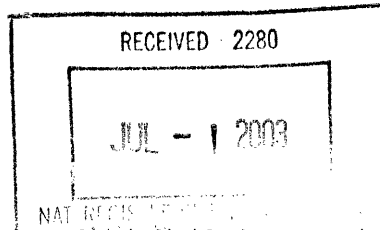


United States Department of the Interior
National Park Service



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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 Pearl Upson House
other names/site number: The Arrizabalaga House

2. Location

street & number 937 Jones Street not for publication N/A
city or town Reno vicinity N/A
state Nevada code NV county Washoe code 031 zip code 89503

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.)

Donald Johnson SHPO 6-26-03
Signature of certifying official/Title 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):

Don
Signature of Keeper

8/14/05
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>1</u> | <u>1</u> buildings |
| <u>0</u> | <u>0</u> sites |
| <u>0</u> | <u>0</u> structures |
| <u>0</u> | <u>0</u> objects |
| <u>1</u> | <u>1</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 VICTORIAN/Queen Anne

Materials (Enter categories from instructions)

foundation Rubble

roof Composition Shingle

walls Brick

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 1902

Significant Dates 1902

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

Cultural Affiliation N/A

Architect/Builder Unknown/Unknown

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. See continuation sheet.)

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 0.16 acre

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

| | Zone | Easting | Northing | Zone | Easting | Northing |
|---|-----------|-------------------------|----------------|------|---------|----------|
| 1 | <u>11</u> | <u>257280</u> | <u>4378350</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 May 15, 2003
street & number 100 North Stewart Street telephone 775-684-3447
city or town Carson City 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 Ms. Joan Arrizabalaga-Wait
street & number 937 Jones Street telephone 775-322-2820
city or town Reno state NV zip code 89503

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.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

The Pearl Upson House, Reno, Washoe County, Nevada

Section 7. Description

The Pearl Upson House is located at 937 Jones Street on the corner of Keystone Avenue. It is a two-story house of red brick in a simplified Free Classic Queen Anne style, built ca. 1902 on a corner lot in Block R in Powning's Addition. The house comprises roughly 2,000 square feet of living space, not including the attic and basement.

The house sits on a hand-hewn rock foundation, a common type in Reno. The exterior walls are red brick, two wythes thick, and laid in common bond. The plan is generally rectangular, with two primary façades facing west and south, with a large, single-story kitchen on the east elevation. The roofline of the two-story section is gable-on-hipped with a vent in the gable on the west elevation and small gable with a vent covering a two-story bay window in the south half of the front facade. The roof over the single-story kitchen is hipped. The entire roof is covered in composition shingles. The boxed eaves overhang somewhat widely. The house originally had four chimneys, as evidenced by the existing chimney breasts in the bedrooms, and the remains of exterior flues. Only one chimney remains on the north wall. It serves the furnace that was installed in 1941.

A one-story, hipped-roofed, wrap-around porch extends across the west and south elevations. Four Doric columns support the porch on the west elevation, while on the south elevation the supports are square and shingle-clad. The railing surrounding the porch is sheathed in the same type of shingle as the square columns. The house has its original one-over-one double-hung windows except in the kitchen where, because of deterioration, the casements were replaced with double-paned windows in the original style. North of the kitchen is a laundry/breakfast room that was originally a screened porch.

The interior of the house retains many of its Victorian features including a traditional entry, a formal sitting room that can be closed off by sliding pocket doors, and a staircase of Victorian-style turned balusters and newel posts. The house also includes a large family/living room, three bedrooms, two bathrooms, one with original wainscoting, a full-sized, unfinished attic, and a large, unfinished, exposed-rock, two-room basement, part of which was used for coal storage.

A non-contributing resource on the property is a garage, apparently built between 1918 and 1940, that has been fitted with salvaged wooden windows and serves as an artist's studio. Other features include a flagstone patio and wisteria-covered pergola that was constructed of salvaged pillars of the same style as the ones used on the porch.

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CONTINUATION SHEET

Section 7, 8 Page 2

The Pearl Upson House, Reno, Washoe County, Nevada

Section 7. Description, continued

Integrity

The Pearl Upson House retains a high degree of all aspects of integrity. Historic photographs confirm that integrity of location, materials, design, and workmanship remain intact. Integrity of setting, feeling, and association are reflected in the number of surrounding buildings that relate to the development history of the Powning's Addition, including the newly-restored 1909 McKinley Park School¹ across Jones Street. The only significant detractor is a modern overpass that carries traffic on Keystone Avenue across the Truckee River to the south of the Upson House.

