights in 1910 with the construction of the McCarran-Gibbons Mansion (401 Court Street), and remained a popular style through the 1940s. The Colonial Revival reimagined the nation's early Federal and Georgian styles, mirroring essential characteristics such as façade symmetry, fanlights and sidelights, pedimented doorways, and central-block massing. The revival style added heavily accentuated front entrances, broken pediments, side wings, entry porches, and dormer windows. Other common features include sash windows with multi-pane glazing, hipped or gabled roofs, and decorative shutters.<sup>59</sup> Newlands Heights is home to 51 Colonial Revival residences, ranging from large mansions to small center-hall cottages.

### *Italian Renaissance Revival*

The Italian Renaissance Revival is represented by three contributing resources in Newlands Heights. The style occurs throughout the United States, especially on houses built in the early 20<sup>th</sup> century using stucco, stone, and brick. Character-defining features typically include an umbrella-hipped roof with widely-overhanging eaves supported by decorative brackets, ceramic tile roof, simple massing, and round-arched openings.<sup>60</sup> In Newlands Heights, the Nixon Mansion (631 California Avenue) and Dr. Vinton Muller House (725 California Avenue) are representative of the style.

### *Tudor Revival*

Tudor Revival style residences emerged in the district in the 1920s and remained a popular type through the 1940s. In fact, Tudor Revival residences dominate the built environment of the district, encompassing over 30% of all contributing residences. This echoes nationwide trends in Tudor Revival buildings, which comprised approximately 25% of all new construction in the 1920s.<sup>61</sup> The Tudor Revival style, also referred to as English Cottage, generally refers to buildings with Gothic and Medieval influences (e.g. false half-timbering, massive chimneys, tall casement windows, patterned brickwork, and steeply-pitched roofs). Other character-defining features include arched entry porches, decorative chimney pots, diamond-paned windows, and vergeboards. Wall cladding is typically brick, stone, or stucco. Within the district, there is an excellent distribution of large and small Tudor Revival residences.

### *Spanish Colonial Revival*

The Spanish Colonial Revival style gained popularity in the district in the 1920s and 1930s. The style features several variants throughout the neighborhood and is concentrated in the Newlands Heights, Newlands Manor, and Newlands Terrace subdivisions. In 1930, W.E. Barnard constructed a number of Spanish Colonial Revival style model homes in Newlands Manor, and he gave them names such as “El Mirasol” (25 Bret Harte), “Casa del Rey” (990 Joaquin Miller), “Casa Monte Bello” (105 Bret Harte), and “La Reyita” (1119 Gordon). Based on prototypical

<sup>59</sup> McAlester, 408-415.

<sup>60</sup> McAlester, 496-498.

<sup>61</sup> Ibid, 454.

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architecture of the Spanish colonization of the Americas, the revival gained nationwide popularity following the 1915 Panama-California Exposition in San Diego. Typical characteristics include a low-pitched roof with little-to-no eave overhangs, round-arched openings, tile roofs, stucco wall cladding, and an unbroken wall surface that extends into the end gable. Solomonian columns, balconets, arcaded wing walls, towers, and casement windows are also common to the type.<sup>62</sup>

### *Mission Revival*

Newlands Heights is home to four distinct yet modest Mission Revival residences, which appeared in the Newlands Manor and Newlands Terrace tracts from the mid-1920s to the early 1930s. This is late compared to the national occurrence of the style, which dates between 1905 and 1920. Much like the Spanish Colonial, the Mission Revival is a reinterpretation of the Southwest's architectural heritage. Common features include a shaped Mission parapet, stucco wall cladding, visor roofs, and red tile roof coverings.<sup>63</sup>

### *French Eclectic*

The French Eclectic style in Newlands Heights graces 16 (3.5%) contributing resources and is contemporaneous with the Spanish Colonial Revival, emerging in the 1920s and remaining popular into the 1930s. The style is concentrated in the Newlands Heights, Newlands Manor, and Newlands Terrace tracts and includes both modest and grand residences. The French Eclectic style was popularized by architects and builders who had served in France during the war and were inspired by the architecture of historic French villages. Character-defining features of the type include a tall and steeply-pitched hipped roof with flared eaves, dormer windows, casement windows, arched openings, and through-the-cornice windows. Wall cladding is often mixed and typically consists of brick, stone, and stucco.<sup>64</sup>

### *Neoclassical Revival*

Four residences in Newlands Heights are styled according to the Neoclassical Revival, which did not materialize in the district until the early 1940s. This was late compared to the national occurrence of the style, which took place between 1895 and 1955. The style gained prominence after the 1893 World's Columbian Exposition in Chicago and its Classically-influenced "White City." Typical features of the style include a full-height front porch supported by massive columns, entrances accentuated with pediments and pilasters, prominent molded cornices, and wood sash windows with multi-pane glazing.<sup>65</sup>

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<sup>62</sup> Ibid, 520-522.

<sup>63</sup> McAlester, 510-513.

<sup>64</sup> Ibid, 484-487.

<sup>65</sup> Ibid, 434-437.

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### Minimal Traditional (1935-1955)

By the late 1930s, small FHA-influenced Minimal Traditional cottages began to appear in the area, and the type—which is concentrated in the Newlands Manor tract—continued to be built into the 1940s. A total of 18 (3.7%) contributing resources were constructed in Newlands Heights between 1935 and 1955, which is consistent with the nationwide occurrence of the style between 1935 and 1950. Typical features include simple massing, small size, a moderately-pitched gable roof, boxed eaves with little or no overhang, restrained architectural detail, and wood sash windows with divided lights.<sup>66</sup>

### Ranch Style (1940-1965)

The Ranch style appeared in Newlands Heights in the early 1940s and continued to dominate new construction through the 1970s. In sum, 54 (11%) of all contributing resources are constructed in the Ranch style, and of these, ten are considered “Styled” Ranch houses. In the United States, the Ranch style emerged in the late 1930s, gaining popularity in the 1940s as a small house type, and ultimately leading new construction after the Second World War. Through the 1950s and 1960s, entire suburbs were developed in the Ranch style. Its midcentury occurrence in Newlands Heights was largely restricted to infill between existing Craftsman and Period Revival cottages, although a significant number of Ranch style homes are located in Newlands Manor, which was the last subdivision to be developed in the district. Characteristic features of the style include a low-pitched hipped roof, boxed eaves with wide overhangs, an off-center front entry, attached garage, and a low, horizontal emphasis.

### Contemporary (1945-1965)

By 1965, nine Contemporary style resources appeared in the district, and are concentrated in the Newlands Manor Tract. American architects favored the style between 1945 and 1965. Typical features include a flat or extremely low-pitched gable roof with widely overhanging eaves, exposed roof beams, asymmetry, clerestory windows, and expansive areas of uninterrupted wall surface. Sun screens constructed with decorative concrete block and carports are also common to the style.<sup>67</sup>

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<sup>66</sup> McAlester, 586-589.

<sup>67</sup> Ibid, 628-634.

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***Architects of Newlands Heights***

Both nationally and locally-prominent architects are associated with residences in the Newlands Heights district. Compared to similar neighborhoods in Reno, the district features a unique concentration of architect-designed resources, adding to the architectural significance of the area.

