

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED SEP 13 1984
DATE ENTERED OCT 11 1984

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Pincolini Hotel

AND/OR COMMON

Mizpah Hotel

2 LOCATION

STREET & NUMBER

214 Lake Street

NOT FOR PUBLICATION

CITY, TOWN

Reno

VICINITY OF

CONGRESSIONAL DISTRICT

2

STATE

Nevada

CODE

32

COUNTY

Washoe

CODE

031

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS N/A
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Fabio Reginato c/o Mizpah Hotel

STREET & NUMBER

214 Lake Street

CITY, TOWN

Reno

VICINITY OF

STATE

Nevada 89501

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Washoe County Courthouse

STREET & NUMBER

117 South Virginia Street

CITY, TOWN

Reno

STATE

Nevada 89501

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Reno Cultural Resources Survey, Phase II

DATE

1983

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

City of Reno Planning and Community Development Department

CITY, TOWN

Reno

STATE

Nevada

7 DESCRIPTION

CONDITION

EXCELLENT DETERIORATED
 GOOD RUINS
 FAIR UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Pincolini (Mizpah Hotel) is an early twentieth century commercial building erected in three stages. The original, five-bay, symmetrical structure was designed and constructed in 1922 by the Ward Brothers, a Reno general contracting firm. Major additions to the hotel were subsequently constructed in 1925 and 1930. The resulting building is a three-story, ten-bay, brick commercial block incorporation ground floor retail space with an upper story hotel.

The Pincolini Hotel is located on the northeast corner of Lake and Second Streets in downtown Reno. The building is part of a mixed commercial district which was developed during the first quarter of the twentieth century. In addition to the Pincolini Hotel, four other commercial/hotel buildings are found in the area. Three of these structures are three-story, brick buildings similar in design to the Pincolini.

The Pincolini Hotel is a U-shaped structure supported by a rubble masonry foundation and terminating in a flat roof punctuated by four skylights. The structure is faced in textured, flemish bond brick laid with contrasting headers and stretchers.

The first story of the hotel is divided into commercial units which are defined by plate glass and aluminum storefronts. A clerestory was originally found above the store units. This clerestory survives intact beneath contemporary wooden infill panels and commercial signs.

The ground floor of the building is separated from the upper stories by a patterned brick frieze and projecting sheet metal cornice. A similar horizontal division is found between the second and third stories where a narrow belt course bands the building. The structure terminates in a bracketed sheet metal cornice accented by a patterned brick frieze and corbelled brick entablature. The original roofline of the hotel (1922) includes a slightly projecting parapet which spans the central three bays. The frieze of this parapet incorporates stamped sheet metal letters reading "Pincolini Hotel".

The wall planes of the original building are accented by plain, brick pilasters which mark the entry and corners of the structure. Access to the upper story hotel is gained by way of a first story, central bay entrance which includes double, single-light, plate-glass panels. These double units are enframed by a simple wooden surround which also enframes a single light transom. The foyer to the building includes a tile mosaic reading "Mizpah Hotel" in the design.

Second and third story windows are one-light-over-one-light, double hung sash enframed by simple wooden surrounds. Window openings are accented by slightly projecting, brick sills and radiating, brick lintels. Lacy

PINCOLINI HOTEL

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CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 1

grills vent the attic story on the 1930 addition. The addition is also highlighted by a circa 1930 neon and enamel sign which projects over the corner of Lake and Second Streets.

The interior of the building retains its original plan as well as many of its original decorative elements. The ground floor lobby is sheathed in original pine panelling which is grained to simulate oak. The original lobby flooring survives intact beneath contemporary carpeting. Original lobby fixtures include the lobby desk and the Reno Electrical Works "ringing board" which dates from the first telephone system.

Access to the upper levels of the building is gained by way of the original pine central staircase which retains its original configuration and skylight. This stair has been boxed-in to conform with fire safety requirements.

Of the hotel's 110 rooms, 20 are dry rooms (no baths), 68 rooms include baths, and 22 rooms include kitchenettes. All rooms include pine doors with transoms accented by simple shelf moldings. The 1930 addition to the building incorporates bathroom transoms in place of door transoms. Some of the room transoms have been covered to comply with fire code requirements. All transoms survive intact.

