

## HISTORICAL RESOURCES COMMISSION STAFF REPORT

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**Date:** February 8, 2024

**To:** Reno Historical Resources Commission

**Subject:** Staff Report (For Possible Action): Case No. CHR24-00003 (Casa del Rey Historic Resource Designation) - A request has been made for nomination of the Casa del Rey to be listed on the City of Reno Register of Historic Places. The subject property is located at 990 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

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**Ward #:** 1

**Case No.:** CHR24-00003 (Casa del Rey Historic Resource Designation)

**Applicant:** Gilbert Family Trust, Timothy and Nancy Gilbert

**APN:** 011-304-05

**Request:** **Designation of Historic Resource:** Nomination to list the Casa del Rey 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 Casa del Rey located at 990 Joaquin Miller Drive in the Newlands Historic District. Casa del Rey has been found to be individually eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C, with State Historic Preservation Office concurrence in 2015. 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 Casa del Rey to be listed on the City of Reno Register of Historic Places.

**Background:** Although the home has a recorded construction date of 1935 with the Washoe County Assessor and was previously attributed to builder W.E. Barnard, newspaper advertisements from 1930 indicate the home was built in 1930 by home builder E.C. Walters, who was associated with Nevada Developers, Inc., a Barnard company. Its listing eligibility is supported under criterion A) for its role in Reno's community planning and development history (Newlands Historic District/Newlands Manor subdivision), and under criterion C) as an example of the Spanish Colonial Revival style of architecture. There are numerous examples of this architectural style throughout the Newlands Historic District, including several constructed by Barnard or his development company. Casa del Rey illustrates the essential features of this architectural style, including a low-pitched side-gabled roof with no overhang, red clay barrel roof tiles, multi-paned casement windows, stucco wall cladding, and a Spanish-tiled accent wall (**Exhibit B**).

### **Analysis:**

**Nomination:** The nomination to the City of Reno Register of Historic Places includes the house, the rear rock wall fence, and the detached garage.

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

(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 and garage retain 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. Low-pitched, side-gabled roof with red clay barrel tiles; red clay tiles also on the garage.
2. Stucco exterior finish on both the home and the garage.
3. Original casement windows capped with continuous wood lintels.
4. Rock wall fence on the property's southern boundary.
5. Entry porch with half-round arched opening trimmed with a double brick header course.

