Westleigh Neighborhood
Historic Resource Survey

Prepared for
City of Las Vegas
Planning and Development Division &
Westleigh Neighborhood Association

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WESTLEIGH NEIGHBORHOOD
HISTORIC RESOURCE SURVEY

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SUMMARY AND EVALUATION

The Westleigh neighborhood is made up of Westleigh Tracts One through Five, and comprises 288 properties whose construction dates range from 1951 to 1967, although most of the houses were constructed in 1953 or 1954. All parcels are developed and, remarkably, there appears to be no properties that have been completely redeveloped. Most properties have been altered to some degree, however, and some (mostly commercial properties) have been altered inappropriately with respect to the historic character of the neighborhood. This report finds that 161 properties in Westleigh are contributing to the potential Historic District, and 127 are not. In other words, fifty-six percent (56%) of the properties retain sufficient integrity to contribute to a district.

One of the criteria for being considered a historic resource and therefore eligible to be designated in Historic District in the City of Las Vegas, is to meet the criteria for listing on the State or National Register of Historic Places by having an association with events that have made a significant contribution to history; an association with significant persons; or be a good example of a particular style or building type, or represent the work of a master or "a significant and distinguishable entity whose components may lack individual distinction." The resource or property must additionally retain integrity. The following is an evaluation of the subdivision with respect to these criteria.

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

The Westleigh neighborhood is not known to have made a significant contribution to the broad patterns of local history. It was one of many subdivisions developed in Las Vegas in the early 1950s, and it is not known to be significantly different in its contributions to history than other similar subdivisions.

B. That are associated with the lives of significant persons in our past; or

The Westleigh neighborhood is not known to be associated with the lives of persons significant in our past. Although information on the developers and builders was found in the course of research, no additional information came to light about any extraordinary circumstances around their lives or careers.

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

The homes in the Westleigh neighborhood represent a transition between the Minimal Traditional style of the 1940s and the Ranch style of the 1950s and 1960s. The design of the subdivision itself represents a transition between an earlier subdivision style associated with pre-World War II years and the post-war, curvilinear subdivision style with no alleys. Although the homes are attractive and the subdivision very functional, it is

not distinctive in a way that would qualify it for listing on the National Register of Historic Places.

D. That have yielded or may be likely to yield, information important in history or prehistory.[1]

This is a Criterion that is most often associated with archaeological resources and is not applicable here.

Alternatively, a property may be designated a Historic District by meeting the City of Las Vegas' local criteria (see Chapter 2 – Regulatory Context). This report finds that Westleigh Tracts One through Five meets the City's criteria in the following ways:

- It is at least 50 years old;
- It is reflective of the City's cultural, social, political or economic past; and
- It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.[2]

The homes in the Westleigh neighborhood are typically 55 or 56 years old. They reflect the city's social and economic past, in that they are part of the second wave of mid-century residential development after World War II. They are a good representation of mid-century suburban residential development and retain good integrity. And they are an established and familiar feature in this area of the City because of their physical appearance.

The homes are linked by the fact that they are located in one of the five Westleigh subdivision tracts, which are in turn bounded by arterial streets that separate the subdivision from the surrounding neighborhoods.

[1] Anders, 2002, Chapter II.
[2] City of Las Vegas, Title 19: Zoning, page 5.

WESTLEIGH NEIGHBORHOOD
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1. INTRODUCTION

A. Purpose of Report

The purpose of this historic survey for the Westleigh neighborhood is to determine whether the neighborhood qualifies for listing as a local historic district. This survey report provides the historic context for the neighborhood and identifies its historic and architectural significance. It also provides the registration criteria that were used to determine whether and how the buildings in the subdivision were considered contributing or non-contributing to a potential Historic District. It also makes suggestions on topics to be considered in drafting future design guidelines for the area. Attached to this report, in Appendix A, is the list of parcels in the subdivision with their recommended status as contributory or non-contributory to a potential Historic District.

