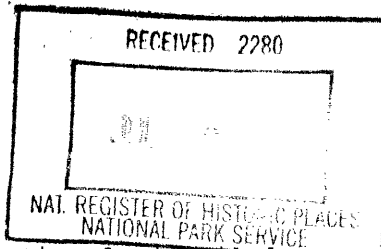


United States Department of the Interior
National Park Service



8774

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: The W.E. Barnard House

other names/site number: N/A

2. Location

street & number 950 Joaquin Miller Drive not for publication N/A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 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Ronald H. 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 Edson H. Beall
 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

8/22/02
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 Composition shingle
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)

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

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

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

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

Name of repository: _____

10. Geographical Data

Acreage of Property .11 acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>11</u>	<u>257620</u>	<u>4377320</u>	3	___	___
2	___	___	___	4	___	___
	___	See continuation sheet.				

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

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 Lou Melton Trust
street & number 970 Joaquin Miller Drive telephone _____
city or town Reno state NV zip code 89509

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, 8 Page 1

The W.E. Barnard House, Reno, Washoe County, Nevada

7. Description

The W.E. Barnard House is located on a small lot in Reno's Newland's Manor subdivision. It was originally identified as 632 Joaquin Miller Drive, but in the 1950s the street was renumbered and the house was assigned 950. Built in 1930 by developer W.E. Barnard, the house was advertised as being an "artistic home" (*Reno Evening Gazette*, August 9, 1930). Mr. Barnard had a flare for small-scale picturesque and romantic designs. The W.E. Barnard House fits somewhere in the range of variation in the Tudor architectural style, with a strong English Country Cottage influence. The dominant architectural features are a large, stone beehive chimney at the northeast corner of the front elevation, and the high-pitched, gabled entry with a characteristic Tudor arch at the southwest corner.

The building is laid out in a simple cross plan encompassing four rooms and 1,118 square feet of space. The roofline consists of a medium-pitched central cross gable, the high-pitched front-gabled entry, and a gabled rear extension that contains the kitchen and opens onto the back patio. The eaves do not overhang and the roof surface is composition shingle. The exterior walls are of multi-colored, rough-cut, randomly-laid stone. The stones on the beehive chimney are randomly laid, giving the appearance of great age and quaintness. 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 the W.E. Barnard House was built during the height of their operations, but no reference to an association with the Stewart masons has been found. Fenestration throughout is metal casement with multiple lights.

Although this little house was originally built with only one bedroom, W.E. Barnard provided all the modern amenities in the homes he built, including Hotpoint kitchen appliances and full landscaping. In the 1940s, a second bedroom was added to the east side of this house, resulting in minimal visual impact while increasing the total square footage. The detached double garage is sheathed in wood and is entered from Monroe Street behind. It is a contributing element of this nomination. Despite the addition of a second bedroom to the house, the property retains a high degree of integrity, down to the landscaping plan.

8. Significance

The W.E. Barnard House 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

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CONTINUATION SHEET

Section 8 Page 2

The W.E. Barnard House, Reno, Washoe County, Nevada

8. Significance, continued

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 160-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 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.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

The W.E. Barnard House, Reno, Washoe County, Nevada

8. Significance, continued

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).

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

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

The W.E. Barnard House, Reno, Washoe County, Nevada

8. Significance, continued

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, the W.E. Barnard House 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, southwest of Newlands Manor. Manor Knoll, was recorded by Barnard in September 1931. 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

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CONTINUATION SHEET

Section 8 Page 5

The W.E. Barnard House, Reno, Washoe County, Nevada

8. Significance, continued

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 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).

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CONTINUATION SHEET

Section 8,9 Page 6

The W.E. Barnard House, Reno, Washoe County, Nevada

8. Significance, continued

Another name used to describe a small house like the W.E. Barnard House 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.

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 the W.E. Barnard House, 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, The W.E. Barnard House is being nominated for the National Register of Historic Places.

9. Bibliography

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CONTINUATION SHEET

Section 9 Page 7

The W.E. Barnard House, Reno, Washoe County, Nevada

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Section 9, 10 Page 8

The W.E. Barnard House, Reno, Washoe County, Nevada

9. Bibliography, continued

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10. Geographical Data

Boundary Description

The National Register boundaries of the W.E. Barnard House includes the .12-acre parcel identified as Assessor's Parcel Number 011-304-07, Washoe County, Nevada, located in Section 14, T.19N, R.19E, MDM.