**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. 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**

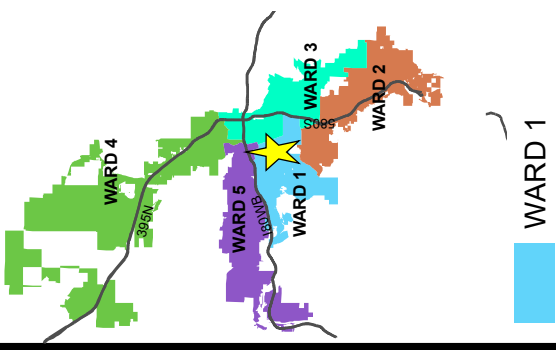


AREA MAP

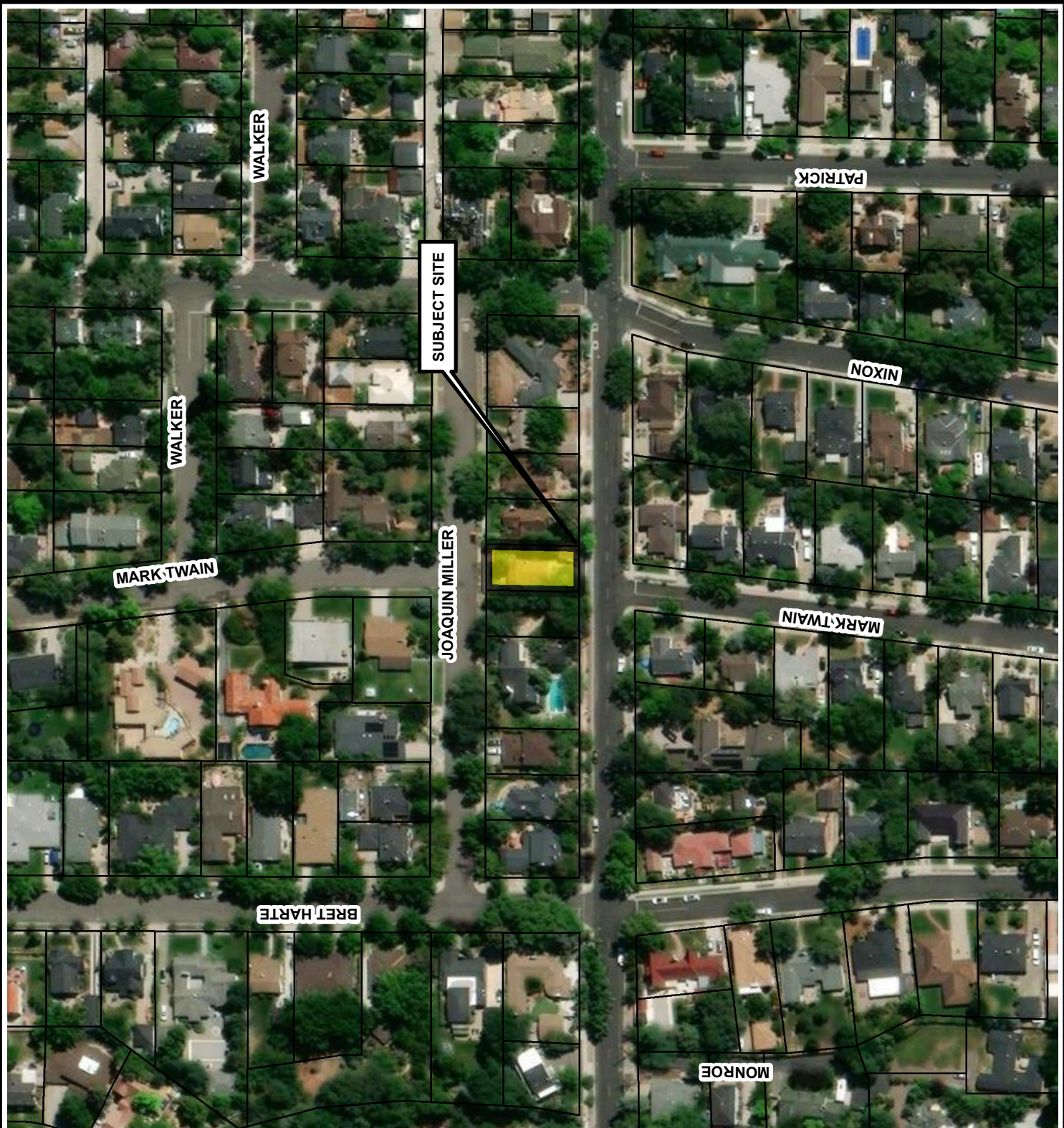
CHR24-00003

(Casa Del Rey  
Historic Resource  
Designation)

Subject Site ▶ 



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




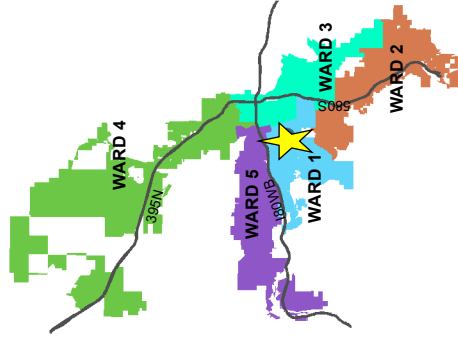


# VICINITY MAP

CHR24-00003

(Casa Del Rey  
Historic Resource  
Designation)

