

Powning Conservation District

Community Survey

Spring 2026



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City of Reno, Arts & Culture Department



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Introduction

This document is a reconnaissance-level survey of the Powning Conservation District in Reno, Nevada, and was performed by local government staff and community volunteers. The Nevada State Historic Preservation Office (NSHPO) supported this project with a subgrant of its funding received through the National Park Service's Historic Preservation Fund Grant Program. The City of Reno selected Kautz Environmental Consultants to advise on this project.

Purpose

The purpose of this document is to establish a framework for future decisions about the identification, evaluation, designation, and treatment of historic properties within the survey area, as well as to make recommendations for potential historic listings for both the national and local registers of historic places. This report includes recommendations on the survey area's district potential, district boundaries, and designation of individual or district resources. These recommendations are based on the historic context prepared for this project, *The Development of Powning's Addition 1887 to 1980: Historic Context and Recommendations* by Alicia Barber with contributions from ZoAnn Campana (2026) and the survey results, presented in Appendix A.

Study Area

The survey area generally corresponds to Powning's Addition in Reno, Nevada, recorded with the Washoe County Recorder in 1887. It includes all parcels in Blocks A-Z of the original Powning's Addition tract map and as configured after the 1907 Gilbert's Rearrangement of Block Z. The project boundaries are Boyd and Keystone Place on the west, south of the railroad tracks, north of the Truckee River, and to the west side of North Arlington Avenue on the east (Figures 1, 2, and 3).



Figure 1: Map of the project area, City of Reno, 2026.

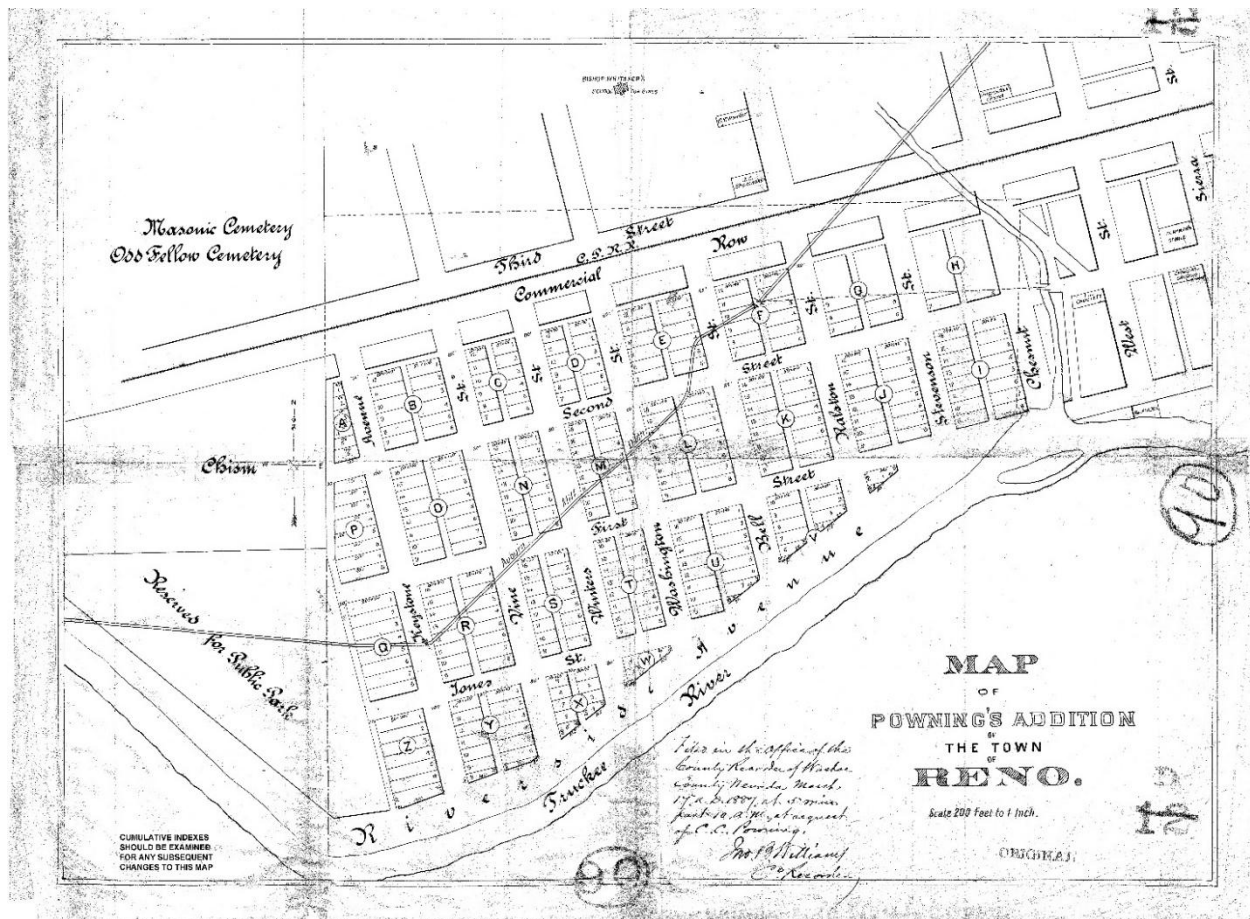


Figure 2: Map of Powning's Addition, Washoe County Recorder, 1887.