Section 8. Statement of Significance

The Pearl Upson House is eligible for the National Register of Historic Places under criterion A for the role it played in Reno's community planning and development history, and criterion C as an excellent example of Queen Anne architecture, as the style was manifested in Reno. The historic name "the Pearl Upson House" has been chosen despite the fact that the home's builder has not been conclusively identified. According to 1902 city directories, Pearl Upson was the first to be identified as the occupant of a residence on the northeast corner of Keystone Avenue and Jones Street.

Criterion A—Community Planning and Development

Reno began as a 160-acre town site surrounding the depot built by the Central Pacific Railroad along the transcontinental rail route in 1868. Over the following three decades the town expanded at a moderate rate with additions to the town being made to the north and west of the original town boundaries, and catering mostly to middle- and working-class residents. Despite a general economic depression in the late nineteenth century, Reno maintained a degree of stability growing and transporting agricultural products to the outlying mining districts, as well as to points east and west. Because of the railroad, Reno became the center of commerce, and the new neighborhoods began to fill with comfortable Victorian homes. Following several devastating fires, brick and stone became popular building materials.

The twentieth century brought to Nevada a renewed mining economy thanks to major discoveries in Tonopah and Goldfield. It also brought to Reno an industry that would carry the town through the next "Great" depression. The high-profile 1906 divorce case of William Corey, president of U.S. Steel

¹ McKinley Park School was listed in the National Register of Historic Places on September 16, 1985.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

The Pearl Upson House, Reno, Washoe County, Nevada

Section 8. Significance, continued

Corporation put Reno on the map in the migratory divorce trade. 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. Early on, divorce-seekers found comfortable accommodations in the attractive neighborhoods north of the river. Building on the success of this unique economic stimulus, Reno expanded subdivision by subdivision south of the Truckee River well into the middle of the Great Depression (Harmon 1998).

Powning's Addition

The Upson House was built on two lots in Block R of the Powning subdivision in northwest Reno. Christopher Columbus Powning laid out Powning's Addition in the 1880s. C.C. Powning was one of Reno's early benefactors and was always identified with the town's progress. From an orphaned paperboy, Powning became owner and editor of the *Nevada State Journal* and fought tirelessly for Reno's interests. He was the president of the Reno Water, Land and Light Company, and was involved in many other concerns of the local citizens. He presented the town of Reno with Powning Park, a large parcel of land across from the Washoe County Courthouse. The Washoe County Library (a Carnegie Library) once occupied a corner of the park.

Powning acquired the ±122 acres of land for his addition from the estate of Alexander Forbes on July 14, 1886 for the tidy sum of \$7,500.00. By June 6, 1888, the new addition had been platted and was being advertised in Powning's newspaper (*Nevada State Journal*):

250 BEAUTIFUL LOTS FOR SALE!
A RARE CHANCE FOR AN INVESTMENT AND A HOME
THE MOST LOVELY PORTION OF RENO

Facing the Truckee—The Aristocratic Avenue Riverside Driveway—Splendid
Sewerage—Healthy Location and Safe from Fire

The proprietor is now ready to receive proposals for lots in Powning's Addition.
The map gives a good idea of the tract, which is situated between the Central Pacific

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

The Pearl Upson House, Reno, Washoe County, Nevada

Section 8. Significance, continued

Railroad and the Truckee River, and commences on the west at a point three blocks distant from Virginia Street, making it the most central and convenient of any portion of the rapidly growing town of Reno. Unlike any other part of the town this Addition faces the beautiful Truckee River and Riverside Avenue is certain to become the fashionable driveway of the country. The streets are 80 feet wide, while Riverside and Keystone Avenues are intended to be 100 feet in width. All alleys are 20 feet wide. The soil is rich gravelly loam, and susceptible of highest state of cultivation. Being situated as it is it is more safe from fire than any other section. The regular lots are 50 X 140 feet. The sewerage is perfect.

Before Buying Elsewhere Parties will do Well to Look at These Lots

Safety from fire and adequate sewerage were especially good selling points at the time, as Reno had experienced a devastating fire in 1879. Also, the town was trying to exercise better sanitation, and stop the practice of allowing sewage to run freely down the streets into the Truckee River. Good soil was equally important, as it was common for home sites to include a garden plot for fruits and vegetables. As the twentieth century unfolded, Powning's Addition was settled by a number of Italian families, who cultivated wine grapes (Belaustegui 2000).