Subject Site ► 



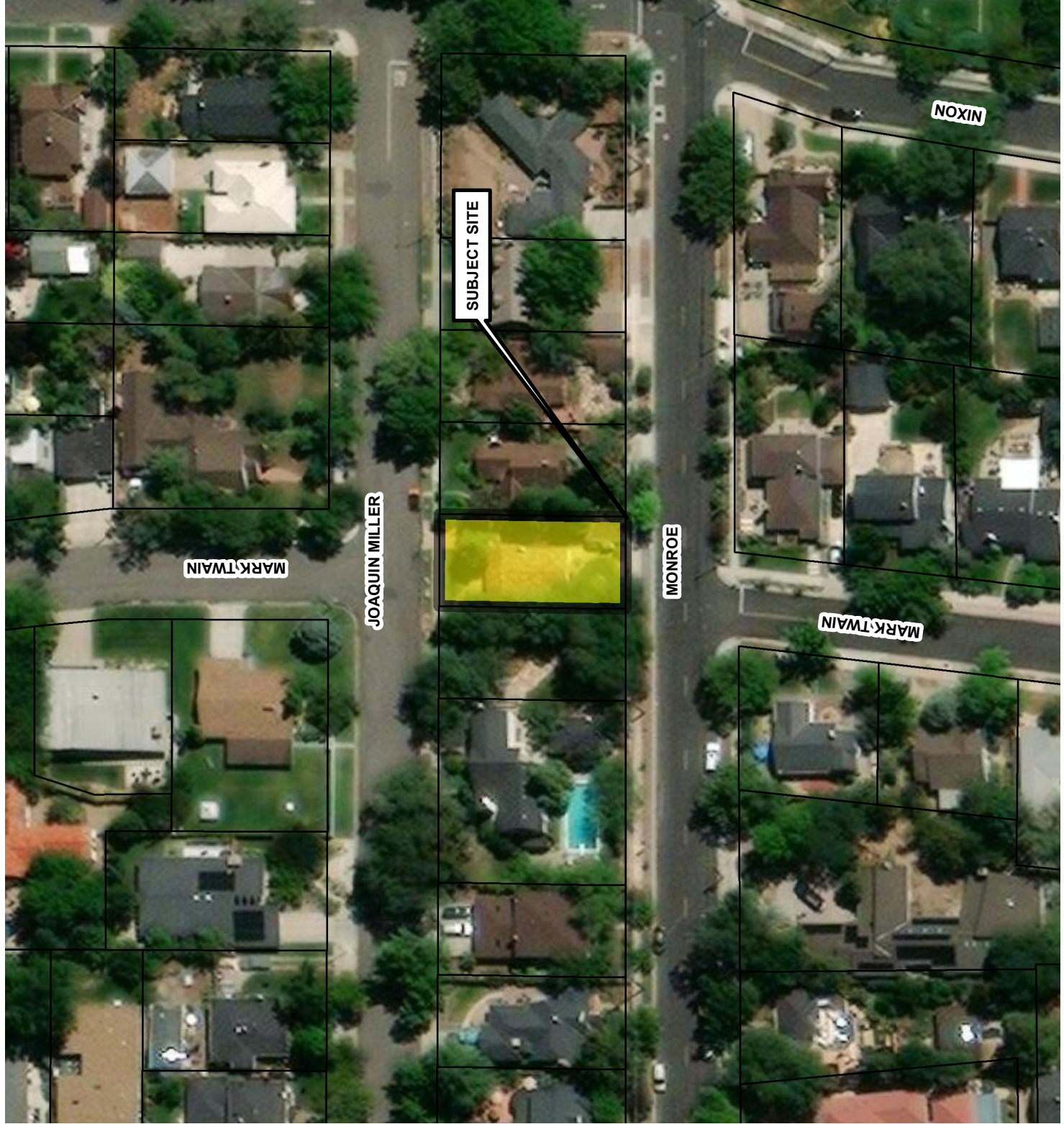
WARD 1



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

Date: January 2024

Scale: 1 inch = 75 feet



# ZONING MAP

CHR24-00003

(Casa Del Rey  
Historic Resource  
Designation)