B. Previous Surveys

The survey area includes Tracts One through Five of the Westleigh subdivision and comprises 288 individual properties. No previous surveys have been conducted of this area, although a brief windshield survey was undertaken in 2005 to assess whether the neighborhood was a candidate for a future comprehensive survey.

C. Research Design and Methods

The survey of the properties in the Westleigh neighborhood was undertaken in January 2009. All properties were photographed and a brief survey form prepared noting visible changes to the buildings. Archival research was conducted in January, and a meeting was held with the Neighborhood Association. Registration criteria was developed utilizing field notes and the architectural context prepared for the survey report, in accordance with City of Las Vegas guidelines. Properties were then evaluated for design integrity.

This survey report was prepared in consultation with the following organizations and archives:

- The City of Las Vegas Planning and Development department;
- The Westleigh Neighborhood Association;
- The Clark County Assessor offices; and
- The Nevada State Museum and Historical Society archives.

Newspaper articles and advertisements from the *Las Vegas Review-Journal* provided information on the subdivision and developer/builder, as did the original plat maps. Information on the homes themselves, taken from the newspaper, was supplemented by members of the Neighborhood Association. Background on the design of the subdivision was drawn from National Park Service National Register Bulletin *Historic Residential Suburbs*. Background on the architectural style of the homes was taken from Dean and Breines' *The Book of Houses;* Hess's *The Ranch House;* McAlester's *A Field Guide to American Houses;* and Lambin's *Preserving Resources from the Recent Past.* Previous architectural and historic contexts on mid-century resources in Las Vegas prepared by this office were also consulted.

D. Evaluator Qualifications

Diana J. Painter, PhD of Painter Preservation & Planning undertook the evaluation of historic and architectural resources for this report. Ms. Painter is a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. She holds a PhD in Architecture and a Masters Degree in Urban Planning, and has 25 years of professional experience in urban design and historic preservation. She is listed as an architectural historian on the roster of consultants on file with the State of Nevada Office of Historic Preservation in Carson City, Nevada.

2. REGULATORY CONTEXT

There are two ways in which a property, in this case a group of properties comprising a district, may be designated a local historic resource in the City of Las Vegas. This first is if the property demonstrates exceptional importance by meeting the evaluation criteria for listing on the State or National Register of Historic Places.

A. National Register Designation

The National Register Criteria for Evaluation are as follows:

> *"The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*
>
> ***A**. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
>
> ***B.** That are associated with the lives of significant persons in or past; or*
>
> ***C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
>
> ***D.** That have yielded or may be likely to yield, information important in history or prehistory.*[3]

In addition to meeting one or more of the above criteria, a property must retain integrity. For a historic district, a rule of thumb for National Register listing is that roughly sixty percent of properties must retain sufficient integrity for a district to retain integrity. The specific qualities that allow a property to be considered contributing take into consideration the reasons for the property's significance and field conditions. These considerations inform the Registration Criteria, which are developed in order to consistently evaluate the individual properties.

B. City of Las Vegas Designation

The second way in which a property may be designated a historic resource is by meeting the local criteria laid out in Chapter 19.06 of the Zoning Code. These criteria are as follows.

[3] Anders, 2002, Chapter II.

A property is determined to be of exceptional significance and expresses a distinctive character because:

- It is at least 50 years old; ***and***
- It is reflective of the City's cultural , social , political or economic past; ***and***
- It is associated with a person or event significant in local, state or national history; ***or***
- It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.[4]

The City has additional criteria that apply specifically to historic districts. A district must also:

i) Include a substantial concentration of properties, buildings or structures which individually meet the criteria above, and which contribute generally to the overall distinctive character of the area and are united historically or visually by plan or physical development.

ii) Be bound by documented historic boundaries such as early roadways, canals, subdivision plats or property lines, or by boundaries which coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries.

iii) Include non-contributing properties or vacant parcels only to the extent necessary to establish appropriate, logical or convenient boundaries.[5]

C. Registration Criteria

Note that the following Registration Criteria do not have a regulatory basis. They were developed in conjunction with this survey as a way to determine whether properties should be considered contributing or non-contributing to a potential historic district, based on the historic context for the district and findings of the survey.

