



HERITAGE

PEOPLE, HOMES AND HISTORY of Old Southwest Reno

IN THIS ISSUE

AFFORDABLE & HISTORIC
El Centro in downtown Reno

LOCAL LITERATURE
Books by and about Reno residents

PULL UP A CHAIR
For a gathering at The Kitchen Table



Hello, Neighbor-

Is there a better place to live than here in Reno's

Old Southwest? As a Nevada native, I'm so fortunate to have lived much of my adult life here in this wonderful neighborhood.

Like you, I appreciate the history, charm and character of our neighborhood. In fact, you've probably seen my wife Theresa and me with our grandson Elliot at Newlands Park or pushing our dogs, Mixie and Harley, in their jogger!

My partners David and Sarah Hughes and I have over 50 years of combined real estate experience, so if you are thinking about buying or selling in the Old Southwest, give me a call...because I live here too!

For more information on our neighborhood, visit:
OldSouthwestReno.com

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HUGHES
REAL ESTATE GROUP



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COVER PHOTO



El Centro, at the corner of Center and State streets in downtown Reno, originally built in 1958.

Photo: Jody Hunt, Design Factor

PUBLISHER'S LETTER

At long last, another issue!



They say good things come to those who wait. I hope that's the case with this issue.

It took a little longer than normal to get this issue of HERITAGE printed and mailed, but I truly hope you enjoy the result of the extra time spent.

For this issue I had the pleasure of meeting Matthew Fleming, Executive Director of Northern Nevada Community Housing. His organization's most recent project, El Centro in downtown Reno, is an incredible mix of much-needed affordable housing and historic preservation.

After having to reschedule our visit, my family and I finally made it to The Kitchen Table at the Plumbgate Center. We had a lovely birthday dinner for my wife and bumped into a number of neighbors and friends.

And finally, I hope you find reading inspiration in a short list of books written by and about Reno residents. Our neighborhood and city is home to quite a few authors, and in coming issues I hope to continue to draw attention to their work.

As always, if there is something you'd like to see in the pages of HERITAGE, feel free to send an e-mail to info@heritagemagazine.org to let me know. I appreciate the feedback every issue brings.

Sincerely,

Patrick Turner, Publisher



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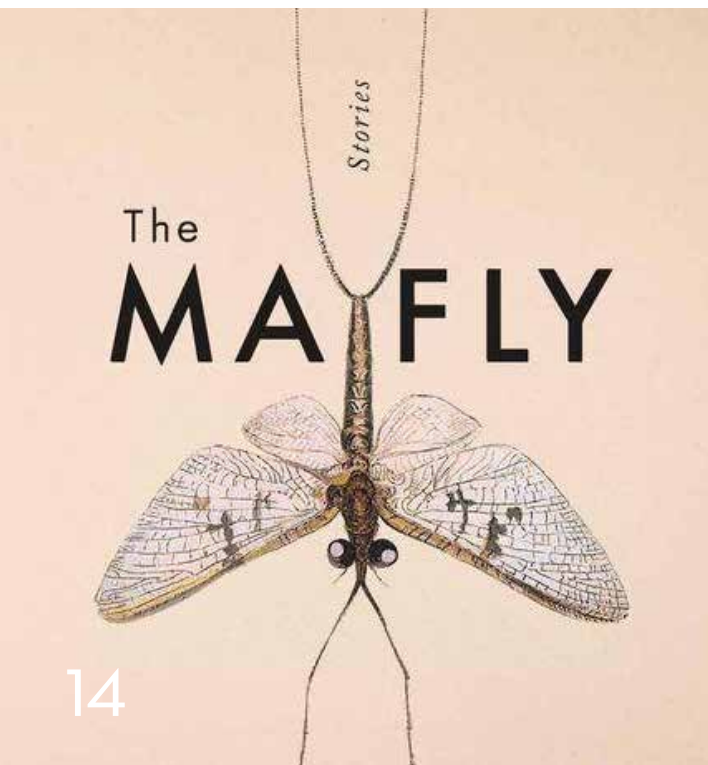
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FOOD & DRINK

Pull Up a Chair at The Kitchen Table

Reno's Old Southwest neighborhood is not exactly known as a dining destination. Midtown – not far away – features a larger selection of restaurants and typically draws the culinary crowd. However, a new addition to the Old Southwest might be poised to change that.

The Kitchen Table, recently opened at Plumbgate Center (corner of Plumb and Arlington) combines a chic yet comfortable atmosphere with a menu of Italian-inspired food to create a unique addition to our neighborhood's dining options.

Occupying the space that was home to Great Harvest Bread Co., The Kitchen Table is not large. The result is an intimate setting where it is easy to converse with those at your table and those dining nearby—people who you might even know from the neighborhood!