ZONING = SF-8

Subject Site ▶



## Zoning Designations



SF-8



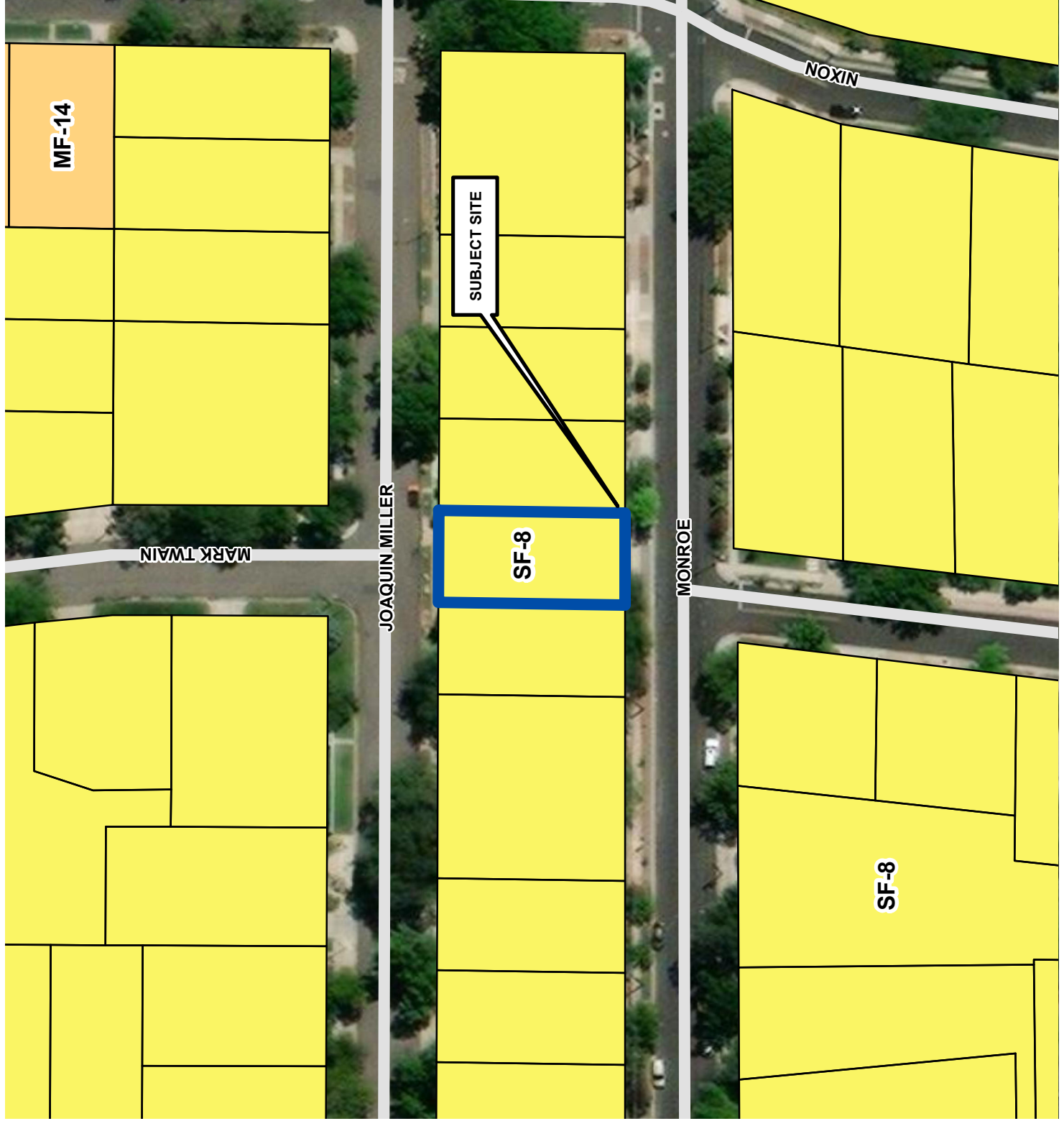
MF-14



Development  
Services  
Department

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

DATE: January 2024  
SCALE: 1 inch = 75 feet




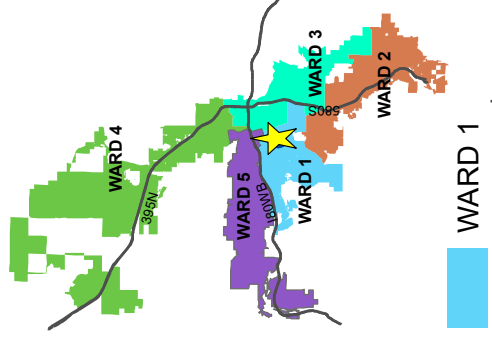


# MASTER PLAN MAP

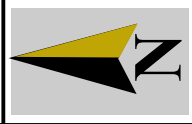
CHR24-00003

(Casa Del Rey  
Historic Resource  
Designation)