The following observations were made in the course of the survey. In general, dramatic changes to the form of the building that were visible from the street eliminated the building from being considered a contributing structure. If an addition was made to the rear of the building or in back of the lot (including a garage), it was often considered acceptable. Minor changes in materials were acceptable, but major changes, such as re-cladding the front facade, were not acceptable. Minor changes to building features or the addition of minor architectural detaild or features was considered acceptable, particularly if they were reversible. If one or two windows were replaced, or a door was replaced, this was often considered an acceptable level of change. Generally if there were one or two minor changes to the building, it was considered acceptable. More than two minor changes though, or a major change such as replacing all the windows with vinyl windows, was not acceptable.

Acceptable

- One or two windows replaced in existing opening.
- The addition of a chimney.
- Changes to building finishes that are largely in keeping with the style and character of the building.

[4] City of Las Vegas, Title 19: Zoning Code, page 22.
[5] City of Las Vegas, Title 19: Zoning Code, page 23.

- The addition of a temporary or open carport on the side of the building or in the side yard.
- An addition to the rear of the building.
- An addition to side of building that is set back, with a lower and compatible roof form (provided it does not create the appearance of a Ranch house).
- A garage to the rear of the lot, off the alley, or set back from front of building, provided the roofline is compatible with the rest of the building.
- New windows in existing openings that are in keeping with the style of the building; particularly if they use the existing window frame.
- Minor and/or reversible changes. Example: brackets on a porch support or a wrought iron rail.
- Replacement of roofing with appropriate tile or composition shingle roofing.

Not Acceptable

- If there is a large new feature visible from the street on the front of the building that is not in keeping with the character of the building. Example: bay window on front facade.
- If an addition is made to the end of the building in a way that elongates it and makes it appear more like a Ranch house than a Minimal Traditional house. Example: a room addition or an enclosed garage; exception: an open carport. However, if the addition is subservient to the house (i.e. relatively small) and has appropriate detailing, it may be acceptable.
- If a combination of smaller changes are made that collectively change the appearance of the building. Example: new windows in existing openings plus new siding plus a chimney.
- If the finish is radically altered. Example: adding a brick or perma-stone finish that covers the entire front façade or extends above the window sills to the eaves, or adding aluminum siding.
- If the cladding on the roof is dramatically altered. Example: adding rounded terra cotta tiles.
- If the roofline is radically altered. Example: adding a garage with a flat roof to a side gable house, or a mansard roof to the building.
- If the window or door size, proportion and materials are changed on the front or a visible facade. Example: adding a double French door to the front façade; adding an arched window to the front façade.
- If the front porch or entry is dramatically altered. Example: enclosing the front porch; adding a portico.
- If windows are replaced with vinyl sliding windows with false muntins, and/or uncharacteristic window surrounds are added.

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3. HISTORIC CONTEXT

A. Urban Context

Westleigh is an inner ring suburb of the City of Las Vegas which was constructed in the second wave of mid-century home building, the first being the World War II-era housing for defense workers and military families. In the post-war era, home building in Las Vegas was encouraged by federally-insured loan programs guaranteed by the Federal Housing Administration and the Veterans Administration. Home building was also necessary, as the city was expanding rapidly and the demand for new homes was high.

Las Vegas saw its first dramatic growth during the building of Boulder Dam in the 1930s. Thousands of unemployed workers flocked to the city, hoping to work on this massive project. Although many of the workers were housed in the town of Henderson, Las Vegas nonetheless felt the effects of this infusion of federal dollars. This was followed just ten years later by workers hoping to work in Las Vegas' defense industries during the build-up to World War II. Further impacts were due to the growth of military installations during the war, specifically the Army Air Corps Gunnery School (later known as Nellis Air Force Base), with a commensurate need for housing for military personnel and their families. Clark County's population tripled between 1940 and 1950, going from 16,414 people to 48,289 people.[6]

