

**HISTORICAL RESOURCES COMMISSION
STAFF REPORT**

Date: February 8, 2024

To: Reno Historical Resources Commission

Subject: **Staff Report (For Possible Action): Case No. CHR24-00004 (Garat/Humphrey House Historic Resource Designation) - A request has been made for nomination of the Garat/Humphrey House to be listed on the City of Reno Register of Historic Places. The subject property is located at 655 South Arlington Avenue in the Newlands Historic District. The site is zoned Multi-Family Residential 14 units per acre (MF-14) and has a Master Plan land use designation of Mixed Neighborhood (MX).**

From: Jeff Foster, Associate Planner

Ward #: 1

Case No.: CHR24-00004 (Garat/Humphrey House Historic Resource Designation)

Applicant: Gilbert Family Trust, Timothy and Nancy Gilbert

APN: 011-212-10

Request: **Designation of Historic Resource:** Nomination to list the Garat/Humphrey House on the City of Reno Register of Historic Places.

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I recommend that the City Council approve the historic resource designation nomination and adopt the Historic Landmark (HL) overlay zoning district for the subject site by ordinance.

Summary: The project site is the Garat/Humphrey House located at 655 South Arlington Avenue in the Newlands Historic District (where it was relocated to in 2019). The Garat/Humphrey House has been found to be individually eligible for listing in the National Register of Historic Places under Criteria C, with State Historic Preservation Office (SHPO) concurrence in 2018 (catalogued as SHPO Resource #B15451). The applicant is requesting nomination of the Garat/Humphrey House to be listed on the City of Reno Register of Historic Places.

Background: Although the home has a recorded construction date of 1912 with the Washoe County Assessor, the home's exact construction date is not known; the Garat/Humphrey House was originally constructed somewhere between 1906-1912.¹ The home remained practically unaltered into the 2000s until it was moved to its current location. Significant alterations made at that time include the removal of two brick chimneys and the removal of projecting dormers on the front façade of the home. The Garat/Humphrey House is a rare, significant and impressive example of the Asian-influenced Craftsman style in Reno and illustrates the distinct characteristics of the style, such as the Oriental roofline and low-pitched roof, shed-style dormers, and wide eave overhang with exposed rafter tails (**Exhibit B**). The home is now located within the boundaries of the Newlands Historic District, which is one of Reno's oldest residential areas and where there is a great diversity of architectural styles including many other examples of Craftsman Bungalow homes. Overall, the home is still able to convey its historic period and retains most of the physical features that characterize its architectural style and period of significance.

Analysis:

Nomination: The nomination to the City of Reno Register of Historic Places is for the house at 655 South Arlington Avenue only and does not include the landscaping, fence, stairway leading to the porch, foundation, or the additional building on the parcel (single family residence built on the parcel in 2019 and addressed as 511 Saint Lawrence Avenue).

The home is significant under City of Reno criteria (3c) for designation to the Register of Historic Places (RMC 18.07.201):

(3c) The building embodies elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

The home retains six of the seven qualities of integrity as defined in RMC 18.07.201 [design, setting, materials, workmanship, feeling, and association]. The building has lost its integrity of location because it was relocated from its original location near the entrance to the University of Nevada, Reno (UNR) campus at 127 East 8th Street in the Evans North Addition.² However, the integrity of setting and feeling have been restored due to the relocation.

The following specific features contribute to the building's historical significance:

¹ Silveria Garat purchased the property in 1907 and advertisements for rooms for rent began appearing by 1912.

² The Evans North Addition started out as a quiet university neighborhood with modest residences of varying architectural styles. In the 1970s, the neighborhood was bisected by the completion of Interstate 80, which runs east-west two blocks south of the entrance to UNR and directly in front of the Garat/Humphrey home's former location. The building was threatened with demolition in the early 2000s as UNR prepared to expand its campus south of East 9th Street, leading to its relocation.

1. Dramatically flared roof eaves and prominent centered porch, which features a gabled roof supported by square columns with stylized Asian capitals.
2. Entrance set behind the porch features a wood front door set between porthole windows framed by square moldings; molded wood door-surround is crowned with a Deco-style entablature.
3. Small shed dormer visible in the side gable on either side of porch.
4. Significant Craftsman features include exposed rafter tails with scalloped ends, curved knee braces, and decorative brackets between the first floor and attic.
5. Majority of windows are original, one-over-one windows with upper sashes divided into small square lights of glass.
6. Southeast corner has a decorative projection that wraps around corner of the building.

Master Plan Conformance: The subject site has a Master Plan land use designation of Mixed Neighborhood (MX) and is located along a Neighborhood Corridor in a Central Neighborhood per the Structure Plan Framework of the Reno Master Plan. As proposed the project is in conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- 2.2C: Historic and Cultural Resources
- 7.5B: Identification of Historic Properties
- 7.5E: Economic Development and Heritage Preservation

Public and Stakeholder Engagement: No concerns were identified from external agency comments received regarding this application. Required public noticing was sent out to surrounding property owners upon initial submittal of the project. The applicant presented the request at the January 8, 2024 Ward 1 Neighborhood Advisory Board meeting. Any future comments will be forwarded to the Historical Resources Commission (HRC) as they are received.

Findings: The HRC shall adopt findings that the nominated historic resource or historic district does or does not meet the criteria for designation. The findings of the HRC shall be filed with the City Clerk for recommended action by City Council and sent by mail to the owner(s) of record of a nominated historic resource(s), all property owners within a nominated historic district, and to the nominator within seven days following the determination. The following findings shall be made by the HRC prior to recommending a nomination to the City Council:

- 1) The nominated historic resource or historic district possess at least one criteria of significance; and
- 2) The nominated historic resource or historic district possesses enough defining characteristics to adequately convey the resource's significance.

Attachments:

Exhibit A. Case Maps

Exhibit B. Photos

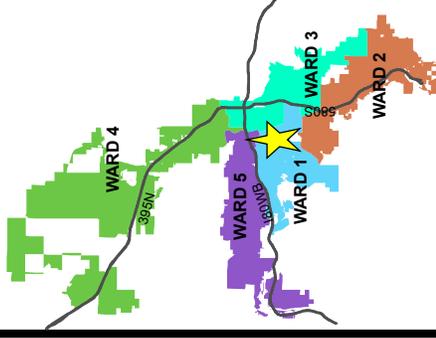
Exhibit A. Case Maps

AREA MAP

CHR24-00004

(Garat/Humphrey
House Historic Resource
Designation)

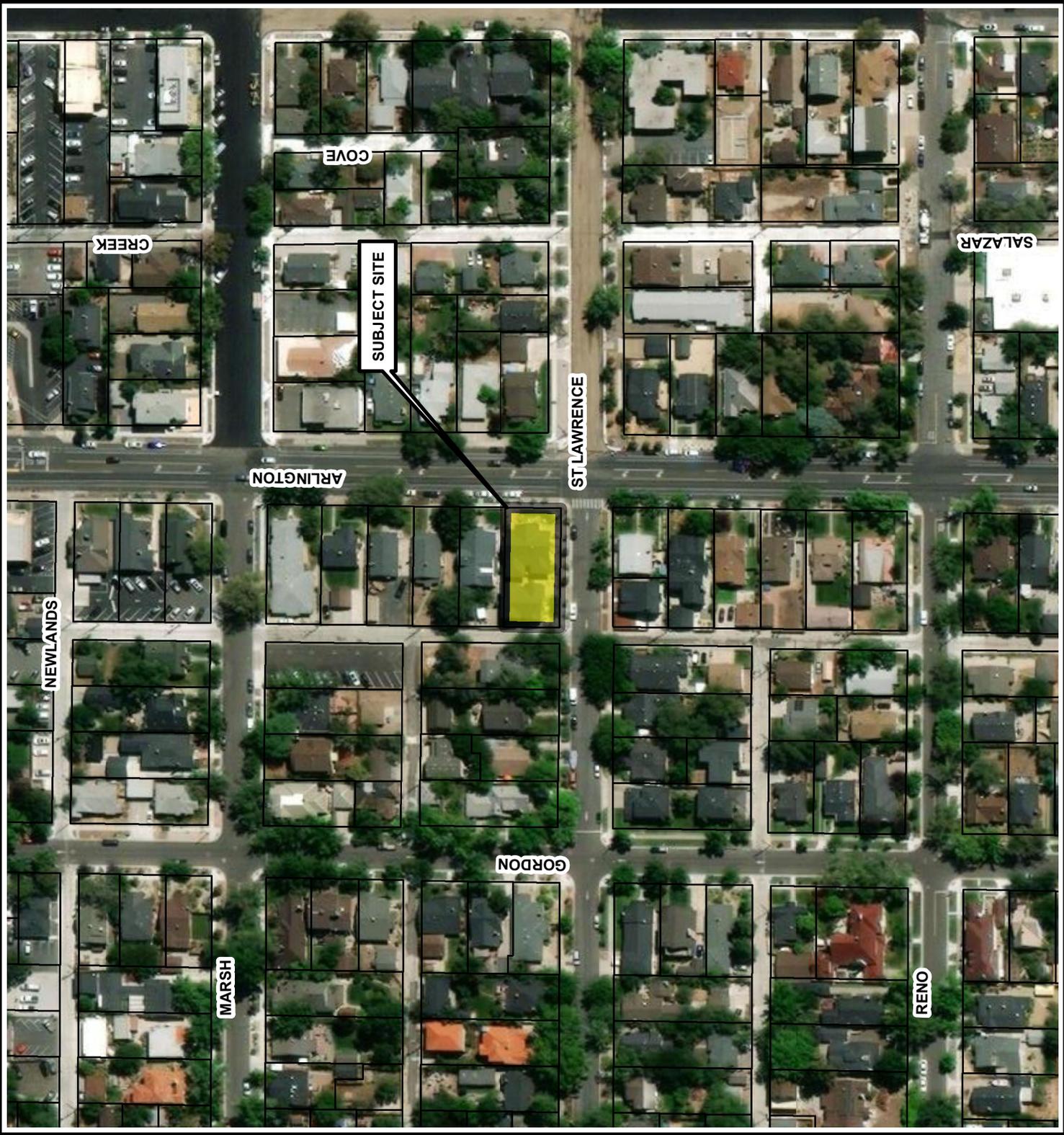
Subject Site 



WARD 1



The information here is approximate and is intended for display purposes only.
Date: January 2024
Scale: 1 inch = 150 feet