There's also a small bar if you're just looking to grab a

drink on the way home from work. In addition to an impressive wine list, there are also a few craft cocktails to sample. Beer choices are pretty minimal.

The menu isn't large, but what it includes is varied and approachable. There are several fish, chicken and steak entrées to choose from. There are also a variety of pizzas on the menu. And if pasta is your thing, you're in luck—their pasta is made in-house daily. There are delicious dessert choices, too.

For the younger, and sometimes harder to please, there are a few kid-specific options on the menu.

The Kitchen Table is currently open Tuesday through Saturday for dinner only. Reservations (recommended) can be made online at thekitchentablereno.com or over the phone. Take-out orders can be placed online as well. Mangia bene!



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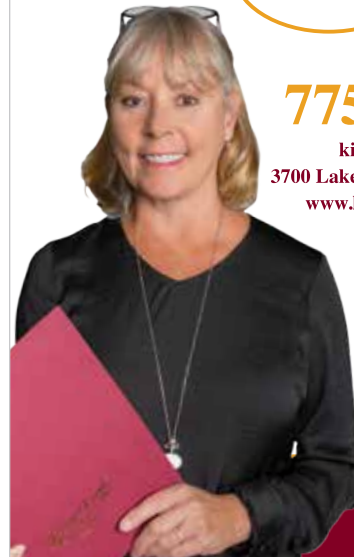
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Recently remodeled El Centro in downtown Reno.

Photos: Jody Hunt, Design Factor



REAL ESTATE

Affordable Meets Historic in Downtown

Housing has been a hot topic in Northern Nevada for several years. Home prices are high, rent prices are also high, and inventory is low. Affordable housing is also newsworthy, in that there is a decreasing amount of it. With the growth and change happening in our community gentrifying areas that typically offer housing for low-income residents, there is an increasingly urgent need for affordable housing. One local nonprofit organization is doing something about that issue, with historic preservation in mind.

Northern Nevada Community Housing (NNCH) is a private, nonprofit organization whose mission is simple:

develop, own, and manage high-quality affordable housing coupled with supportive services for those most in need in our community. Originally founded in 1989 as Northern Nevada Community Housing Resource Board, the organization currently owns 14 properties in Reno, Sparks and Carson City. Their most recently opened project is El Centro, a motel originally built in 1958 at the corner of Center and State Streets in downtown Reno.

NNCH acquired and began operating El Centro in 1994. At that time, the motel was called Joseph's Inn and was functioning primarily as housing for low-



income residents. As the years passed and federal and state housing requirements changed, it became clear to NNCH Executive Director, Matthew Fleming that the motel would have to be renovated to better serve the needs of its residents. In 2020, despite many challenges caused by the ongoing COVID-19 pandemic, NNCH relocated all residents from the motel's 31 units and began the renovation process.

Matthew Fleming said, "As we peeled back the layers of the onion during the early stages of the renovation process, we found outdated construction techniques that added time and cost to the project."

Throughout the renovation, NNCH was committed to maintaining the mid-century modern character of the building, while also including as many modern

Collection of matchbooks from El Centro's early history.

Photo: Jody Hunt, Design Factor



amenities and energy-efficient features as possible.

NNCH worked with local architectural firm, Formgrey Studio, to design the renovation. All but one of the contractors used was local. To meet ADA requirements, the number of units in the building was reduced from 31 to 26. The renovation added a rooftop solar array, outdoor courtyard, library, a community Wi-Fi network, on-site laundry facilities, and several other amenities. The building also features a re-creation of the original El Centro neon sign, based on images from period postcards. The new sign is lit with LED lighting to comply with state and HUD energy-efficiency standards.

Total cost of El Centro's renovation was \$6 million and was funded using a combination of Washoe County HOME Funds, federal low-income housing tax credits (LIHTC), and a mortgage held by NNCH.

Residents of El Centro are primarily veterans who suffer

from chronic homelessness. 22 of the 26 units are subsidized by the Reno Housing Authority and sets the tenants' rent at 30% of their gross annual income thus insuring affordability for single adults in the downtown area. In addition to housing at El Centro, NNCH partners with veterans Affairs (VA) to offer wrap-around case management. Additional services offered via local partnerships include food bank access and other services designed specifically to serve the Veteran population.

Since taking over as Executive Director in March 2017, Matthew Fleming and NNCH's staff of 25 has opened a new property every year. That pace is expected to continue as NNCH prepares to open Sierra Cove, a multi-family, veteran-preference, workforce housing project located in Sparks in May of 2022. Following that project, another property in Sparks called Truckee Heights is expected to open in May of 2023.

