

**HISTORICAL RESOURCES COMMISSION
STAFF REPORT**

Date: November 9, 2023

To: Reno Historical Resources Commission

Subject: Staff Report (For Possible Action): Case No. CHR24-00001 (Greystone Castle Historic Resource Designation) -- A request has been made for nomination of the “Greystone Castle” to be listed on the City of Reno Register of Historic Places. The subject property is located at 970 Joaquin Miller Drive in the Newlands Historic District. The site is zoned Single-Family Residential 8 units per acre (SF-8) and has a Master Plan land use designation of Single-Family Neighborhood (SF).

From: Jeff Foster, Associate Planner

Ward #: 1

Case No.: CHR24-00001 (Greystone Castle Historic Resource Designation)

Applicant: Gilbert Family Trust, Timothy and Nancy Gilbert

APN: 011-304-06

Request: **Designation of Historic Resource:** Nomination to list the “Greystone Castle” 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 “Greystone Castle” located at 970 Joaquin Miller Drive in the Newlands Historic District. “Greystone Castle” is listed on the National Register of Historic Places (NRHP) (#02000875). It is also listed as a contributing resource in the Newlands Historic District (#16000912) designation on the NRHP. The applicant is requesting nomination of the “Greystone Castle” to be listed on the City of Reno Register of Historic Places.

Background: “Greystone Castle,” built in 1930, was listed on the NRHP on August 22, 2002. Its listing was supported under criterion A) for its role in Reno’s community planning and

development history, and under criterion C) as an excellent local example of the Tudor/English Country Cottage style of architecture within the broader category of Period Revival. The building construction consists of multi-colored rough-cut stone walls with horizontal lapped boards at all gable ends except the front, and a wood shake roof (**Exhibit B**). A dominant feature is the large multi-pane Gothic-arched front window. The detached double garage is sheathed in wood. Both buildings retain a high degree of historic and architectural integrity, down to the landscaping plan.

Analysis:

Nomination: The nomination to the City of Reno Register of Historic Places includes the house, landscaping, front iron fence, rear stucco-clad boundary wall, and detached garage.

The home is significant under City of Reno criteria (1), (2a), and (3c) for designation to the Register of Historic Places (RMC 18.07.201):

- (1) The building is listed on the National Register of Historic Places.
- (2a) The building is associated with events that have made a significant contribution to the broad patterns of local history.
- (3c) The building embodies elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

The home retains all seven qualities of integrity as defined in RMC 18.07.201 (location, design, setting, materials, workmanship, feeling, and association).

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

1. Large multi-pane Gothic-arched front window, two remaining original wood frame windows, and metal casement windows with multiple panes installed in the 1940s.
2. Cross gable roofline with a single dominant front gable; medium-pitched wood shake roof with a slight flare giving the appearance of a steeper pitch.
3. Multi-colored rough-cut stone exterior walls and horizontal lapped boards at gable ends; cut stone extends to the eaves on the front façade.
4. Tapering stone chimney.
5. Decorative wrought-iron fence panels around the front yard with arched front gate and winding entry path.
6. Rear wall with stucco finish.
7. Detached double garage sheathed in wood (entered from Monroe Street).

Master Plan Conformance: The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF) and is located 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. One comment in support has been received (**Exhibit C**). The applicant is scheduled to present the request at the November 13, 2023 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

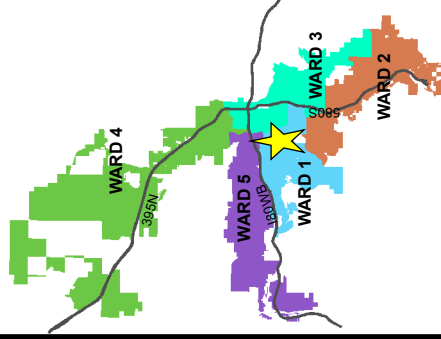
Exhibit C – Public Comment

AREA MAP

CHR24-00001

(Greystone Castle
Historic Resource
Designation)

Subject Site ▶ 



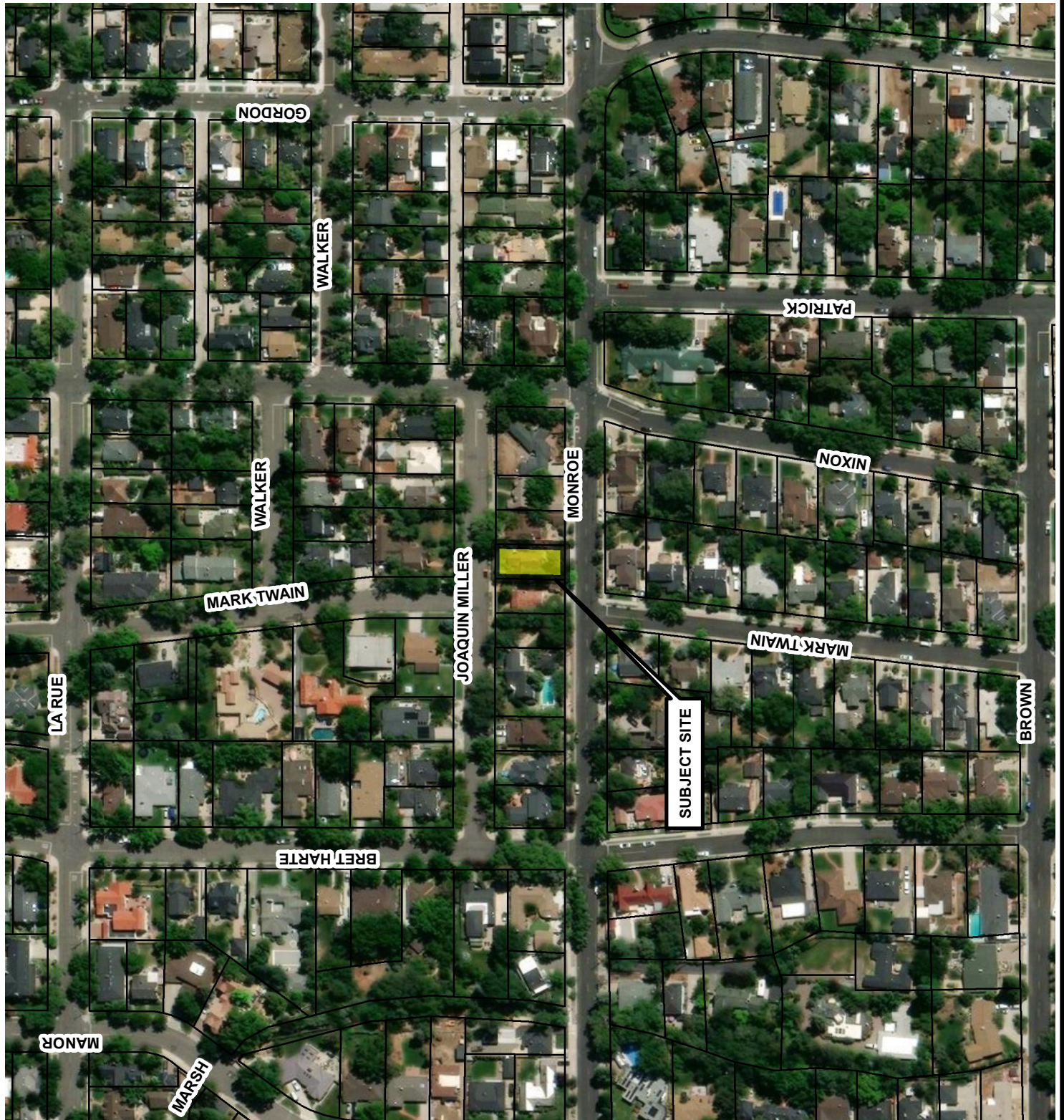
WARD 1



Developer
Services
Department

The information here
is approximate and
is intended for displa
purposes only.