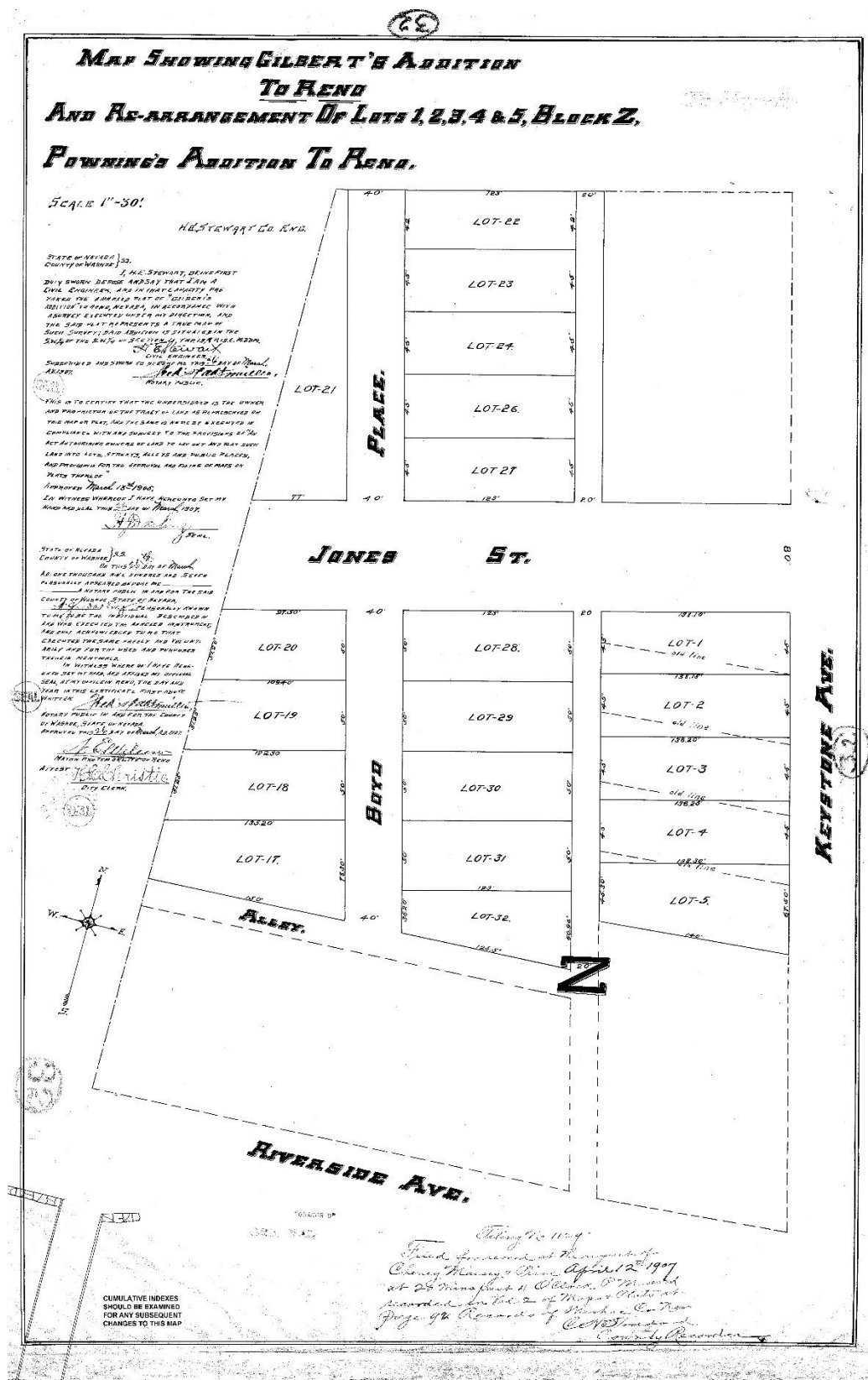


Figure 3: Map of Gilbert's Addition and Rearrangement of Block Z, Washoe County Recorder, 1907.

Survey Design and Methodology

The goal of this project is to identify properties and district boundaries to recommend for future intensive surveys and potential eligibility for listing in the National Register of Historic Places (NRHP) and the local register (LR).

A historic context for the Powning's Addition was developed by Historian Alicia Barber, PhD, with contributions from Architectural Historian ZoAnn Campana, in accordance with professional standards set forth by the National Park Service. Volunteer surveyors recruited from the preservation non-profit organization Historic Reno Preservation Society and students of the Historic Preservation Survey and Planning (HP 405-605) course at the University of Nevada, Reno, taught by Alicia Barber, surveyed resources in the project area during April 2026. City of Reno historic preservation staff Melissa Hafey and intern Soraya De Jesus Sanchez assisted with the survey. City of Reno GIS Analyst Sylvia Leal developed a customized Survey123 app to collect survey data and export it to the associated Architectural Resource Assessment Forms.

Survey Methods

Melissa Hafey, City of Reno Management Assistant with the Arts and Culture Department, developed training materials for community volunteers, following the guidance outlined in *Guidelines for Local Surveys: A Basis for Preservation Planning* (National Register Bulletin 24, Parker 1985) and *Instructions for Architectural Resource Assessment Forms* (Nevada State Historic Preservation Office, 2017). Training materials were reviewed by the State Historic Preservation Office and ZoAnn Campana, a qualified Architectural Historian who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61, Appendix A) for architectural history or history and who has substantial experience documenting historic resources in Reno.

The survey is a reconnaissance-level survey intended to produce a shortened Architectural Resource Assessment form for each resource in the district, providing basic information and updated photographs.¹ Reconnaissance-level surveys are used to characterize resources in an area and record basic descriptive details such as architectural style, construction date, and condition and integrity assessments. Under the supervision of Ms. Campana, all resources were evaluated for eligibility to be included as contributing resources in a potential historic district and whether further intensive research is warranted for an individual National Register nomination.