Subject Site ► 

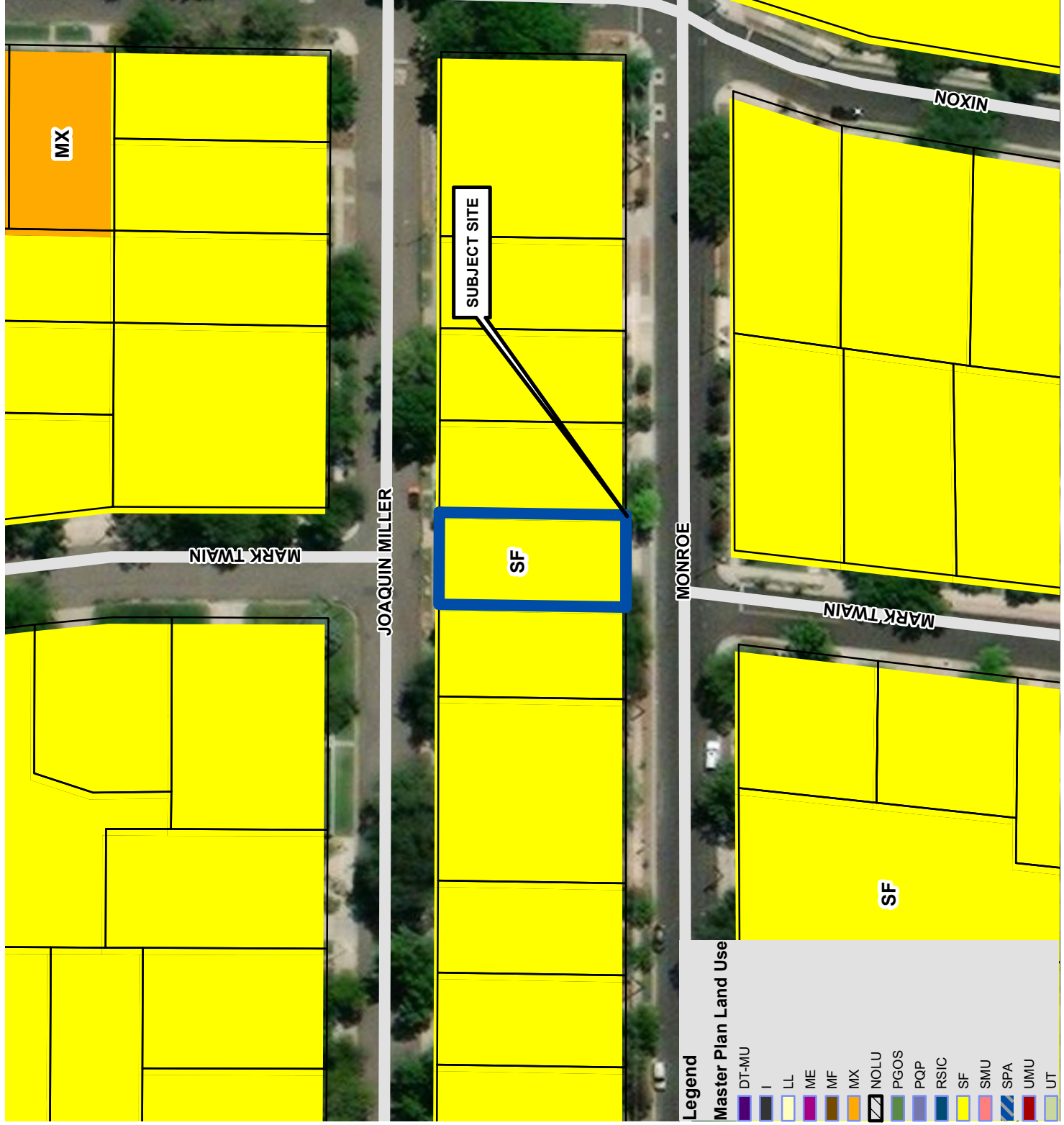


Development  
Services  
Department



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

Date: January 2024  
Scale: 1 inch = 75 feet



## Legend

### Master Plan Land Use

	DT-MU		I		LL		ME		MF		MX		NOLU		PGOS		PQP		RSIC		SF		SMU		SPA		UMU		UT
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Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – North elevation  
October 2023

Photo by Melissa Hafey





Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – Arched doorway detail

October 2023

Photo by Melissa Hafey



Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – East elevation  
October 2023  
Photo by Melissa Hafey





Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – Driveway and stucco fence detail

October 2023

Photo by Melissa Hafey





Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – View of west elevation

October 2023

Photo by Melissa Hafey





Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – South elevation  
from Monroe Street  
October 2023  
Photo by Melissa Hafey





Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – South elevation  
from Monroe Street, garage detail  
October 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.



[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 2<sup>ND</sup> AND 4<sup>TH</sup> MONDAY

<input checked="" type="checkbox"/>	A.1	<a href="#">Master Application</a>
	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 <a href="#">RMC 18.07.201</a> ) 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	<a href="#">City Register Listing Form</a>
	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 checked="" type="checkbox"/>	If submitting online, create an account on the permitting portal at <a href="https://OneNV.us">OneNV.us</a> 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**

**MASTER APPLICATION**

OFFICIAL USE ONLY

OFFICIAL USE ONLY

RECEIVED

CASE NUMBER

**PROJECT NAME**

Casa Del Rey Historic Designation

**PROJECT DESCRIPTION**

Nomination of Casa Del Rey (990 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**

990 Joaquin Miller Drive

**ASSESSOR PARCEL NUMBERS**

011-304-05

**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**

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**PHONE**

775-233-7528

**PHONE**

775-481-5617

**EMAIL**

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**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

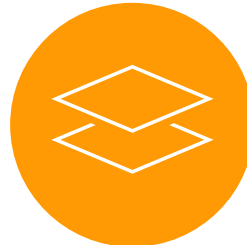
- ☒ DESIGNATION OF AN HISTORIC RESOURCE OR DISTRICT
- ☐ CERTIFICATE OF APPROPRIATENESS
- ☐ DEMOLITION CERTIFICATE

## 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.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) 011-304-05. 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).

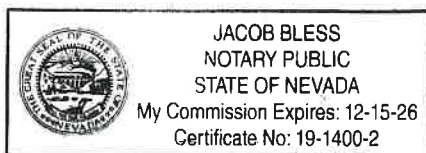
Executed on Dec. 13, 2023, in RENO, NV  
(date) (City) (State)

Timothy Gilbert  
Signature

Timothy Gilbert  
Printed Name

STATE OF NEVADA )  
COUNTY OF WASHOE ) ss

On this 13<sup>th</sup> 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.2: Applicant Affidavit

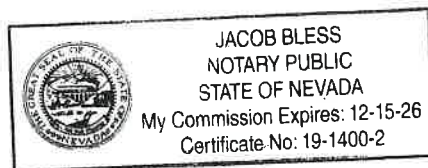
I am the applicant and/or consultant/firm involved in this petition and the foregoing statements and answers herein contained and the information herewith submitted for a Local Historic Register Nomination (application type) are in all respects complete, true, and correct to the best of my knowledge 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 Dec. 13, 2023 in Reno, NV  
(date) (City) (State)

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

STATE OF NEVADA )  
COUNTY OF WASHOE ) ss

On this 13th 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 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.