Date: November 2023
Scale: 1 inch = 200 feet



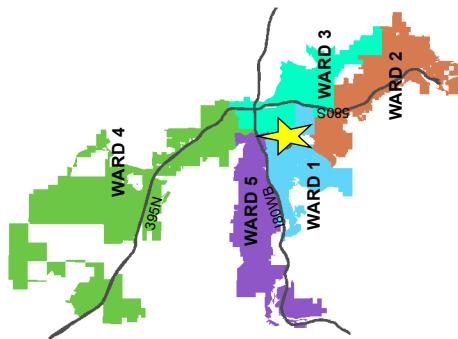
VICINITY MAP

CHR24-00001

(Greystone Castle
Historic Resource
Designation)



Subject Site ►



WARD 1



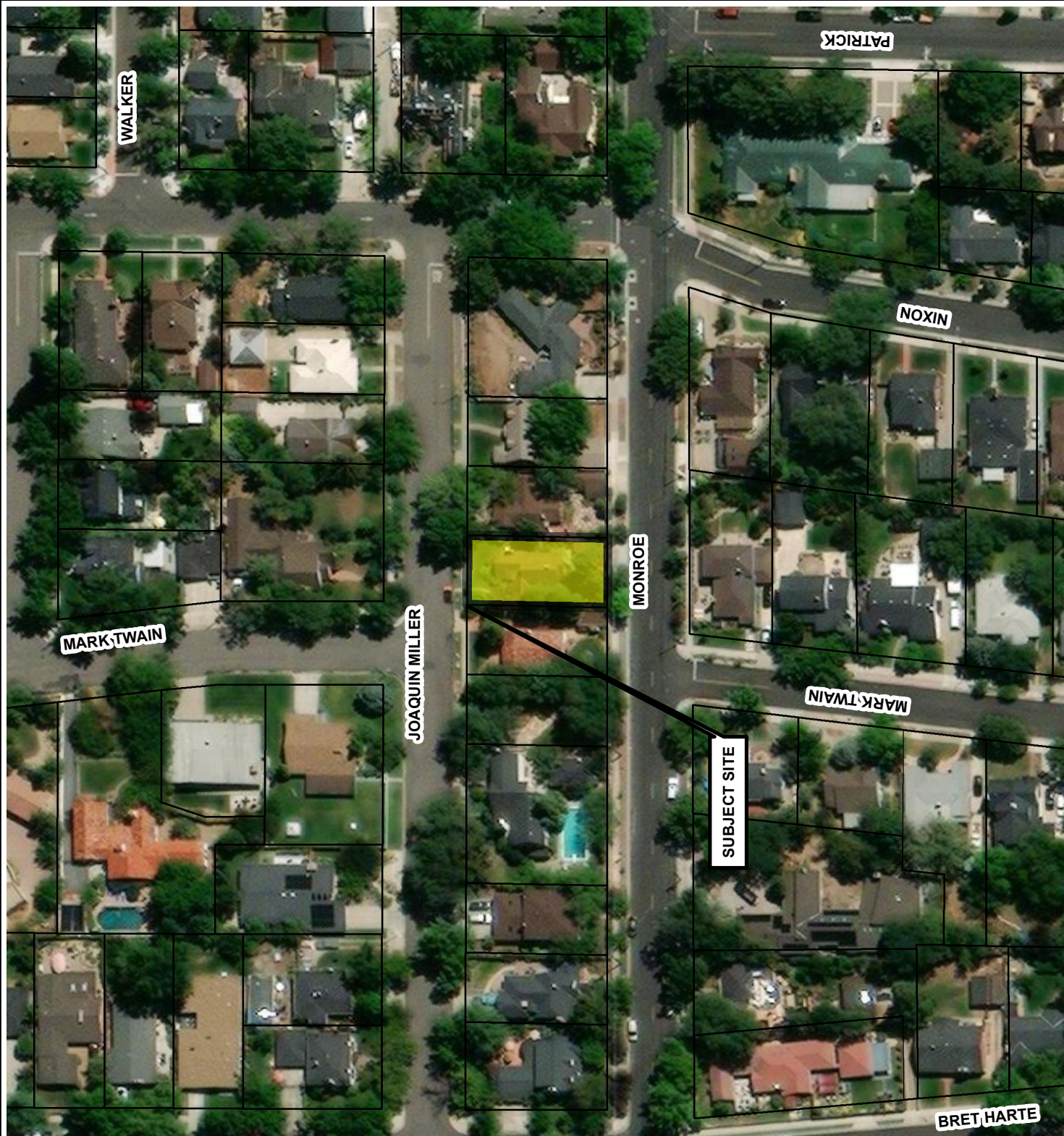
Development
Services
Department



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

Date: November 2023

Scale: 1 inch = 100 feet



ZONING MAP

CHR24-00001

(Greystone Castle
Historic Resource
Designation)

ZONING = SF-8

Subject Site ► 

Zoning Designations

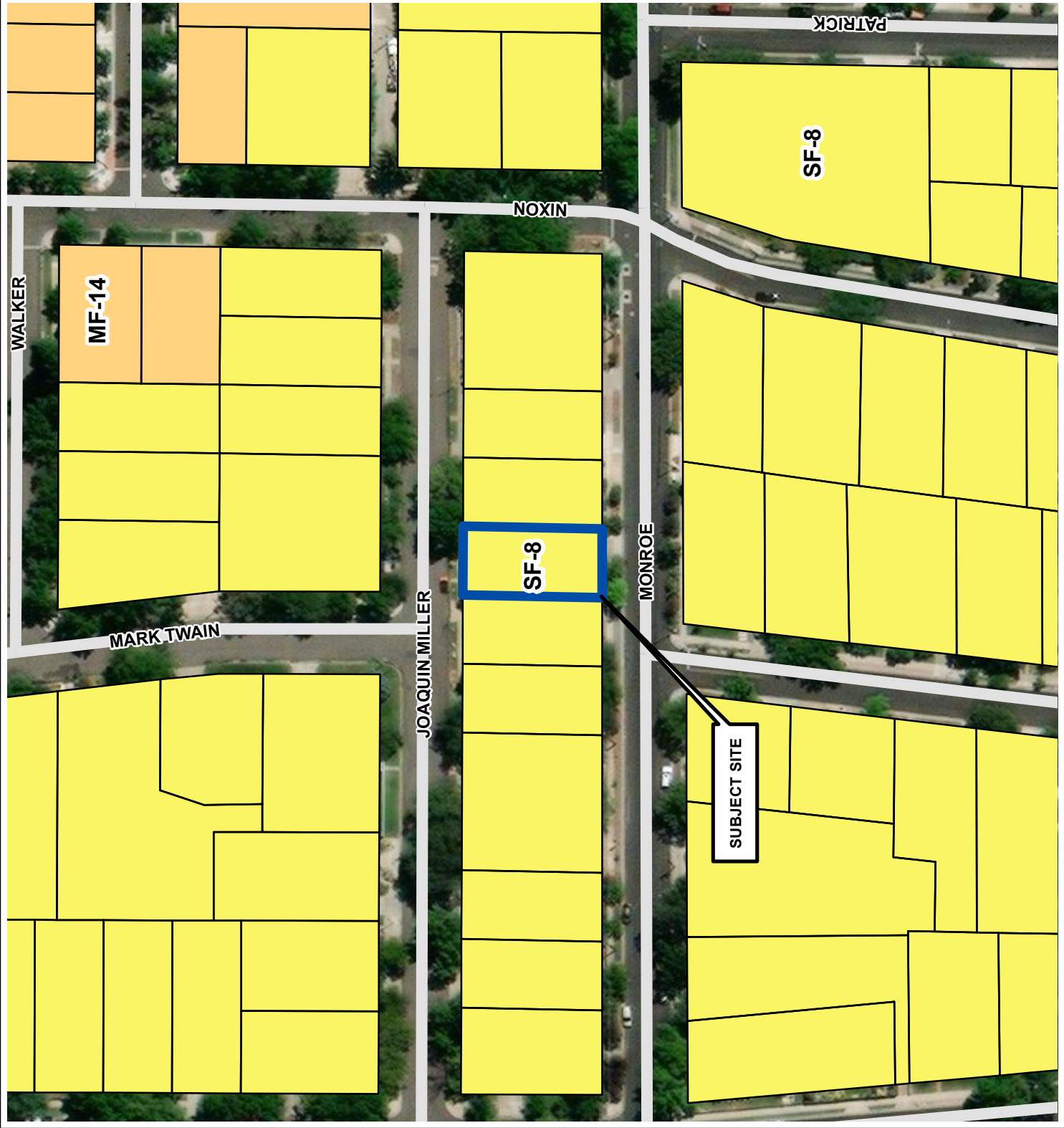
-  SF-8
-  MF-14



Development
Services
Department

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is approximate and
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purposes only.