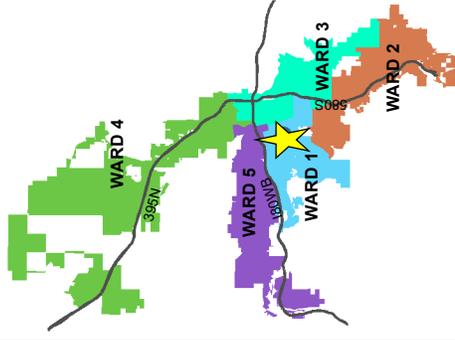


VICINITY MAP

CHR24-00004

(Garat/Humphrey
House Historic Resource
Designation)

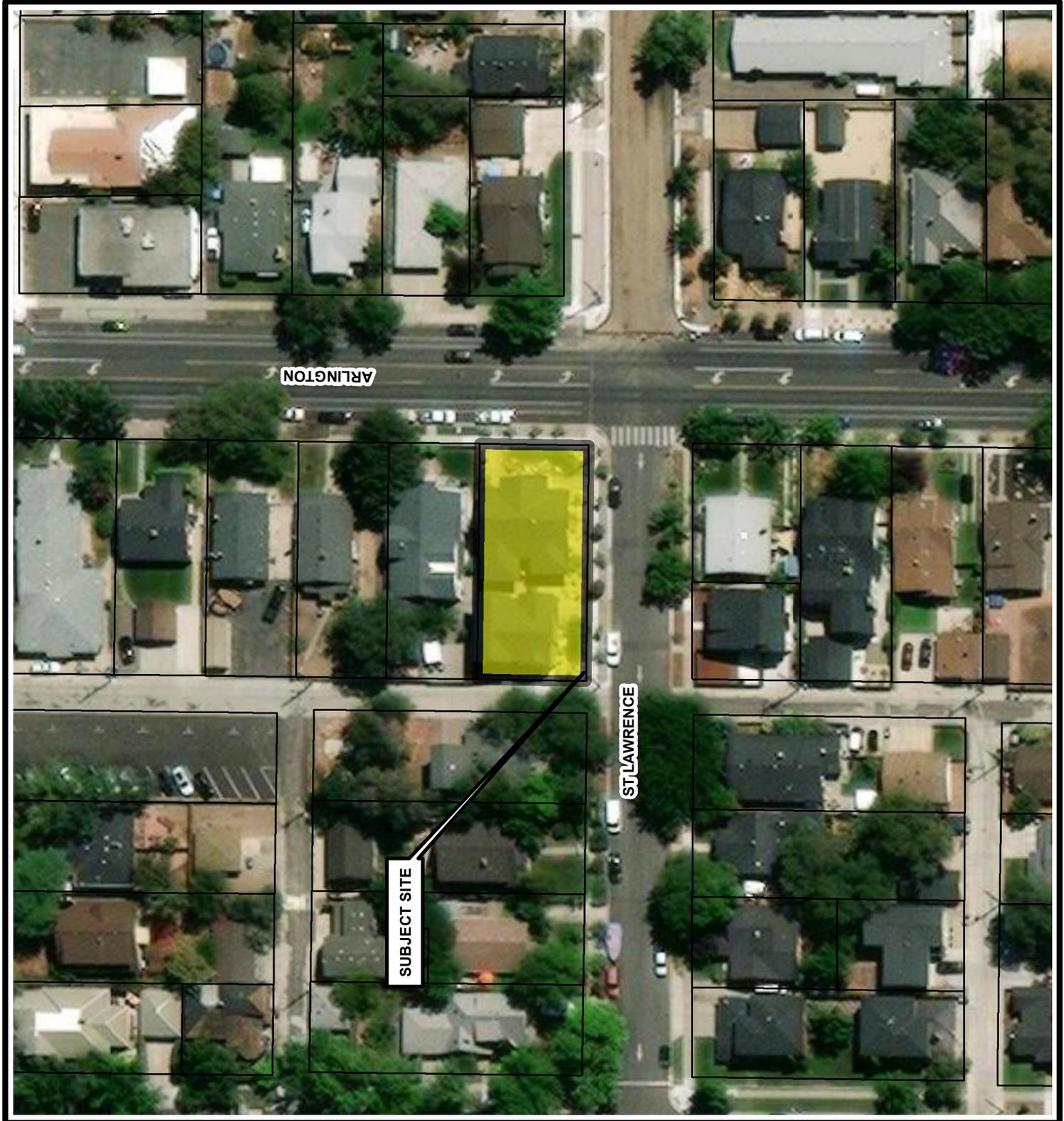
Subject Site  



WARD 1



The information hereon is approximate and is intended for display purposes only.
Date: January 2024
Scale: 1 inch = 75 feet



ZONING MAP

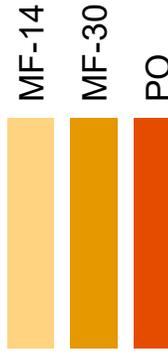
CHR24-00004

(Garat/Humphrey
House Historic Resource
Designation)

ZONING = MF-14

Subject Site ► 

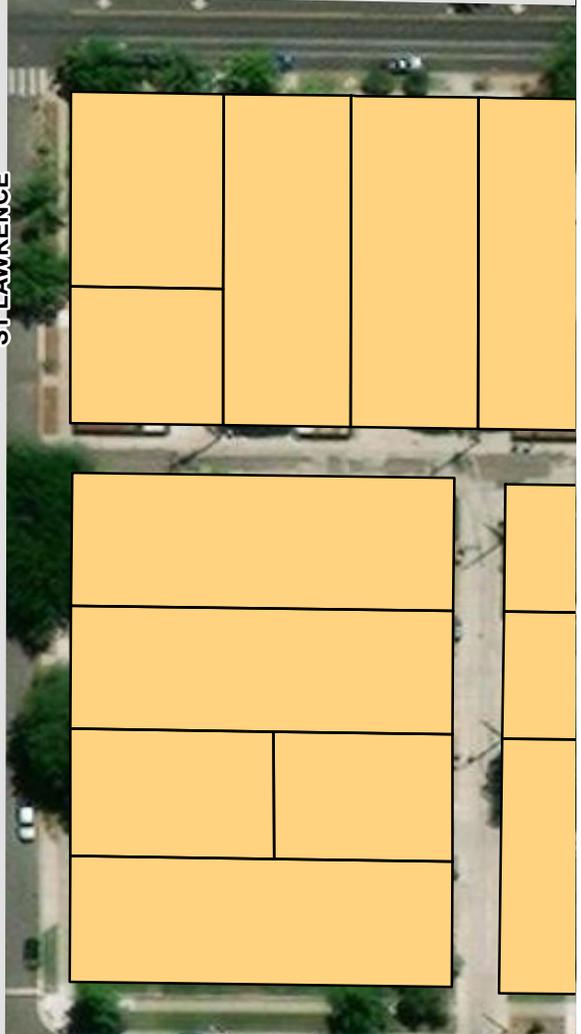
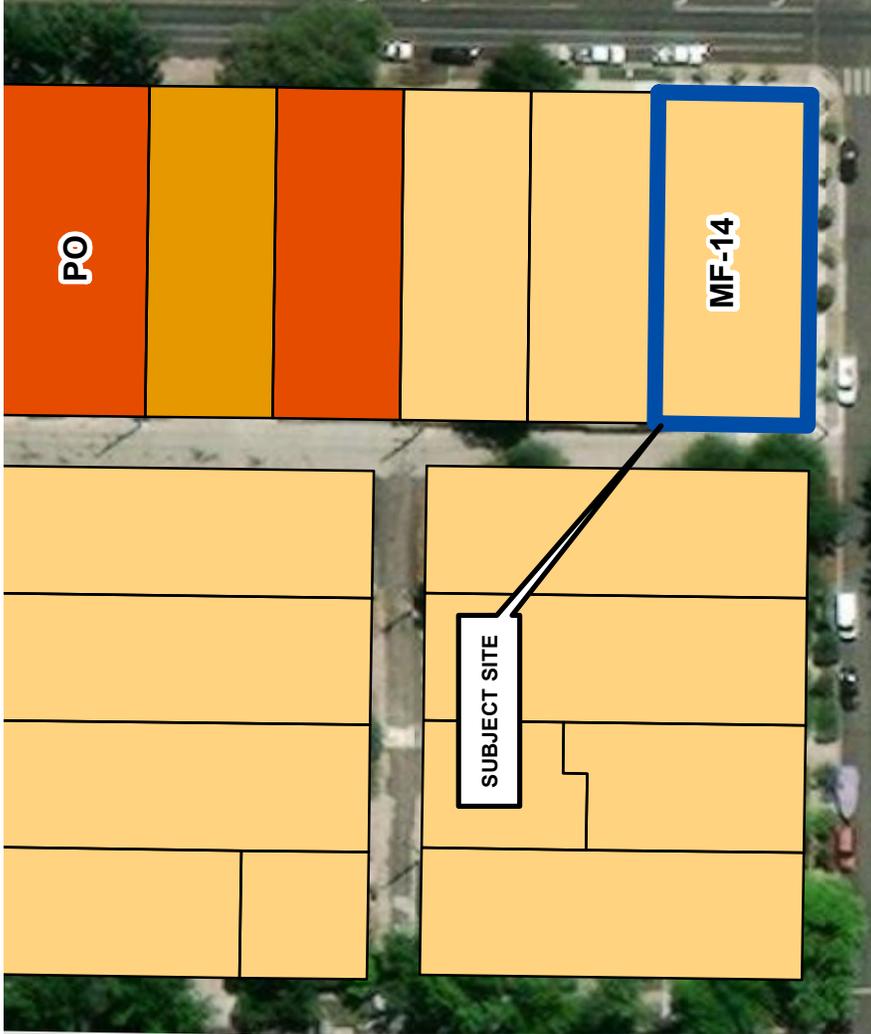
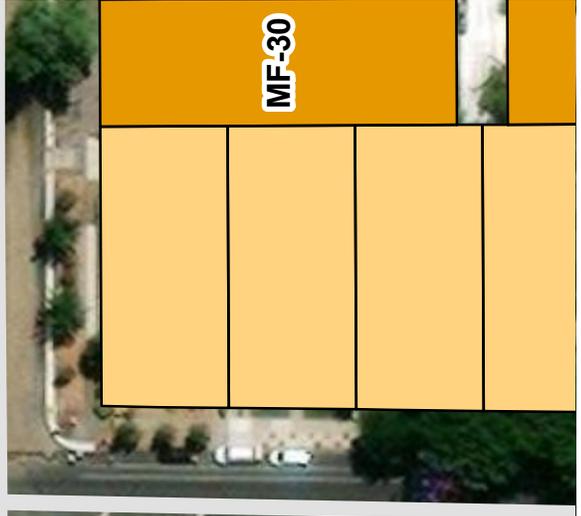
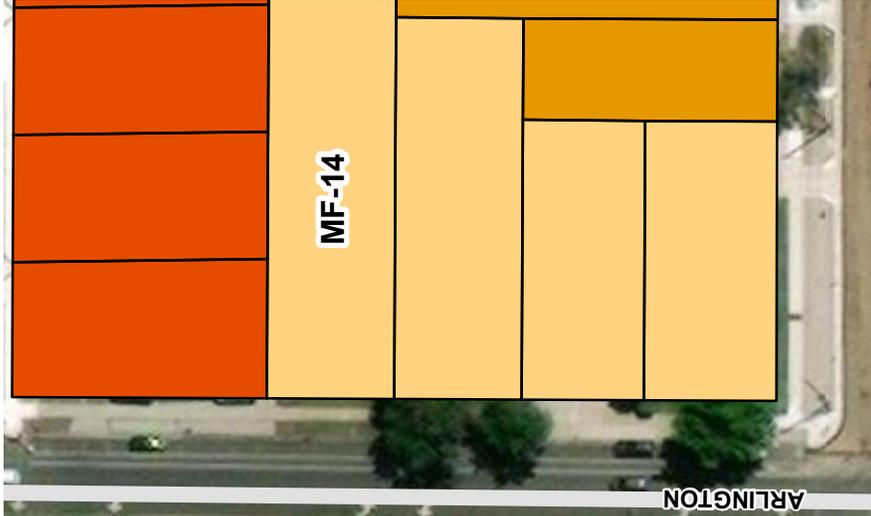
Zoning Designations