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"> <li><input type="checkbox"/> Listed on the National or State Register of Historic Places</li> <li><input checked="" type="checkbox"/> Associated with events that have made a significant contribution to the broad patterns of local, county, state or national history</li> <li><input type="checkbox"/> Associated with the lives of persons who contributed significantly to the community, county, state or country</li> <li><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</li> <li><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</li> <li><input checked="" type="checkbox"/> Embody elements of design, detailing, materials, or craftsmanship that render it architecturally significant</li> <li><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</li> <li><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</li> <li><input type="checkbox"/> Possess a significant concentration or continuity of areas of land use, landscape, buildings and structures, and/or heritage and cultural characteristics</li> </ul>

## Project Narrative

### Casa del Rey (970 Joaquin Miller Drive) Historic Designation

This application is to nominate Casa del Rey at 990 Joaquin Miller Drive to the City of Reno Register of Historic Places. The nomination includes the house, the rear rock wall fence, and the detached garage.

Casa Del Rey is a contributing resource in the Newlands National Historic District (NRHP #16000912) designation and was found individually eligible for listing in the National Register of Historic Places under Criteria A and C, with SHPO concurrence in 2015<sup>12</sup>.

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

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.

### Narrative Description & Statement of Significance

970 Joaquin Miller Drive, known as Casa Del Rey, is located on a 0.12-acre lot in Reno's Newlands Manor subdivision. It was originally identified as 640 Joaquin Miller Drive, but the street address was renumbered sometime after 1955. Although the home has a recorded construction date of 1935 with the Washoe County Assessor's Office and was previously attributed to builder W.E. Barnard, newspaper advertisements from 1930 indicate that the home was built in 1930 by home builder E.C. Walters who was associated with Nevada Developers, Incorporated, a Barnard company.

Casa Del Rey is a Spanish Colonial Revival architectural design with an irregular entry and a low-pitched side-gabled roof. It is a modestly sized, one story, 3 bay dwelling with a rectangular plan. The walls are finished with stucco. The roof is comprised of red clay barrel tiles. An entry porch is accessed by a half round-arched opening trimmed with a double brick header course. A green Spanish-tiled wall is set behind the porch opening. A stucco chimney is located on the east elevation. There is a detached single car garage that is entered from Monroe Street which borders the south side of the parcel. The garage is a contributing building to this nomination.

The Spanish Colonial Revival style gained popularity in the late 1920s until about 1940. Based on prototypical architecture of the Spanish colonization of the Americas, the revival gained nationwide popularity following the 1915 Panama-California Exposition in San Diego. There are numerous examples of this architectural style throughout the Newlands Historic District including several constructed by W.E. Barnard or his development company, Nevada Developers, Incorporated.

Reno builder, E.C. Walters, purchased the lot at 970 Joaquin Miller Drive from Nevada Developers, Inc. in 1929. By March 1930, the Reno Evening Gazette ran an ad to visit "the model home Casa del Rey" and named "Mr.

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<sup>1</sup> **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 A – That have been associated with events that have made a significant contribution to the broad patterns of our history; 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).

<sup>2</sup> See SHPO Architectural Resource Form #B15451 included in the nomination packet.



Walters" as the builder.

The home and garage retain all seven qualities of integrity (location, setting, feeling, association, materials, design, and workmanship) as defined in RMC 18.07.201. As noted in the nomination of the Newlands Historic District, the overall setting of the Newlands Manor subdivision has retained the elements of its period of significance and is a remarkably intact neighborhood.

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

1. Low pitched, side gabled roof with red clay barrel tiles; red clay tiles also on the garage
2. Stucco exterior finish on both the home and the garage
3. Original casement windows capped with continuous wood lintels
4. Rock wall fence on the property's southern boundary
5. Entry porch with half-round arched opening trimmed with a double brick header course

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 Casa Del Rey

other names/site number n/a

### 2. Location (to be completed by applicant)

street & number 990 Joaquin Miller Drive ☐ not for publication

city 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



**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

Spanish Colonial Revival

Materials

foundation

walls Stucco

roof Red clay barrel tiles

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)**

See Project Narrative

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

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**7. Statement of Significance (continued)**

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- ☒ 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

---

E.C. Walters

---

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

See Project Narrative

---



Casa Del Rey

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 990 Joaquin Miller Drive

Parcel Number of Property 011-304-05 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

Casa Del Rey

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 REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 Page 1

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Bibliography

Campana, ZoAnn. "Nevada State Historic Preservation Office Architectural Resource Assessment Form, SHPO Resource #: B13471." (2014).

Campana, ZoAnn. "Newlands Historic District." National Register of Historic Places Registration Form #16000912. May 26, 2016.

Harmon, Mella Rothwell. "Greystone Castle." National Register of Historic Places Registration Form. Aug. 22, 2002. <http://focus.nps.gov/pdfhost/docs/NRHPText/02000875.pdf>.

----. "W.E. Barnard House." National Register of Historic Places Registration Form. Aug. 22, 2002. <http://focus.nps.gov/pdfhost/docs/NRHP/Text/02000874.pdf>.