Interior finishes include plain plaster walls accented by simple pine baseboards and picture moldings. Several of the hotel rooms retain their original furnishings; iron beds, pine dressers and night stands.

The Pincolini Building is representative of Reno hotels constructed during the 1920's and 1930's. The building's original design survives intact and the structure is in excellent condition.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1922, 1925, 1930

BUILDER/ARCHITECT Ward Brothers

STATEMENT OF SIGNIFICANCE

The Pincolini Hotel is significant for its historical association with Reno's Italian commercial district. The building is the most substantial, intact structure surviving from the development of Reno's "Little Italy", an early twentieth century district which served as the center for Italian commercial and community activity in the city. The building is also significant as a well preserved example of an early twentieth century, residential hotel; an architectural type which was once common to downtown Reno.

The development of Reno's Italian commercial community has historically centered along Lake Street between Second Street and Commercial Row. The area was noted for its commercial diversity and at one time included grocery stores, liquor stores, insurance agencies, a travel agency and hotels. The Pincolini Hotel was one of four such structures constructed in the area during the first quarter of the twentieth century. All four of these structures survive. The major hotel buildings constructed during the period were the Columbo, the Lido and the Tuscano. Of the four hotels, the Pincolini is the largest, and the only one to survive intact and in a good state of preservation.

The builders of the hotel, the Pincolini family, immigrated to Nevada from Parma, Italy, between 1896 and 1905. Joseph Pincolini was the first family member to settle in the Reno area, arriving in 1896 following a winter in Winnemucca, Nevada. Joseph Pincolini subsequently purchased the San Rafael Ranch in 1896. This property remained in the family until the 1920's. The Pincolini family acquired substantial agricultural acreage in northern Nevada and were among the first in northern Nevada to employ mechanized farming methods. Of particular note was their use of potato planting machines which enabled the Pincolini's to realize substantial profits from the crop.

The four Pincolini brothers, Joseph, Evaristo, Adelvaldo and Dante, financed the construction of the Pincolini Hotel from their agricultural profits. The 1927 edition of the Bolletino del Nevada described the hotel as "the most unique modern hotel in the state of Nevada". An advertisement in Polk's Reno City Directory the following year described the building as ". . . the most comfortable hotel in the state". Among the Pincolini's services were "cold, pure spring water in every room. Steam heat, hot water, private baths and apartments".

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Cafone, Albin J. "Reno's Little Italy", Nevada Historical Society Quarterly, Vol XXVI, No. 2, Summer 1983.
 Design Concepts West, Rancho San Rafael: Regional Park Master Plan, 1981.
Polk's Reno City Directories, 1920-22, 1928.
 Interview with Guido Pincolini, son of Adelvaldo Pincolini, May 8, 1984.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 123' x 140' lot LESS THAN 1 ACRE

UTM REFERENCES

A	<u>11</u>	<u>258520</u>	<u>4379862</u>	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Lots #1 and #2 and south 23' of Lot #3, Block "R" of Reno original Townsite, Washoe County, Nevada.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

Revised and Edited by Kathryn M. Kuranda,
 Division of Historic Preservation and Archeology
 201 South Fall Street, Carson City, NV 89710

NAME / TITLE

Ana Beth Koval /

ORGANIZATION

Rainshadow Associates /

DATE

May 8, 1984

STREET & NUMBER

TELEPHONE

P. O. Box 352

(702) 849-1438 / (702) 885-5138

CITY OR TOWN

STATE

Carson City

Nevada

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Ronald M. Jones

TITLE

Deputy State Historic Preservation Officer

DATE

6 Sept, 84

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: *Melores Byer*

Entered in the National Register

DATE

10/11/84

KEEPER OF THE NATIONAL REGISTER

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 1

The Picolini family continues to own and operate the Picolini Hotel. The family also remains a social, political and economic force in Reno's Italian community.

The design of the Picolini is characteristic of the functional, residential hotels which were once common to the city of Reno. These structures, which combined first floor commercial space with upper story hotels, have been replaced by contemporary casino/hotels in Reno's downtown core. The Picolini is unique as an example of Reno's pre-gaming hotel architecture which has survived intact and retains a high degree of architectural integrity.