*Frederic J. DeLongchamps (1882-1969)*

Often cited as Nevada's preeminent architect, Frederic Joseph DeLongchamps was born in Reno in 1882. DeLongchamps began his architecture career after winning a design competition for the Washoe County Courthouse in 1909. He continued to influence the built environment of Northern Nevada until his death in 1969. During his career, DeLongchamps designed nine county courthouses (two of which were located in California), several buildings at the University of Nevada, the Reno Post Office (1932), and the Riverside Hotel (1927). Buildings designed by DeLongchamps received awards at the 1915 Pan-Pacific International Expositions in San Diego and San Francisco, and the State of Nevada promoted him to Nevada State Architect in 1919. DeLongchamps was proficient in a variety of styles, employing details derived from the Zig-Zag Moderne, Colonial Revival, Art Deco, Neoclassical Revival, Tudor Revival, Gothic, Mediterranean, Spanish Colonial Revival, Beaux Arts, International, and French Eclectic styles.<sup>68</sup>

DeLongchamps is known to have designed 15 residences within Newlands Heights, utilizing the Neoclassical Revival, Tudor Revival, Spanish Colonial Revival, and Ranch styles. Confirmed commissions include the Gibbons-McCarran House at 401 Court Street (1913), his own honeymoon cottage at 4 Elm Court (1919), the Eccles House at 245 Lee Avenue (1930), and the Nichols House at 1050 Sharon Way (1947). DeLongchamps also designed a number of remodels and additions within the district.

*Elmer Grey (1863-1972)*

Elmer Grey is a nationally-recognized architect who is known as a pioneer in developing the new American architecture of the early 20<sup>th</sup> century. Grey, who was born in Chicago in 1872 and raised in Milwaukee, did not attend college and got his start working at the Milwaukee architectural firm of Ferry & Class in 1887. In 1890, Grey won first prize in an architectural competition put on by a New York trade publication for his water tower and pumping station design. In 1905, Grey partnered with architect Myron Hunt, and the two designed high-profile residences for Pasadena's upper echelon. Hunt & Grey designed a grand Beaux Arts mansion for railroad baron Henry Huntington in San Marino (1911), as well as Throop Hall at the California Institute of Technology in Pasadena, the Beverly Hills Hotel, and the Huntington Library. Grey earned enough acclaim that the American Institute of Architects appointed him as Fellow. He died in Pasadena, California in 1963.<sup>69</sup>

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<sup>68</sup> Ross-Hauer, 80.

<sup>69</sup> Ibid, 81.

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In Newlands Heights, Grey designed the large Colonial Revival Hawkins House at 549 Court Street (1911).

*Daniel Kirkhuff (1889-1958)*

After studying architecture in France, Illinois-born Daniel R. Kirkhuff worked as an architect in developing Chevy Chase Village in the 1930s and 1940s. He served as Mrs. William Johnston's architect at the Palace Hotel in San Francisco. Soon thereafter, Mrs. Johnston commissioned him to design her Reno "guest house" in 1920. This guest house became the palatial French Eclectic residence in Newlands Heights now known as "The Castle" (825 California). Mrs. Johnston also hired Kirkhuff to design the French Chateau-style houses along Newlands Circle in 1922, during which Kirkhuff had a drafting room in the Nixon Mansion (631 California), where Johnston resided. Kirkhuff is confirmed to have designed four residences in Newlands Heights. He died in 1958 in Los Angeles.<sup>70</sup>

*George E. Koster (1890-?)*

After studying art in France and Spain, painter George Edward Koster formed architectural firm Koster and Associates in Reno. He was stationed in Manila during World War I and served as a civilian building engineer. During his career as an architect, Koster designed Lawton Hot Springs Swimming Pool in Reno (1931), the Municipal Casino General in Barcelona, and remodeled the Silver Slipper in Sparks (1932).<sup>71</sup>

In Newlands Heights, Koster designed the Spanish Colonial Revival "dream home" at Bret Harte and La Rue Avenues.<sup>72</sup> It is unclear whether the home was located at 50 Bret Harte (which is a Spanish Colonial Revival but appears to have been remodeled), or at 909 or 930 La Rue, in which case Koster's design was demolished and replaced in the 1970s.

*Russell Mills (1892-1959)*

Born in Chicago in 1892, Russell Mills was educated at the University of California, Berkeley and worked in the engineering department of Pacific Gas and Electric Company in San Francisco between 1916 and 1926. In 1927, Mills relocated to Reno, where he served as chief draftsman for Frederic DeLongchamps' architectural firm until 1935. In 1936, he started his own architecture and engineering firm, which was also based in Reno. In addition to private practice commissions, Mills took an active role in public service, serving as supervising architect for the Home Owners Loan Corporation (HOLC), which was established as a New Deal reform to refinance loans for distressed homeowners. Mills held this position from 1934 to 1939. As the Second World War raged, Mills served as regional architect for the National Housing Authority, as well as with the Bureau of Yards and Docks. A member of the American Institute of Architects, he served in 1953 as the Nevada chapter's president, and he was registered with the

<sup>70</sup> Ross-Hauer, 81-82.

<sup>71</sup> Ibid, 82.

<sup>72</sup> "Model Reno House is Open to Public," *Nevada State Journal* (Reno, NV), May 3, 1931, 10.



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Nevada State Board of Architects as soon as it was established in 1949. Mills' best known works in Reno include the pagoda-style Hart House, Brown Elementary School, and a bevy of residences. He was proficient in a number of styles, including the Period Revival, Ranch, and Contemporary. Mills passed away in Reno in 1959, at the age of 67.<sup>73</sup>

In Newlands Heights, Mills is known to have designed seven properties in the Tudor Revival and Ranch styles. Prominent examples include the Kind House at 751 Marsh Avenue (NRIS #05001121, 1934, with Edward Parsons), the Lovelock House at 3 Bret Harte (1940), and the Riddick Residence at 843 Marsh Avenue (1946, the Catholic Diocese Bishop's residence since 1952).

*Edward S. Parsons (1907-1991)*

Born in Tonopah, Nevada in 1907, Edward Shier Parsons moved to Reno with his family in 1922. He received his architecture degree from the University of Pennsylvania, and when he could not find a job in Philadelphia, he relocated to San Francisco. Parsons returned to Reno in 1934, and over the next four decades, he would become one of Nevada's most significant and productive architects. During the Great Depression, Parsons worked with Russell Mills at HOLC, and Mills gave Parsons a job as assistant inspector of construction projects. At the same time, Parsons was a partner at Frederic DeLongchamps' architectural firm, assisting with the design of the Art Deco-style Reno Post Office (1932). Parsons formed his own architecture firm in 1938, earning commissions from the University of Nevada, Reno to design the Fleischmann Agricultural Building, Orvis School of Nursing, and the Home Economic Building. Parsons also took on restoration projects, including that of Bowers Mansion (NRIS 76001143), the Nevada State Capitol (NRIS 75002126), the Lake Mansion (NRIS 72000767), and Fort Churchill (NRIS 66000456). He was proficient in a number of styles, including the Period Revival, Contemporary, Art Deco, and Ranch. Parsons died in Reno in 1991, at the age of 84.<sup>74</sup>

In Newlands Heights, Parsons designed eight residences in the Neoclassical Revival, Tudor Revival, Ranch, and Contemporary styles. Notable commissions include the Luce House at 1040 La Rue (1939), the Payne House at 745 California (1940), the Dexter-McLaughlin House at 775 California Avenue (1940), and the Goodwin House at 700 St. Lawrence (1941).