Survey volunteers attended a 2-hour required training led by city staff using the State Historic Preservation Office's *Instructions for the Architectural Resource Assessment Form*, architectural field guides such as *A Field Guide to American Houses* and *A Field Guide to American Architecture*, and additional context specific to the Powning Conservation District, as observed

¹ City staff customized a version of the Nevada State Historic Preservation Office (SHPO) Architectural Resource Assessment (ARA) form.

by City staff whose offices are located in the district. City staff assembled background data (parcel number, address, construction date, etc.) on buildings and parcels in the district using information from the Washoe County Assessor.²

Volunteers were assigned between 3 and 5 blocks in Powning’s Addition and walked the assigned project area with a partner block by block, including alleys, to document resources as seen from the street or public right-of-way. Volunteers photographed each resource and recorded property type, architectural style, roof shape/material, window type/material, exterior siding, and foundation materials. They also recorded the number of accessory resources observed with the resource, evaluated the condition, and made a simple determination of integrity based on apparent alterations to the resource.³

Ms. Hafey and Ms. Campana reviewed each survey entry and made corrections as necessary. Ms. Hafey re-counted accessory resources, re-photographed resources, and surveyed additional resources as needed.

Survey Findings

A total of 266 resources were recorded during this survey, 242 (91%) of which were constructed in 1980 or earlier. There were 22 buildings and two structures constructed after 1980. All resources were documented on the Nevada Architectural Resource Assessment short forms. Only resources that fall within the period of significance for the survey area (1887-1980) will be discussed in the survey findings.⁴ The Washoe County Assessor's records indicate that these buildings were constructed between 1902 and 1980. Construction dates of historic resources in the survey area by decade are presented in Table 1.

Table 1: Construction Date Distribution by Decade in Survey Area

Decade	Number of Resources
1900-1909	7
1910-1919	29
1920-1929	76
1930-1939	54
1940-1949	15
1950-1959	13
1960-1969	28
1970-1980*	20

*One resource was constructed in 1980.

² [Real Property Assessment Data](#), Washoe County Assessor’s Office and [Washoe County Regional Mapping System](#)

³ See the “Powning Conservation District Architectural Survey Manual” prepared by the City of Reno (2026) for more information about the instructions provided to volunteers.

⁴ The period of significance as identified in *The Development of Powning’s Addition 1887 to 1980: Historic Context and Recommendations* by Alicia Barber with contributions from ZoAnn Campana, 2026.

Survey Area Characteristics

The survey area encompasses approximately 120 acres and is an urban mixed-use district west of downtown Reno, south of the Union Pacific Railroad, and north of the Truckee River. It includes many single-family residential buildings as well as some apartments, duplexes, office buildings, gas stations, commercial buildings, public buildings, and places for religious worship. There are four parks in the area, including a pedestrian path between the Truckee River and Riverside Drive. The boundaries of the district are Commercial Row to the north, North Arlington Avenue to the east, the Truckee River to the south, and Boyd and Keystone Place to the west. West Second Street is the primary east-west route through the district; secondary east-west roads are West First Street, Jones Street, and Riverside Drive. There are two major north-south roads, Keystone Avenue near the western edge of the survey area, and North Arlington Avenue on the east. Additional north-south roads include Boyd/Keystone Place on the far western edge, as well as Vine, Winter, Washington, Bell, Ralston, and Stevenson streets. At the northern boundary of the survey area is Commercial Row, reduced to an alley running just south of the Union Pacific train trench.

The Powning District was mostly laid out in a rectilinear grid pattern, except for the irregular blocks adjacent to the Truckee River and Riverside Drive on the south. The topography is flat. Rectangular blocks were initially divided into generous lots that were 50 x 140 feet, though many larger parcels exist today. The blocks are divided by alleys that run roughly north-south along the rear of properties. Most streets have curbs and sidewalks, and mature trees are common in planting strips, especially south of West Second Street. Front yards are shallow, and parking areas and garages are often accessed from the alley. The district developed slowly, producing a medley of architectural styles, property types, and building sizes. Most buildings are not taller than two stories, though there are some three-story and taller buildings.

Commercial buildings, including gas stations, hotels, and convenience stores, are mainly concentrated along West Second Street and Keystone Avenue. Many parcels have a primary and a secondary building. Some secondary buildings were originally constructed as dwellings, and many former garages have been converted into dwelling units. Secondary dwellings were counted as individual resources, while non-dwelling units such as sheds, garages, and shade structures were recorded as accessory resources.



Figure 4: Facing east at the intersection of West Second and Ralston streets.

Buildings north of West Second Street to the railroad are more industrial or commercial in character. Blocks in the northeast of the district have been severely impacted by demolition, and whole blocks are mostly vacant parcels with some remaining scattered historic buildings or new development (Figure 4). To the southwest, closer to the Truckee River, the blocks retain their historic character and buildings. The boundaries of the current City of Reno Powning Conservation District reflect the varied character of Powning's Addition by including parcels south of West Second Street between Arlington and Keystone Avenues, where there is a concentration of remaining historic resources and the neighborhood retains its historic streetscapes and rhythm (Figure 5). Keystone Avenue today forms a natural western boundary for the conservation district, but the blocks in the original Powning's Addition to the west of Keystone Avenue continue the medley of historic buildings of varied sizes, property types, and architectural styles observed in the conservation district.



Figure 5: Facing north near the intersection of Washington and Jones Streets.

Property Types

As mentioned previously, there is a mix of property types in the survey area. Surveyors recorded 10 property types. Most resources, 80% (194), are residential buildings, including single-family homes, apartments, and duplexes. Commercial and other non-residential buildings, including schools, churches, motels, and gas stations, make up 20% (48) of the historic resources in the survey area.