OK

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Pincolini Hotel
Washoe County
NEVADA

Working No. SEP 13 1984
Fed. Reg. Date: 2/4/86
Date Due: 10/11/84 10/28/84
Action: ACCEPT 10-11-84
 RETURN
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Entered in the _____
National Register _____

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

MIZPAH
HOTEL

PLAZA LOAN &
JEWELRY

CASH
DIAMONDS
GUNS
CAMERAS

DRAGON TOWN RESTAURANT
龍城海鮮菜館



MIZPAH HOTEL (PINCOLINI)
Reno, NV
Photographer: Kathleen Hoff
Negative: 17 S Patterson Place
Sparks, NV 89431
Exterior view looking north
Photo # 1



MIZPAH HOTEL

E. Second

Lake Street

Mizpah Hotel

LOAN & JEWELRY

COCKTAIL

Pincolini Hotel
Reno, Nevada
Ronald M. James, Photographer
August, 1984
NV Div of Hist Pres & Arch
Exterior View to NE
Photo 1-A



Picolini Hotel
Reno, Nevada
Ronald M. James, Photographer
August, 1984
NV Div of Hist Pres & Arch
Exterior View to NE
Photo 1-B

PINCOLINI HOTEL

SLOTS

Mizpah Hotel

liquors QUIK-PIC
GROCERIES

COMERCIAL SPACE
AVAILABLE
FABIO REALTY 322-9252

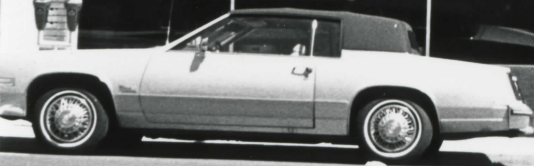
Mizpah Hotel

Mizpah Hotel

GROCERIES *Sandwiches*

OPEN 24 HOURS

NOVELTIES - Sundries



MIZPAH HOTEL (PINCOLINI)
Reno, NV
Photographer: Kathleen Hoff
Negative: 17 S Patterson Place
Sparks, NV 89431
Exterior view looking east
Photo # 2



WIN \$5000 FREE!
\$5000
EAGLE CITY

Mayor
George W. Bush
Mayor of Council

MIZPAH HOTEL (PINCOLINI)
Reno, NV
Photographer: Kathleen Hoff
Negative: 17 S Patterson Place
Sparks, NV 89431
View of hotel lobby
Photo # 3



MIZPAH HOTEL (PINCOLINI)
Reno, NV
Photographer: Kathleen Hoff
Negative: 17 S Patterson Place
Sparks, NV 89431
View of front stairway
Photo # 4



MIZPAH HOTEL (PINCOLINI)
Reno, NV
Photographer: Kathleen Hoff
Negative: 17 S Patterson Place
Sparks, NV 89431
View of hotel hallway
Photo # 5

101



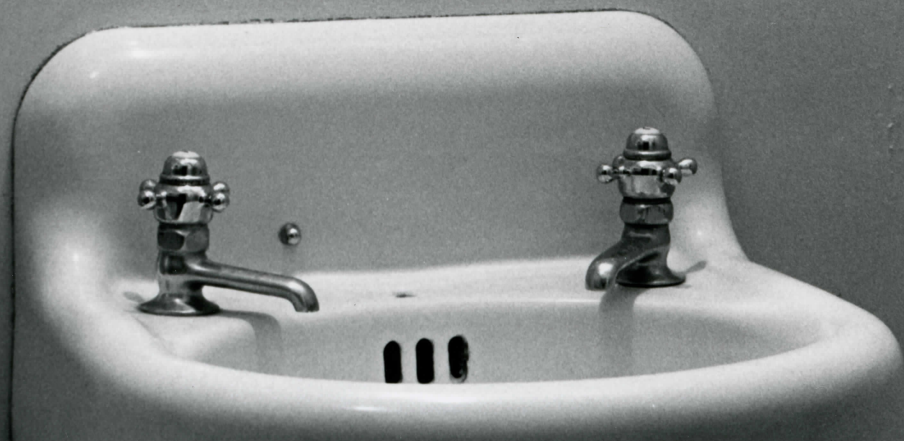
MIZPAH HOTEL (PINCOLINI)
Reno, NV
Photographer: Kathleen Hoff
Negative: 17 S Patterson Place
Sparks, NV 89431
View of hallway door & transom
Photo # 6