*Fred M. Schadler (1866-1935)*

Born in Holstein, Germany in 1886, Frank M. Schadler moved to the United States with his parents in 1886, and the family arrived in Reno in 1889. After attending the University of Nevada, Schadler completed an architecture course in San Francisco. He designed a number of remarkable buildings in Reno area, including the Mapes Hotel, the Elks Club, the Twentieth Century Club, the Cheney Building, the Herz Building, and the Masonic Temple in Sparks.

<sup>73</sup> Ross-Hauer, 83-84.

<sup>74</sup> Ross-Hauer, 84.

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Schadler was proficient in the Period Revival styles, particularly Colonial and Mission Revival, as well as the Prairie School and Classical Revival. He died in Reno in 1935.<sup>75</sup>

In Newlands Heights, Schadler designed the Parsons-Steinmiller House at 761 California Avenue (1922) and the H.E. Reid House at 515 Court Street (c.1923).

*George A. Schastey (1869-1933)*

Born in New York in 1869, George Alfred Schastey studied at the École des Beaux-Arts from 1885 to 1891 before returning to New York to work as an architect under William Baumgartner. In 1905, the Fairmont Hotel in San Francisco commissioned the firm the design the hotel's interior, and Schastey traveled to California to supervise the project. After the disastrous earthquake and fire of 1906, the Fairmont changed ownership to Herbert Edward Law, who hired Schastey exclusively to design the hotel's interiors. After moving his family to San Francisco in 1907, Schastey formed interior design partnership Shastey & Vollmer, which dissolved in 1910. When he moved to Reno in 1923, Schastey had been working as an independent architect in California, producing numerous designs for Herbert Law, among other clients. He worked with Frederic DeLongchamps on the design of the Arcade and Medical Building at 130 N. Virginia Street. In Nevada, Schastey also designed the Ralph Elsmann Hunting Lodge on Franktown Road in Washoe Valley (c.1925), and he served as lead architect on remodels of the Majestic and Rialto theaters in Reno.<sup>76</sup>

In Newlands Heights, Schastey designed the William J. Graham House at 548 California Avenue (1927).

*Paul Revere Williams (1894-1980)*

Born in Los Angeles in 1894, African-American architect Paul Revere Williams had an illustrious and prolific career in the building arts. Williams studied architecture at Los Angeles Polytechnic High School and the Beaux Arts Institute of Design in Los Angeles. The Institute awarded Williams the sought-after Beaux Arts medal in 1915, and he collected a number of additional design awards in national competitions during his time as a student. Williams earned his California architectural certification in 1915, after enrolling in an architectural engineering course at the University of Southern California, as well as studying design, color harmony, and rendering at three different art schools. Landscape architect Wilbur D. Cook hired Williams, and during his employment with Cook, the new employee achieved new skills in urban planning and integrative landscape-building design. Soon thereafter, Williams took a job with Reginald D. Johnson, and then with John D. Austin. Throughout his early years as an architect, Williams regularly entered design competitions, and between 1920 and 1922, he won three consecutive competitions for small house designs. Williams earned a reputation as a small house specialist, forming his own architecture practice, and by 1929, he had earned an equal reputation for

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<sup>75</sup> Ibid, 85.

<sup>76</sup> Ross-Hauer, 86.

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designing large estates. In 1931, Williams gained additional notoriety for designing automobile baron E.L. Cord's palatial Beverly Hills estate.<sup>77</sup>

Known as the "architect to the stars", Williams designed residences for Hollywood directors, producers, and film stars throughout the 1930s. Concurrently, he served as associate architect with the Federal Negro Housing Board in Washington, D.C. Williams worked on a number of federal housing projects, including the National Register-listed Langston Terrace Housing Project in Washington, D.C. (1936, with architect Hilyard Robinson), the Pueblo del Rio in southeast Los Angeles (c.1940), and Carver Park in Henderson, Nevada (1942). During the Second World War, Williams served as an architect for the U.S. Navy, designing defense housing projects in the West. Through his own practice, Williams continued to design private residences and commercial buildings, schools, churches, hospitals, hotels, and restaurants. Williams was adept at a number of styles, favoring the Spanish Colonial and Tudor Revivals—which incorporated formal courtyards and gardens—at the beginning of his career, a likely result of his work with Wilbur D. Cook. By the 1930s, Williams drew inspiration from the Colonial styles, designing a number of Georgian and Regency Revival residences. A pioneer in architecture, Williams experimented with modern materials and styles, including the Art Deco, Ranch, and Mid-Century Modern styles. Williams is known to have designed at least 15 residences in Nevada between 1933 and 1963, including the El Reno Apartments in Reno (1939), Reno's First Church of Christ, Scientist (1939, NRIS 99000939), Loomis Manor apartments in Reno (1939), and the La Concha Motel Lobby in Las Vegas (1961).<sup>78</sup>

In Newlands Heights, Williams designed the Louella Garvey House at 589-599 California Avenue (1933, NRIS 03001510).

## Summary

The Newlands Heights District is a historically significant representation of Reno's adoption and refinement of the early residential suburb developed in accordance with City Beautiful and Garden City community planning ideals. The neighborhood's significance to Reno, and its historic integrity to the period of significance, make it eligible to the National Register under Criteria A and C.

The period of significance encompasses the time during which Newlands Heights was developed as a thoughtfully-planned, picturesque, and highly-desirable suburb offering modest and opulent residences—designed in the latest fashion—for the middle and upper classes of Reno. The period is additionally based on construction years for district resources associated with that significance.

Newlands Heights retains a significant concentration of architecturally-significant residences unified historically by their role in Reno's suburban development, their location in a Newlands Company-developed housing tract, and their setting in a community designed according to City Beautiful and Garden City principles. The majority of its resources—a total of 80 percent—

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<sup>77</sup> Ibid, 87-89.

<sup>78</sup> Ross-Hauer, 87-89.

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retain sufficient integrity to be considered contributing to the historic character of the district, and they illustrate the district's architectural change-over-time, which creates its own unique significance. Moreover, the neighborhood conveys a distinct historic feeling and association, which has resulted in its legacy as one of Reno's most celebrated and admired quarters.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: University of Nevada, Reno – Architectural Archives

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 171

Use either the UTM system or latitude/longitude coordinates



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**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 11 | Easting: 257927 | Northing: 4378673 |
| 2. Zone: 11 | Easting: 257221 | Northing: 4378281 |
| 3. Zone: 11 | Easting: 256999 | Northing: 4377470 |
| 4. Zone: 11 | Easting: 257811 | Northing: 4377474 |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The property is bordered by the Truckee River to the north, Monroe Street to the south, S. Arlington Avenue to the east, and Keystone/Marsh Avenues to the west.

**Boundary Justification** (Explain why the boundaries were selected.)

These boundaries were selected based on the historical development of the Newlands Heights neighborhood, which originated with Francis G. Newlands purchasing fifteen acres along the

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river bluff and expanding with Newlands' purchase of 300 additional acres in the area. A portion of these land holdings were platted into distinct subdivisions by the Newlands Company, specifically the area south of the river that is bounded by S. Arlington Avenue to the east, Keystone/Marsh Avenues to the west, and Monroe Street to the south.