In the post-war era residential development was in response to pent-up demand for housing that was not fulfilled during the war years despite Las Vegas' priority as a defense industry city. It was also due to continued suburban expansion after the war, meeting the needs of those that had settled in Las Vegas during the war. After World War II Las Vegas continued to receive federal funding as a center for Cold War activities. By this time the tourism industry was growing as well, spurring continued growth. Material shortages, however, continued in the immediate post-war era. When construction materials eventually became readily available in the late 1940s, rapid expansion ensued and continued through the 1960s. Between 1950 and 1960 Clark County's population nearly tripled again, and by 1950 it was home to 127,016 people.[7]

The neighborhoods to the east and southeast of the city had fully developed by the mid-1950s, as had areas to the north and northwest. The corridor out Highway 95 had seen some residential construction, but the area west of Las Vegas was slower to develop. Subdivisions in this area in the mid-1950s were still separated by vast tracts of vacant land. Major subdivisions included the Glen Heather Estates, the Westleigh Addition, Artesian Heights, Hyde Park (also by Federal Development Co.), Charleston Heights and Brentwood Park in 1956. The area would not see comprehensive infill development until the 1980s.

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[6] 16,414 48,289

[7] "Nevada Population 1861-2000" < http://www.nevada-history.org/charts.html >

B. Building Westleigh

Westleigh Tracts One through Five was developed by the Federal Development Company of Nevada on what appears to have originally been part of the McNeil Tract.[8] When Westleigh Tract One was approved in 1950, W. Roger Barnard was the president and M. D. Schroeder was the secretary-treasurer. In 1952 Harry Domina was the president and Mel Schroeder was the secretary-treasurer. Domina and Schroeder were also the builders, under the name of Frontier Builders. The surveyor/engineer for Tracts One through Three was F. M. Eaton. The surveyor/engineer for Tract Four was Karsten T. Bronken.

Financing was provided by the Bank of Nevada and the Federal Housing Administration or Veterans Administration. The sales office and model house was at 3301 Cashman Drive, at the corner of Cashman and West Charleston Blvd. The tracts were approved by the Regional Planning Commission of Clark County, an indication that the area might still be in the County at this time. A 1951 map of the city, however, shows the subdivision as being at the outer edge but within the city limits, which were at Valley View Blvd.

The five tracts were constructed as follows. By far the greatest number of homes were built in Tracts Three and Four, and correspondingly constructed in 1953 and 1954.

Tracts	No. houses	Year const.
Tract One	49	1952
Tract Two	35	1951/52
Tract Three	164	1953/54
Tract Four	105	1953/54
Tract Five	30	1953,55,56/67

Apparently only Tracts One through Three were initially envisioned, as a newspaper article written on the opening of Tract One notes that 252 homes were planned, whereas today there are 288 homes.

Both Federal Development Company and Frontier Builders were established in Las Vegas in 1947, with offices in the Cornet Building at Fourth and Fremont.[9] The company also developed Hyde Park, northwest of Westleigh. The homes in this subdivision were concrete block and had a more modern Ranch-style appearance, with a large picture window and integrated carport. The companies developed a 350-home tract in Henderson in "modern western-type" homes in 1951. These also had large (9'-0") picture windows. Bert Nicholas of Federal Homes was in charge of this development, operating from offices at 147 Water Street in Henderson. John Replogle was the Superintendent of Construction. They later developed another 550 homes in Henderson, with the slogan, "Builder of the Popular Freedom House in Boulder City, Henderson, L.V." Frontier Builders also built Boris Terrace and Charleston Heights. All these tracts were developed in the early 1950s.

[8] This information was taken from a 1951 map, and has not been further verified.
[9] "New Homes Project for Las Vegas," 1952:3.

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4. ARCHITECTURAL CONTEXT

A. Location and Setting

The Westleigh neighborhood, which comprises Tracts One through Five, is directly west of Las Vegas' city center and south of Interstate 95. Its north boundary is West Charleston Blvd., which is a major east-west arterial in Las Vegas. The other major arterials along Westleigh's edge are Valley View Blvd. to the west and Oakey Blvd. to the south. The east boundary is Cashman Drive. It is set amid single family residential neighborhoods, but the area is also characterized by a variety of development types, from commercial to institutional to multi-family and mixed use.