Development
Services
Department

The information herein
is approximate and
is intended for display
purposes only.

DATE: January 2024
SCALE: 1 inch = 75 feet

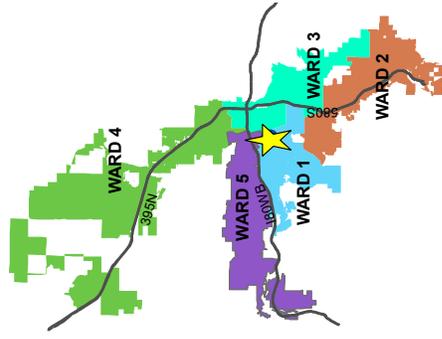


MASTER PLAN MAP

CHR24-00004

(Garat/Humphrey House Historic Resource Designation)

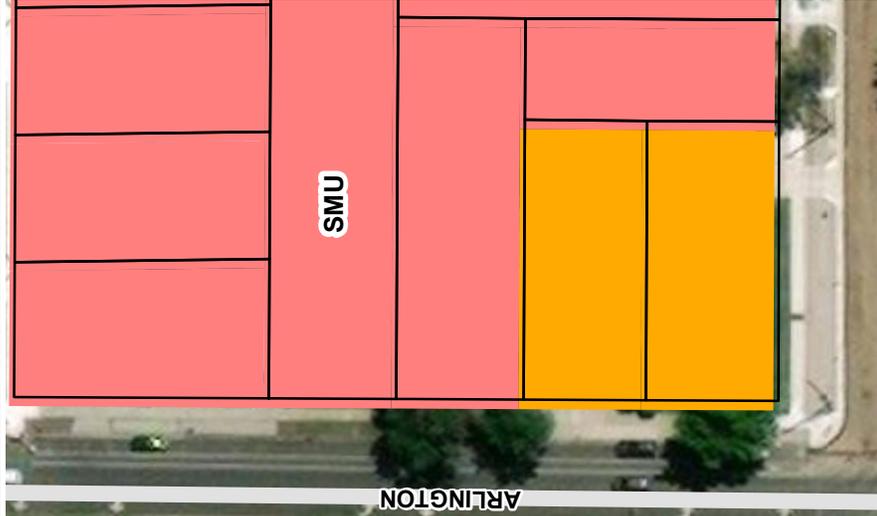
Subject Site 



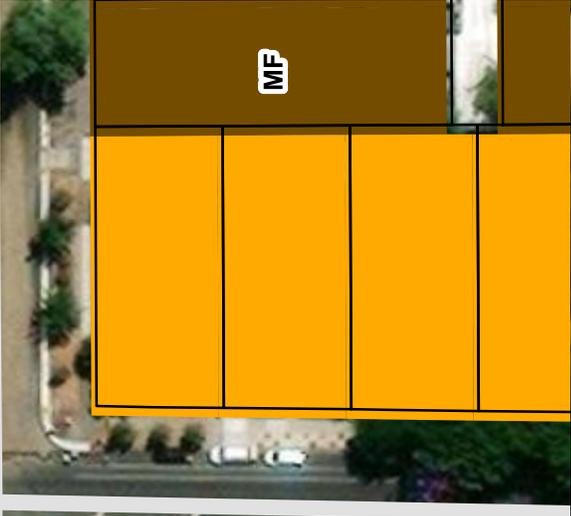
WARD 1



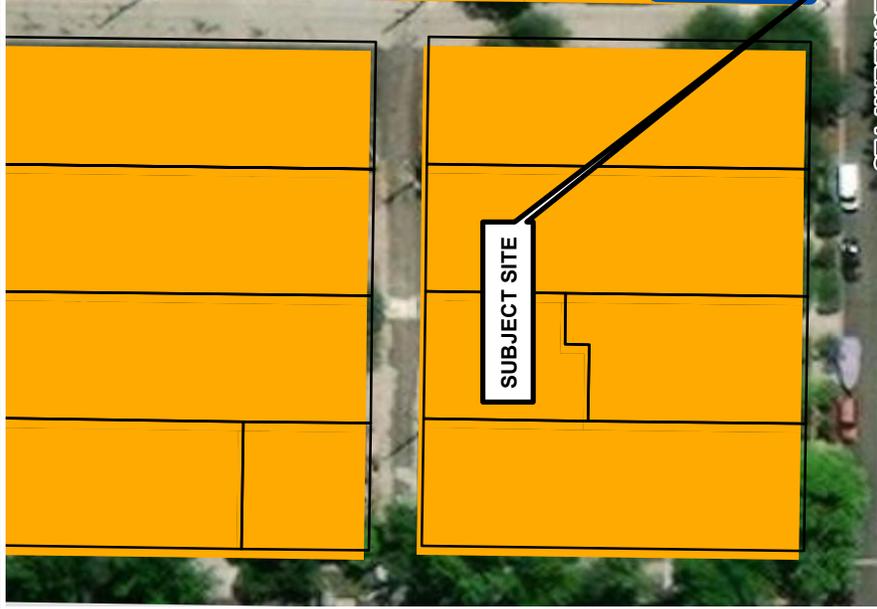
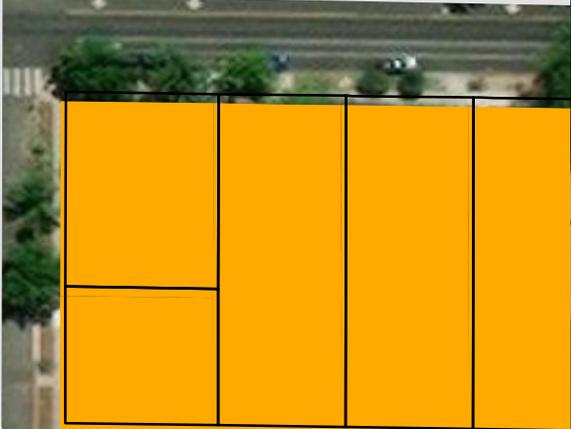
The information hereon is approximate and is intended for display purposes only.
Date: January 2024
Scale: 1 inch = 75 feet



ARLINGTON



MX



SUBJECT SITE

ST LAWRENCE



MX

Legend

Master Plan Land Use

	DT-MU
	I
	LL
	ME
	MF
	MX
	NOLU
	PGOS
	PQP
	RSIC
	SF
	SMU
	SPA
	UMU
	UT



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – East elevation

November 2023

Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – South elevation

November 2023

Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – North elevation

November 2023

Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – South elevation

November 2023

Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – West elevation
November 2023
Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – Detail
November 2023
Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – Detail
November 2023

Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – Detail
November 2023

Photo by Melissa Hafey



Application Summary



WHAT IS A HISTORIC RESOURCE/DISTRICT DESIGNATION?