DATE: November 2023
SCALE: 1 inch = 100 feet

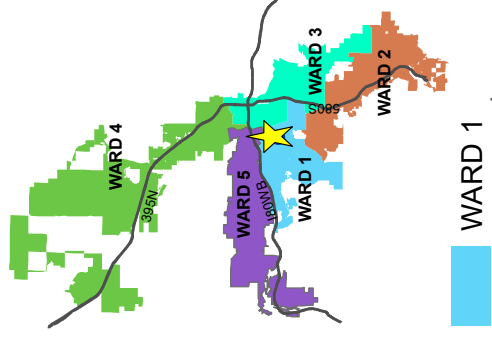


MASTER PLAN MAP

CHR24-00001

(Greystone Castle
Historic Resource
Designation)

Subject Site ► 

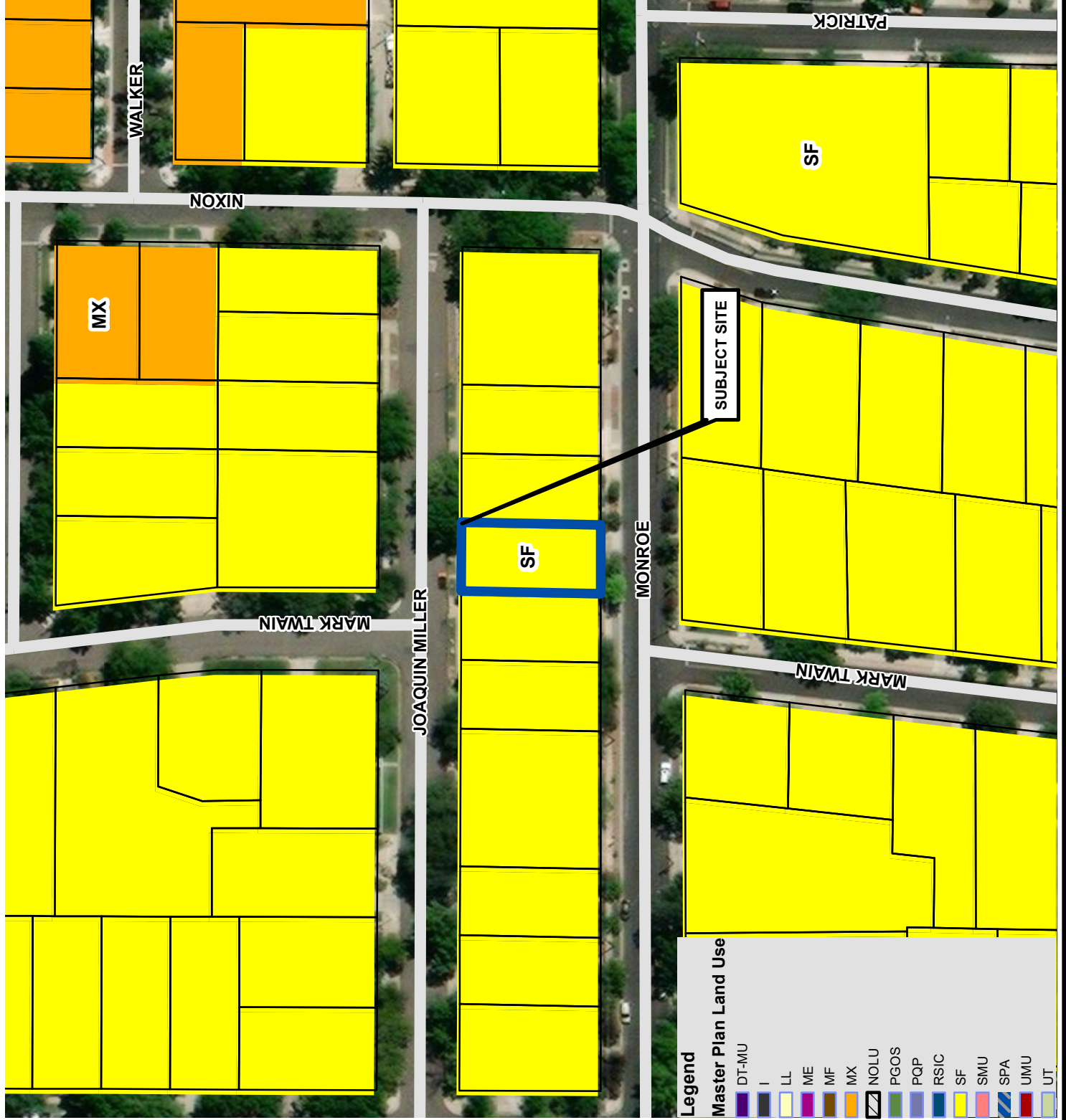


Development
Services
Department



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purposes only.

Date: November 2023
Scale: 1 inch = 100 feet





Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – North Elevation
October 2023
Photo by Melissa Hafey



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – Fence Detail
October 2023
Photo by Melissa Hafey



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – East Elevation
October 2023
Photo by Melissa Hafey



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – West Elevation
October 2023
Photo by Melissa Hafey



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – South Elevation from Monroe St
October 2023
Photo by Melissa Hafey



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – South Elevation from Monroe St

October 2023

Photo by Melissa Hafey

Jeff Foster

From: City of Reno <reno@enotify.visioninternet.com>
Sent: Wednesday, November 1, 2023 10:50 AM
To: Jeff Foster
Subject: 970 Joaquin Miller Dr, reno, NV

Message submitted from the <City of Reno> website.

Site Visitor Name: Stephani Bickerstaffe
Site Visitor Email: Mheelj@outlook.com

I vote to acknowledge 970 Joaquin Miller, reno, NV , as a designated Historical property. Thank you, S. R. Bickerstaffe @ 1099 Monroe Street, Reno, 89509



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.



[CLICK HERE FOR APPLICATION FEES](#)

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.



TYPICALLY REVIEWED WITHIN 90 DAYS



ACCEPTED ON THE 2ND AND 4TH MONDAY

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





**PLANNING
DIVISION**

MASTER APPLICATION

OFFICIAL USE ONLY

OFFICIAL USE ONLY

RECEIVED

CASE NUMBER

PROJECT NAME

Greystone Castle Historic Designation

PROJECT DESCRIPTION

Nomination of Greystone Castle (970 Joaquin Miller) 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.

PROJECT ADDRESS

970 Joaquin Miller Drive

ASSESSOR PARCEL NUMBERS

011-304-06

MASTER PLAN

SF

ZONING

SF-8

SITE SIZE

0.12

ACRES

PROPERTY OWNER

NAME

Gilbert Family Trust, Timothy and Nancy Gilbert

APPLICANT

NAME

Gilbert Family Trust, Timothy and Nancy Gilbert

AGENT AND CONTACT *

NAME

Melissa Hafey

MAILING ADDRESS

3899 Vistacrest Dr

Reno, NV 89509

MAILING ADDRESS

3899 Vistacrest Dr

Reno, NV 89509

MAILING ADDRESS

925 Riverside Dr

Reno NV 89503

PHONE

775-233-7528

PHONE

775-233-7528

PHONE

775-481-5617

EMAIL

tgilbert_nevada@outlook.com

EMAIL

tgilbert_nevada@outlook.com

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

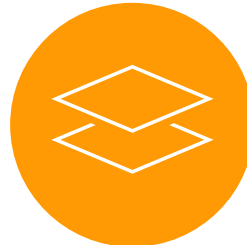
- ☒ DESIGNATION OF AN HISTORIC RESOURCE OR DISTRICT
- ☐ CERTIFICATE OF APPROPRIATENESS
- ☐ DEMOLITION CERTIFICATE

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.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 checked="" type="checkbox"/> Listed on the National or State Register of Historic Places <input checked="" 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

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) 011-304-06.
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).