B. Land Use

The Westleigh subdivision was originally made up exclusively of single family homes. Over time several of the homes have been converted to commercial uses along the arterials, specifically on West Charleston and Valley View Blvds. These homes tend to have been dramatically altered, and have the poorest integrity of buildings in the subdivision.

C. Urban Design

Weistleigh is a grid-iron suburban development with alleys. North-south streets, whose right-of-ways are 60' in width, dominate. Correspondingly, the blocks are oriented north-south and individual houses typically face east or west, although the houses at the corners of the block are sited diagonally on the lots and face the intersection. The houses on the bounding blocks of the subdivision on the north and south sides, however, face north. The long block facing north onto Westleigh Avenue protects the subdivision from Oakey Blvd. on the south. Long blocks also protect the development from the Valley View arterial. Lots range in size from .16 to .24 acres, with most lots being .17 to .20 acres, with the lots in Tract Five being slightly larger. Typical dimensions in Tracts One through Four are 107 feet deep and about 76 feet in width. Each full block sees all eight models of homes, resulting in a varied and attractive streetscape.

Streets and alleys are paved in asphalt and sidewalks are concrete. Sidewalks are 4' wide with no planting strip. The subdivision was not planned with carports or garages. Many properties have added adjacent carports or integral or free-standing garages today that are accessed from the street, rather than the alley, even though every property has alley access. Some have also added concrete parking pads, but curb cuts are not consistent throughout the subdivision, and some residents drive over the curb to reach front parking areas.

There are no street trees, but most yards having one or two mature trees, giving an overall impression of regular trees throughout the subdivision. Some home owners have added pools to their property and many have added covered outdoor areas.

In contrast to many of the post-war subdivisions, particularly those developed under the auspices of the Federal Housing Administration, Westleigh, with its rectilinear blocks and alleys and roadway connections to neighboring streets, exhibits an older development pattern. The

rectilinear pattern is not uncommon in Las Vegas, however, and makes sense given the flatness of the topography. Curved and looped street were encouraged by the FHA standards, but one of the purposes of this development pattern was to respect the topography of a site. Another pattern encouraged by FHA standards was to limit points of access to the subdivision, as this was felt to be safer. Westleigh does turn its back on surrounding streets through the lot and block pattern along Oakey and Valley View Blvds., thereby decreasing the amount of traffic entering along these edges. Overall, however, it is well-connected to the grid-iron pattern of the surrounding area.

D. Architectural Design

1. Specifications

Westleigh Tracts One through Five consists of 288 buildings; most are residences with a few commercial businesses. Houses typically range from 800+ square feet to 2,600 square feet in size. The different house sizes occur throughout the different tracts and exhibit the range of dates of construction. The largest number of homes are 1,000 to 1,100 square feet. Only 25 homes are below 1,000 square feet and 20 are larger than 2,000 square feet.

An early advertisement for Westleigh shows that the houses typically had an open living and dining area, but a separated kitchen that was located at the back of the house, facing onto the rear yard. The homes had two or three bedrooms and one bathroom, which were accessed via a small vestibule. An ad lists the following home features.[10] Residents report that the homes were built of very high quality materials, including hardwood floors, lath and plaster interior walls, and wood doors.[11]

COMPARE
THESE FEATURES

★ Sliding Wardrobe Doors
★ Steel Door Frames
★ Flush Slab Doors Throughout
★ Trimset Steel Windows
★ Schlage Hardware
★ Sawyer Hardwood Cabinets
★ Oak Hardwood Floors
★ Shingled Roofs
★ Plastered Interior Walls and Ceilings
★ 4-Inch Rock Wool Insulation
★ Air Conditioning — Ducts to Each Room
★ 4-Ft. Ceramic Tile Over Tub
★ Electric Heating
★ Crane Plumbing
★ Choice of Paint Colors
★ Asphalt Tile in Bath and Kitchen

[10] "Westleigh Tract model Home Open Today for Inspection by Public." August 1950.
[11] A neighborhood meeting with the Westleigh neighborhood in January 2009.