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### 11. Form Prepared By

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date: 5/26/2016

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to

Newlands Heights Historic District  
Name of Property

Washoe, Nevada  
County and State

the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 3 Bret Harte Avenue. View looking northwest.  
1 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 7 Elm Court. View looking southeast.  
2 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 25 Bret Harte Avenue. View looking southwest.  
3 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 125 Bret Harte Avenue. View looking west.  
4 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 145 Mark Twain Avenue. View facing west.  
5 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: April 2015  
Description of Photograph(s) and number: 159 Circle Drive. View looking west.  
6 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: April 2015

Newlands Heights Historic District

Washoe, Nevada

Name of Property

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Description of Photograph(s) and number: 225 S. Arlington Avenue. View looking west.  
7 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 245 Lee Avenue. View looking southwest.  
8 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 631 California Avenue. View looking southeast.  
9 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 633 Donner Drive. View looking northwest.  
10 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 640 Nixon Avenue. View looking east.  
11 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 315 Clay Street. View looking southwest.  
12 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: April 2015

Description of Photograph(s) and number: 357 Clay Street. View looking southwest.  
13 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 421 Court Street. View looking north.  
14 of 79.

Newlands Heights Historic District

Washoe, Nevada

Name of Property

County and State

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 457 Court Street. View looking north.  
15 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 515 Court Street. View looking north.  
16 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 527 S. Arlington Avenue. View looking southwest.  
17 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 543 Marsh Avenue. View looking northeast.  
18 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 547 S. Arlington Avenue. View looking west.  
19 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 565 Reno Avenue. View looking northwest.  
20 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 569 W. Taylor Street. View looking northwest.  
21 of 79.

Name of Property: Newlands Heights Historic District

Newlands Heights Historic District

Washoe, Nevada

Name of Property

County and State

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 575 Ridge Street. View looking north.  
22 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 580 Marsh Avenue. View looking south.  
23 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 585 Marsh Avenue. View looking north.  
24 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: April 2015

Description of Photograph(s) and number: 595 Ridge Street. View looking north.  
25 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: April 2015

Description of Photograph(s) and number: 602 California Avenue. View looking south.  
26 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 620 Manor Drive. View looking southwest.  
27 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 602 John Fremont Drive. View looking southwest.  
28 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Newlands Heights Historic District

Washoe, Nevada

Name of Property

County and State

Description of Photograph(s) and number: 620 St. Lawrence Avenue. View looking southeast.

29 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 624 Manor Drive. View looking southeast.  
30 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 625 Manor Drive. View looking northeast.  
31 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 625 John Fremont Drive. View looking northwest.  
32 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 628 Manor Drive. View looking southeast.  
33 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 631 California Avenue. View looking northwest.  
34 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2015

Description of Photograph(s) and number: 644 Marsh Avenue. View looking southeast.  
35 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 654 Manor Drive. View looking south.  
36 of 79.

Name of Property: Newlands Heights Historic District

Newlands Heights Historic District

Washoe, Nevada

Name of Property

County and State

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 665 Marsh Avenue. View looking northwest.  
37 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2015

Description of Photograph(s) and number: 700 St. Lawrence Avenue. View looking south.  
38 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 701 S. Arlington Avenue. View looking west.  
39 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2015

Description of Photograph(s) and number: 701 Walker Avenue. View looking northeast.  
40 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2015

Description of Photograph(s) and number: 705 Manor Drive. View looking northwest.  
41 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 721 S. Arlington Avenue. View looking  
northwest.  
42 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2015

Description of Photograph(s) and number: 745 California Avenue. View looking south.  
43 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 761 California Avenue. View looking northwest.  
44 of 79.



Newlands Heights Historic District

Washoe, Nevada

Name of Property

County and State

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 775 California Avenue. View looking northwest.  
45 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 815 Marsh Avenue. View looking northwest.  
46 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 820 La Rue Avenue. View looking south.  
47 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 821 Marsh Avenue. View looking northwest.  
48 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 829 Marsh Avenue. View looking northwest.  
49 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 825 California Avenue. View looking north.  
50 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 832 Nixon Avenue. View looking east.  
51 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: May 2015  
Description of Photograph(s) and number: 864 Marsh Avenue. View looking southeast.

Newlands Heights Historic District

Washoe, Nevada  
County and State

Name of Property

52 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2015

Description of Photograph(s) and number: 880 Marsh Avenue. View looking east.

53 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 887 Marsh Avenue. View looking northwest.

54 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 893 Marsh Avenue. View looking west.

55 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 959 Nixon Avenue. View looking southwest.

56 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 990 Joaquin Miller Drive. View looking southeast.

57 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 1001 Nixon Avenue. View looking west.

58 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: 1003 S. Arlington Avenue. View looking west.

59 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Newlands Heights Historic District

Washoe, Nevada

Name of Property

County and State

Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 1011 S. Arlington Avenue. View looking southwest.  
60 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 1031 Gordon Avenue. View looking west.  
61 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 1031 Manor Drive. View looking northwest.  
62 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 1035 La Rue Avenue. View looking northeast.  
63 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: 1040 La Rue Avenue. View looking southwest.  
64 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: May 2015  
Description of Photograph(s) and number: 1155 Mark Twain Avenue. View looking west.  
65 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: Newlands Pillar on Southwest Corner of Donner Drive and Nixon Avenue. View looking southwest.  
66 of 79.

Name of Property: Newlands Heights Historic District  
City or Vicinity: Reno County: Washoe State: Nevada  
Photographer: ZoAnn Campana Date Photographed: June 2014  
Description of Photograph(s) and number: Newlands Pillar on Southwest Corner of Manor Drive and Nixon Avenue. View looking south.

Newlands Heights Historic District

Washoe, Nevada

Name of Property

County and State

67 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: Newlands Memoria Tablet in Newlands Circle Park. View looking southeast.

68 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: Newlands Park (bluffside). View looking west.

69 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: Newlands Park (Circle). View looking northeast.

70 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: March 2016

Description of Photograph(s) and number: Bluffside view of California Avenue mansions. View looking southwest.

71 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2016

Description of Photograph(s) and number: Newlands Heights streetscape along east side of Nixon Avenue. View looking northeast.

72 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2016

Description of Photograph(s) and number: Newlands Heights streetscape along east side of Nixon Avenue. View looking northwest.

73 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2016

Newlands Heights Historic District

Washoe, Nevada

Name of Property

County and State

Description of Photograph(s) and number: Newlands Heights streetscape along north side of Manor Drive. View looking northeast.

74 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2016

Description of Photograph(s) and number: Newlands Heights streetscape along south side of Manor Drive. View looking southeast.

75 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: May 2016

Description of Photograph(s) and number: Newlands Heights streetscape along south side of Nixon Avenue. View looking southwest.

76 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: Newlands Newlands Heights streetscape along east side of Nixon Avenue. View looking northeast.

77 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: Newlands Heights streetscape along Nixon Avenue. View looking south.

78 of 79.

Name of Property: Newlands Heights Historic District

City or Vicinity: Reno County: Washoe State: Nevada

Photographer: ZoAnn Campana Date Photographed: June 2014

Description of Photograph(s) and number: Newlands Heights streetscape along west side of S. Arlington Avenue. View looking southwest.