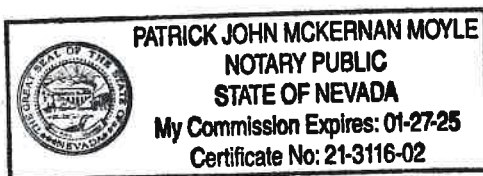
Executed on 10/20/2023, in Reno, NV
(date) (City) (State)

Timothy Gilbert
Signature

Timothy Gilbert
Printed Name

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 20th day of October, 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.



[Signature]
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.2: Applicant Affidavit

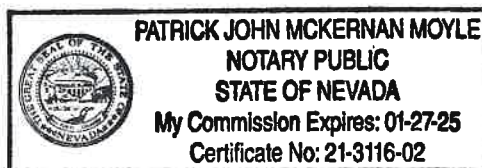
I am the applicant and/or consultant/firm involved in this petition and the foregoing statements and answers herein contained and the information herewith submitted for a Local Historic Register Nomination (application type) are in all respects complete, true, and correct to the best of my knowledge and belief. I declare under penalty of perjury that the foregoing is complete, true and correct for utility easement abandonment case number _____ (to be filled in by City of Reno staff).

Executed on 10/20/2023, in Reno, NV
(date) (City) (State)

Company: Gilbert Family Trust
Name: Timothy Gilbert
Title: TRUSTEE
Signed: Timothy Gilbert

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 20th day of October, 2023, TIMOTHY GILBERT (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the applicant and/or consultant/firm involved in this petition who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.



[Signature]
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.

Project Narrative

Greystone Castle (970 Joaquin Miller Drive) Historic Designation

This application is to nominate Greystone Castle at 970 Joaquin Miller Drive to the City of Reno Register of Historic Places. The nomination includes the house, the landscaping, the front iron fence, the rear stucco-clad boundary wall, and the detached garage.

Greystone Castle is already listed on the National Register of Historic Places #02000875. It is also listed as a contributing resource in the Newlands National Historic District (#16000912) designation.

The home is significant under City of Reno criteria 1, 2(a.), and 3(c.) for designation to the register of historic places (RMC 18.07.201).

1. The building is listed on the National and State Registers of Historic Places.
2. (a.) The building is associated with Reno's community planning and development history.
3. (c.) The building embodies elements of design, detailing, materials, and craftsmanship that render it architecturally significant.

See National Register Nomination forms attached for further description of significance.

The home retains all seven qualities of integrity as defined in RMC 18.07.201.

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

1. Large, multi-pane, Gothic arch front window and metal casement windows with multiple panes installed in the 1940s except for two remaining original wood frame windows.
2. Cross gable roofline with a single dominant front gable, wood shake, and medium pitch with a slight flare
3. Rough cut multi-color stone exterior and horizontal lapped boards at gable ends; cut stone extends to the eaves on the front façade
4. Tapering stone chimney
5. Decorative wrought-iron fence panels around the front yard with arched front gate and winding entry path.
6. Rear fence wall with stucco finish.
7. Detached two car garage sheathed in wood entered from Monroe Street

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 _____ Greystone Castle _____

other names/site number _____ n/a _____

2. Location (to be completed by applicant)street & number _____ 970 Joaquin Miller Drive _____ ☐ not for publicationcity or town _____ Reno _____ ☐ vicinity

state _____ NV _____ 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

Name of Property

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	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	2	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	2	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		0	

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

Tudor Revival

Materials

foundation Concrete

walls Stone

roof Wood Shake

other

Narrative Description

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

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

Community Planning and Development

Architecture

Period of Significance

1930

Significant Dates

1930

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

W.E. Barnard

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

See National Register Nomination

Greystone Castle

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 970 Joaquin Miller Drive

Parcel Number of Property 011-304-06 Acreage of Property 0.12

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 10/02/23

street & number 925 Riverside Drive telephone 775-481-5617

city or town Reno state NV zip code 89503

Greystone Castle

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, Gilbert & Nancy

street & number 3899 Vistacrest 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)

-

City of Reno
Community Development Department

CITY OF RENO REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 1

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National Register of Historic Places, Greystone Castle, Reno, Washoe, Nevada, National Register
#02000875



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – North Elevation
October 2023
Photo by Melissa Hafey



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – Fence Detail
October 2023
Photo by Melissa Hafey



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – East Elevation
October 2023
Photo by Melissa Hafey



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – West Elevation
October 2023
Photo by Melissa Hafey



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – South Elevation from Monroe St
October 2023
Photo by Melissa Hafey



Greystone Castle Local Register Nomination, 970 Joaquin Miller Drive, Reno, NV 89509 – South Elevation from Monroe St

October 2023


Photo by Melissa Hafey

City of Reno Map

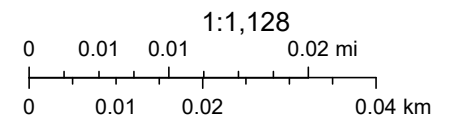


9/29/2023, 9:16:10 AM

2021 Aerial Photos (Large Scale)

 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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Greystone Castle

other names/site number: N/A

2. Location

street & number 970 Joaquin Miller Drive not for publication N/A
city or town Reno vicinity N/A
state Nevada code NV county Washoe code 031 zip code 89509

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility, meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Ronald M. Jones, SHPO
Signature of certifying official/Title

6-12-02
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register
 See continuation sheet.
 determined eligible for the
 National Register
 See continuation sheet.
 determined not eligible for the
 National Register
 removed from the National Register
 other (explain):

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19th/EARLY 20th CENTURY REVIVAL
Tudor Revival

Materials (Enter categories from instructions)

foundation Concrete
roof Wood shake
walls Stone
other _____

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

8. Statement of Significance

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

Property is:

- _____ A owned by a religious institution or used for religious purposes.
_____ B removed from its original location.
_____ C a birthplace or a 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.

Areas of Significance (Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance 1930

Significant Dates	1930
-------------------	------

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation	N/A
----------------------	-----

Architect/Builder	W.E. Barnard
-------------------	--------------

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data

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

Name of repository: _____

10. Geographical Data

Acreage of Property .12 acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>11</u>	<u>257590</u>	<u>4377320</u>	3	<u> </u>	<u> </u>
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>
	<u> </u>	<u>See continuation sheet.</u>				

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

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

11. Form Prepared By

name/title	<u>Mella Rothwell Harmon</u>		
organization	<u>State Historic Preservation Office</u>	date	<u>February 28, 2002</u>
street & number	<u>100 N. Stewart Street</u>	telephone	<u>775-684-3447</u>
city or town	<u>Reno</u>	state	<u>NV</u> zip code <u>89701</u>

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
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 SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name	<u>Lou Melton Trust</u>		
street & number	<u>970 Joaquin Miller Drive</u>	telephone	<u> </u>
city or town	<u>Reno</u>	state	<u>NV</u> zip code <u>89509</u>

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Greystone Castle, Reno, Washoe County, Nevada

7. Description

Greystone Castle is located on a small lot in Reno's Newland's Manor subdivision. It was originally identified as 636 Joaquin Miller Drive, but in the 1950s the street was renumbered and the house was assigned 970. Built in 1930 by developer W.E. Barnard, the house was advertised as having "the charm of an old English castle and all the modern conveniences of the very latest American home" (*Reno Evening Gazette*, August 9, 1930). Mr. Barnard had a flare for small-scale picturesque and romantic designs. Greystone Castle fits somewhere in the range of variation in the Tudor architectural style, with a strong English Country Cottage influence, although a dominant feature is the large multi-pane Gothic-arched front window. While it is a cottage in terms of size and scale, Greystone has all the charm and quaintness of a tiny English castle.

The building's plan is simple, encompassing five rooms and 1,220 square feet of space. The roofline is a cross gable, with a single dominant front gable. The roof is medium-pitched, but a slight flaring gives the appearance of a steeper pitch, which contributes to the building's quaintness. The eaves do not overhang and the roof surface is wood shake. The exterior walls are of multi-colored, rough-cut stone, with horizontal, lapped boards at all gable ends except the front, where the cut stone extends to the eaves. A tapering stone chimney rests against the east wall and rises above the roofline slightly. The stonework is reminiscent of the work of the stone masons from Stewart Indian School in Carson City. Their work would have no doubt been known to Barnard, and Greystone Castle was built during the height of their operations, but no reference to an association with the Stewart masons has been found. With the exception of the fixed Gothic window on the front façade, and two remaining original wood-frame windows, fenestration is metal casement with multiple lights installed in the 1940s.