Single-Family Dwellings

Single-family dwellings are the most numerous property type in the district. There were 159 stand-alone, single-family dwellings (66% of surveyed resources) recorded overall. Of these, a little less than half (73) were further classified as bungalows. All single-family resources were constructed in 1960 or earlier; 93% were constructed in 1940 or earlier (Figure 6). Some single-family property types have been converted to commercial use,



Figure 6: Example of a Queen Anne single-family home at 129 Bell Street.

mostly as professional offices, but there are also restaurants and a wine bar. Some buildings originally constructed as single-family have since been converted into multi-family, including duplexes and rooming houses.

Bungalows

Single-family dwellings were further classified as bungalows if they appeared ground-hugging in mass (squat and low to the ground), were smaller in scale, typically one to one-and-a-half stories tall, and often with wide overhangs. Most bungalow dwellings were constructed in the Craftsman architectural style (59 or 80%) during the 1920s and into the early 1930s (Figure 7). They are often constructed of brick and feature front porches (half-width or full-width of the front façade) with tapered, square porch posts on piers that extend to the ground. The roof form is commonly gabled with exposed rafter tails.



Figure 7: Craftsman bungalow at 64 Keystone Avenue.

Multi-Family Dwellings

An additional 14% (35) of the historic resources are residential, multi-family dwellings, including duplexes (12) and apartment buildings (23). These were generally constructed later in the twentieth century than single-family dwellings; a little more than two-thirds (23) of the multi-family dwellings were constructed after 1940. Twelve (35%) were constructed during the 1960s alone. Some smaller multi-family buildings share a lot with a single-family home. Most of the apartment-type resources are larger 2-3 story buildings on their own lots.

Commercial Buildings

Commercial buildings are less frequent in the district and are concentrated on West Second Street and Keystone Avenue. There are 41 commercial buildings in the district, including motels and gas stations, which account for 17% of property types. Most of these resources were constructed during the 1960s and 1970s (31 or 76%). There are four motels, four gas station property types, and 33 undifferentiated commercial buildings, just over half of which are office buildings (55%). There are also retail or restaurant buildings (27%), three buildings associated with a funeral home (9%), two warehouses (6%), and one social club building (3%).

Motels

There are four motels in the survey area. They were all constructed between 1951 and 1973. The earliest resource is located on West Second Street and is a two-story ranch-style building with exterior walkways arranged in a U-shape around a parking lot (Figure 8). The other three are

located near the eastern edge of the district between West First and West Second Streets. They are all two-story. One is L-shaped, and two are rectangular. The largest of these three is at the corner of West First and Stevenson Streets and is the only motel with interior walkways and room access.

Gas Stations

These buildings are characterized by low-pitched gable or flat roofs and feature a large canopy over a parking/refueling area, either detached or attached to the building. Three of the gas station properties are near the corner of West Second Street and Keystone Avenue and were constructed in the 1960s. Only one of these still functions as a gas station. The fourth resource of this type was constructed in 1914 and is located at West First and Winter Streets. Instead of a large canopy, it has a smaller, single-car, covered parking/refueling area attached to a small office.

Office Buildings

The most abundant commercial subtype is office buildings. There are 18 office buildings in the survey area, the majority of which were constructed during the 1970s (14), when downtown Reno was reorienting toward the tourism and hotel-casino industry, and there was a corresponding decrease in available office space. Office buildings are dispersed throughout the district, among single-family residences.

They are typically two-story buildings constructed of concrete with large glass windows in the primary façade, which is consistent with the period of development when most of these were constructed (Figure 9).

Retail/Restaurant

Retail and restaurant buildings are uncommon in the survey area. They are all mid-century resources constructed between 1950 and 1980. There are seven resources constructed as this property type, not including residential buildings that have been adaptively reused for this purpose. There is one bar, one tavern and grill, three retail storefronts, and two convenience stores. These buildings are mainly constructed of concrete and have fixed aluminum windows. 141 Keystone Avenue (1966) has a distinctive folded plate roof. The Labels Boutique at 601



Figure 8: The Midtown Motel at 611 West Second Street.



Figure 9: Office Building at 100 Washington Street.

West First Street (1964) has the most architectural interest. It is constructed in the Midcentury Modern style and features deep eaves, decorative metal grills just below the roofline, and glass curtain walls (Figure 10).

Public Buildings

This property type does not include buildings currently owned and adaptively re-used by public bodies, including the Washoe County School District, if they were originally constructed as other commercial property types.

There are six public buildings in the district, including the three buildings of the Saint Thomas Aquinas Cathedral complex (NRIS# 100007430), the First Church of Christ, Scientist (NRIS# 99000939), Bethel AME Church (NRIS# 01000587), and McKinley Park School (NRIS# 85002406). All these public buildings were constructed in 1940 or earlier and represent a range of architectural styles. Each of these buildings is individually listed on the National Register of Historic Places.

Architectural Styles

There are at least 20 architectural styles represented in the district, displaying popular styles for both residential and non-residential buildings throughout Reno's development from 1890 to 1980. This variety of styles reflects the long period of development in the district from the late 1880s, when the first parcels were offered for sale, into the mid-twentieth century, when construction in the district slowed. The most common style is Craftsman (75 resources), followed by Queen Anne (35).⁵ Some of the architectural styles described below are combined with a closely related style, reflecting the instructions and options presented to the surveyors who had little or no experience distinguishing closely related styles, such as Classical Revival and Neo-Classical.