Appliances were by Westinghouse and kitchens were Youngstown Kitchens. The homes came with "automatic laundry units" and electric dishwashers.[12] The newspaper also reported that the homes had electric radiant heat and a "ducted cooling system."[13] Residents report that these were swamp coolers. There were no garages or carports. The homes did, however, come with landscaping, according to the early advertisement. Another advantage was the eight floor plans from which to choose.

2. Building form and massing

Originally most homes had L-shaped, or nearly square or rectangular footprints. The roof forms were typically side gable, cross gable, or hip roofs with the main ridgeline parallel to the street. Today the majority of homes have irregular footprints, exhibiting additions primarily to the rear of the houses. Because the additions are typically to the rear, the roof forms as viewed from the street are often intact. In a number of cases, however, a side gable building has been extended into the side yard, increasing the length of the building and altering its basic shape.

3. Architectural features

The original houses exhibited relatively simple details. Porch supports were 4"x 4" or 5"x 5" posts. Porch overhangs were extensions of the roofs, but distinguished from them by pitch or shape. They were typically broader than the door, but did not extend the width of the house or the "L" where the entry was located.

Entries were either on the front façade, close to the center of the building, or to the side, close to the angle of the "L", with a few exceptions. Eaves were narrow, with open rafters covered with a plain fascia board in most cases. Many homes have integral gutters today, but the overall appearance is the same.

Chimneys are not original to the subdivision, but many homes have chimneys today. Materials include concrete block, brick, and stone-faced chimneys, with the most common being concrete block.

The original doors on the homes, according to early ads for the subdivision, were flush metal doors. Today the homes display a variety of door types, from flush doors to false paneled doors, with or without lights.

The original windows on the homes were steel frame. Picture windows were located on the front and primary facades. There were a variety of window types located on all facades, but most were casement windows. Even windows that appeared to be double-hung were often two-light windows with an awning-type operation. A common design feature was a horizontally-oriented, three-light window with operable casements. A common and unique design feature was a metal louver along the bottom of the windows. These were enclosed from the interior by a hopper-style window.

4. Materials

Cladding or finishes to the homes in the subdivision include stucco, clapboard details, and brick and stone veneer, primarily used as an accent under the window sills. The original buildings were

[12] Residents report that dishwashers were provided in early phases of the development.
[13] Residents note that later phases of the development had forced air heat.

probably finished in relatively smooth stucco. Today some homes exhibit a more highly textured stucco finish.

The most common roofing material seen in the subdivision in early phases was a thick cement tile that lent a heavily textured appearance.[14] In later phases, according to residents, roofs were finished in wood shingles. Other roofing materials today include composition and asphalt shingle.

Porch floors were concrete slab, just about 6" above grade. Porch supports were wood, although today a variety of materials are used to support and screen porches and other outdoor areas, including decorative metal supports and open concrete blocks.

Windows were steel-frame, with casement or awning-style operations. A unique feature of the homes is that these windows had louvers along the bottom edge that were closed from the inside by an operable pane of glass. These are character-defining features of the homes.

E. Architectural Context

The homes in the Westleigh neighborhood are transitional between the earlier Minimal Traditional style and the later Ranch house. This is in part because they are nearly square or just slightly elongated, in contrast to the long, low-slung form that characterizes the western or California Ranch house. They exhibit complex roof forms, another feature that distinguishes them from the classic Ranch house, and relatively narrow eaves. Finally, the design of the windows, with their smaller sash and casement and awning-style operations, is not typical of the later Ranch style, which tended towards larger windows and larger individual panes of glass.