A historic resource designation may be applied to a site, building, object, property, or district if it possesses historic, architectural or informational significance and its physical characteristics meet a minimum level of integrity. The intent of a listing is to identify and preserve the historic and architectural resources in Reno. If listed, the Historic Landmark (HL) overlay zoning designation will be added to the resource area.

WHAT IS THE PROCESS AND HOW LONG WILL IT TAKE?

Applications are accepted on the second and fourth Monday of each month. A review for completeness will be conducted within three days of the application submittal. Incomplete applications will be returned to the applicant and not scheduled for a hearing. Once the application has been deemed complete, it will follow the process and estimated timeline in [RMC 18.07.202](#).



[CLICK HERE FOR APPLICATION FEES](#)



TYPICALLY REVIEWED WITHIN 90 DAYS



ACCEPTED ON THE 2ND AND 4TH MONDAY

APPLICATION CHECKLIST

Applicants must provide all forms, documents, information, and materials listed in the checklist below in digital format. The submission packets must be in the same order as the checklist. Review materials and check the boxes within the column on the left-hand side of the page to confirm submission.

<input checked="" type="checkbox"/>	A.1	Master Application
	A.2	Owner's Affidavit and Applicant's Affidavit
<input checked="" type="checkbox"/>	A.3	Application Forms
<input checked="" type="checkbox"/>	B.1	Project Narrative – submit a written description of the request that includes the significance and the level of integrity of the potential historic resource/district (see RMC 18.07.201) including a list of all specific features that contribute to a resource's historical significance
	B.2	Legal Description – must be signed and stamped by a State of Nevada professional land surveyor and appropriate for recordation
<input checked="" type="checkbox"/>	B.3	City Register Listing Form
	B.4	Photographs – high resolution (300+ dpi) TIFF format photographs of all sides of each structure on the property, and any character-defining features that contribute to the significance of the property
<input type="checkbox"/>	B.5	GIS Shapefile – resource boundary in a GIS shapefile (.shp) in the stateplane, NAD83 ground projection. Only required if the resource does not encompass the entire property (e.g. monument, statue, clock, etc.).



SUBMITTAL GUIDELINES

- | | |
|--------------------------|--|
| <input type="checkbox"/> | If submitting in-person, submit one USB drive with all completed forms, materials, reports, and supplemental information |
| <input type="checkbox"/> | If submitting online, create an account on the permitting portal at OneNV.us and submit through the online form |
| <input type="checkbox"/> | Payment of application fees is required within three days of the application being accepted |





**PLANNING
DIVISION**

OFFICIAL USE ONLY

RECEIVED

OFFICIAL USE ONLY

CASE NUMBER

PROJECT NAME

Garat/Humphrey House Historic Designation

PROJECT DESCRIPTION

Nomination of Garat/Humphrey House (655 S Arlington Avenue) to the City of Reno Register of Historic Places.



The project description should be concise in describing the reason for the application including the specific application triggers, other applications submitted concurrent with this application, and a general description of the proposed use, site improvement, or project.

PRE-APPLICATION MEETING DATE

PROJECT ADDRESS

655 S Arlington Avenue

ASSESSOR PARCEL NUMBERS

011-212-10

MASTER PLAN

MX

ZONING

MF-14

SITE SIZE

0.18

ACRES

PROPERTY OWNER

NAME

Gilbert Family Trust, Timothy and Nancy

APPLICANT

NAME

Gilbert Family Trust, Timothy and Nancy

AGENT AND CONTACT *

NAME

Melissa Hafey

MAILING ADDRESS

3899 Vistacrest Dr

Reno, NV 89509

MAILING ADDRESS

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Reno, NV 89509

MAILING ADDRESS

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Reno, NV 89503

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PHONE

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PHONE

775-481-5617

EMAIL

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EMAIL

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EMAIL

hafeym@reno.gov

COMPLETENESS REVIEW

OFFICIAL USE ONLY

* The person listed as contact will be contacted to attend staff/applicant meetings, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report and decision letter.



Application Type

Select each application type being applied for below. A supplemental application checklist will be required to be submitted for each application type selected. The supplemental application type checklist can be found by clicking on the name of the application below. Additional information on the city's Master Plan, zoning code, planned unit development and specific plan district handbooks, and the Public Works Design Manual can all be found by clicking on each respective titles.

ANNEXATION AND MASTER PLAN

- ANNEXATION OR DETACHMENT
- MASTER PLAN AMENDMENT

ZONING AMENDMENTS

- REZONING (ZONING MAP AMENDMENT)
- REZONING TO PLANNED UNIT DEVELOPMENT (PUD)
- REZONING TO SPECIFIC PLAN DISTRICT (SPD)
- MINOR PUD AMENDMENT

LAND USE AND DEVELOPMENT

- MAJOR SITE PLAN REVIEW
- SITE PLAN REVIEW
- CONDITIONAL USE PERMIT
- MINOR CONDITIONAL USE PERMIT

FLEXIBILITY AND RELIEF

- MINOR DEVIATION
- MAJOR DEVIATION
- VARIANCE
- ALTERNATIVE EQUIVALENT COMPLIANCE
- DEVELOPMENT AGREEMENT

SUBDIVISION

- TENTATIVE MAP
- PARCEL MAP
- BOUNDARY LINE ADJUSTMENT
- REVERSION TO ACREAGE
- STREET OR ALLEY ABANDONMENT
- UTILITY EASEMENT ABANDONMENT

HISTORIC PRESERVATION

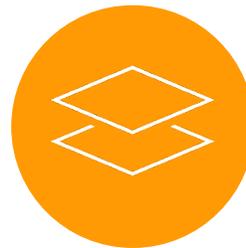
- DESIGNATION OF AN HISTORIC RESOURCE OR DISTRICT
- CERTIFICATE OF APPROPRIATENESS
- DEMOLITION CERTIFICATE

ADMINISTRATIVE DETERMINATION

- MINOR MODIFICATION
- RESTORATION AFTER DAMAGE
- SIDEWALK WAIVER
- UNDERGROUND UTILITY WAIVER
- ADMINISTRATIVE INTERPRETATION
- OUTDOOR DINING PERMIT
- PARKLET PERMIT



MASTER PLAN



ZONING CODE



ADOPTED PUD AND
SPD HANDBOOKS



PUBLIC WORKS
DESIGN MANUAL

Item A.2: Owner Affidavit

I am the owner/authorized agent, as demonstrated on the attached documentation, of the property involved in this petition and I authorize Gilbert Family Trust (name of applicant) to request development-related applications on my property. This authorization is inclusive of Assessor Parcel Number(s) 011-212-10.
 I declare under penalty of perjury that the foregoing is true and correct for the development application case number _____ (to be filled in by City of Reno staff).

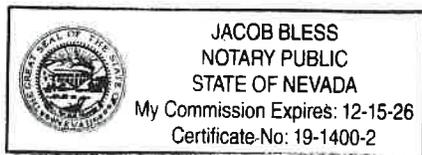
Executed on Dec. 13, 2023 in RENO, NV
 (date) (City) (State)

Timothy Gilbert
 Signature

Timothy Gilbert
 Printed Name

STATE OF NEVADA)
) ss
 COUNTY OF WASHOE)

On this 13 day of DECEMBER, 2023, TIMOTHY GILBERT (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.



Jacob Bless
 Notary Public

Attachments:

1. Secretary of State documentation, authorization letter, or corporate charter than demonstrates authority to sign for corporate or trust entity.
2. Notary supplement for states and counties differing from that listed above.



Item A.3: Application Forms

The applicant or duly authorized agent of the applicant requests that the City of Reno add the property/district/landmark described herein to the City of Reno Registry of Historic Places and Landmarks.

PROJECT ANALYSIS

1. Historic District	Is this an application for a historic district? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2. Register Criteria	<p>Select all that apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Listed on the National or State Register of Historic Places <input type="checkbox"/> Associated with events that have made a significant contribution to the broad patterns of local, county, state or national history <input type="checkbox"/> Associated with the lives of persons who contributed significantly to the community, county, state or country <input type="checkbox"/> Embody the distinctive characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials <input type="checkbox"/> Represent the work of a master builder, architect, landscape architect, artist, engineer or other design professional whose individual work has influenced the development of the community, county, state, or country <input checked="" type="checkbox"/> Embody elements of design, detailing, materials, or craftsmanship that render it architecturally significant <input type="checkbox"/> Represent a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significant <input type="checkbox"/> Have yielded, or there exists very strong evidence that the resource may be likely to yield, information important in Reno prehistory or history <input type="checkbox"/> Possess a significant concentration or continuity of areas of land use, landscape, buildings and structures, and/or heritage and cultural characteristics



Project Narrative

Garat/Humphrey House (655 S. Arlington Avenue) Historic Designation

This application is to nominate the Garat/Humphrey House (655 S. Arlington Avenue) to the City of Reno Register of Historic Places. The nomination is for the house at 655 S. Arlington only and does not include the landscaping, fence, stairway leading to the porch, foundation, or additional buildings on the parcel.

Narrative Description & Statement of Significance

The Garat/Humphrey house was originally constructed between 1906-1912 and was located near the entrance to the University of Nevada, Reno (UNR) campus at 127 E. 8th Street in the Evans North Addition. The building was threatened with demolition in the early 2000s as UNR prepared to expand its campus south of E. 9th Street. UNR had purchased the property in 2008 and operated it as a rental home until 2018 when the university began plans to create its new Gateway District. The current owners of the home, Tim and Nancy Gilbert, stepped in to save the house from destruction. They relocated the home to its current location in the Marker Tract on April 7, 2019 and embarked on a painstaking restoration of the home that remained sensitive to original historic details while ensuring the home was renovated to last for decades to come.