While initial lot sales in Powning's Addition were fairly steady, the pace of construction was sporadic in keeping with the boom-and-bust nature of Nevada's economy. The earliest buildings in the subdivision were moderately-sized working-class homes, represented today by those in the Queen Anne style, a late Victorian architectural style. Due to the economic depression in the 1890s and the first decade of the 1900s, new home construction lagged. The mining boom in Tonopah and Goldfield in the middle of the latter decade fed the economy statewide, and home construction picked up resulting in the abundance of Craftsman bungalows that filled the majority of the lots in Powning's Addition from the 1910s to the 1940s. Hence, the remaining Queen Anne homes are especially significant as reflecting the initial settlement phase of the subdivision.

In 1901, three lots, including the two lots on which the Upson House sits was purchased at a sheriff's auction by Mr. Robert Jones, after whom presumably Jones Street was named. Although the details are not known, there is some apparent default on the part of Clara Powning, C.C. Powning's widow, which resulted in the auction of various lots in Powning's Addition. Lots 9, 10, and 11 of Block R were among them, and Mr. Jones was the highest bidder at \$135.00. The deed, filed on March 27, 1901, is silent as to

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CONTINUATION SHEET

Section 8 Page 5

The Pearl Upson House, Reno, Washoe County, Nevada

Section 8. Significance, continued

any improvements that may have been included in the transaction, however the fact that the lots were still in the hands of Powning's Estate suggests vacant land.

On December 28, 1901, Robert Jones sold the three lots to Pearl Upson for \$300. Again the deed is silent as to any improvements that may have been included in the transaction. The 1902 city directory, however, lists Pearl Upson's residence at the corner of Keystone and Jones, indicating a building at that location. The property is transferred yet again in August 1902, as Pearl Upson deeded the property to J.A. Montgomery and Lisle Jamison. It is not known whether a prior relationship existed between Mr. Upson and Montgomery and Jamison, but Pearl Upson ran Upson Brother's Transfer Company, and the city directory listed Lisle Jamison as an employee of Reno Transfer Company.

The exact construction date of the Upson House has not been determined. The 1902 date seems to be a reasonable estimate, but it is possible that Pearl Upson moved into an existing home, especially since he owned the property less than a year. Surely, the architectural style suggests that construction could have occurred as early as 1890, but the documentary evidence has not been found to support such a date, and the other Queen Anne style residences in Powning's Addition date from 1900 to 1910.

Early photographs show several residences on lots 9, 10, and 11 of Block R, but only two are clearly discernible. Conveniently, these are the only two that remain, and are the subject property and its Queen Anne-style next door neighbor at 935 Jones Street.² In subsequent years, the two parcels on which the houses sit have been re-oriented north-south from their original east-west orientation. Until research for this nomination was conducted, it was thought that Jamison and Montgomery built both houses ca. 1907-1908. Whoever is responsible for the construction of these two residences, it was most likely the same party. The house at 935 Jones Street is also a free-classic form of Queen Anne architecture, as characterized by the use of classical columns rather than spindle work, but the wrap-around porch is rounded whereas the porch on the Pearl Upson House has squared corners.

Through the years, the Pearl Upson House has passed through a succession of owners and uses. At one time it was a boardinghouse, and undoubtedly served the divorce trade like its neighbor. It served as a fraternity house for students at the University of Nevada, Reno, and it has been a residence for several

² The house at 935 Jones Street was listed as the Dow House in the State Register of Historic Places on December 28, 1982.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

The Pearl Upson House, Reno, Washoe County, Nevada

Section 8. Significance, continued

families. The home's current owner and occupant has lovingly restored it to its former glory and she is dedicated to its long-term preservation.

Criterion C—Architecture

The Upson House is an excellent example of a simplified free-classic form of Queen Anne architecture, employing red brick, a ubiquitous Reno building material, and two styles of porch supports. It also represents the transition from the Victorian age to the Arts-and-Crafts age that followed it. The Upson House and the house next to it (935 Jones Street) are two remnant Queen Anne homes in what became a sea of modest Craftsman bungalows that filled Powning's Addition from the 1910s to the 1940s.

The Queen Anne style became popular in the 1880s in the eastern United States after it was introduced at the Philadelphia Centennial of 1876 (Walker 1997). It would have been a modern style in 1890s Reno, and according to Lester Walker (1997:154) it "represented a reaction to High Victorian 'reality' and renewed interest in the picturesque." The Queen Anne style was the culmination of all the Victorian styles including details of Italianate, Gothic Revival, Carpenter Gothic, and Classical (Walker 1997). The free-classic type incorporated the asymmetry of form and irregular roof shapes with classical porches and detailing (McAlester and McAlester 1990).