Hinman, Debbie. "W.E. Barnard: A Lasting Imprint on Reno." FootPrints. (Reno, Nev.) 16, no. 2 (Spring 2013): 1-3.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. Knopf Inc., New York. (1984).

*Nevada State Journal*. Advertisement. June 15, 1930.

*Reno Evening Gazette*. Advertisement. March 5, 1930.





Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – North elevation  
October 2023  
Photo by Melissa Hafey



Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – Arched doorway detail

October 2023

Photo by Melissa Hafey





Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – East elevation  
October 2023  
Photo by Melissa Hafey





Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – Driveway and stucco fence detail

October 2023

Photo by Melissa Hafey





Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – View of west elevation

October 2023

Photo by Melissa Hafey





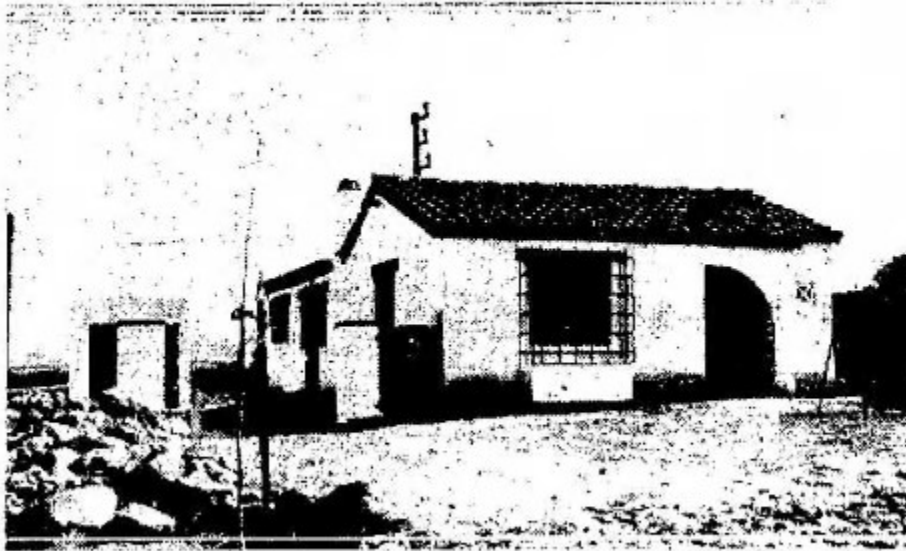
Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – South elevation  
from Monroe Street  
October 2023  
Photo by Melissa Hafey





Casa Del Rey Local Register Nomination, 990 Joaquin Miller Drive, Reno, NV 89509 – South elevation  
from Monroe Street, garage detail  
October 2023  
Photo by Melissa Hafey

## IN SHADOW OF SIERRA



Casa del Rey residence, owned by E. C. Walters, on Joaquin Miller drive. Courtesy W. E. Barnard, Inc.

Ad appearing in the *Nevada State Journal*, June 15, 1930

*You Are Invited to Visit the  
Model Home*

# CASA DEL REY

on Nixon Avenue

Mr. Walters, the builder, will be there  
every night this week.

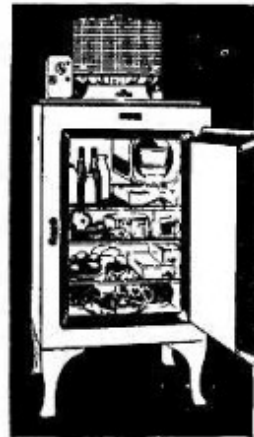
*Of course it has a*  
**General Electric Refrigerator**

The only electric refrigerator  
that has the following exclusive  
features:

- Quiet.
- All steel.
- No oiling.
- No exposed moving parts.
- Rubber ice trays.
- Hydrator equipped.
- Sanitary.
- Plenty of broom room under the cabinet.

A. G. E. owner has never paid one cent  
for service or repairs. Guaranteed three  
years.

And...



**In the Kitchen You Will Find  
the Most Beautiful  
Electric Range**



—A  
**Hotpoint**

The only electric range  
that is as fast as gas;  
that has a very large,  
fast oven, visible tem-  
perature control, cook-  
er pot, smokeless broil-  
ing pan and many other  
features. Electricity  
makes your home en-  
joyable.

## SIERRA PACIFIC POWER CO.

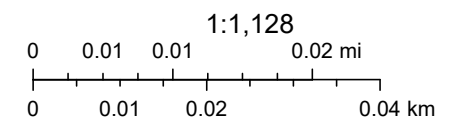


# City of Reno Map



10/2/2023, 4:53:59 PM

2021 Aerial Photos (Large Scale)



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

City of Reno GIS  
City of Reno

1. SHPO Resource Number: B13471  
Other ID Number:

SHPO agrees that B13471 is individually eligible under A & C and a contributor to the district under A & C--Jim Bertolini--  
12/9/2015

**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	990 Joaquin Miller Drive	
CITY, ZIP CODE	Reno, NV 89509	
ASSESSOR'S PARCEL #	011-304-05	
CONSTRUCTION DATE	1935	
SURVEY DATE	8/21/2014	
ACCESSORY STRUCTURES TOTAL #		
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 #		
CONTRIBUTING	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**4. WRITTEN DESCRIPTION**

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

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

The house appears to be largely, if not entirely, intact. Its modest, charming expression of the Spanish Colonial Revival style contributes to the historic character of the Newlands district.