Table 2: Architectural Style Distribution of Resources

Architectural Style	Number of Resources
Craftsman	75
Queen Anne	35
Modern (Contemporary, International, Midcentury Modern)	29



Figure 10: Labels Boutique at 601 West First Street.

⁵ Information used to identify architectural styles came from *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* by Virginia Savage McAlester, New York: Random House, 2013, and *Citywide Historic Context for Reno, Nevada* by ZoAnn Campana, Kristen Brown, and Alicia Barber, 2026.

Period Revival (Classical Revival, Colonial Revival, Mission Revival, Spanish Revival, Italian Renaissance Revival, Gothic Revival)	27
No Style	26
Minimal Traditional	17
Folk (Folk Victorian, Folk Gothic Revival, National Folk)	12
Ranch	10
Mansard	5
Eclectic	4
Art Deco	2

Craftsman

The Craftsman architectural style appears most frequently in the district, with 75 resources in this style. These are modest single-family homes and one apartment building. The Craftsman-style buildings were primarily constructed during the 1920s and 1930s, a period of popularity for this style throughout Reno and the West.⁶ Many Craftsman resources in the district have brick exterior walls, but there are also wood-clad and cement block buildings. These buildings tend to be one or one-and-a-half stories tall. Common elements include wide overhanging eaves, exposed rafter tails, low-pitched gable roofs, decorative false beams, and porches with tapered columns and piers that extend to the ground (Figure 11).



Figure 11: Craftsman home at 31 Keystone Avenue.

Queen Anne

There are 35 Queen Anne-style resources in the survey area. These resources were constructed between 1902 and 1942 according to the Washoe County Assessor records, although there is evidence suggesting that the more recent construction dates are errors; it was rare for homes in Reno to be constructed in the Queen Anne style after 1920.⁷ All of these resources are residential, and most of them are single-family



Figure 12: A Queen Anne example at 45 Winter Street.

⁶ Campana, ZoAnn, Kristen Brown, and Alicia Barber. *Citywide Historic Context for Reno, Nevada* (Draft). Kautz Environmental Consultants: Reno, Nevada, 2026, p. 113-114.

⁷ Campana, ZoAnn. *An Architectural Survey of Downtown Reno, Nevada*. Kautz Environmental Consultants: Reno, Nevada, 2024, p. 42.

homes, but 526-532 West Second Street is a duplex, and 822 West First Street is a small apartment building. Queen Anne homes in the survey area are relatively simple examples compared to other Reno neighborhoods, reflecting the working-class population of the neighborhood (Figure 12). They have moderately steep-pitched roofs of irregular shape, usually with a dominant front-facing gable, patterned shingles are usually restricted to the gable fronts, bay windows are common, and asymmetrical facades with either a full- or partial-width front porch. They are often constructed with wood weatherboard siding, but there are brick examples, for instance, the Pearl Upson House at 937 Jones Street (NRIS# 03000749).

Modern Styles

The third most popular architectural style represents mid-twentieth-century Modern styles, reflecting the surge of infill and development that occurred as the neighborhood transitioned from residential to mixed-use during the post-War era. 29 resources in the survey area reflect modern architectural styles, including Contemporary, International, and Midcentury Modern (Figure 13). These resources were constructed between 1959 and 1980 and represent a range of property types from single-family homes to commercial buildings. One earlier resource with a 1916 construction date reflects a Contemporary architectural style after substantial alterations (624 W 1st Street).



Figure 13: A Contemporary style home at 78 Keystone Avenue.

Period Revival

27 resources reflect a Period Revival architectural style, including Classical Revival, Neoclassical, Colonial Revival, Gothic Revival, Italian Renaissance Revival, Mission Revival, or Spanish Revival. Many of these resources are unique within the survey area, with just one example of the Mission Revival, Italian Renaissance Revival, and Gothic Revival styles. All these buildings were constructed before World War II ended, except one duplex at 640/642 West First Street. Property types vary among Period Revival resources and include single-family and multi-family residential, as well as public buildings such as schools or religious buildings.



Figure 14: A Period Revival example at 25 Winter Street.

Minimal Traditional

There are 17 Minimal Traditional style resources in the survey area. They are all residential property types constructed from 1925 to the 1950s. These homes are characterized by low-pitched gable roofs, minimal decorative elements, and small size. Earlier examples of this style were often smaller, wood-framed buildings with wood weatherboard siding, while mid-century examples were larger and more often constructed with brick or brick-veneer exterior walls.

Folk Houses

Several examples of Folk architectural styles persist in the survey area, including one Folk Gothic Revival, four Folk Victorian resources, and seven National Folk style resources. The construction dates available from the Washoe County Assessor are between 1912 and 1940. Varied roof forms are represented, including hipped/pyramidal or gable roof forms. Almost all the resources are single-family dwellings with wood-frame construction, with one exception. The Bethel AME Church at 220 Bell Street is the sole Gothic Revival resource and was constructed originally of wood with wood siding, but the exterior was sheathed in brick during a 1940s renovation (NRIS# 01000587).

Ranch

There are 10 Ranch-style resources in the survey area. These resources range in property type from single-family to commercial. Construction dates of this style fall between 1944 and 1966. Many of these resources are constructed with brick or have asbestos-shingle siding. They all have low-pitched roofs and may be one- or two-story buildings.

Mansard

There are five resources categorized as Mansard based on roof form. All these resources were constructed late in the historic period for the survey area, between 1964 and 1978. There is one small apartment building in this style, 18 Vine Street. All other Mansard resources are commercial buildings with a variety of roof materials, including composite, metal, clay tile, and wood shake.