The home has been included in prior architectural surveys (Campana 2017; Mehls, et al. 2017). In 2018 the home was determined to be individually eligible for listing in the National Register of Historic Places for Criteria C¹ with SHPO concurrence and is catalogued as SHPO Resource #B15451 (Rathbone 2018).

The home's exact construction date is not known. Silveria Garat purchased the property in 1907 and advertisements for rooms for rent began appearing by 1912. The home was later owned by members of the Humphrey family into the 2000s as described below:

The house first appears on the 1918 Sanborn maps, although it was advertising for boarders as early as 1912, suggesting that it was constructed between 1906 and 1912. Silveria Garat was one of the earliest owners, selling the house to Frank Humphrey in 1917. Frank and Marguerite Humphrey resided here into the 1940s. Frank was a local stockman, president of Humphrey Meat Packing, and president of Sierra Meat & Provision Company. Their daughter Frances, an English teacher at Reno High, lived in the house until her death in 2002. (Campana 2017:53).

The home remained practically unaltered into the 2000s until it was moved to its current location. Some alterations were made to the home as it was renovated in its new location. Significant alterations include the removal of two brick chimneys and the removal of projecting dormers on the front façade of the home. There is also the removal of one of two wing additions to the back of the home that were added in its original location sometime after construction. Overall, the home is still able to convey its historic period and it retains most of the physical features that characterize its architectural style and period of significance.

The home is significant under City of Reno criteria (3)c. for designation to the register of historic places (RMC 18.07.201).

¹ **National Register Criteria for Evaluation** The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: Criterion C - That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. (Code of Federal Regulations, Title 36, Part 60).

RMC 18.07.201(a)(3)c: The building embodies elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

The Evans North Addition started out as a quiet university neighborhood with modest residences of varying architectural styles. In the 1970s, the neighborhood was bisected by the completion of Interstate 80 which runs east-west two blocks south of the entrance to UNR and directly in front of the Garat/Humphrey home's former location.

Interstate 80 was completed in 1974, which resulted in the division and destruction of the surrounding neighborhood. Lake Street, which historically ran uninterrupted from the University of Nevada campus south past downtown Reno, was cut off by the east-west route of the interstate. After 1974, the 800 block of Lake Street was severed from points southward; the street ran one block south from the university, dead ending at Interstate 80, and picked up its historic route again on the south side of the interstate. The highway-related development within the resource's viewshed represents a significant impact to the building's integrity of setting. (Rothman 2018).

As described above, the integrity of setting was diminished by the construction of I-80 and other development in the Evans North Addition that transformed the character of the neighborhood. Integrity of feeling was also diminished because the home was no longer located in a residential area and instead was directly adjacent to a major interstate. However, the integrity of setting and feeling have been restored due to the relocation. The home is now located within the boundaries of the Newlands National Historic District which is one of Reno's oldest residential areas and where there is a great diversity of architectural styles including many other examples of Craftsman Bungalow homes. An elementary school built in 1912 is just two blocks south of the home's new location and most of the homes in the vicinity of the property were constructed during the same era as the Garat/Humphrey House. In previous evaluations, the home was determined to retain integrity in the areas of design, materials, and workmanship (Campana 2017; Rothman 2018). The building has lost its integrity of location because it was relocated to its current location at the northwest corner of Arlington and Saint Lawrence Avenues in 2019.

The following specific features contribute to the building's historical significance:

The subject is an interesting example of an Asian-influenced Craftsman style residence that is completely unique within the city of Reno. (Campana 2017:56). The defining features of this house include the dramatically flared roof eaves and prominent centered porch, which features a gabled roof supported by square columns with stylized Asian capitals. The entrance is set behind the porch and features a wood front door set between porthole windows framed by square moldings. [The original front door has been replaced.] The molded wood door-surround is crowned with a Deco-style entablature. On either side of the porch, there is a small, shed dormer visible in the side gable. Significant Craftsman features include exposed rafter tails with scalloped ends, curved knee braces, and decorative brackets between the first floor and the attic. The majority of windows are original, one-over-one windows with upper sashes divided into small square lights of glass. (Campana 2017:53).

Additional features include:

1. The southeast corner of the building has a decorative projection that wraps around the corner of the building.

Sources:

Campana, ZoAnn. Documentation of Five Historic Homes in the University Gateway District, Reno Washoe County, Nevada. (2017).

Hinman, Deb. "Garat/Humphrey House (relocated)," *Reno Historical*, accessed November 22, 2023, <https://renohistorical.org/items/show/140>.

Hinman, Deb. "The Endangered University Neighborhood," *Footprints*, Vol. 19, no. 1, Winter 2016, published by Historic Reno Preservation Society.

Mehls, Steven F., et al. Survey Area D and E Architectural Survey Report I-80/I-580/US 395 System to System Interchange Reconstruction (Reno Spaghetti Bowl) Washoe County, Nevada. (2017).

Rathbone, C. SHPO Resource #: B15451, Nevada State Historic Preservation Office Architectural Resource Assessment Form. (2018).

United States Department of the Interior. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." National Park Service. (1990)

Ordinance Number _____

Ward

Number

City of Reno
Community Development Department

CITY OF RENO REGISTER OF HISTORIC PLACES NOMINATION AND REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property (to be completed by applicant)

historic name Garat/Humphrey House

other names/site number _____

2. Location (to be completed by applicant)

street & number 655 S Arlington Avenue not for publication

city or town Reno vicinity

state Nevada code 32 county Washoe code 031 zip code 89509

3. Agency Certification (to be completed by City of Reno)

As the designated authority under the Historic Preservation Ordinance, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the City of Reno Register of Historic Places. In my opinion, the property meets does not meet the City of Reno Register criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments.)

Signature of certifying official/Title (Mayor) Date

Historical Resources Commission, Chair

4. Classification (to be completed by applicant)

Ownership of Property (check as many boxes as apply)	Category of Property (check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	1	_____ buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district		_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site structures		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		_____ objects
	<input type="checkbox"/> object	1	_____ total
Name of related multiple property listing the (Enter "N/A" if property is not part of a multiple property listing.)		Number of contributing resources previously listed in City of Reno Register	
_____ n/a		_____ n/a	

5. Function or Use (to be completed by applicant)

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
Residence _____ _____ _____ _____ _____ _____ _____ _____ _____	Residence _____ _____ _____ _____ _____ _____ _____ _____ _____

6. Description (to be completed by applicant)

Architectural Classification

Craftsman Bungalow

Materials

foundation Dugout

walls Siding on frame

roof Composition shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Project Narrative

7. Statement of Significance (to be completed by applicant)

Applicable City of Reno Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for City of Reno Register listing)

- A Listed on the National or State Register of Historic Places; or
B Associated with events that have made a significant contribution to the broad patterns of local, county, state or national history; or
C Associated with the lives of persons who contributed significantly to the community, county, state or country; or
D Embody the distinctive characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; or
E Represent the work of a master builder, architect, landscape architect, artist, engineer or other design professional whose individual work has influenced the development of the community, county, state, or country; or

Areas of Significance

Architecture

Period of Significance

1912

Significant Dates

1912

7. Statement of Significance (continued)

- F Embody elements of design, detailing, materials, or craftsmanship that render it architecturally significant; or
- G Represent a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significant; or
- H Have yielded, or there exists very strong evidence that the resource may be likely to yield, information important in Reno prehistory or history; or
- I Possess a significant concentration or continuity of areas of land use, landscape, buildings and structures, and/or heritage and cultural characteristics.

Property is:

- 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 of age or achieved significance within the past 50 years.

Significant Person
(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

See Project Narrative

Garat/Humphrey House
Name of Property

8. Major Bibliographical References (to be completed by applicant)

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file with the City of Reno:

- preliminary determination of individual listing
- previously listed in the City of Reno, State of Nevada or National Register
- previously determined eligible by the National, State or City Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

9. Geographical Data (to be completed by applicant)

Location/Address of Property 655 S Arlington Avenue Reno NV 89509

Parcel Number of Property 011-212-10 Acreage of Property 0.18

Verbal Boundary Description - if boundary is different than total parcel size.
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

10. Form prepared by (to be completed by applicant)

name/title Melissa Hafey

organization City of Reno date 11/28/2023

street & number 1 E 1st Street telephone 775-481-5617

city or town Reno state NV zip code 89501

Garat/Humphrey House

Name of Property

10. Form prepared by (to be completed by applicant) (continued)

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

Site Plan

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the State Historic Preservation Office or City of Reno Community Development Department for any additional items)

Property Owner

name Gilbert Family Trust, Timothy and Nancy

street & number 3899 Vistcrest Drive telephone 775-233-7528

city or town Reno state Nv zip code 89509

11. City of Reno Certification (to be completed by City of Reno)

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the City of Reno Register.
 - see continuation sheet.
- determined eligible for the City of Reno Register.
 - see continuation sheet.
- determined not eligible for the City of Reno Register.
- removed from the City of Reno Register.
- other (explain)

-



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – East elevation

November 2023

Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – South elevation

November 2023

Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – North elevation

November 2023

Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – South elevation

November 2023

Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – West elevation
November 2023
Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – Detail
November 2023
Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – Detail
November 2023

Photo by Melissa Hafey



Garat/Humphrey House Local Register Nomination, 655 S Arlington Avenue, Reno, NV 89509 – Detail
November 2023

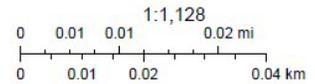
Photo by Melissa Hafey

Garat/Humphrey House Location



 Parcels (No Labels)

 Boundary



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, JF, City of Reno GIS

City of Reno GIS
City of Reno

11/27/2023, 11:29:22 AM

Table 2: Previous architectural inventory projects within a half-mile of candidate.