Boundary Justification

Resource boundaries include all land commonly associated with the lot identified as Washoe County, Nevada APN. 011-304-07.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

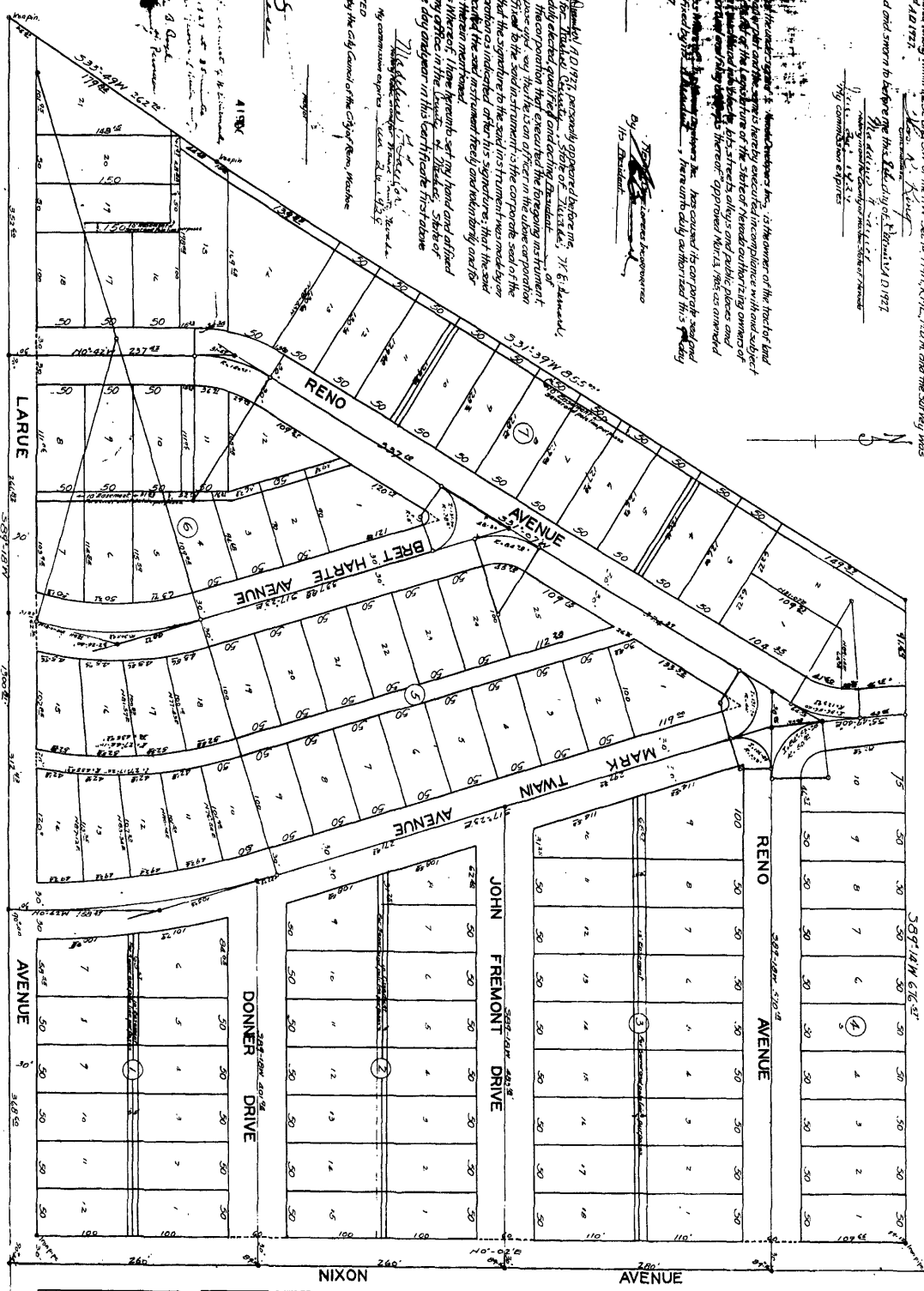
Section Photographs Page 9

The W.E. Barnard House, Reno, Washoe County, Nevada

Photograph 1

Property Name:	The W.E. Barnard House
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 southwest

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



Encompass in red
Concrete Manuments
Scale 1" = 50 Feet

Subscribed and sworn to before me this 26th day of February 1971
My commission expires _____
Notary Public for the State of Nevada
By _____

Witness my hand and seal this 26th day of February 1971
Notary Public for the State of Nevada
By _____

Accepted for recording this 26th day of February 1971
Notary Public for the State of Nevada
By _____

Accepted for recording this 26th day of February 1971
Notary Public for the State of Nevada
By _____