Eclectic

Four resources in the survey were categorized as eclectic. Two are residential buildings constructed during World War I, and two are commercial buildings constructed during the 1970s. All these buildings display a range of architectural styles.

Art Deco

The Art Deco architectural style is uncommon in the survey area. There were only two resources in this style. Both resources are apartment buildings constructed during the 1930s and reflect details such as smooth stucco-finished walls, flat roofs, and Art Moderne elements.

Material and Form

Building plans in the survey area are most often rectangles and L plans, though some larger buildings have a U-shaped plan (925 Riverside Drive, 1045 Riverside Drive, and 611 W 2nd Street). Roof forms take many shapes, from flat to moderately pitched. Most roofs, where visible, were covered in composite shingles, though there are some metal roofs and a few with clay tiles; there is one wood shake roof. Material on flat roofs was unidentified.

There were many types of exterior wall material; brick and wood weatherboard were the most common. Some buildings were constructed of concrete block or were sheathed in wood shingles. There were commercial buildings with metal exteriors. Some buildings have stucco exteriors that appear to be original, while others were likely altered. There are asbestos shingles, plywood, vinyl, and aluminum siding exteriors as well.

Vinyl replacement windows are common in the area, though many buildings retain original wood sash or steel casement windows. Some aluminum frame windows dating to the mid-twentieth century are also historic.

Some residential buildings have garages, either attached or detached, as well as occasional carports. Street and alley access are common. Garage conversions to dwelling units, or additional buildings originally constructed as dwelling units, are common throughout the area.

Streetscapes

Although originally planned with uniform lots of similar sizes, the modern parcels vary in size. Some parcels have been combined into one lot, and others have been subdivided. Properties that front Keystone Avenue, West First, and West Second Streets have little or no setbacks, while the north-south running streets are more likely to have modest setbacks and a park strip between the sidewalk and curb. Tree canopy is denser along the southern boundary of the project area and to the west, with many blocks lined with mature trees. To the east and along West Second Street and Keystone Avenue, trees are almost completely absent, and when they appear, they are small.

Alterations

Over the last 125 years, Powning's Addition has shifted from an almost exclusively residential neighborhood to a mixed-use neighborhood. Many buildings were altered, even during the historic period, to add dwelling units to a property, accommodate adaptive reuse, and maintain buildings. Below is a list of the most common alterations in the district.

- Replacement of exterior wall materials with modern materials
- Replacement of original wood or steel windows with vinyl or aluminum windows
- Painted brick or cement block when historically unpainted
- Replacement of original entry or garage doors with modern doors
- Reconfiguration of historic door or window openings, including covering up historic openings, changing the size/shape of openings, or adding new openings

- Replacement of original roof material with composite shingles
- Paving the yard area around a resource, either in front of, to the side, or the rear (or all around) to create off-street parking spaces
- Building additions, including enlarging the ground plan or adding a second story

Integrity

Integrity is the ability of a property to convey its significance. Evaluating integrity involves understanding a resource’s physical features and how these relate to its significance.⁸ Historic properties either retain integrity and therefore convey their significance, or they do not. When evaluating properties for the National Register, there are seven aspects of integrity to consider. A property will possess at least some, and likely most, of the seven aspects of integrity if it is eligible for listing in the National Register of Historic Places.

Aspects of Integrity

Location – Location is the place where the historic property was constructed, or the place where the historic event occurred.

Design – Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting – Setting is the physical environment of an historic property.

Materials – Materials are the physical elements that were combined or deposited during a particular period of time, and in a particular pattern or configuration to form a historic property.

Workmanship – Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling – Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.

Association – Association is the direct link between an important historic event or person, and a historic property.

As alluded to above, a historic property need not retain *all* its historic physical features and characteristics. It must possess enough integrity to convey why and when it was significant; its historic identity must be readable in its physical characteristics. As part of this project, a historic context was prepared to establish a period(s) of significance and area(s) of significance for a potential National Historic District, as well as potential individual nominations.⁹ The National

⁸ National Register Bulletin #15, “How to Apply the National Register Criteria for Evaluation.” National Park Service, U.S. Department of the Interior, 1995.

⁹ *The Development of Powning’s Addition 1887 to 1990: Historic Context and Recommendations*. By Alicia Barber with contributions from ZoAnn Campana, 2026.

Register Bulletin #15 offers the following guidance regarding integrity evaluations of historic districts.

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged from the period of significance.

A component of a district cannot contribute to the significance if:

- It has been substantially altered since the period of the district's significance or
- It does not share the historic associations of the district

The Powning District is significant under the National Register Criterion A for its historic associations with patterns of development in Reno between 1887 and 1980, including the themes of commerce (1910-1980), community planning and development (1887-1980), and the migratory divorce trade (1927-1970).¹⁰ It is also potentially eligible under Criterion C for the abundance of architectural styles popular in Reno between 1890 and 1980. All the historic resources in the survey area were constructed during one or more of the periods of significance associated with these themes.

Resources in the district will possess integrity if they retain the essential physical features that defined their appearance during the twentieth century (through 1980). Resources that are significant under Criterion A should retain some features of all seven aspects of integrity, especially location, setting, materials, feeling, and association. Resources that are significant under Criterion C should retain the aspects of design, workmanship, and materials, and may possess the other aspects to a lesser degree or not at all.

Integrity Levels in the Powning District

Integrity levels in the Powning District vary widely. Surveyors assessed integrity in the field by rating resources based on the level of obvious alterations, from "intact," to "somewhat altered," to "significantly altered."

Intact – Apparently unaltered and generally retains all seven aspects of integrity.