79 of 79.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding

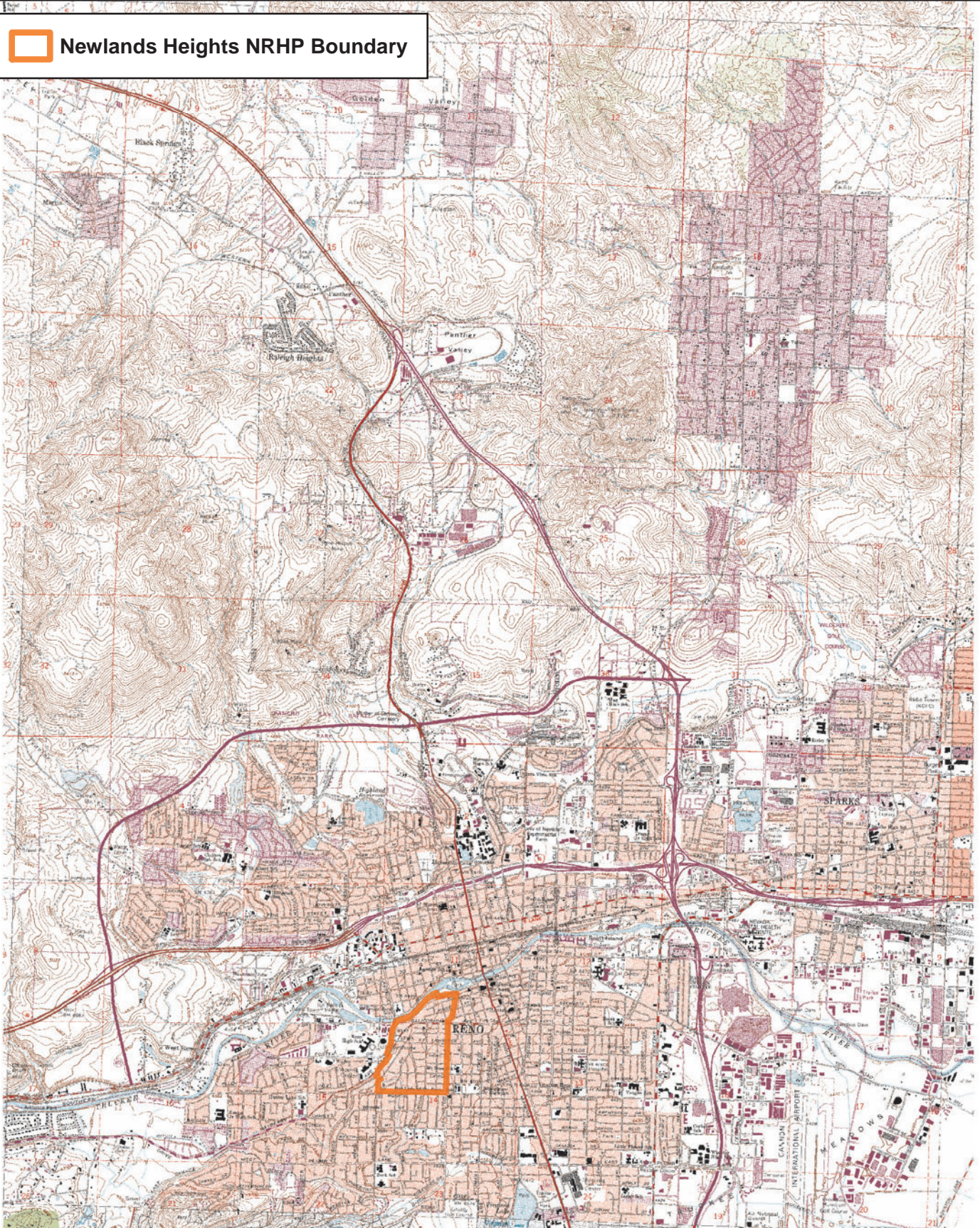
Newlands Heights Historic District  
Name of Property

Washoe, Nevada  
County and State

this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior,  
1849 C. Street, NW, Washington, DC.

*Newlands Heights NRHP Topographic Map 1 - Reno Quadrangle*

 **Newlands Heights NRHP Boundary**







0 1 Miles



Author: City of Reno  
Date: April 17, 2016

Source: City of Reno GIS  
Datum: NAD 83  
Projection: UTM Zone 11 N

# Newlands Heights NRHP Boundary Map - Aerial Photo

-  Newlands Heights NRHP Boundary
- Newlands Heights Resources**
-  Contributing Resources
-  Noncontributing Resources
-  Newlands Park