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NEIGHBORHOOD

Little Library, Big Movement

You may have noticed an increasing number of “little libraries” popping up throughout the neighborhood. These clever little structures, most of them residing on posts in people’s front yards, are part of a movement that began in Wisconsin in 2009.

The movement started when Todd Bol of Hudson, Wisconsin, built a model of a one-room schoolhouse as a tribute to his mother—she was a teacher who loved to read. He filled it with books and put it on a post in his front yard. His neighbors and friends loved it, so he built several more and gave them away. In 2010 the movement took on the name, “Little Free Library” and the purpose became clear: share good books and bring communities together.

Inspired by community gift-sharing networks and “take a book, leave a book” collections in coffee shops and public spaces, Bol and partner Rick Brooks set the goal of surpassing 2,508 Little Free Libraries by the end

2013. They exceeded that goal in August of 2012, a year and a half ahead of schedule.

Growth of Little Free Library continued rapidly from 2012 to 2018. The organization officially became a nonprofit in 2012, published a book about the growth of the movement in 2014, and in 2016 launched a festival in Minnehaha Park in Minneapolis to celebrate the joys of reading and sharing books.

According to the Little Free Library website, there are more than 40 registered libraries in the greater Reno area. However, a quick drive around town will reveal that there are many more neighborhood libraries in existence. In the Newlands Neighborhood alone, there are more than eight little libraries. So, if you’re looking for a good book that comes with the endorsement of a neighbor, look no further than the Old Southwest’s network of Little Free Libraries.

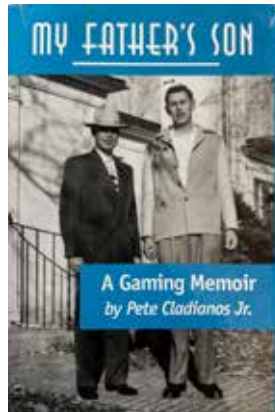
LOCAL LITERATURE

Books By and About Reno Residents

Reno's Old Southwest has many stories to tell. Some are shared on chance encounters while walking through the neighborhood, and some manifest on the pages of books. This is in no way an exhaustive list, but here are a few recently published books by local authors that are worth a read.

My Father's Son, A Gaming Memoir by Pete Cladianos, Jr.

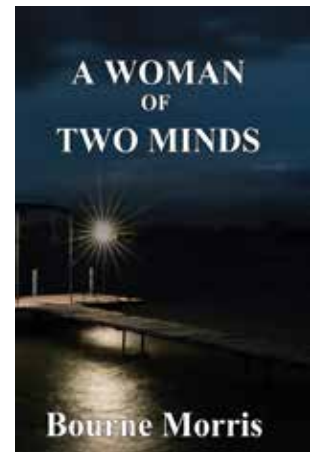
As this book details, the Cladianos family has been a fixture in northern Nevada for decades. For much of Pete's childhood he lived at the Corner of Circle Drive and Monroe Avenue with his parents and his sister, Katharene. As the title indicates, the book chronicles his father's move to Reno and the many gaming businesses he owned and operated in the area, including the Sands Hotel Casino. Gaming has been a staple industry in Nevada for years, but this book provides interesting, detailed insights into how the industry developed over time under Pete's and his family's influence.



involving a well-known historic Reno landmark. Fans of Ben's writing, and those new to his style, will enjoy the familiar settings and characters who may remind you of some of Reno's famous and infamous residents.

A Woman of Two Minds by Bourne Morris

Reno resident Bourne Morris is both an accomplished professional and fiction writer. In her first career she rose through the advertising industry ranks at a time when women weren't typically elevated to positions of influence. Following her advertising career, Bourne became a professor at the Reynolds School of Journalism at the University of Nevada, Reno. Bourne's most recent book is a twisted and engaging story of two women whose stories are bound together by an experimental brain transplant. In addition to *A Woman of Two Minds*, Bourne has also written three mysteries – the Red Queen series – that are set at a university that very much resembles the campus where Bourne earned her tenure.



The Mayfly Stories by Ben Rogers

Ben Rogers, Old Southwest resident, has recently released his third book. This time he has artfully composed a varied and intriguing collection of short fiction. This book's assemblage of clever stories will take you along for a ride with a pro cyclist, have you pouring over the private letters of a gentleman who returns to Virginia City to rejoin his family, and include you in a heartfelt and hilarious prank



Do you know a talented local author or have you read a great book about Reno or the Old Southwest neighborhood lately? Let us know by sending an e-mail to info@heritagemagazine.org. We'll consider including it in a future edition of this column. Thanks!



As Seen in the Neighborhood

Did you capture a great photo from around the neighborhood? Share it by tagging HERITAGE on Facebook or Instagram, or by using the hashtag #HeritageMag.



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