

Some members of the West of Wells Neighborhood (and that means you if you would like to contribute!) have come together to publish this monthly newsletter about goings on, ideas, meetings, and projects that are happening in our neighborhood. We plan to bring you neighborhood news as well as thoughts from your neighbors. Like our neighborhood group, we hope that this newsletter will be a forum for the Wells Addition, or "Island" residents to connect, communicate, and come together around the neighborhood that we love. ♥

## NEWS NEIGHBORHOOD MEETING UPDATE

Some of the residents of the neighborhood have been working with the Wells Avenue Merchants Association and the City of Reno all year on a solution to the overabundance of liquor stores on Wells Avenue, and the crime that is associated with them. The Community Development Department, along with the Business Licensing Department and the Reno Police Department have come up with a two-pronged solution to this problem. 1) Within the Wells Avenue area a special use permit, noticing to neighbors, and public posting will be required for all new convenience stores 2) There will be a limit of 7 packaged liquor licenses allowed in the Wells area. Though this solution only affects the boundary between Plumb and Stewart Street, this is a good start to addressing this problem. PLEASE COME TO CITY COUNCIL ON JANUARY 20th for the final hearing on this ordinance and to support the efforts of the city and our neighborhood to reduce crime in the Wells Avenue area!

After almost two years of meetings at the HAWC clinic on Wells, we moved our meeting place this month to El Cordero De Dios – the church across Wheeler Ave. from the HAWC. Thank you to John and Marisol Perez and their family, for offering us this new meeting place, and for their contributions to our neighborhood! We had a pretty good turnout for a snowy night in December. Stacy and Mac were there from the Reno Police Department's Street Enforcement team to talk to us about drug trends in the neighborhood. We learned how to recognize and report signs of drug activity, especially those that are present in our neighborhood.

We also talked about the flier that we are putting together to advertise our neighborhood watch group to more people in the neighborhood and which will include a few tips about keeping properties safe and well lit. We decided to work on this project in the next month or two and plan to flier all the doors in the neighborhood around Easter. Also, NV Energy has agreed to come and distribute free CFLightbulbs at our meeting in April – to help promote our neighborhood watch meetings and neighborhood safety!

Our next neighborhood group/neighborhood watch meeting will take place at the church, at the corner of Wheeler and Crampton, on January 12th. At this meeting we are planning on having a discussion about a great idea that someone (thank you Sadie!) came up with to "brand" our neighborhood. Our neighborhood group already gets credit for being the most active in the city. We have been in the news a number of times with positive reports on the Roots for Wells tree planting, the Fiesta on Wells, this year's neighborhood clean up, and our neighborhood watch/crime reduction efforts. We are also regularly cited by other neighborhood groups and city officials as an example of a neighborhood that has successfully organized around a number of issues and projects – so we thought about coming up with an (un)official name... Wells Addition, West of Wells, the Island... (suggestions are welcome) and even a logo, to celebrate and help focus on our area. Let's talk about this at our next meeting, or contact us with any ideas or comments.

## UPCOMING MEETINGS

Neighborhood Group/Neighborhood Watch Meeting: January 12, 6pm, El Cordero De Dios  
City Council Meeting (Wells Ave Ordinance on the agenda): January 20, 10 am, City Hall  
Neighborhood Advisory Board Meeting: January 28, 5:30, Holiday Inn, Market Street off of Vassar  
Wells Avenue Merchants & Property Owners Assn: January 14, 6:30, location TBA

# HISTORY

The West of Wells Neighborhood has been home to many interesting and famous Renoites over the years. While the majority of the former residents have historically been from the working class, there have also been some affluent residents. You have probably noticed the large, two story shingled home at 331 Moran Street. It is hard to miss as it sits right at the bend in the road and has a rather large lot. This home was originally owned by Charles Brooks, the founder of Model dairy. Although I am not sure of the exact year built, this home is unmistakably visible in the Library of Congress Airship photo taken over Reno in 1908. This photo is amazing and is available for viewing at the Nevada Historical Society where you can even order a print.

While the dairy itself did not operate from this location, Nevada's first motorized milk delivery trucks were once

stored in the brick garage on the alley side of the property. Model Dairy launched the state's first motorized milk delivery in 1914. It has been reported that people ordered milk just so they could watch the trucks pull up at their homes. Many homes in the area have steel lined "milk doors"; small doors that opened from both the outside and the inside so the milkman could leave the milk and the residents could retrieve it without going outside.

The main structure at 331 Moran is now divided into three living units. The large brick garage and ice house still remain on the back of the lot. Other brick storage structures have been demolished over the years. I interviewed a woman who lived at 328 Moran Street during the early 1940's and she remembers Mrs. Brooks taking her and the other neighborhood children to the ice house for containers of chocolate milk.

Moran Street has some remarkable examples of early Reno architecture. Many homes along this street are visible in the 1908 photo and still stand today. The trolley that used to run along Moran Street may have had an influence on the concentration of early development along this street.

# LANDLORD NOTES

Property management practices are a citywide problem, but in a neighborhood where more than 80% of all residences are tenant occupied, the situation can get ugly if not kept in check. Luckily, in the West of Wells neighborhood, we have many responsible landlords and the neighborhood group has been successful in reaching out to landlords who have kept nuisance properties. What can an absentee landlord do to be sure their properties are not a neighborhood menace? The first thing to understand is that a property management company is not a substitute for an owner's responsibility. Landlords who use property management companies should also make a point to visit their properties regularly and inspect for needed repairs. Tenants who see that their landlord cares about the property will be more likely to care for the property. It is when tenants feel they are living in a run down property that nobody cares about, and that no one is looking after, that resentment turns to disrespect. Even in larger multi unit dwellings, it is possible for a landlord to make a difference. There is a 16 unit property on Crampton just east of Wells that is managed by an out of state landlord from California. Although he is not around every day, he makes regular visits to the property to do maintenance and knows the tenants by name. This simple act has established a relationship with the tenants and they see him as a person, not as a nameless faceless entity. Landlords who avoid contact with their properties are at the root of the problem of nuisance properties.