An advertisement for the new house ran in the August 9, 1930 *Reno Evening Gazette*. It offered the following description:

Greystone Castle is a modern 5-room home built of all cut stone. There are two bedrooms, each with a big closet lined with Tennessee cedar—a wonderful feature. The big living room with an ornamental stone fireplace has random plank hardwood floor. There is a large cathedral type window in the front of this room giving charm and distinction from both outside and inside. All window sills are of tile. The dining room is unique with a tile floor, lending a most unusual touch. The kitchen is outstanding from the standpoint of both beauty and convenience. There is plenty of cupboard room and storage and space. There is a Hotpoint electric range set in tile with storage compartments underneath. The bathroom has tile floor and walls and a recessed tub. There is a large basement with furnace heating all rooms. The double garage has its entrance from the rear of the house.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7,8 Page 2

Greystone Castle, Reno, Washoe County, Nevada

7. Description, continued

The sidewalks, brick garden walks, all lawn and shrubbery and rock wall around the house are all complete. Greystone Castle has the fascinating appearance of age and maturity, but everything throughout the house is modern to the last word.

The detached double garage is sheathed in wood and is entered from Monroe Street behind. It is a contributing element of this nomination. Both buildings retain a high degree of integrity, down to the landscaping plan.

8. Significance

Greystone Castle is eligible for the National Register of Historic Places under criterion A, for its role in Reno's community planning and development history, and under criterion C, as an excellent local example of the Tudor/English Country Cottage style of architecture, within the broader category of Period Revival. The developer, William Everett Barnard, who built the house and laid out the subdivision in which it is located, clearly favored English themes. This area within the greater Newlands Heights Addition was named Newlands Manor. Keeping with the "manor" theme, Barnard also developed Manor Heath, Manor Park, Manor Circle, Manor Gardens, and Manor Knoll, as well as a neighborhood west of the University of Nevada campus appropriately named University Terrace. Little more is known about W.E. Barnard but that he was born in Oakland, California, attended Oakland High School and the University of California, Berkeley, and worked in the grain business before arriving in Reno in 1925. He was also involved in the planning and financing of Reno's Medico-Dental Building, the Cadillac-Chrysler-Nash Dealership, and the remodeling of the Granada and Majestic theaters (Moore 1932:167).

Criterion A—Community Planning and Development

Reno began as a 40-acre town site surrounding the depot built along the transcontinental rail route in 1868 by the Central Pacific Railroad. Over the following three decades the town expanded at a moderate rate with additions to the town being made to the north of the original town boundaries. The town maintained a fairly stable economy growing and transporting agricultural products to the outlying mining districts, as well as to points east and west. Because of the railroad, Reno became a center of commerce, and the neighborhoods began to fill with comfortable Victorian homes. Following several devastating fires, brick and stone became popular building materials.

The first decade of the twentieth century brought with it several developments that would direct the nature of Reno's growth and development. The first was the high-profile divorce case of William Corey, president of U.S. Steel Corporation. Mr. Corey's wife came to Reno to get a divorce from her

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Greystone Castle, Reno, Washoe County, Nevada

8. Significance, continued

philandering husband. The publicity generated by the case brought a certain amount of criticism, but it also planted the seed of economic opportunity in the minds of city fathers. Nevada's constitution allowed a generous six months in which to become a *bona fide* resident, which was important in the early years when Nevada sought voters. This quirk in the law was recognized as just the ticket to entice the growing market for migratory divorce. By 1910, the town had garnered for itself the reputation as a divorce colony, an image it would build on over the next five decades.

Another development that changed the direction of Reno's future was the arrival of George Wingfield, who had made a fortune in the recent Tonopah gold boom. Wingfield, who was at the same time powerful, ingenious and unscrupulous, became a political and economic force in Reno. His business endeavors included such things as banks, hotels, gambling halls, and brothels, and his business associates ran the gamut of anticipated professionals. As a result of its colorful industries, Reno had a rather questionable reputation, but it was also economically successful and more stable than other communities in Nevada, which endured the boom-and-bust cycles of mining and agriculture. Hence, with a relatively stable economy and the presence of prominent politicians, bankers, and lawyers, Reno grew into a small but prosperous community, the largest in Nevada until Las Vegas finally eclipsed it in the 1960s.

Reno's most prestigious citizens lived along a high bluff overlooking the Truckee River, including U.S. Senators George S. Nixon, and Francis G. Newlands.¹ The first residence in what would come to be known as the Newlands District, was Senator Newlands's own home at 7 Elm Court, built in 1889. Newlands was involved in land development in Chevy Chase, Maryland, and also in his own Reno neighborhood. Newlands formed the Newlands Company, which began subdividing land beginning with the Rio Vista Heights Subdivision in 1906. The homes in the Rio Vista subdivision were along Court and Belmont² Streets, and were large-scale, architecturally-distinctive residences. The Newlands Company continued subdivision activities with the Newlands Tract, the Newlands Home Tract, Newlands Terrace, and the Newlands Heights Subdivisions in 1920, and the Newlands Heights Addition in 1929. As Newlands's subdivisions spread south of the Truckee River (and the bluff with the lavish mansions), parcels were filled with more modest, yet fashionable residences. The greater Newlands District remains today one Reno's most desirable historic neighborhood. As such, it retains a high degree of integrity, which allows it to portray its developmental history (Bogoshian and Scharmer 1982).

¹ George Wingfield did not live on the bluff, but rather on Court Street, one block behind the Washoe County Courthouse.

² Belmont Street is now Arlington Street.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Greystone Castle, Reno, Washoe County, Nevada

8. Significance, continued

Reno's Building Boom

The 1920s, when the Newlands Company was busy subdividing southwest Reno, were especially prosperous years for Reno, which experienced a growth spurt in 1925 when construction permits were issued exceeding \$1,430,457. The growth peaked in 1929, when building permits totaled \$2,111,275. Building permit activity did not fall below the \$1 million level until 1932, however. Even during the first few years of the Great Depression, Reno was not only kept afloat but thriving economically by the divorce trade. The trade resulted in a greater demand for housing, since divorce-seekers streaming to Reno for an easy divorce had to live there for six months (until 1927); three months (from 1927 to 1931); or six weeks (after 1931). The 1931 change in Nevada's divorce law reducing the residency period from three months to six weeks opened the flood gates, and between 1929 and 1939, more than 30,000 divorces were granted in Washoe County alone. This activity had a dramatic affect on Reno's permanent population, as well. Between 1920 and 1940, Reno's population grew 43 percent, and the number of dwelling units grew from 2,617 in 1920 to 7,309 in 1940; an increase of 64 percent (Harmon 1998:86-89).

A number of new subdivisions and additions to the City of Reno were platted and recorded during the period 1920 to 1935. The majority of these occurred within the greater Newlands district in Reno's southwest quadrant, which from the beginning had been a highly desirable area. Among the new subdivisions of this period were W.E. Barnard's Newlands Manor, Manor Heath, Manor Knoll, and Manor Gardens (Washoe County Recorder's Office 2002). It stands to reason, therefore, that these new neighborhoods would contain the full array of Period Revival styles, from Chateausque to Mission, and ranging in scale from grand mansions to one-bedroom cottages. One might wonder at the utility of small one- and two-bedroom homes in such an upscale neighborhood, but the Newlands was also a popular area for divorce-seekers to find housing. Thinking in terms of short-term residency, small houses had a ready market and placing them in an otherwise stable residential zone made good economic sense while the divorce trade thrived. In fact, Greystone Castle was occupied by a succession of divorce-seekers during the 1930s (Harmon 1998:Appendix 3).

