

RENO ARCHITECTURAL SURVEY

RENO, NEVADA

WASHOE COUNTY

PROPERTY NAME: Riverside Hotel
PARCEL #: 11-116-01

CURRENT BLACK & WHITE PHOTOGRAPH

LOCATION

STREET: 17 South Virginia St.
CITY: Reno, Nevada
COUNTY: Washoe

CURRENT OWNER

NAME: Overland Inc.
STREET: P.O. Box 2149
CITY: Reno
STATE/ZIP: NV 89505

FORM PREPARED BY: Pat Lawrence-Dietz
Rainshadow Associates DATE: 6/13/83
STREET: P.O. Box 352
CITY: Carson City, NV 89702

PHOTO BY: Ana Koval DATE: 8/15/83
VIEW: Virginia Street facade

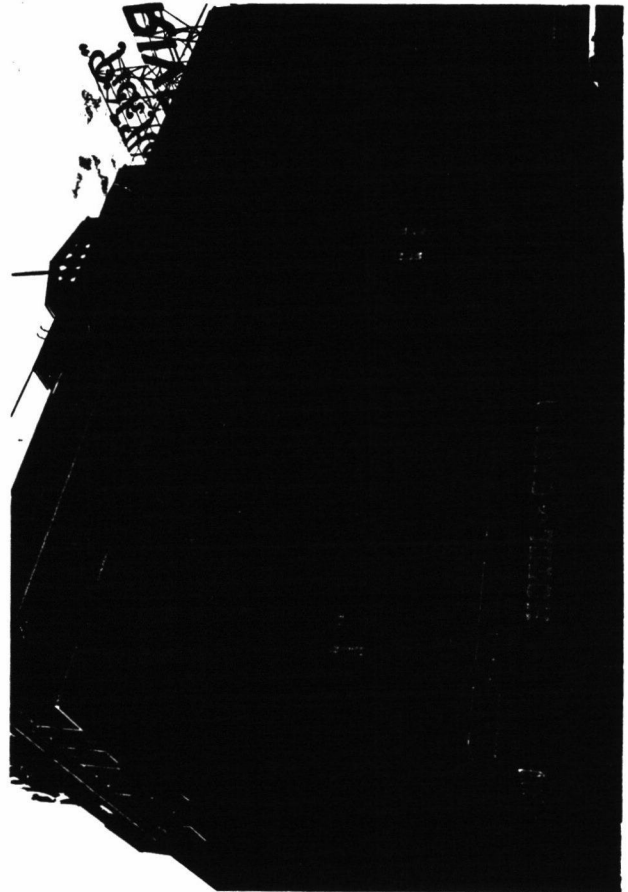
PROPERTY INFORMATION

ORIGINAL USE: Hotel and apartments
PRESENT USE: Hotel and casino
CONDITION: Good
ARCHITECT: F.J. DeLongchamps /DeLongchamps
/Frank W. Green
BUILDER:
CONST/MOD DATES: 1926-7/ 1931/ 1950-1
BLDG TYPE: Commercial, Hotel

PHYSICAL DESCRIPTION: The Riverside Hotel is a large and imposing six storied, red brick, Period Revival structure with terra cotta decoration in the Gothic Style. Its siting in the heart of downtown Reno at the intersection of Virginia Street and the Truckee River gives it special significance. The original portion of the building was T-shaped. A major, casino/restaurant/theater wing was added to the west side in 1950.

The original building faces Virginia Street. The tall, storefront level is somewhat altered: a marquee covers a large portion of the first floor exterior; door and window openings have been altered. The east facade is divided by a slightly projecting, central pavilion. Two, five story, terra-cotta clad, slanted bays flank the central bay of the pavilion. The building is divided horizontally into three parts: ground floor (storefront), intermediate, and roofline.

Windows at the second through fifth story level are double-hung, one-over-one, paired and triple in arrangements. Brick spandrels with inlaid zigzag patterns separate the windows in the facade bays. The windows at the sixth story level are most elaborate; with decorated, terra-cotta surrounds consisting of Gothic arched heads with terra-cotta quoins and a continuous terra cotta sill. Above



the sixth story windows is a projecting, terra cotta cornice with a floriated, paneled frieze. The building is crowned by a stepped, brick parapet topped with a terra cotta course and inset with terra cotta decorative panels. Above the central pavilion is a terra cotta pediment ornamented with Gothic tracery.