SHPO Resource Number: B13471

Other ID Number:

**5. INTEGRITY & CONDITION**

Integrity:	Original	Intact <input checked="" type="checkbox"/>	Altered <input 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	990 Joaquin Miller Drive
Current/Common Name	990 Joaquin Miller Drive
Original Owner	
Current Owner & Mailing Address	Timothy D. and Nancy A. Gilbert Family Trust, 3899 Vistacrest Drive, Reno, NV, 89509
Architect/Engineer/Designer	
Building/Contractor	

**7. ARCHITECTURAL INFORMATION**

Architectural Period	20 <sup>th</sup> Century Revivals
Architectural Style	Spanish Colonial Revival
Architectural Sub Style	

**8. CURRENT ACCESS**

PERMITTED-LOCAL PUBLIC RESOURCE <input type="checkbox"/>	BY OWNER PERMISSION <input 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: 257464	NORTHING: 4377508
DATUM:	EASTING:	NORTHING:

**10. TOWNSHIP/RANGE/SECTION/MAP**

Township: 19N	Range: 19E	Section: 14	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 checked="" 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: Suburban development in America, City Beautiful community planning, Newlands Company involvement in Reno's development.				
Eligibility Justification: Please attach continuation sheet.				

SHPO Resource Number: B13471

Other ID Number:

### **13. ELIGIBILITY JUSTIFICATION**

Based upon its construction date, location, condition, and integrity, the residence at 990 Joaquin Miller Drive is a contributing resource to the Newlands Heights Historic District and appears to qualify for listing in the National Register of Historic Places under criteria A and C.

The historic context within which Newlands Heights was evaluated is the pattern of suburban development in the United States, the Newlands Company's involvement in Reno's suburban development, and the Newlands Company's dealings in southwest Reno property between 1890 and 1949. Furthermore, this context includes Newlands' contribution to the City Beautiful movement in Reno, demonstrated by the tree-lined boulevards and park-like landscape elements of neighborhoods that were developed by the company.

According to the Washoe County Assessor's records, the subject property was constructed in 1935, which falls within the period of significance for the proposed Newlands Heights Historic District. Its location in the Newlands Manor subdivision, a neighborhood characterized by its thoughtful landscape design and a serene setting, suggests eligibility for NRHP listing under Criterion A.

Based on available information, the subject property does not qualify for NRHP listing under Criterion B.

In order for the subject property to meet NRHP eligibility requirements under Criterion C, it must embody the distinctive characteristics of a type, period, or method of construction, demonstrate the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction. The subject property is an example of Spanish Colonial Revival style. The current field survey reveals that the subject property is largely intact. The residence illustrates the essential features of the Spanish Colonial Revival style, including a low-pitched side-gabled roof with no overhang, multi-paned casement windows, red clay roof tiles, stucco wall cladding, and a Spanish-tiled accent wall. As such, the subject property retains integrity of design, materials, and workmanship.

At this time, it is not clear whether the property has potential to yield information that is important in history or prehistory under Criterion D.

As it relates to the presence of a NRHP eligible district, Newlands Heights features a significant concentration of dwellings unified historically by their role in Reno's suburban development, their location in a Newlands Company-developed housing tract, and their setting in a community planned in accordance with City Beautiful values. The dwellings of Newlands Heights were largely constructed between 1920 and 1949 and are further unified by similarities in architectural styles and features, including elements of the Craftsman, Tudor Revival, Colonial Revival, French Eclectic, and Mission Revival styles. Newlands Heights has retained much of its integrity and conveys the sense of the historic environment that existed in 1890-1949, the period of the district's significance. The district's integrity of location, design, setting, and feeling all contribute to its eligibility as a NRHP district.



● B13471 - 990 JOAQUIN MILLER DR, RENO, NV 89509

● Surveyed Newlands Heights Neighborhood Resources

0 200 400 Feet

N

SHPO Resource Number: B13471

Other ID Number:

## 15. PHOTOGRAPHS



*Façade: Side Facing: SE Photographer: ZoAnn Campana Date: 8/21/2014*



*Façade: Side Facing: SW Photographer: ZoAnn Campana Date: 8/21/2014*

SHPO Resource Number: B13471

Other ID Number:



*Façade: Rear Facing: N Photographer: ZoAnn Campana Date: 8/21/2014*