Newlands Manor

Newlands Manor, in the Newlands Heights Addition, was first subdivided in October 1927 by the Newlands Company and Nevada Development Company, W.E. Barnard, president. The recorded tract map covered blocks 1 through 7, which lay north of LaRue Avenue in between Reno and Nixon avenues. The second phase, including blocks 8 through 14, were recorded two months later and went from LaRue Avenue south to Monroe Street. Barnard's signature appears on the recorded tract map for Manor Heath, dated May 1929, which extends south of Monroe Street, and on the 1930 map of Manor Gardens,

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CONTINUATION SHEET

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Greystone Castle, Reno, Washoe County, Nevada

8. Significance, continued

southwest of Newlands Manor. Manor Knoll, was recorded by Barnard in September 1931. Barnard retained two parcels in Newlands Manor on which he built two small Tudor Revival cottages. The other lots were sold to individual buyers or to speculative builders. Barnard's houses represent his community planning and development activities and explains the diversity of Period Revival styles present in the area.

Criterion C—Architecture

Whatever his architectural inspiration was, in 1930 Mr. Barnard produced two quaint cottages on Joaquin Miller Drive, a short two-block long street in the second phase of his Newlands Manor subdivision. The Newlands Addition contains the greatest diversity of architectural styles in Reno. Numerous large and small examples reflecting English and French influences can be found, but also Craftsman, Mediterranean, Prairie, and Classical and Colonial Revival styles are common. The Newlands Addition was established shortly before the turn of the twentieth century and subdivided several times over the course of the next thirty years. Furthermore, the area was always affluent, so the homes, whether large or small, reflected the current architectural fashion of the period in which they were built. The Newlands Addition is also an area in which many architect-designed homes can be found. Nationally-prominent architects contributed to the architectural scene in the Newlands Addition, including Paul Revere Williams, Elmer Grey, as well as Nevada's pre-eminent architect, Frederic DeLongchamps. Another home in the area that reflected the Tudor/English Cottage style, was DeLongchamps's own home at 4 Elm Court, built ca. 1930. In fact, DeLongchamps was accomplished in the quaint English Cottage style, designing more than 25 in that style between 1910 and 1938.

Period Revival Architecture

The Tudor/English Cottage style falls under the broader architectural category of Period Revival that was popular in the United States from about 1910 to the early 1930s. Several trends in art and architecture responded to the waning of the Victorian era. One was the Arts and Crafts Movement that in addition to reacting to Victorian fussiness with a sense of order and purpose, also sought to reject the dehumanizing affects of the machine age. The signature architectural style of this movement was the homey Craftsman bungalow, which became a ubiquitous symbol of western back-to-nature living. Reno embraced the bungalow with its own red brick version that was replicated in every neighborhood during the first four decades of the twentieth century.

The other notable architectural response to Victorian styles was the "Academic Reaction" led by the influential New York firm of McKim, Mead, and White. This approach was marked by "a return to

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Greystone Castle, Reno, Washoe County, Nevada

8. Significance, continued

formal, disciplined order and the literal, archaeological adaptation of historical styles that had gone out with the Greek Revival" (Carley 1994:176). This brought about renewed interest in historical European designs, and a new interest in America's colonial past. The early twentieth century saw a resurgence of interest in a variety of period styles that were "safe and conservative designs." These reflected historical ancestors like half-timbered manor houses of Tudor England, and country estates of Normandy and Spain. The wealthy were the first to embrace these styles and they kept prestigious American architectural firms busy. Over the course of several decades, however, these popular revival styles spread to more modest suburban neighborhoods (Carley 1994:176). Regional expressions developed as well, with Dutch Colonial in the East, and Spanish Colonial in the West, until the 1920s when the geographical constraints were broken.

The term Period Revival is not universally employed when discussing the architecture of this era. John Milnes Baker (1994) refers to it as "Reminiscent Styles." In contrast to Victorian excesses, World War I architecture sought to find "simple, direct, and logical solutions," and "artistic skill combined with practical good sense" (Baker 1994:118). Quoting from an architectural competition of 1916, Baker includes the following as an example of desirable characteristics: "A good common sense livable house should be simple and dignified, but full of charm," and "A wise use of simple materials and simple forms is another sign of good taste which is rapidly coming into favor. The exterior is so quiet and so simple as to have the charm that goes with all restrained work" (Baker 1994:118).

Another name used to describe a small house like Greystone Castle is Cotswold Cottage, also called an Ann Hathaway or Hansel and Gretel Cottage. This type defines a low, asymmetrical style with a prominent brick or stone chimney in the front or side that appears to be very large in relation to the overall size of the house, a steep gable roof with complex lines, and an exterior of natural local materials like brick, stone, wood or half timbers. The style claims roots in the Cotswold Hills of England around the time of the Norman conquest of 1066. The romantic revival of the style was popular throughout the U.S. in the 1920s and 1930s (Harrison 1973:122).

The source of developer W.E. Barnard's picturesque designs is not known. He may have engaged an architect or he may have availed himself of plan book designs. There were a number of plan books, particularly in the 1920s, that specialized in small homes with "quiet, simple charm," so admired at the time. These pattern books included offerings by the Architects' Small House Service Bureau, Rogers and Manson, Harris, McHenry and Baker Company, Henry Atterbury Smith, Robert Jones, Ray H. Bennett Lumber Company, Inc., and Loizeaux, to name a few. Bungalow pattern books were also available, with the most important by the publisher of "The Craftsman," Gustav Stickley.

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CONTINUATION SHEET

Section 8, 9 Page 7

Greystone Castle, Reno, Washoe County, Nevada

8. Significance, continued

The Architects' Small House Service Bureau was established in 1919 in response to the housing shortage following World War I. In addition to the shortage of housing units, Secretary of Commerce Herbert Hoover (1921-1928) reported that 30 percent of the existing homes were "below American ideals of decent family life" (Architects' Small House Service Bureau 1992 reprint:v). The Small House Service Bureau was organized to help deal with the rash of poorly-designed houses that were being built without benefit of an architect. From its inception in 1919 to its demise in 1942, the Bureau adhered to traditional revival designs such as Dutch and New England Colonial, Tudor, Spanish, and Italian, although it offered Bungalow and "Modern American" designs, as well (Architects' Small House Service Bureau 1992 reprint).

In Greystone Castle, W.E. Barnard chose a style that represented both current fashion and current ideas of proper housing, and characterized the goals of development established by Francis Newlands. For these reasons, Greystone Castle is being nominated for the National Register of Historic Places.

9. Bibliography

Architects' Small House Service Bureau

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9, 10 Page 8

Greystone Castle, Reno, Washoe County, Nevada

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10. Geographical Data

Boundary Description

The National Register boundaries of Greystone Castle includes the .12-acre parcel identified as Assessor's Parcel Number 011-304-06, Washoe County, Nevada, located in Section 14, T.19N, R.19E, MDM.

Mella Harmon

From: Mella Harmon
Sent: Tuesday, March 30, 2004 1:04 PM
To: 'Cheryl Duran'
Subject: RE: Greystone Castle

Greystone Castle was built in 1930 by W.E. Barnard, who had subdivided the Newlands Manor housing tract. Barnard built Greystone Castle and the house next door (950 Joaquin Miller) on spec. It was advertised in the Reno Evening Gazette newspaper on August 9, 1930. Possibly due to the great Depression, Greystone Castle was not permanently occupied until 1936 or 1937, when a Mrs. Elvira Wooster was reported as the resident. Before that, Barnard rented the house on a six-week basis to divorce-seekers.

The property is listed in the National Register of Historic Places. I would be happy to share the nomination with you. I can e-mail or snail mail it.

Mella Harmon

-----Original Message-----

From: Cheryl Duran [mailto:cld@dmhighlandsgroup.com]
Sent: Tuesday, March 30, 2004 12:31 PM
To: Mella Harmon
Subject: Greystone Castle

Can you tell me who this was built for? Or if there is any historical information other than the builder on it?