SHPO Report No.	Title	Date & Author
23280	Survey Area D and E Architectural Survey Report I-80/I-580/US 395 System to System Interchange Reconstruction (Reno Spaghetti Bowl) Washoe County, Nevada	2017, Mehls, Steven F. et al

Table 3: Archaeological sites within half-mile of candidate.

Nevada State No. (26Wa)	Distance from APE	Resource Description	SHPO NRHP
WA7778	1,900 feet	Underground Utilities	Eligible
WA2281	1,100 feet	Morrill Hall	Unevaluated
WA2283	1,700 feet	Benson Billingham House	Unevaluated
WA145	1,700 feet	Old Sierra Hill native American campsite	Unevaluated

Table 4: NRHP eligible urban architectural resources within half-mile of candidate.

SHPO Resource No.	Property Name	Address
*B10620	Silver Bells Wedding Chapel	628 North Virginia Street
*B10619	Apartments	618 North Virginia Street
B15427	Evans House	35 West 8th Street
*B14768	The Armstrong House	821 North Center Street
B15417	Delta Gamma Sorority House	869 North Sierra Street
*B15451	Frances Humphrey House	127 East 8th Street
B15449	SAE Fraternity House	835 Evans Avenue
D243	Orr Ditch	N/A
B15416	Single Family Residence	825 North Sierra Street
B15422	Single Family Residence	841 North Virginia Street
*B14767	The Riegg House	820 North Center Street

* Demolished.



NEVADA
**STATE HISTORIC
 PRESERVATION OFFICE**

Eligible under C

Architectural Resource Assessment (ARA) Form

For SHPO Use Only	SHPO Concurrence: <u>Y</u> / N	Date: <u>1-12-18</u>
Survey Date	08/04/2017	Recorded By
	C. Rathbone	Agency Report #

1. Property Type

Building <input checked="" type="checkbox"/>	Structure <input type="checkbox"/>	Object <input type="checkbox"/>	Landscape (non-archaeological site) <input type="checkbox"/>
--	------------------------------------	---------------------------------	--

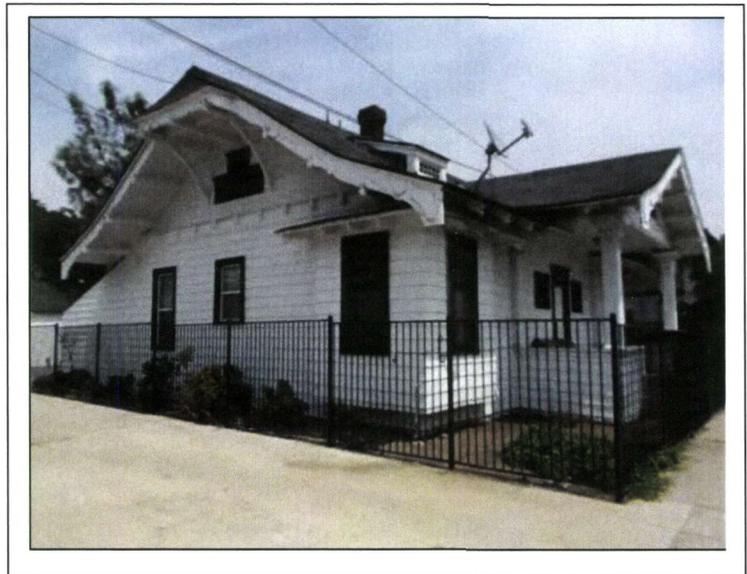
2. Property Overview and Location

Street Address	127 East 8 th Street		
City, Zip	Reno, 89501		
County	Washoe		
Assessor's Parcel #	007-222-09	Subdivision Name	Evans North Addition
UTM Location (NAD 83, UTM Zone 11 North)	Easting: 258164		Northing: 4379984
USGS Info	Township: 19E	Range: 19N	Section: 2
	USGS 7.5' Quad & Date: Reno, Nev. 1967 PR 1982		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>
	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	
Should the property's location be kept confidential?	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>

3. Architectural Information

(Insert primary photograph below.)

Construction Date	Pre-1912
Architectural Style	Craftsman
Architectural Type	Bungalow
Roof Form	Cross Gabled
Roof Materials	Asphalt Composition Shingles
Exterior Wall Materials	Vinyl
Foundation Materials	Cobble
Window Materials	Wood & Vinyl
Window Type	Double-Hung, Round, Fixed-Light, & Awning
Accessory Resources?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Number: 1



Condition of Resource(s)?	
Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/> Poor <input type="checkbox"/>
Building is not "as-built" with two replacement vinyl windows on the western elevation and two rear additions. However, the building is in good condition and well maintained.	

4. Existing Listing & Potential District

Is the property listed in the National Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, provide:	Date Listed:
				NRIS #:
Contributing to a listed historic district?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, provide:	NRIS #:
			Name:	
			Date listed:	
If no, is there a potential district?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If so, is this resource contributing?	Yes <input type="checkbox"/> No <input type="checkbox"/>
District Name:				SHPO #:

Other Resource #:

5. NRHP Evaluation

If not already listed, complete the information below:

Eligible Under:	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>		
	Not Eligible <input type="checkbox"/>	Unevaluated <input type="checkbox"/>				
Area(s) of Significance						
Integrity – Does the resource possess integrity in all or some of the 7 aspects?						
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>	Feeling <input type="checkbox"/>	Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):		
Threats to Resource:	None/Unknown					
Historic Name	Garat/ Humphrey House					
Current/Common Name	Garat/ Humphrey House					
Historic/Original Owner	Silveria Garat					
Current Owner	University of Nevada Board of Regents					
Current Owner Address	895 North Center Street, Mail Stop 239, Reno, Nevada 89557					
Historic Building Use	Single Family Dwelling					
Current Building Use	Single Family Dwelling					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

6. Narrative Eligibility Justification

Provide a detailed explanation of the resource's eligibility for the National Register, including supporting historic information, methods for evaluation under the four criteria, discussion of the seven aspects of integrity, and conclusions about eligibility.

WCRM's research about the history of 127 East 8th Street found that it was constructed in pre-1912. This particular building did not make a significant contribution to the broad patterns of our history and is not eligible for individual listing under Criterion A. This building is not associated with the lives of significant persons and is not eligible for individual listing under Criterion B. This building does embody the distinctive characteristics of type, period of construction, or method of construction. This building has the distinct characteristics of the Craftsman style, such as the Oriental roofline and low-pitched roof, shed-style dormers, and wide eave overhang with exposed rafter tails. This building has sufficient significance to make it eligible for individual listing under Criterion C. The building has not yielded nor is it likely to yield information important in prehistory or history, and is not eligible for individual listing under Criterion D.

Integrity assessment follows:

1. Location: This building is still located where it was originally located, leaving the integrity of location intact.
2. Design: This building does not appear to have been altered, leaving the integrity of design intact.
3. Setting: The areas surrounding the building has drastically changed with new development; therefore, the integrity of setting no longer remains intact.
4. Materials: The building's materials do appear to have been altered substantially, leaving the integrity of materials intact.
5. Workmanship: The building original workmanship is still apparent, leaving the integrity of workmanship intact.
6. Feeling: The integrity of feeling no longer remains intact due to new developments to the properties adjacent the building.
7. Association: The association of the building is still apparent, leaving the integrity of association intact.

This building retains enough integrity to convey its period of significance.

For a building to be considered eligible under Criterion C it must maintain the majority of its characteristics that illustrate its style. The building is not eligible if it retains only some of the characteristics conveying the style and has largely lost the majority of its features that once characterized its style. This building has sufficient significance to be considered eligible for individual listing under Criterion C and the building retains sufficient integrity to be convey its period of significance.

7. Narrative Architectural Description

Provide a detailed description of the resource, including all character defining features, potential construction methods, potential alterations (both historic and non-historic), and any accessory resources.

The building located at 127 East 8th Street (APN 007-222-09) is a single-family dwelling. It is a Craftsman Bungalow with Asian influence decorative features. The Asian-influenced features include slightly upturned and flared eaves, porch posts, and porthole windows on either side of the front door (Hinman 2017.) This building is one and a half stories tall, square in shape, and has two, small wings located on the rear (north) elevation. This house is oriented south-north. The lot is rectangular in shape, and is oriented south-north. It was advertised for boarders as early as 1912 (Hinman 2017), so the construction date is pre-1912. The building is in good condition with two additions in the rear, yet all materials are original with the exception of two, vinyl windows located on the west elevation. UNR currently owns this property and is being rented out as a single-family dwelling home.

The front (south) façade elevation consists of a double-hung window with 12 lights arranged 4/2 on the upper pane. There is a staircase in the middle of the elevation that opens to a wooden porch. This porch has four, floor-to-ceiling, square columns with Asian-influenced design. There are two porthole windows on either side of a six-panel doorway. There is a front gable over the main porch and underneath the gable is three, fixed-light window separated by a mullion. The center window has nine lights and the two flanking it have six lights. These windows have square pediments on the corners. To the east of the porch are two, double-hung windows separated by a mullion. The top pane on both windows has 12 lights (4/3). To the west of the door is a single, double-hung window with 12 lights, similar to the ones east of the door. This window is on a corner decorative projection that wraps around to the west elevation. There is a 6/2 fixed-light dormer on either side of the front porch.

The east elevation has a double-hung window with 16 lights (15/1) in the top pane, followed by two more double-hung windows, and another double-hung window with 16 lights (15/1) in the top pane. Like the front façade, there are three fixed-light windows separated by a mullion under the gable. The center window has six lights (3/3) and the two flanking it have four lights (2/2). These windows have square pediments on the corners. Under the apex of the gable and above the windows is a small decorative projection supported by two curved beams. There are two awning windows located on the basement level. From the north to south, the west elevation has two updated vinyl double-hung windows and an original, double-hung window with 12 lights (4/3) in the top pane. Like the front façade and east elevations, there are three fixed-light windows separated by mullions under the gable. The center window has six lights (3/3) and the two flanking it have four lights (2/2). These windows have square pediments on the corners. Under the apex of the gable and above the windows is a small decorative projection supported by two curved beams. There is also a boarded-up window located on the basement level.