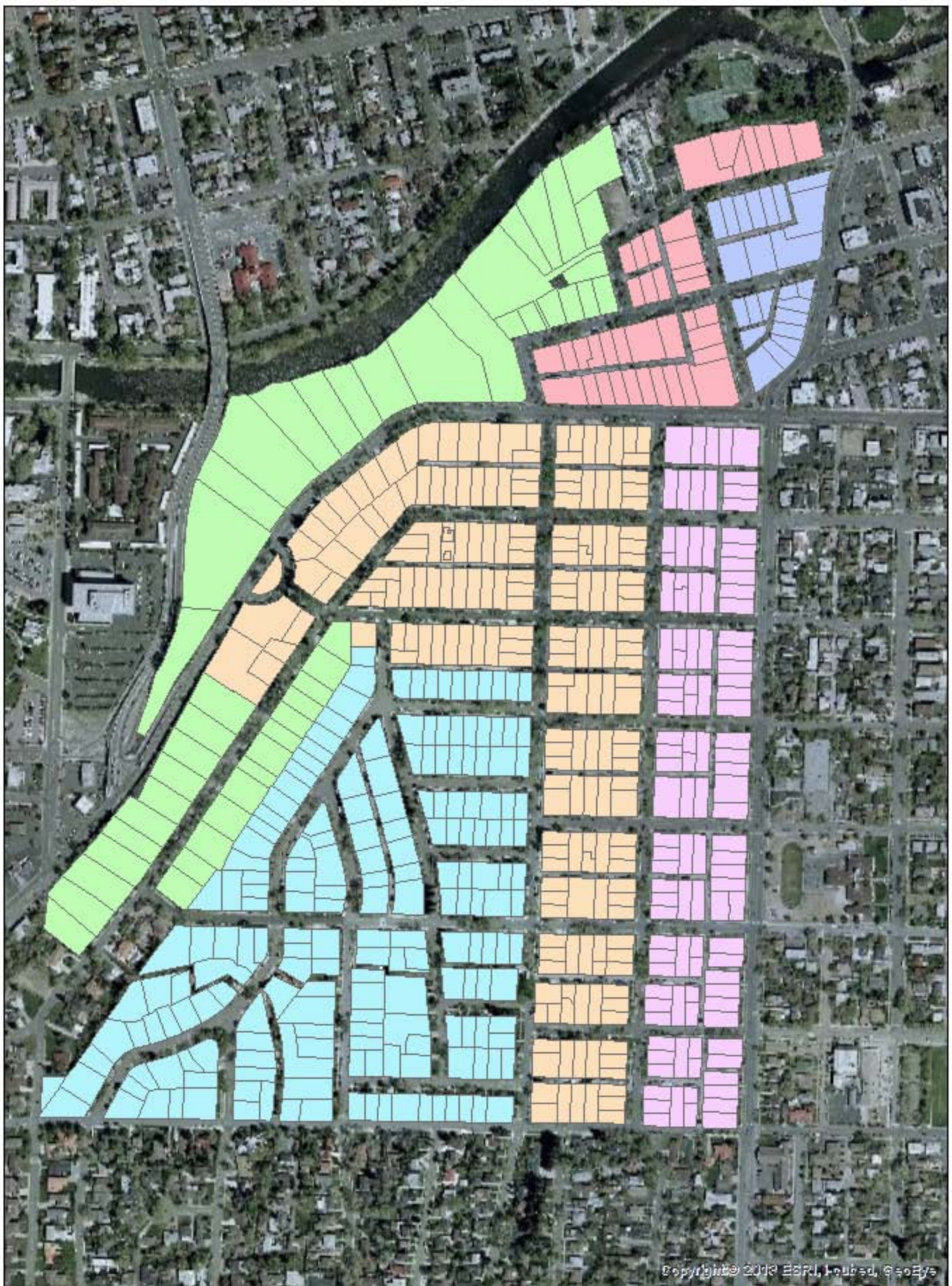
0 500 Feet



Author: City of Reno  
 Date: June 13, 2016  
 Aerial Photo: Spring 2013







Source: City of Reno GIS  
 Datum: NAD 83  
 Projection: UTM Zone 11 N

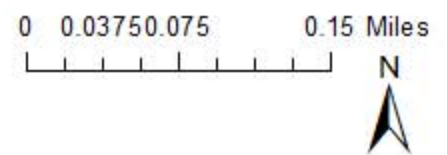




Map by ZoAnn Campana, 9/3/2014

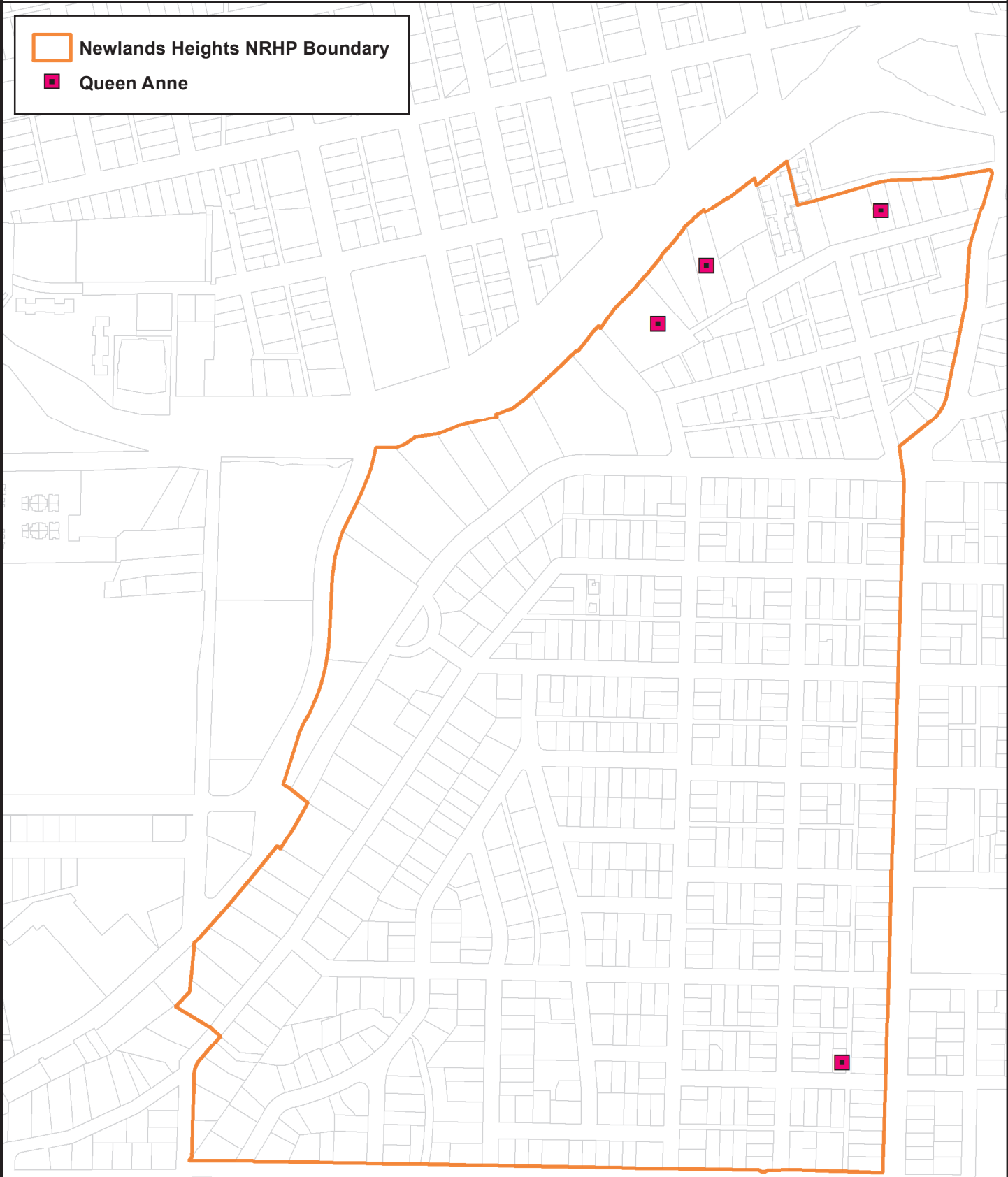
**Newlands Heights Proposed Historic District: Subdivisions**

- |  |   |
|--|---|
|  Marker Tract     |  Newlands Terrace  |
|  Newlands Heights |  Rio Vista Heights |
|  Newlands Manor   |  Riverside Heights |



# Newlands Heights NRHP Architectural Styles Map - Late Victorian Period

-  Newlands Heights NRHP Boundary
-  Queen Anne



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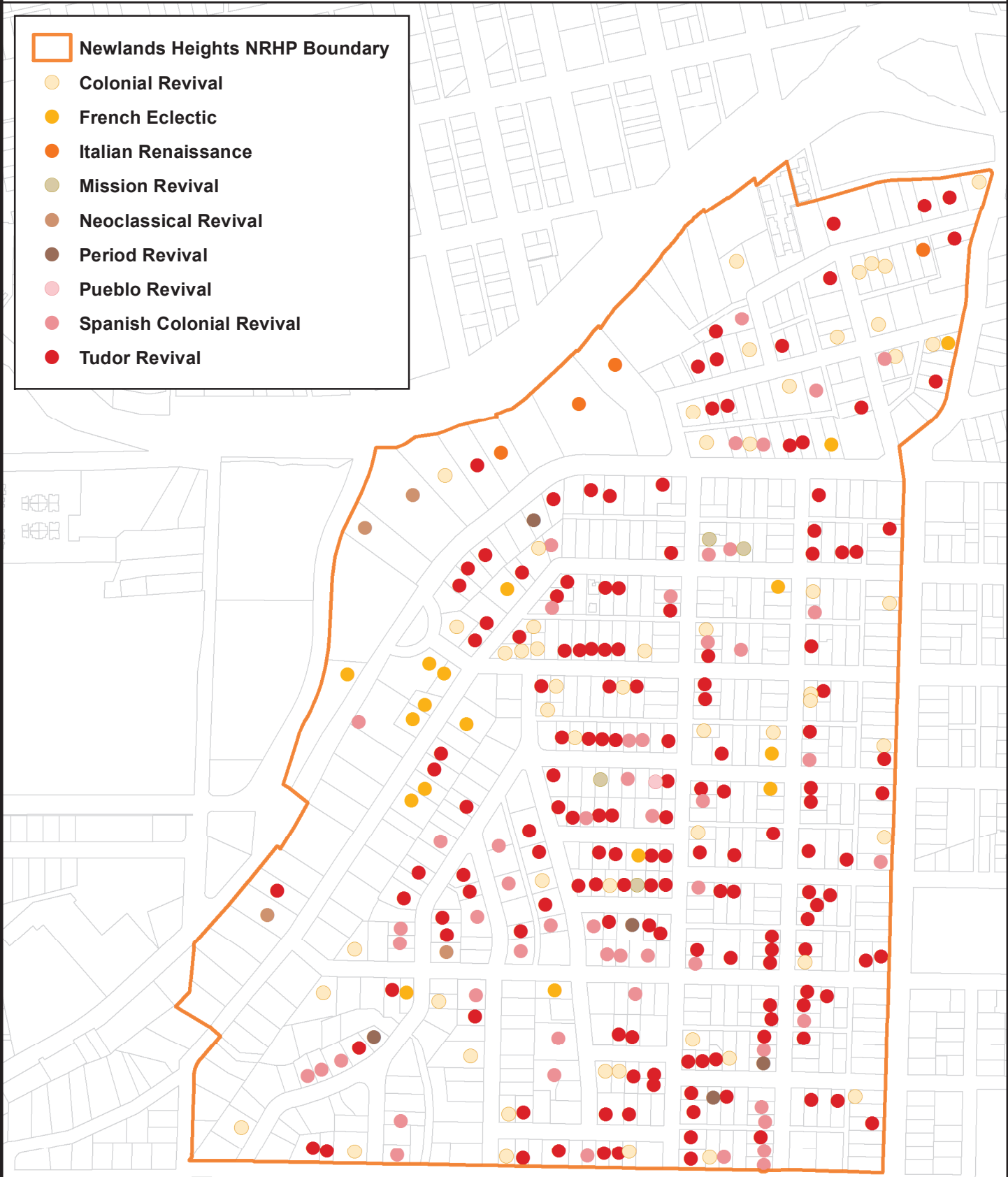