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 9

Greystone Castle, Reno, Washoe County, Nevada

10. Geographical Data, continued

Boundary Justification

Resource boundaries include all land commonly associated with the lot identified as Washoe County, Nevada APN. 011-304-06.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photographs Page 10

Greystone Castle, Reno, Washoe County, Nevada

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photographs Page 10

Greystone Castle, Reno, Washoe County, Nevada

Photograph 1

Property Name:	Greystone Castle
Property Location:	Reno, Washoe County, Nevada
Photographer:	Mella Rothwell Harmon
Date:	June 13, 2002
Location of Negative:	State Historic Preservation Office 100 N. Stewart Street Carson City, NV 89701
Description:	Front elevation, facing southeast

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

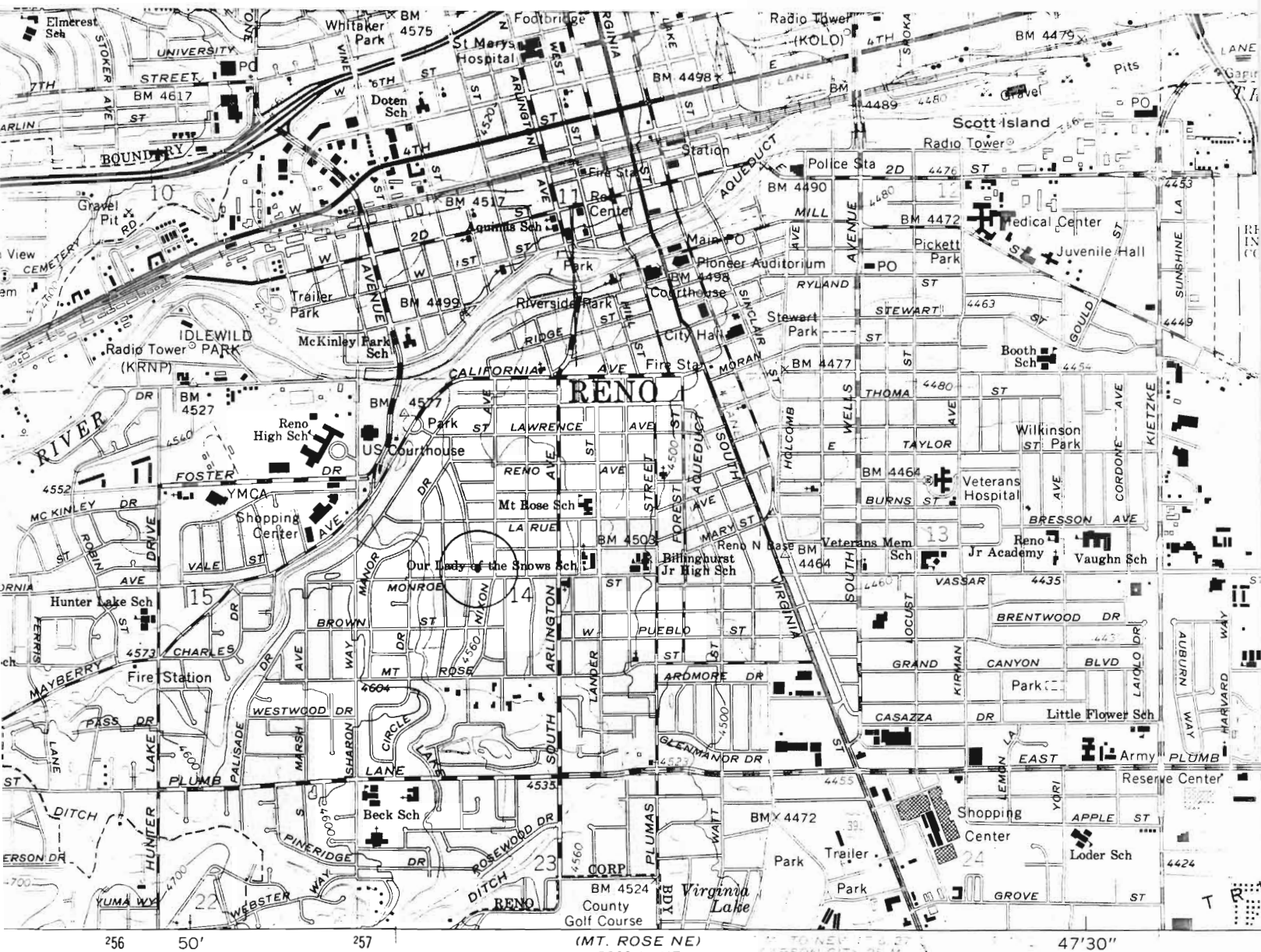
Section Additional Materials Page 11

Greystone Castle, Reno, Washoe County, Nevada

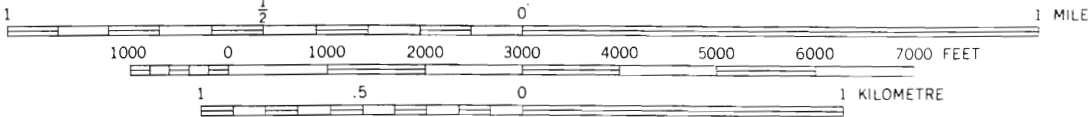
Subdivision Maps

- Map 1: Newlands Manor Recorded Subdivision Map for Blocks 1-7
Filed June 1927
Washoe County, Nevada Recorder's Office
- Map 2: Newlands Manor Recorded Subdivision Map for Blocks 8-16
Filed April 1928
Washoe County, Nevada Recorder's Office

GREYSTONE CASTLE, RENO, WASHOE COUNTY RENO, NEV. QUAD 1967, P.R. 1974



SCALE 1:24 000



CONTOUR INTERVAL 20 FEET
 DOTTED LINES REPRESENT 10-FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUAD
 Revisions shown
 taken 1974.
 Purple tint indicating

AMENDED PLAT
NEWLANDS MANOR
SUBDIVISION OF BLOCKS 1,2,3,4,5,6,7
NEWLANDS HEIGHTS ADDITION
CITY OF RENO.

State of Nevada
County of Washoe

I, W. R. King, being first duly sworn, depose and say, that this plat is a true and accurate map or plat of the land represented thereon, and surveyed under my supervision and laid out into blocks, lots, streets, alleys and public places at the instance of the Nevada Land Company, owner, that the location of said blocks, lots, streets, alleys and public places have been definitely ascertained in strict accordance with the laws and as shown hereon, that the blocks, lots, streets, alleys and public places shown hereon are situated wholly within the SE and SW of the NW 1/4, Sec 14, T41N, R11E, M.D.M. and the survey was completed October 3rd A.D. 1927.

W. R. King
Surveyor

Subscribed and sworn to before me this 1st day of October A.D. 1927.

Madeline H. Russell
Notary Public for the State of Nevada

My commission expires
1st day of Oct. 1930

State of Nevada
County of Washoe

This is to certify that the under signed, Newlands Heights, Inc., is the owner of the tract of land represented on this map or plat and the same is hereby executed in compliance with and subject to the provisions of the Statute of the State of Nevada authorizing owners of land to lay out and divide said blocks, lots, streets, alleys and public places and to provide for the proper and lawful use thereof, approved March 14, 1915 as amended 1927 and 1928.

Newlands Heights, Inc. has caused its corporate seal and name to be hereon affixed by its duly authorized officer, hereunto duly authorized this 1st day of October A.D. 1927.

Newlands Heights, Inc.
By Madeline H. Russell
Its President

State of Nevada
County of Washoe

On this 1st day of October A.D. 1927, personally appeared before me, Notary Public and for Washoe County, State of Nevada, W. R. King, known to me to be the duly elected, qualified and acting President of Newlands Heights, Inc., the corporation that executed the foregoing instrument, and upon oath did depose and say that he is an officer in the above corporation and that the seal affixed to the said instrument is the corporate seal of the said corporation; that the signature to the said instrument was made by an officer of said corporation as indicated after his signature; that the said corporation duly executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