Somewhat altered – Some apparent alterations, but the resource retains enough historical features to convey its historic character generally.

Significantly altered – Numerous or substantial alterations have eroded the resource's historic character to the point that it no longer conveys its significance.

¹⁰ Barber and Campana, 2026, p. 49-53.

Intact and somewhat altered resources can be thought of as possessing integrity. Significantly altered resources do not possess integrity. This method of assessing integrity is useful for quick evaluations consistent with a reconnaissance-level survey. A closer inspection of the integrity of each resource is recommended for a more intensive research phase. The integrity assessments in this report can be used to guide the determination of historic district eligibility under Criteria A and C described above.

Despite the encroachment of downtown Reno redevelopment near the district's northeast boundary, the Powning District overall retains its neighborhood feel, and most historic resources still convey their significance. To be assessed as intact, a resource should retain all or most of its original features. A total of 90 resources were minimally altered and were assessed as intact. These resources likely retain their original exterior wall cladding, window openings with original windows or compatible replacement windows, original entry doors, and porch configurations (Figure 15). Intact resources may have some alterations, including replacement roof material, painted brick, the addition of storm/security doors, or bars on windows.



Figure 15: Intact resource at 641 Jones Street.

Most historic resources in the survey area were rated as somewhat altered. These resources may still convey their overall historic character, but modern alterations are apparent. There are 127 somewhat altered historic resources in the district. Common alterations may include the replacement of some or all historic windows with comparable modern windows, the replacement of historic entry or garage doors with modern doors, some reconfiguration of original door or window placement, compatible building additions that do not obscure the historic building proportions, and replacement of exterior wall material during the historic period (Figure 16). Somewhat altered resources must retain more historic physical features than not.



Figure 16: A somewhat altered resource at 137 Winter Street that is still contributing.

There are 25 significantly altered resources in the survey area. These resources have been altered beyond recognition from their association with the period of significance. Alterations include the replacement of historic exterior wall material with modern materials, the replacement of historic windows and/or doors with modern windows and doors, reconfiguration of historic window and/or door placement, and incompatible building additions that obscure the historic shape and massing of the resource.

Contributing and Non-Contributing Resources

There is potential for a National Historic District associated with historical themes and National Register criteria described in “The Development of Powning’s Addition: 1887 to 1980.”¹¹

Surveyors determined whether a resource was contributing or non-contributing to a potential historic district during field assessments in order to inform recommendations regarding district potential, district boundaries, and areas for future intensive research. All historic resources with good integrity (intact) were identified as contributing to a potential historic district. All

resources that do not retain integrity (significantly altered) were identified as non-contributing.

Resources that retained some integrity (described as somewhat altered) were evaluated for contributing/non-contributing status individually. There were 17 resources identified as non-contributing because the nature and extent of alterations were such that their ability to convey their significance was diminished (Figure 17). Another 24 resources are categorically non-contributing because they were constructed outside of the periods of significance identified for the potential historic district. In all, 74% (198) of properties in the project area are contributing to a potential historic district based on this preliminary determination of eligibility.



Figure 17: A significantly altered resource at 142 Bell Street.

Recommendations

The goal of this project was to complete a reconnaissance-level survey of all properties within the original Powning’s Addition as platted in 1887, encompassing the modern-day Powning Conservation District and related historic properties beyond the conservation district’s boundaries, to determine whether there is a potential district eligible for the National Register of Historic Places (NRHP). This section presents recommendations about the potential of a historic district, the boundaries of a district, individually eligible historic resources, and areas for future research. An in-depth discussion of the National Register of Historic Places Criteria and Criteria Considerations for the project area can be found in the historic context prepared for this project.¹² All resources that are eligible for listing in the NRHP, either individually or as contributing to a historic district, are also eligible for listing in the local register.

¹¹ Barber and Campana, 2026, p. 49-53.

¹² Ibid.

Potentially Eligible Resources in the Survey Area

One goal of the survey is to identify resources that may be individually eligible for listing in the National Register of Historic Places (NRHP) or the State or local registers. The survey identified 23 resources, presented in Table 2, as potentially eligible for listing on the NRHP as individual resources. Many of these resources may be eligible for listing in the National Register for their association with the Migratory Divorce Trade, which is a special theme related to commerce that is compatible with the residential character of the Powning's Addition. While resources related to this theme were common during the historic period throughout Reno, they have become increasingly scarce as development pressures erode Reno's historic built environment. Further intensive research and evaluation are needed to affirm the eligibility of these resources, and may discover that more resources are eligible under the themes presented in the historic context for this project.¹³

Table 3: Resources Potentially Eligible for Listing in the National Register of Historic Places

Assessor's Parcel Number	Address	Name	Year Constructed
011-094-06	753 Riverside Drive	Beaujolais Bistro	1950
011-082-44	1009 Riverside Drive	Lusty Cottages	1934
011-082-10	1045 Riverside Drive	Loomis Manor Apartments	1934
011-018-09	601 W 1 st Street	Labels Consignment Boutique	1964
011-026-19	441 W 2 nd Street	Gibson Apartments	1917
011-017-04	623 W 2 nd Street	Ambassador Apartments	1939
011-083-09	935 Jones Street	Mrs. Stephen Dow House	1930
011-095-18	615 Riverside Street	Lora J Knight House	1932
011-012-10	105 Vine Street	Postmann House	1928
011-022-01	518 W 2 nd Street	Golden Apartments	1932
011-018-02	634 W 2 nd Street	n/a	1925
011-011-06	919 W 2 nd Street	n/a	1920
011-011-07	923 W 2 nd Street	n/a	1915
011-095-03	93 Bell Street	n/a	1912
011-095-02	97 Bell Street	n/a	1912
011-095-10	629 Jones Street	Cann/Burke House	1904
011-082-42	31 Keystone Avenue	Atkinson House	1928
011-016-07	111 Washington Street	n/a	1918
011-016-03	141 Washington Street	Stewart Apartments	1936
011-083-12	64 Keystone Avenue	n/a	1926
011-083-05	67 Vine Street	n/a	1926
011-091-11	68 ½ Vine Street	n/a	1918
011-093-15	96 Winter Street	n/a	1908

¹³ Ibid.