Author: City of Reno  
Date: June 1, 2016

Source: City of Reno GIS  
Datum: NAD 83  
Projection: UTM Zone 11 N

## Newlands Heights NRHP Architectural Styles Map - Late 19th / Early 20th Century Revivals Period

- Newlands Heights NRHP Boundary
- Colonial Revival
- French Eclectic
- Italian Renaissance
- Mission Revival
- Neoclassical Revival
- Period Revival
- Pueblo Revival
- Spanish Colonial Revival
- Tudor Revival






0 500 Feet

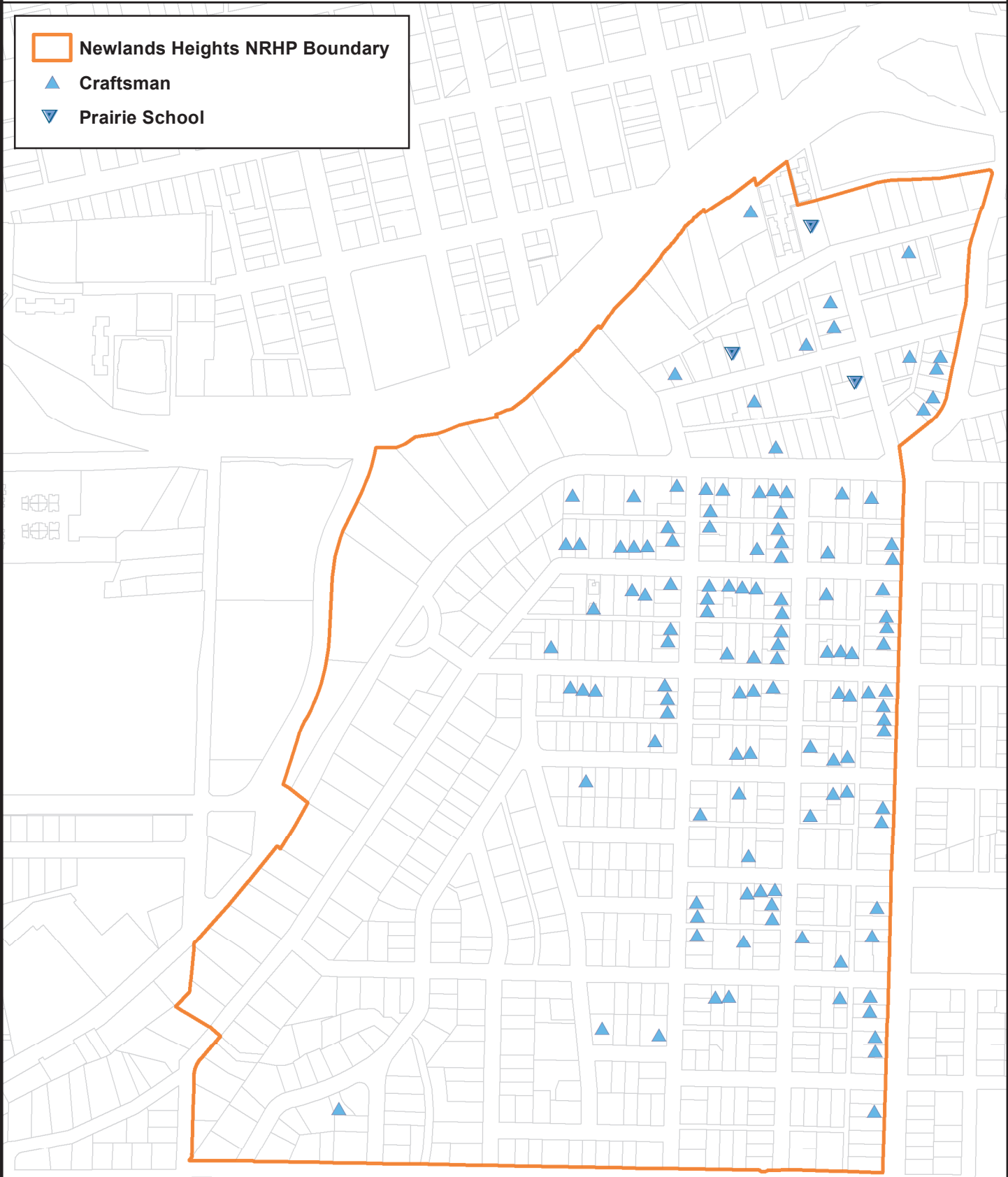


Author: City of Reno  
Date: June 1, 2016

Source: City of Reno GIS  
Datum: NAD 83  
Projection: UTM Zone 11 N

# Newlands Heights NRHP Architectural Styles Map - Early 20th Century American Movements Period

-  Newlands Heights NRHP Boundary
-  Craftsman
-  Prairie School








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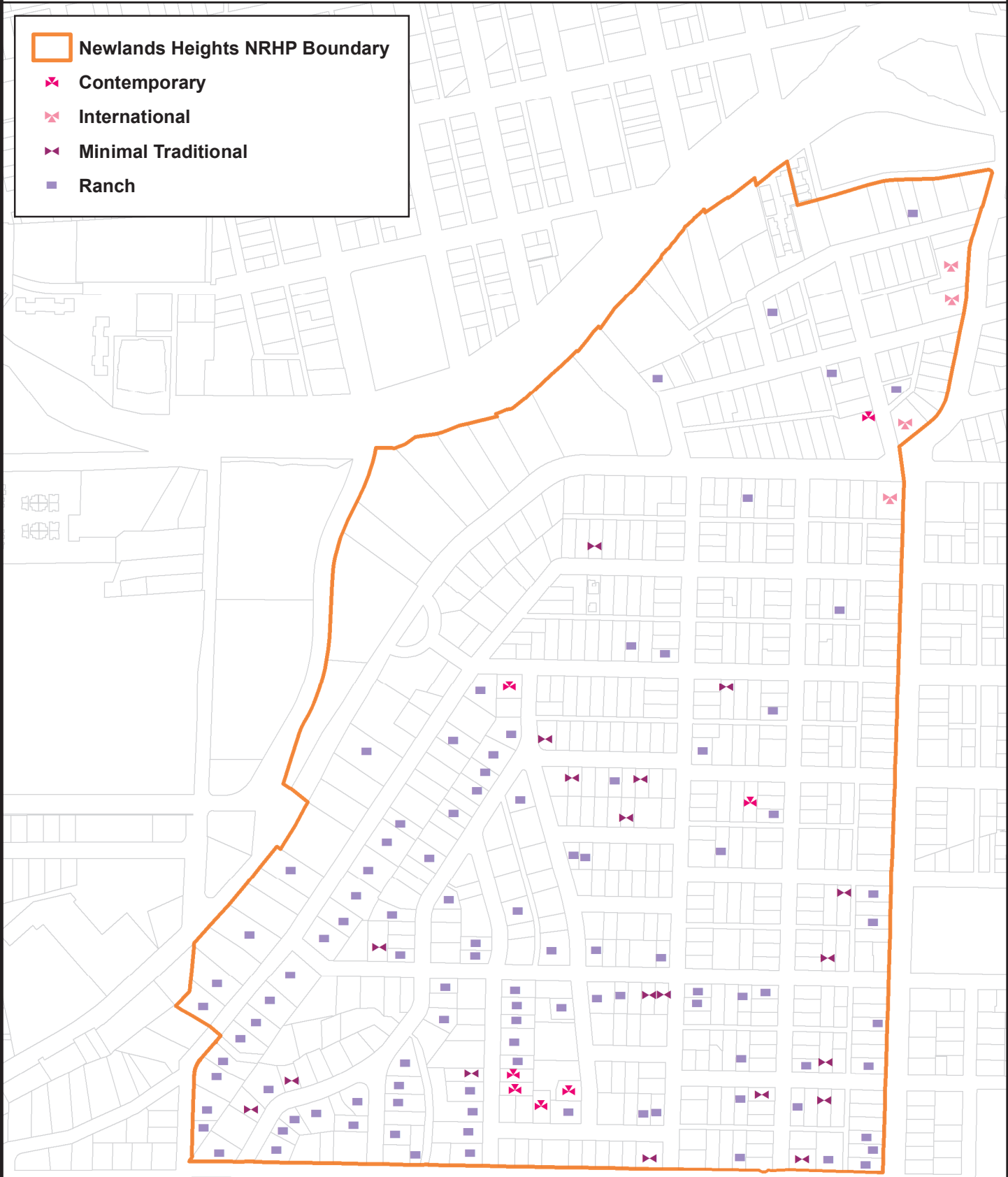