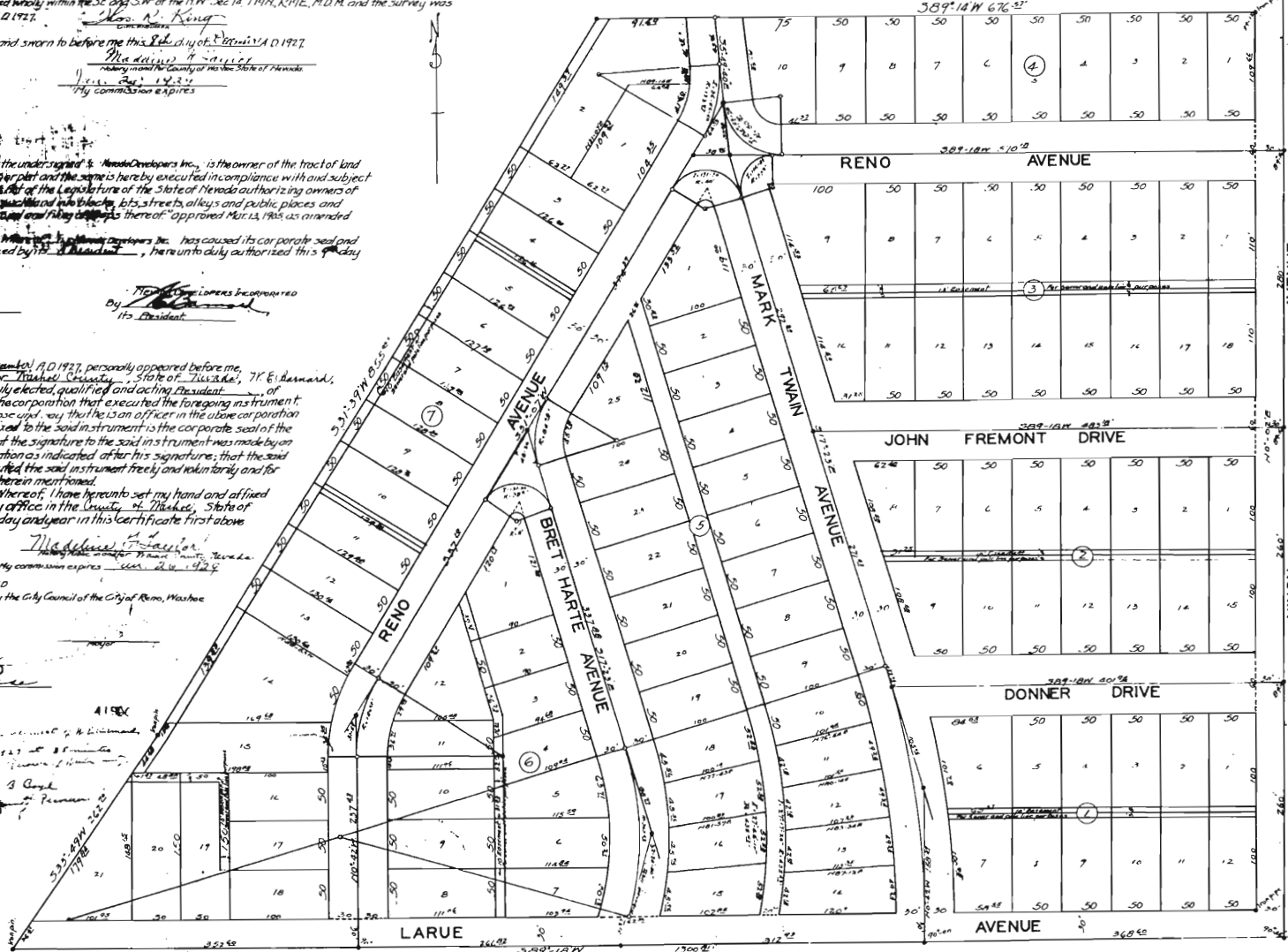
In witness whereof, I have hereunto set my hand and affixed my official seal at my office in the County of Washoe, State of Nevada, the day and year in this certificate first above written.

Madeline H. Russell
Notary Public for the State of Nevada
My commission expires 1st day of Oct. 1930

APPROVED AND ACCEPTED
this 1st day of October 1927 by the City Council of the City of Reno, Washoe County, Nevada.

SEAL

John C. Brown
City Clerk



1/3200 ft.
Easements in red.
Concrete Monuments.
Scale 1" = 50 feet.

RENO AVE.
TAYLOR AVE.
NIXON AVE.

TOP 1/2 SECTION 14

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

This is to certify that the undersigned THE NEWLANDS COMPANY is the owner of the tract of land represented within map or plat and that the same is hereby conveyed in compliance with and subject to the provisions of "An Act of the Legislature of the State of Nevada authorizing owners of land to lay out and plat said land into lots, streets, alleys and public places and providing for the approval and filing of maps or plats thereof," Approved March 11, 1905, as amended 1921 and 1923.

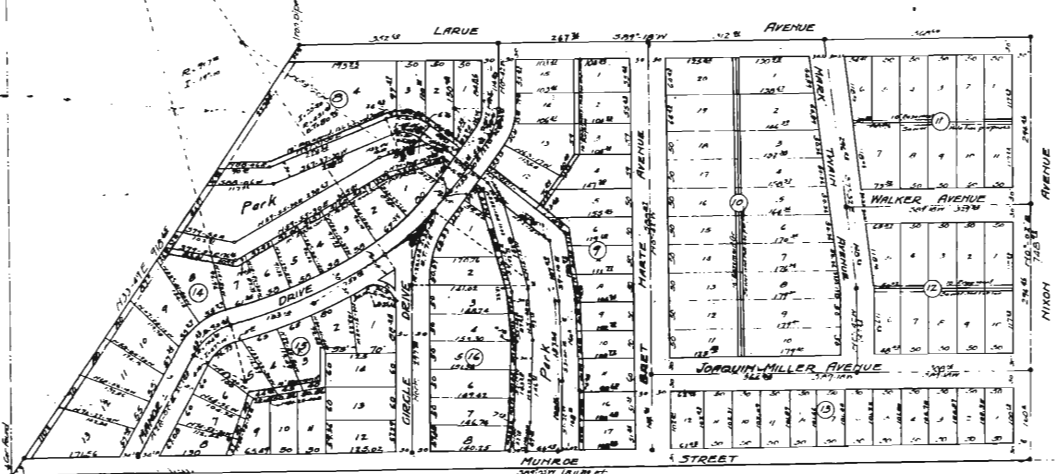
THE NEWLANDS COMPANY
By Edmund B. Boush
ITS VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

In the County of SAN FRANCISCO, I, Edmund B. Boush, Vice President of THE NEWLANDS COMPANY, do hereby certify that the undersigned is the owner of the tract of land represented within map or plat and that the same is hereby conveyed in compliance with and subject to the provisions of "An Act of the Legislature of the State of Nevada authorizing owners of land to lay out and plat said land into lots, streets, alleys and public places and providing for the approval and filing of maps or plats thereof," Approved March 11, 1905, as amended 1921 and 1923.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal in the County of SAN FRANCISCO, the day and year in this certificate first above written.

Edmund B. Boush
VICE PRESIDENT



SEC. 14, T. 19 N., R. 19 E., N.M.

STATE OF NEVADA
COUNTY OF WASHOE

I, Edmund B. Boush, do hereby certify that this is a true and accurate map or plat of the land represented therein, and same is under my supervision and laid out into blocks, lots, streets, alleys and other public places at the instance of THE NEWLANDS COMPANY, owner, that the location of the said blocks, lots and public places shown herein are situated wholly within the 36° and 32° of the 19th of Sec. 14, T. 19 N., R. 19 E., N.M. and the survey was completed on the 11th day of April, 1925.

Edmund B. Boush
Vice President
Subscribed and sworn to before me this 11th day of April, 1925.
My commission expires 11th day of April, 1926.

Approved and Accepted
This 22nd day of April, A.D. 1925, by the City Council
of the City of Reno, Washoe County, Nevada.
John A. Jones
City Clerk

Filing No. 43158

Filed for record at the request of
Jesse Boush, Incorporated, April 22, A.D.
1925, at 2:15 P.M., per R. B. Boush, Clerk.
Records of Washoe County, Nevada.
By R. B. Boush
City Clerk

AMENDED PLAT			
NEWLANDS MANOR			
SUBDIVISION OF BLOCKS 8, 9, 10, 11, 12, 13, 14, 15, AND 16, NEWLANDS HEIGHTS ADDITION, RENO, NEVADA.			
KING & MALONE ENGINEERS RENO NEV.			
Surveyed	Conveyed	SCALE 1"=100' 1/2"	
Date	4/28	Remarks	
Drawn	Engineers	Contract	
Traced	Engineers	Map	
Checked Map	Engineers	Plan	

(215) No. 215