Alterations to the building have occurred primarily at the ground floor level. Originally the facade was divided into nine bays with a central, arched entry bay and eight storefront bays, each with large plate glass windows and a multi-light transom. Today most of the windows have been bricked over. The central entrance has been altered. A large marquee wraps around the building at the mezzanine level. Other alterations include a large sign attached to the north wall of the building and another attached to the roof. The majority of the exterior is intact.

STATEMENT OF SIGNIFICANCE: The Riverside Hotel is significant for its association with the divorce industry, with George Wingfield, the man who had the hotel rebuilt in 1926-7, and F. J. DeLongchamps, the architect.

The hotel was originally built as apartments and hotel rooms to be used by prospective divorcees. Situated next to the courthouse, the hotel was rebuilt after a fire, by Wingfield, who at the same time pushed a bill through the legislature to reduce the residency requirement for a divorce from six months to three months.

George Wingfield invested the money he made in mining in Nevada back into Nevada. A native of Fort Smith, Arkansas, Wingfield moved to Nevada via Oregon in 1896 and in 1901 joined the rush to the state's newest boomtown, Tonopah. In Tonopah, he became Vice-President of the Tonopah Banking Corporation.

When Goldfield began to flower as a mining district after 1903, Wingfield was one of the first, financial entrepreneurs to heavily invest in the area. In conjunction with his partner Nixon, Wingfield began the absorption of dozens of smaller mining operations and by 1906, they formed the Goldfield Consolidated Mine Company. The Goldfield mines became some of the richest in the world and the profits realized by Wingfield and Nixon were tremendous. In a span of few years, these two men became powerful figures in Nevada's financial and political circles.

The Goldfield boom ended with the panic of 1907 and in 1908 Wingfield moved to Reno where he invested in livestock, hotels, real estate, and a chain of 12 banks. He built the Reno National Bank in 1915 as part of this chain. Throughout his prominent years, Wingfield played a very strong and active role in Republican political affairs. On the death of Senator George Nixon in 1912, Wingfield not only acquired Nixon's extensive banking interests, but was also offered an appointment to complete the Senatorial term. He refused this offer as he did the push in 1926 to have him run for Governor of the state. He appeared much happier to stay in the political background acting as a power broker. He held one public office, that of Regent of the University of Nevada, in 1928.

Following the 1929 crash, Wingfield made every effort to support and bolster the troubled, local cattle industry. By October of 1932, he had overextended the limits of his banking chain, a "banking holiday" was declared and the banks closed. Wingfield was forced into bankruptcy in 1935, recovered in subsequent years and enjoyed financial, political, and social affluence until his death in 1959.

RENO ARCHITECTURAL SURVEY

RENO, NEVADA

WASHOE COUNTY

RIVERSIDE HOTEL, RENO, NEVADA

CONTINUED

The Riverside Hotel is also significant as the work of the prolific and talented architect, Frederic J. DeLongchamps. DeLongchamps was one of the most important architects in Nevada, practicing from 1907 to 1965. He was in partnership with George O'Brien from 1916 to 1965 when they both retired. DeLongchamps was the only official State Architect serving from 1919-1921 and 1923-1926. He designed many major buildings in Nevada including seven county courthouses, several buildings at the University of Nevada, two Nevada-California-Oregon Depots, and several state buildings in Carson City. He also worked and held licenses in California and Florida.

BIBLIOGRAPHY:

DeLongchamps, Frederic J. Riverside Hotel Apartments Specifications, 1931.

DeLongchamps Collection, Special Collections, UNR.

Elliott, Russell R. "History of Nevada", University of Nebraska Press, 1973., Lincoln, Nebraska.

Hamrick, James and Koval, Ana Beth. "George Wingfield House National Register Nomination, Reno, Nevada, April 2, 1982.

Nylen, Robert A. "Reno's Premier Architect", Heritage Herald , May/June 1983. pp.4-5.