The north elevation has two wing additions on the east and west corners. The north elevation of the east wing has a double-hung window with 12 lights in the top pane. In the middle of the wings is a double-hung window, and an awning window above a wooden door that contains 8 light (4/4) fixed window, and two more double-hung windows. A small stairway with a metal hand rail leads to the doorway. The west wing has a shed roof and has a double-hung window on its northern elevation.

The roof is crossed-gabled with a gable over the porch, a hipped roof over the rear, eastern wing, and a shed roof over the rear, western wing. Large, open, and slightly upturned eaves are representative of the Asian influence. The eave overhangs also have embellished brackets and exposed rafters and beams under the large eaves which are all part of the Asian-influenced design. The roofing material is asphalt composition shingles. There are two brick chimneys, one is located in the central apex of the roof and the other is within the northern portion of the roof. The foundation is made of shin-high, rough-cut, un-coursed cobbles. There are three basement windows. The Washoe County Assessor's Office (2017) states that there is a dug-out basement, but there are no windows or vents to indicate.

There is one accessory resource associated with this building. Accessory Resource #1 is an unattached concrete masonry garage. It is a milled lumber front gabled with asphalt composite shingles. The garage door is an updated vinyl roll up door.

This building no longer has front or side yards. The backyard is gravel and made with pavers and there is one mature tree. There is an iron fence that runs north to south along the western side. The setting has changed over

Other Resource #:

time. It used to be a neighborhood, now this building is directly north of I-80, is east of a gravel UNR parking lot and has UNR housing to the north and to the east.

8. References

List references used to research and evaluate the individual property.

Hinman, Debbie

2017 Garat/Humphrey House. *Reno Historical*. Electronic document, <http://renohistorical.org/items/show/140>, accessed 19 September 2017.

Washoe County Assessor

2017 Real Property Assessment Data. Electronic document, https://www.washoecounty.us/assessor/cama/?command=subarea_data&parid=00722101&Card=1, accessed 19 September 2017

10. Site Plan Map

Use aerial imagery, drafting software, or a hand-drawn sketch (to scale) showing, at minimum, building/structure footprints and relationship to associated features. Attach extra maps if needed.

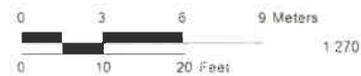


**I-80 / I-580 / US 395 SYSTEM TO SYSTEM
INTERCHANGE RECONSTRUCTION
(RENO SPAGHETTI BOWL) - SURVEY AREA D
PARCEL 007-222-09 PLAN MAP** 127 E 8TH ST

Parcel Location Information
T19N R19E Sec. 2

Reno, Nev. 1967, PR 1982
Washoe County

 Resource Outline  Parcel Boundary
Other Parcel



U:\WORK\14070\14070 GIS\GIS\Survey\Road\1\NAR\PlanMap_11.mxd 11/16/2017 10:12:11 AM\m\l\l

11. Photographs

Include as many photographs as needed to accurately depict the resource.



Elevation: Front view

Direction facing: northwest

Photographer: C. Rathbone

Date: 08/04/2017



Elevation: Perspective view

Direction facing: southeast

Photographer: C. Rathbone

Date: 08/04/2017



Elevation: Perspective view Direction facing: northeast Photographer: C. Rathbone Date: 08/04/2017



Elevation: Side view Direction facing: east Photographer: C. Rathbone Date: 08/04/2017



Elevation: Street view

Direction facing: east

Photographer: C. Rathbone

Date: 08/04/2017

12. Accessory Resources

Complete only if Accessory Resources are present. Include as many extra entries as necessary.

Accessory Property Type

Building <input checked="" type="checkbox"/>	Structure <input type="checkbox"/>	Object <input type="checkbox"/>	Landscape (non-archaeological site) <input type="checkbox"/>
--	------------------------------------	---------------------------------	--

Accessory Resource Overview

Accessory Resource Name	Accessory Resource 1, a detached garage		
Construction Date	Unknown	Contributing?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
UTM (NAD 83, UTM Zone 11 North)	Easting: 258165	Northing: 4380007	



Elevation: Accessory Resource #1
 Date: 08/04/2017

Direction facing: northeast

Photographer: C. Rathbone

1. SHPO Resource Number: B15451
 Other ID Number:

For SHPO Use Only
 Lead Eligibility _____
 SHPO Concurrence Y / N

NEVADA STATE HISTORIC PRESERVATION OFFICE
ARCHITECTURAL RESOURCE ASSESSMENT FORM (ARA)
BUILDING

2. PHOTO



3. PROPERTY OVERVIEW

URBAN <input checked="" type="checkbox"/>	RURAL <input type="checkbox"/>
ADDRESS	127 E. 8 th Street
CITY, ZIP CODE	Reno, 89501
ASSESSOR'S PARCEL #	007-222-09
CONSTRUCTION DATE	c.1906-1912
SURVEY DATE	8/7/2017
ACCESSORY STRUCTURES TOTAL #	0
ACCESSORY STRUCTURES FORM(S) ATTACHED?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
IMACS FORM(S) ATTACHED?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
DISTRICT #	D213
CONTRIBUTING	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

4. WRITTEN DESCRIPTION

127 E. 8th Street is a one-story Craftsman style house with Asian-inspired detailing. The building is characterized by a clipped side-gabled roof with a projecting front gable porch and intricate details. The walls are clad with clapboard siding. The house is located in the Evans North Addition and fronts south onto Eighth Street and overlooks Interstate 80.

The defining features of this house include the dramatically-flared roof eaves and prominent, centered porch, which features a gabled roof supported by square columns with stylized Asian capitals. The entrance is set behind the porch and features an original front door set between porthole windows framed by square wood moldings. The molded wood door-surround is crowned with a Deco-style entablature. On either side of the porch, there is a small shed dormer visible in the side gable. Significant Craftsman features include exposed rafter tails with scalloped ends, curved knee braces, and decorative brackets between the first floor and attic. The majority of windows are original, one-over-one wood windows with upper sashes divided into small square lights of glass.

The house first appears on the 1918 Sanborn maps, although it was advertising for boarders as early as 1912, suggesting that it was constructed between 1906 and 1912. Silveria Garat was one of the earliest owners, selling the house to Frank Humphrey in 1917. Frank and Marguerite Humphrey resided here into the 1940s. Frank was a local stockman, president of Humphrey Meat Packing, and president of Sierra Meat & Provision Company. Their daughter Frances, an English teacher at Reno High, lived in the house until her death in 2002.

As with its accompanying historic buildings in this area, the resource has lost much of its integrity of setting due to the construction of Interstate 80; however, its integrity of design, materials, workmanship, location, association, and feeling are largely intact. It is a rare, significant, and impressive example of the Asian-influenced Craftsman style in Reno, as evidenced by its unique roofscape and detailing.

IF FURTHER SPACE NEEDED FOR WRITTEN DESCRIPTION, PLEASE ATTACH A SEPARATE CONTINUATION SHEET.

SHPO Resource Number: B15451
Other ID Number:

5. INTEGRITY & CONDITION

Integrity:	Original	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Condition:	Excellent <input type="checkbox"/>	Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/>	Poor <input type="checkbox"/>	Other <input type="checkbox"/>
If Other, Describe:					

6. PROPERTY INFORMATION

Historic Name	Frances Humphrey House
Current/Common Name	128 E. 8 th Street
Original Owner	Silveria Garat
Current Owner & Mailing Address	University of Nevada Board of Regents, 895 N. Center Street/Mail Stop 239, Reno, NV 89557
Architect/Engineer/Designer	n/a
Building/Contractor	n/a

7. ARCHITECTURAL INFORMATION

Architectural Period	Late 19th/Early 20th Century American Movements
Architectural Style	Craftsman
Architectural Sub Style	

8. CURRENT ACCESS

PERMITTED-LOCAL PUBLIC RESOURCE <input type="checkbox"/>	BY OWNER PERMISSION <input checked="" type="checkbox"/>
PERMITTED-STATE PUBLIC RESOURCE <input type="checkbox"/>	RESTRICTED <input type="checkbox"/>
PERMITTED-FEDERAL PUBLIC RESOURCE <input type="checkbox"/>	OTHER (DESCRIBE) <input type="checkbox"/>

9. UTM LOCATION/REFERENCE(S)

DATUM: 11	EASTING: 258176	NORTHING: 4379996
DATUM:	EASTING:	NORTHING:

10. TOWNSHIP/RANGE/SECTION/MAP

Township: 19N	Range: 19E	Section: 2	USGS Map/Date: 39119-E7
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11. THREATS TO RESOURCE

12. NATIONAL REGISTER ELIGIBILITY

NR Listed <input type="checkbox"/>	Date NR Listed:			
Eligible Under:	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Not Eligible <input type="checkbox"/>				
Unevaluated <input type="checkbox"/>				
Historic Themes:				
Eligibility Justification: Please attach continuation sheet.				

SHPO Resource Number: B15451

Other ID Number:

13. ELIGIBILITY JUSTIFICATION

Integrity

127 E. 8th Street fronts south onto E. 8th Street within the university-adjacent Gateway District. The block on which it is situated is bordered by the historic pedestrian entrance to the University of Nevada, Reno to the north and Interstate 80 to the south. It retains good historical integrity of location and association.