Historic Districts

The historic district boundaries described in this section warrant further intensive research for National Register eligibility. The three options presented below correspond to themes of commerce and community development and planning as described in the *Development of Powning's Addition* historic context.¹⁴ Additional research is needed to identify a potential historic district and the associated contributing properties for the migratory divorce trade and ethnic heritage (Italian) areas of significance.

Aspects of integrity that are most important for a historic district in Powning's Addition are location, setting, materials, feeling, and association. Overall, the district should convey a sense of its historic significance, expressed by feeling.

Option 1: Powning's Addition Historic District (Blocks A through Z)

This option encompasses the entire survey area and reflects the original Powning's Addition. The boundaries are Commercial Row to the north, N. Arlington Avenue to the east, Riverside Drive/Truckee River to the south, and Keystone Place/Boyd Place to the west. There is a total of 254 parcels, 26 of which do not have resources (surface parking lots, parks, flat fields, and vacant lots). There are 266 total resources surveyed within this boundary, 198 of which are contributing to the potential historic district (75%), and 67 are non-contributing, including 24 that were constructed after the period of significance.

The resources included in this district encompass many different property types reflective of important stages of Reno's development from 1887 to 1980. These stages include the establishment of Riverside Drive and the Powning neighborhood, the evolution of transportation from pedestrian and streetcar to automobile-centered travel, the designation of W 2nd Street as an alternate route of the Lincoln and US 40 highways, and the wave of infill development during the 1960s and 1970s that resulted from new gaming and tourism strategies implemented in downtown Reno.

This option is eligible as a historic district under National Register Criterion A, Community Planning and Development. Eligible resources under this theme would include all types of buildings and structures, as well as landscapes and roadways (which were not documented for this project and warrant additional research). Though the northeast portion of this potential district has been greatly impacted by modern developments and demolition, there are three notable historic properties, including Saint Thomas Aquinas Cathedral (NRIS# 100007430) at the corner of North Arlington and West Second Street, Bethel AME Church (NRIS# 01000587) on Bell Street just north of West Second Street, and the Twentieth Century Club (NRIS# 83001113) on West First Street near North Arlington. On the west edge of the district are modest single-family homes and some mid-century apartment and office buildings, including the Loomis

¹⁴ Barber and Campana, 2026, p. 51-52.

Apartments at 1045 Riverside Drive and McKinley Park School (NRIS# 85002406) at 925 Riverside Drive.

Option 2: Powning's Addition Historic District (Conservation District Alignment)

This option aligns with the existing Powning Conservation District boundaries recognized by the City of Reno. The boundaries are North Arlington Avenue to the east, the Truckee River to the south, Keystone Avenue to the west, and West Second Street to the north, including parcels that face West Second Street on its north side. These boundaries account for the effects of widening Keystone Avenue during the 1960s and the construction of the Keystone Bridge, completed in 1966, which “contributed to a sense of disconnection between the east and west sides of Keystone Avenue.”¹⁵ These boundaries also exclude the parcels north of West Second Street, where there has been substantial demolition of historic buildings and recent new development.

There are 186 parcels, including 13 vacant parcels. There are 194 resources within this boundary, 151 of which are contributing (78%), and 43 are non-contributing, including six that were constructed after the period of significance.

Option 3: Powning's Addition Historic District (Conservation District Alignment Plus Parcels West of Keystone)

Option 3 accounts for the development north of West Second Street by adhering to the Powning Conservation District's northern boundary, while adding those blocks west of Keystone that retain their historic character and where many buildings retain integrity. Though the widening of Keystone Avenue and the construction of the Keystone bridge disrupted the continuity of the western blocks of Powning's Addition, Riverside Drive continues to run uninterrupted under the Keystone bridge, and the resources on either side of Keystone are recognizably from the same historic period. Further, the Keystone bridge project was completed in the 1960s and is part of the district's development history, significant under National Register Criterion A and related to themes of commerce, community planning and development.

There is a total of 227 parcels, including 14 vacant parcels. There are 252 total resources surveyed within this boundary, 190 of which are contributing to a potential historic district (75%), and 62 are non-contributing, including one that was constructed after 1980.

Summary

The Powning's Addition west of downtown Reno is one of the city's earliest neighborhoods. Though it reflects the developmental pressures of the late twentieth century, the overall feeling is of a historic neighborhood with modest homes in one of Reno's most picturesque settings. The potential for a historic district encompassing Powning's Addition, in whole or in part, is demonstrated in the high concentration of historic properties.

¹⁵ Barber and Campana, 2026, p. 39.

The survey examined 242 resources constructed between 1902 and 1980. 198 of these resources were assessed as contributing to a potential historic district, while 44 were non-contributing. The survey area reflects some relatively intact residential blocks, especially to the southwest. Riverside Drive, “the fashionable driveway of the country,” remains the only stretch of road where cars can drive along the Truckee River and within a neighborhood that still largely conveys Reno’s early development. It is recommended that this community survey be followed by an intensive-level survey of Powning’s Addition to refine the boundaries and contributing properties of a historic district.

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