MIZPAH HOTEL (PINCOLINI)
Reno, NV
Photographer: Kathleen Hoff
Negative: 17 S Patterson Place
Sparks, NV 89431
View of original hotel room
Photo # 7



MIZPAH HOTEL (PINCOLINI)
Reno, NV
Photographer: Kathleen Hoff
Negative: 17 S Patterson Place
Sparks, NV 89431
View of remodeled room
Photo # 8



MIZPAH HOTEL (PINCOLINI)
Reno, NV
Photographer: Kathleen Hoff
Negative: 17 S Patterson Place
Sparks, NV 89431
View of bathroom
Photo # 9



MIZPAH HOTEL (PINCOLINI)

Reno, NV

Photographer: unknown

Negative: Mizpah Hotel, 214 Lake
Street, Reno, NV 89501

1922 photo, excavation of basement
by Joe & Dante Pincolini

Photo # 10



MIZPAH HOTEL (PINCOLINI)
Reno, NV
Photographer: unknown
Negative: Mizpah Hotel, 214 Lake
Street, Reno, NV 89501
circa 1922 photo of 1922 portion,
exterior looking east
Photo # 11

Right

tos

Uncle Sam Canamella Dodge
Adelvaldo's 1915 Overland
— Barber Shop —



MIZPAH HOTEL (PINCOLINI)

Reno, NV

Photographer: unknown

Negative: Mizpah Hotel, 214 Lake
Street, Reno, NV 89501

circa 1950 photo

exterior view looking northeast

Photo # 12

*Guide to Bruns was the market
either bought 0*

ph Schaefer

one of

NO DOGS ALLOWED

OFFICE

APARTMENT
FOR RENT



MIZPAH HOTEL (PINCOLINI)