LEGAL DESCRIPTION: Beginning at the intersection of south line lot 2 Riverview survey and west line South Virginia Street, then southerly 6 feet, then westerly and parallel to lot 2, 263 feet, then westerly on same line 8.68 feet to east line of South Sierra Street, then north 15 51'25" west 133.74 feet, then north 68 14'05" East 126.566 feet, then north 73 47'35" east 108.23 feet, then north 16 12'25" west 6 feet, then north 73 47'35" east 18.67 feet, then south 28 47'35" west 8.49 feet, then north 73 47'35" east 24 feet, then south 16 12'25" east 140 feet to point of beginning.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Riverside Hotel (DeLongchamps, Frederick J.,
Architecture TR)
Washoe County
NEVADA

Substantive Review

Working No. MAY 3 1984
Fed. Reg. Date: _____
Date Due: 6/17/84 - 6/17/84
Action: ACCEPT
RETURN 6-13-84
REJECT
Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

The property appears to be eligible as a component of the thematic group. However, technical correction and substantive revision of the nomination is needed before it can be evaluated. See 10 below for technical correction and the thematic cover sheet comments for specific requests for section 8 of the nomination. *See also #7.*

Recom./Criteria Return
Reviewer Bushong
Discipline Historic
Date 6/13/84
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	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

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

The description mentions a major addition to the west side of the building in 1950. Please assess its impact ^{if any} on the significant features of the building. A sketch plan showing the location of the addition may be useful.

Parcel #: 11-116-01
Acreage: Less than one acre.
Location: 17 South Virginia Street
City: Reno State: Nevada County: Washoe

Current Owner: Overland Inc.
Address: P.O. Box 2149, Reno, Nevada 89505

Data Prepared by: Pat Lawrence-Dietz Date: 06/13/83
Rainshadow Associates
Address: P.O. Box 352, Carson City, Nevada 89702

Property Information

Original Use: Hotel and apartments
Present Use: Hotel and casino
Condition: Good
Architect: Frederic J. DeLongchamps; DeLongchamps/Frank W. Green
Builder: Unknown
Construction/Modification Dates: 1926-7, 1931, 1950-1
Building Type: Commercial, Hotel

Physical Description

The Riverside Hotel is a large and imposing six-storied, red brick, Period Revival structure with terra cotta decoration in the Gothic Style. Its siting in the heart of downtown Reno at the intersection of Virginia Street and the Truckee River gives it special significance. The original portion of the building was T-shaped. A major casino/restaurant/theater wing was added to the west side in 1950.

The original building faces Virginia Street. The tall storefront level is somewhat altered: a marquee covers a large portion of the first floor exterior; door and window openings have been altered. The east facade is divided by a slightly projecting central pavilion. Two five-story, terra cotta clad, slanted bays flank the central bay of the pavilion. The building is divided horizontally into three parts: ground floor (storefront), intermediate, and roofline.

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Statement of Significance (Criteria B, C)

The Riverside Hotel is significant as an intact example of the late Gothic Revival style designed by notable Nevada architect, Frederic J. DeLongchamps. The building, which was commissioned by prominent financial and political figure George Wingfield, is also significant for its historical association with the Reno divorce industry.

DeLongchamps, who practiced from 1907 to 1965, is primarily remembered for his monumental, Classical Revival style designs for public structures. In the late 1920's and 1930's, DeLongchamps' residential designs reflected then current trends in "picturesque" suburban designs. However, the Riverside Hotel marks a rare departure from the formal, Neoclassical designs the architect favored for major public and commercial buildings. Please see the nomination cover form for a more detailed discussion of DeLongchamps' work.

From 1859 until the turn-of-the-century, there were relatively few divorces in the State. However, Nevada's early liberalization of divorce residency requirements attracted a significant temporary population during the first four decades of the 20th century. In November 1928, Max Stern of the Pittsburgh Press estimated that divorce seeking visitors to Reno spent over \$5 million a year. In 1931, 4,800 divorce decrees were sought in northern Nevada.

The hotel was originally built as apartments and hotel rooms to be used by prospective divorcees. Situated next to the courthouse, the hotel was built by Wingfield in 1926, who in the same year pushed a bill through the legislature to reduce the residency requirement for a divorce from six months to three months.

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The Goldfield boom ended with the panic of 1907, and in 1908 Wingfield moved to Reno where he invested in livestock, hotels, real estate, and a chain of 12 banks. He built the Reno National Bank in 1915 as part of this chain. Throughout his prominent years, Wingfield played a very strong and active role in Republican political affairs. On the death of Senator George Nixon in 1912, Wingfield not only acquired Nixon's extensive banking interests, but was also offered an appointment to complete the Senatorial term. He refused this offer as he did the push in 1926 to have him run for Governor of the State. He appeared much happier to stay in the political background acting as a power broker. He held one public office, that of Regent of the University of Nevada in 1928.

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Bibliography

DeLongchamps, Frederic J., Riverside Hotel Specifications, 1931. DeLongchamps Special Collection, Special Collections, University of Nevada-Reno.