Although the house is surrounded by the remains of the greater neighborhood, years of development have altered its setting. Interstate 80 was completed in 1974, which resulted in the division and destruction of the surrounding neighborhood. Lake Street, which historically ran uninterrupted from the University of Nevada campus south past downtown Reno, was cut off by the east-west route of the interstate. After 1974, the 800 block of Lake Street was severed from points southward; the street ran one block south from the university, dead-ending at the Interstate 80, and picked up its historic route again on the south side of the interstate. The highway-related development within the resource's viewshed represents a significant impact to the building's integrity of setting.

The house has experienced very few, if any, modern alterations. As a result, it retains its integrity of materials, design, and workmanship.

The resource continues to convey the historic sense of an early Craftsman style residence located in a historic university neighborhood. As such, its integrity of feeling is intact.

Significance and Eligibility

127 E. 8th Street was evaluated within the context of Reno's early development, particularly as it relates to community planning associated with the University of Nevada. It itself cannot be definitively associated with any events or trends which have made a significant contribution to the broad patterns of history on the local, state, or national levels. Over the years, the residence was occupied by multiple people. Most notably, the residence was home to the Humphrey family. There is no evidence to suggest that any of its historic owners would meet the stringent National Park Service requirements for consideration under Criterion B at the local, state, or national levels. As such, the resource is recommended not eligible under Criteria A and B.

The subject is an interesting example of an Asian-influenced Craftsman style residence that is completely unique within the city of Reno. It retains its integrity of materials, design, and workmanship. As such, it is recommended individually eligible for NRHP listing under Criterion C.

As a purely architectural resource, the building possesses no data potential likely to provide information important to history or prehistory. Any such data potential—should it exist—would more properly be targeted by archaeological investigations rather than architectural historical studies. As such, the resource is recommended not eligible under Criterion D.

As it relates to the presence of a NRHP eligible district, the University Gateway features a significant concentration of buildings and landscape elements unified historically by their role in the settlement and development of the University area, their location in a picturesque—yet rapidly disappearing—late 19th and early 20th century landscape, and their design as a largely intact collection of Queen Anne and Craftsman residences. The historic elements of the University Gateway have retained much of their integrity and convey the sense of the historic environment that existed in 1895-1962, the period of the district's significance (based on the initial neighborhood development circa 1895 and the 1963 demolition of most of the resources on the east side of the street to make way for multi-family housing). The district's integrity of location, design,

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association, and feeling all contribute to its eligibility as a NRHP district. 127 E. 8th Street retains sufficient integrity to be considered a contributing resource to this district under Criteria A and C.

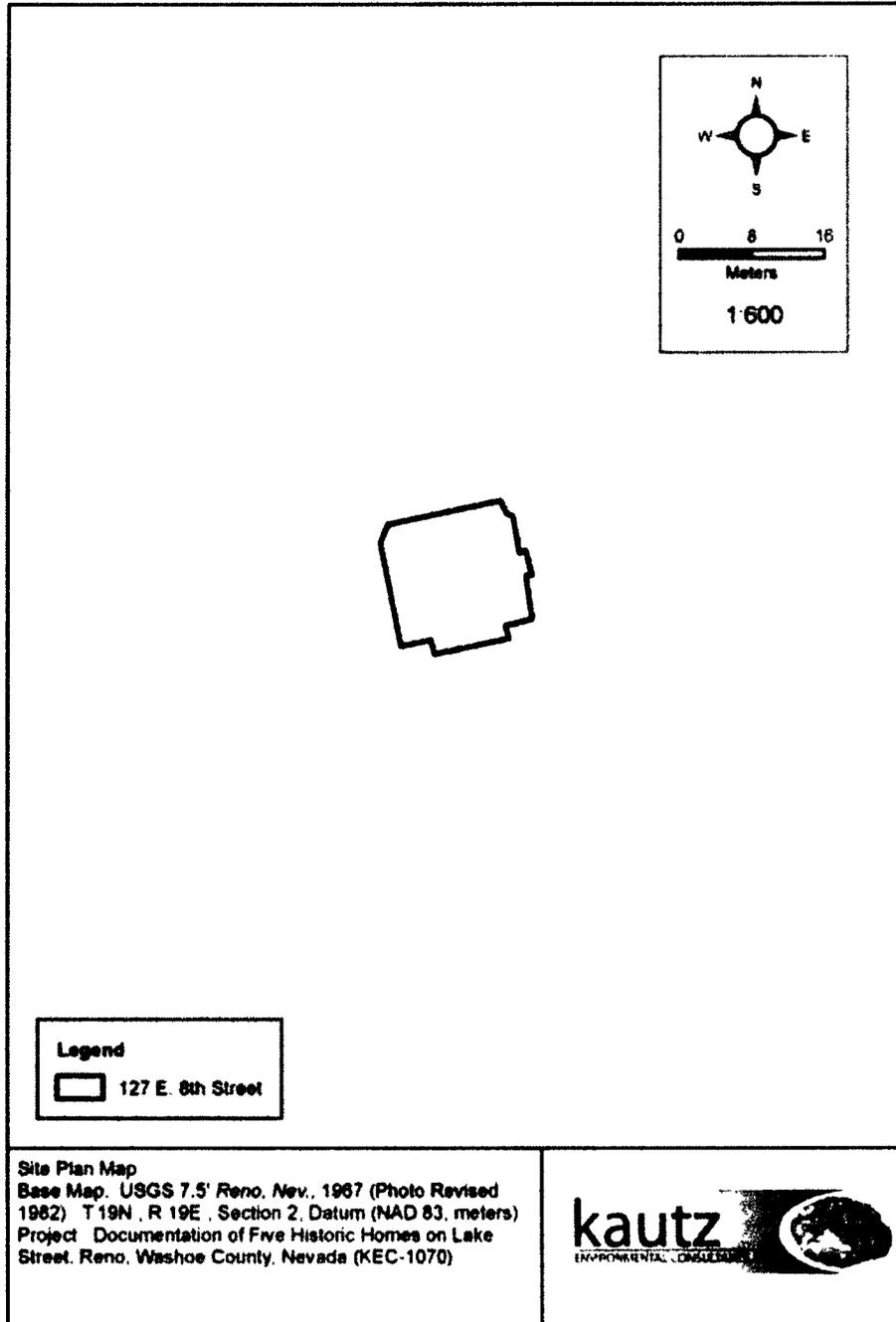
SHPO Resource Number: B15451

Other ID Number:

14. RESOURCE OVERVIEW MAP/RESOURCE PLAN/BOUNDARY MAP



SHPO Resource Number: B15451
Other ID Number:



SHPO Resource Number: B15451

Other ID Number:

15. PHOTOGRAPHS



Façade: Side Facing: SE Photographer: ZoAnn Campana Date: 3/12/2016

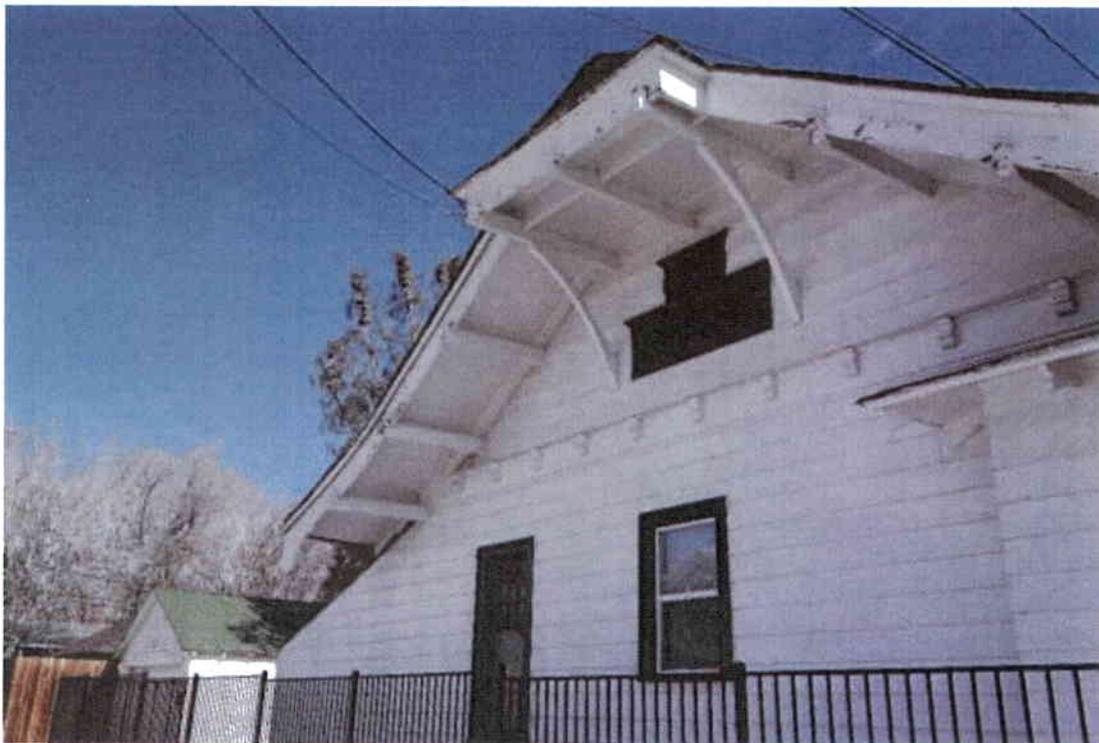


Façade: Front Facing: W Photographer: ZoAnn Campana Date: 3/12/2016

SHPO Resource Number: B15451
Other ID Number:



Façade: Rear Facing: SE Photographer: ZoAnn Campana Date: 3/12/2016



Detail Facing: NE Photographer: ZoAnn Campana Date: 3/12/2016

SHPO Resource Number: B15451

Other ID Number:



Detail Facing: SW Photographer: ZoAnn Campana Date: 3/12/2016



Façade: Rear Facing: SW Photographer: ZoAnn Campana Date: 8/7/2017