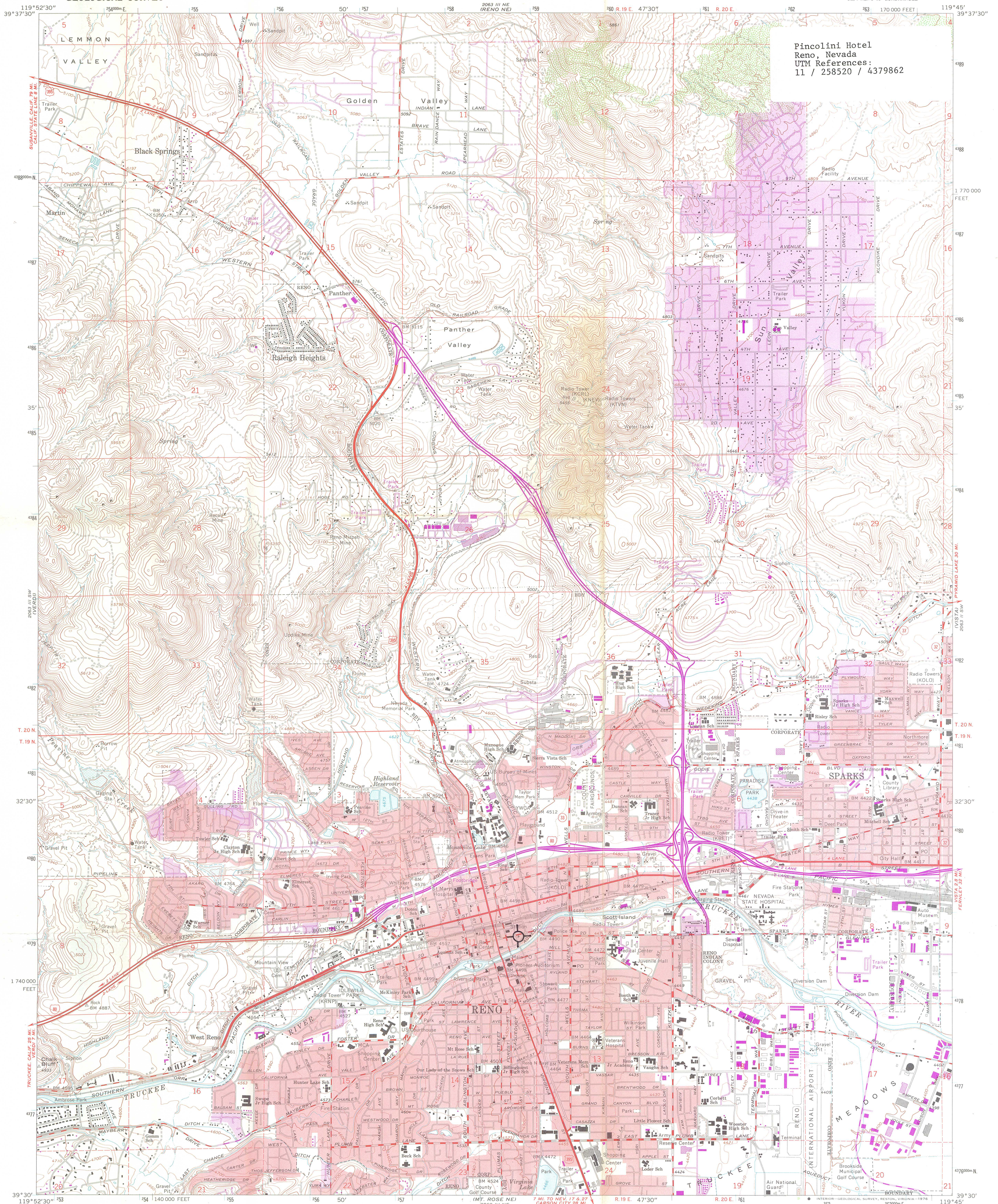
Reno, NV

Photographer: unknown

Negative: Mizpah Hotel, 214 Lake
Street, Reno, NV 89501

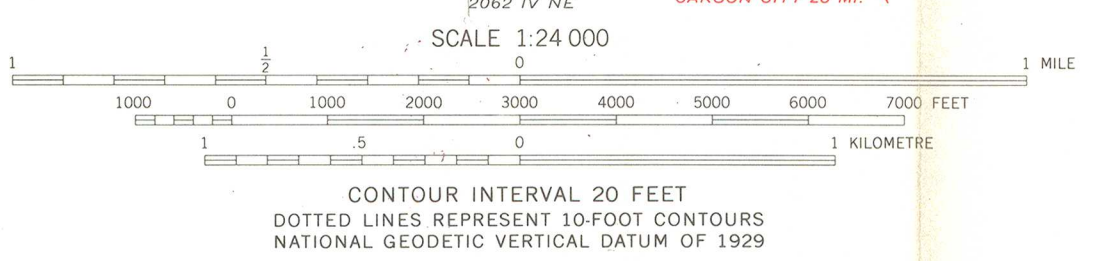
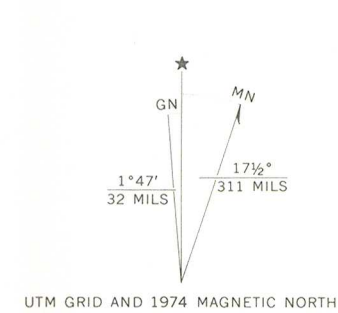
circa 1922 photo of hotel lobby with
Dante, Adelvaldo, & Lazzaro Pincolini

Photo # 13



Picolini Hotel
Reno, Nevada
UTM References:
11 / 258520 / 4379862

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial
photographs taken 1966. Field checked 1967
Polyconic projection. 1927 North American datum
10,000-foot grid based on Nevada coordinate system, west zone
1000-metre Universal Transverse Mercator grid ticks,
zone 11, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Areas covered by dashed light-blue pattern
are subject to controlled inundation



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



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

Revisions shown in purple compiled from aerial photographs
taken 1974. This information not field checked
Purple tint indicates extension of urban areas

RENO, NEV.
SE/4 RENO 15' QUADRANGLE
N3930-W11945/7.5
1967
PHOTOREVISED 1974
AMS 2063 III SE-SERIES V896