Elliott, Russell R., History of Nevada, University of Nebraska Press, 1973, Lincoln, Nebraska.

Hamrick, James and Ana Beth Koval, George Wingfield House National Register Nomination, Reno, Nevada, April 2, 1982.

Nylen, Robert A., "Reno's Premier Architect," Heritage Herald, May/June 1983, pp.4-5.

Official Bicentennial Book, Ed. Stanley W. Paher, "Dude Ranches in Nevada." (State of Nevada, 1976), pp. 118-119.

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Location of Legal Description: Washoe County Courthouse, 117 S. Virginia St., Reno, NV 89501.

Representation in Existing Surveys: Reno Cultural Resources Survey, 1983, Local survey deposited at the Division of Historic Preservation & Archeology, Carson City, NV

UTM References: Zone 11, E258850 N 4278455.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

5/3/84

date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name DeLongchamps, Frederic J., Architecture Thematic Resources

State ~~Douglas~~ Washoe County, NEVADA

Conn _____

Nomination/Type of Review

Date/Signature

1. Barengo Building

Substantive Review

Keeper _____

Attest _____

2. Bell Telephone of Nevada

Substantive Review

Keeper *Linda McClelland 8/6/83*

Attest _____

R 3. ~~VACHINA APARTMENTS -~~
California Apartments

Substantive Review

Keeper *Linda McClelland 8/6/83*

Attest _____

4. Frandsen, Andrew, Apartment
Building

Substantive Review

Keeper _____

Attest _____

R - 5. Reno National Bank

Substantive Review

Keeper *Linda McClelland 8/6/83*

Attest _____

R - 6. Riverside Hotel

Substantive Review

Keeper *Linda McClelland 8/6/83*

Attest _____

R - 7. Washoe County Courthouse

Substantive Review

Keeper *Linda McClelland 8/6/83*

Attest _____

8. Pearson and Cafferata
Building

DOE/OWNER OBJECTION

Substantive Review

Keeper _____

Attest _____

9. St. Thomas Aquinas Rectory
and School

DOE/OWNER OBJECTION

Substantive Review

Keeper _____

Attest _____

10. *(already
DOE 3/7/83)*

Keeper _____

Attest _____

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Riverside Hotel (DeLongchamps,
Frederick J., Architecture TR)
Washoe County
NEVADA

Substantive Review

Working No. 5-3-84
4-26-86
Fed. Reg. Date: 2/3/87
Date Due: 7/24/86 - 8/10/86
Action: ACCEPT 8-6-86
 RETURN
 REJECT
Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

I don't feel "B" is appropriate. Wingfield's bank & home are already listed or soon to be. This link w hotel is somewhat weak. "A" ok for assoc. w demand for commercial housing wrought by liberal divorce laws. Also good example of DeLongchamps's work

Recom./Criteria Accept A
Reviewer L McClelland
Discipline A. Hist
Date 8/6/86
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



4
Architecture of Fred J. DeBrychamps TR

Riverside Hotel

17 South Virginia Street, Reno, Nevada

Photographer: R. James, HP&A

Carson City, Nevada (1985)

View northwest looking at south and
east elevations

Photo 1 of 5



151

Architecture of Eiel J. Debuschamp TR

Riverside Hotel

17 South Virginia Street, Reno, Nevada

Photographer: R. James, HP&A

Carson City, Nevada (1985)

View northwest looking at south and
east elevations.

Photo 2 of 5



16
Riverside Hotel

17 South Virginia Street, Reno, Nevada

Photographer: R. James, HP&A

Carson City, Nevada (1985)

View southwest looking at east and north
elevations

Architecture of Fred J. Deloychamps TR

Photo 3 of 5



Riverside Hotel

17 South Virginia Street, Reno, Nevada

Photographer: R. James, HP&A

Carson City, Nevada (1985)

View south looking at north elevation

Architecture of Fred J. Delany clumps TR

Photo 4 of 5

RIVERSIDE



Pick Hobson's Riverside
FRIDAY SEAFOOD
BUFFET \$9.95
45¢ & 70¢ KENO
STEAK & SHRIMP
\$9.95
WINS & KENO CAR

DANCING WITH
CARLA REA
WED THRU SUN
JACK WEAVER
MON & TUES

HOTEL & CASINO



Architecture of Fred J. Delors champs

Riverside Hotel

17 South Virginia Street

Reno, Nevada

Photographer: R. James, HP&A

Carson City, Nevada (1985)

View south looking at north elevation

Photo 5 of 5

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000527