Publications like the *American Architect and Building News*, the first American architectural magazine, widely promoted the Queen Anne style. Pre-cut building materials could be purchased through mail-order companies and shipped all over the country by the latest mode of transportation, the railroad. Queen Anne architectural components such as knee braces, brackets, spindles, and columns were also shipped, allowing owners to dress up their more simple, vernacular homes in Queen Anne fashion. The Queen Anne style enjoyed a mere 20⁺-year run of popularity, giving way to the Colonial Revival style that followed around 1910 (Baker 1994). In Reno, however, there were many more bungalows built from 1910 to ca. 1940 than Colonial Revival homes.

Queen Anne's popularity period in Nevada roughly coincided with a statewide depression. The home building market was affected by the depression, as well, leaving the Queen Anne style rather under-represented in the state. Reno was somewhat protected from the level of depression felt elsewhere. Nevertheless, Queen Anne architecture was not widespread in Reno, especially as compared to the numbers of bungalows and Period Revival homes that appeared in the early twentieth century, when the economy was bolstered by new mining booms in Tonopah and Goldfield, and by Reno's notorious divorce trade. A few noteworthy examples of Queen Anne-style homes exist in Reno, however. The 800

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8, 9 Page 7

The Pearl Upson House, Reno, Washoe County, Nevada

Section 8. Significance, continued

block of North Center Street in the Evans Addition contains a range of Queen Anne subtypes dating to the mid-1890s. These homes are larger than those in Powning's Addition and display more elaborate architectural detailing. Another fine example of a red-brick, free-classic Queen Anne is the Francovich House³ originally located in the Western Addition, just east of Powning's Addition. The Francovich House was built 1899-1900 on Ralston Street, but moved to Washington Street in the 1980s to save it from demolition. In Powning's Addition, the few Queen Anne-style homes that remain are mostly 1-½-story cottages that have been severely altered over the years mostly to increase floor space—often with style-altering results. Consequently, the Upson House and its neighbor are the most fully-developed, and best preserved Queen Anne-style homes in Powning's Addition.

Summary

The Pearl Upson House represents the late nineteenth century growth and development of Reno north of the river and west of the original townsite and the earliest town additions. The Upson House exemplifies the confidence C.C. Powning had in Reno's future, and as one of few examples of Queen Anne architecture, it evinces the demarcation of styles between the late Victorian and Arts and Crafts

Section 9. Bibliography

Baker, John Milnes

1994 *American House Styles*. W.W. Norton and Company, New York.

Belaustegui, Felvia

2000 *The Evolution of an Ethnic Community: Immigration of Italians to Reno*. Unpublished master's thesis, University of Nevada, Reno.

Harmon, Mella Rothwell

1998 *Divorce and Economic Opportunity in Reno During the Great Depression*. Unpublished master's thesis, University of Nevada, Reno.

McAlester, Virginia and Lee McAlester

1990 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

³ The Francovich Houe was listed in the National Register of Historic Places on April 15, 1983.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 8

The Pearl Upson House, Reno, Washoe County, Nevada

Section 9. Bibliography, continued

Polk, R.L. and Company
var. *Polk's Reno City Directory*. R.L. Polk and Company, San Francisco.

Townley, John M.
1983 *Tough Little Town on the Truckee: Reno, 1868-1900*. Great Basin Studies Center, Reno.

Walker, Lester
1997 *American Shelter*. The Overlook Press, Woodstock.

Washoe County Assessor's Office
var. Miscellaneous assessor's records.

Washoe County Recorder's Office
var. Grantors/Grantees Deeds/Records.

Section 10. Geographic Data

Boundary Description

The National Register boundaries of the Pearl Upson House include the 7,000 square-foot parcel identified as Assessor's Parcel Number 011-083-10, Washoe County, Nevada.

Boundary Justification

Resource boundaries include all land commonly associated with the lot identified as Washoe County, Nevada APN 011-083-10.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section PHOTOGRAPHS Page 9

The Pearl Upson House, Reno, Washoe County, Nevada

Photographs

Subject: Pearl Upson House
Location: Reno, Washoe County, Nevada.
Photographer: Mella Rothwell Harmon
Photo date: May 2003
Location of Negatives: State Historic Preservation Office, Carson City, Nevada

Photograph 1: West and south elevations, facing northeast

Photograph 2: West and north elevations, facing southeast