Author: City of Reno  
Date: June 1, 2016

Source: City of Reno GIS  
Datum: NAD 83  
Projection: UTM Zone 11 N

# Newlands Heights NRHP Architectural Styles Map - Modern Movement Period

-  Newlands Heights NRHP Boundary
-  Contemporary
-  International
-  Minimal Traditional
-  Ranch



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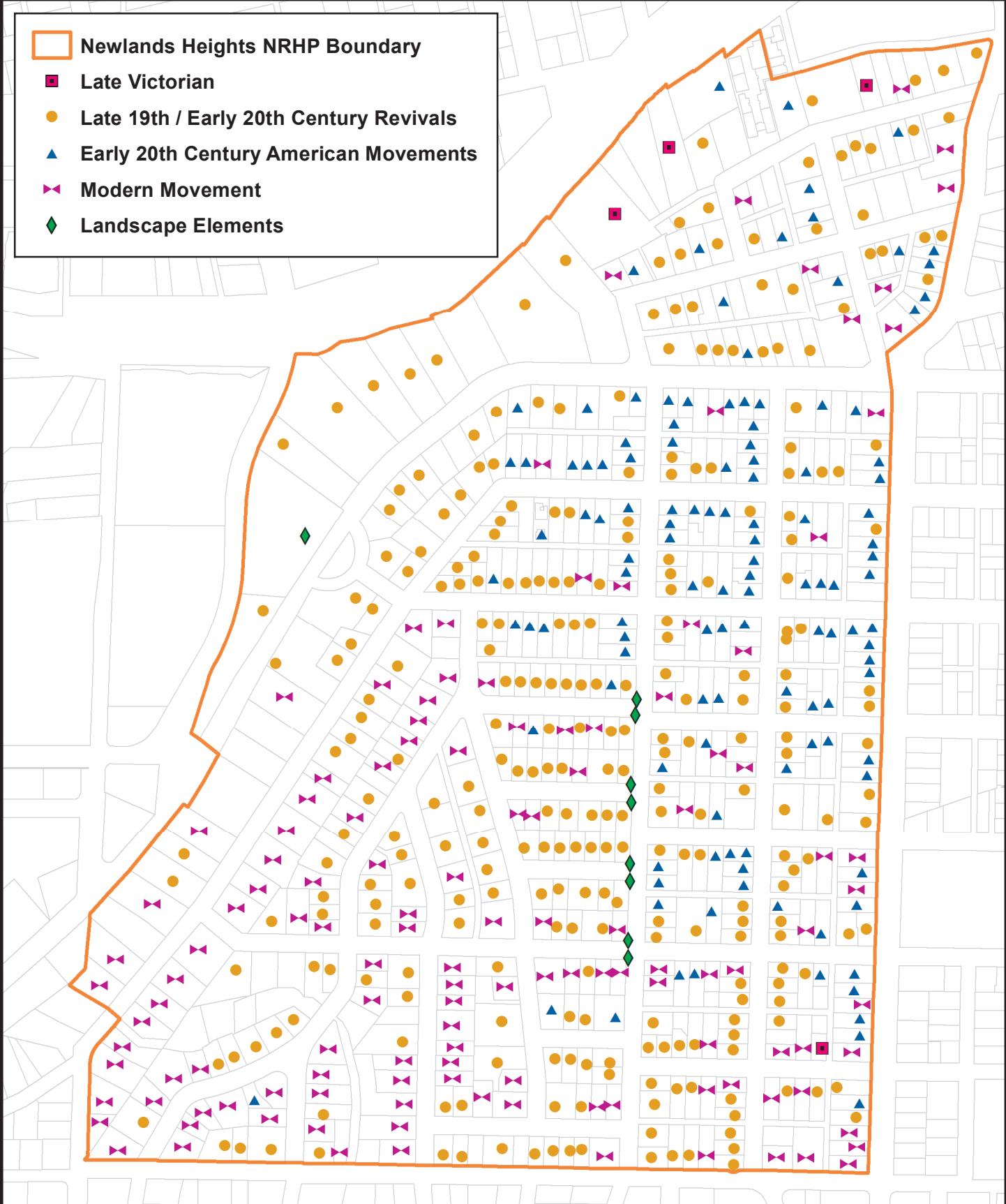


Author: City of Reno  
Date: June 1, 2016

Source: City of Reno GIS  
Datum: NAD 83  
Projection: UTM Zone 11 N

# Newlands Heights NRHP Architectural Styles Map

- Newlands Heights NRHP Boundary
- Late Victorian
- Late 19th / Early 20th Century Revivals
- ▲ Early 20th Century American Movements
- ✦ Modern Movement
- ◆ Landscape Elements



0 500 Feet



Author: City of Reno  
Date: June 1, 2016

Source: City of Reno GIS  
Datum: NAD 83  
Projection: UTM Zone 11 N