The Minimal Traditional house developed at a time when the Federal Housing Administration was developing standards for homes that would result in an economic and efficient building that nonetheless provided an acceptable level of housing quality. The largely square footprint minimized wall construction while maximizing floor area. Hallways were minimized and some rooms took on multiple functions, primarily the dining/living room. Roof pitches were relatively low and eaves narrow, saving on building materials. Visual interest was provided by changes and contrasts in building materials and texture. They typically did not incorporate a carport or garage.

The Ranch house, which has its origins in the Spanish Colonial architecture of the American southwest, was popularized by designer and developer Cliff May and Menlo Park-based Sunset magazine. Construction and production processes for building these wood-frame homes became streamlined in the construction of defense industry housing in the build-up to World War II, when it was necessary to build very rapidly. Design and construction efficiency was refined in the post-war building boom, and the Ranch house became the home of choice throughout most of the country.

The Ranch house evolved from the earlier Minimal Traditional home, but nonetheless retained some of the efficiencies developed in the prewar era, including efficiencies in building construction methods. In contrast to the earlier style, however, Ranch homes were long and low, with a rectangular, L-shaped, or shallow U-shaped footprint. They have deeper eaves, but often a shallower roof pitch. Glass areas are often large, with horizontally-oriented lights with a

[14] According to residents this material was used in early phases of the development.

casement or sliding sash operation, in addition to fixed windows, including picture windows. Ranch houses often exhibit an open floor plan in the public rooms, which create multi-functional spaces. Lastly, they typically incorporate an attached carport or garage.

F. Character-Defining Features

The following features of the homes in Westleigh are judged to be particularly important, given findings from the survey and the characteristic-defining features of the buildings.

1. Building form and massing

The overall simple form and rooflines of the buildings are important features. Changes that would alter the perception of the building's form as viewed from the street diminish the ability of the building to convey its historic modest size and somewhat cubic form. These would include changes that make the building footprint appear as a long rectangle as viewed from the street, such as adding an enclosed garage at the end of the structure. Adding a second story to the building also impacts its form. Creating an addition that adds an uncharacteristic roof pitch would also undermines the building's perceived form. If a garage or other additional structure is added to the site, it should be placed toward the rear of the lot. The perceived size of a garage addition should not be greater than that of the house.

2. Design

The buildings in Westleigh are generally asymmetrical in their design, but have relatively simple features.

Porches. Historically the porches in Westleigh were small and relatively open. They were supported by simple wood posts. Changes to porches that occurred 50 or more years ago may be considered acceptable. If porch rails are added, it is preferable that they be fairly transparent in appearance, such as a wrought iron rail. It is not acceptable to enclose porches.

Windows. The most distinctive and unusual features of Westleigh houses are their windows, which are steel frame, many with louvers along the bottom and no surrounds. Historically windows operated as casements or awning-style windows. In general they had a horizontal orientation, but were not large. If windows are altered, it is preferable to keep the historic frames and change just the glass within the existing opening. If the frames are damaged or there is another reason they cannot be retained, it is preferable to replace them with a similar window with a narrow metal frame. The size, proportions and shape of the window openings should be retained. Under no circumstances is it acceptable to replace existing windows in vinyl windows with vinyl muntins or any windows with small, divided lights, or to add wide window surrounds.

Doors. When built the homes at Westleigh had flush doors without embellishment. It is desirable to retain this plain appearance in any new doors. Replacement doors in view of the public street should be simple. Windows with unusual shapes such as fanlights should be avoided. Double doors should be avoided. As in replacement windows, the existing openings on the public facades should be retained.

3. Materials and workmanship

The buildings utilized fairly traditional materials for the time and for the style of architecture, and were also built using traditional building methods. Most of the homes were finished in stucco and had clapboard accents. Many have a brick or stone accent under windows today, a feature

this is in keeping with the style. Historic windows had steel frames. Historic roofing was cement tile or wood shingle.

Finishes. Correspondingly, historic finishes should be retained if at all possible. It is not acceptable to create an entire veneer of brick or stone on the building, as this detracts from the horizontal line of the building of what is usually a veneer that comes up to the window sills. It is not acceptable to clad the building in synthetic materials such as vinyl siding, as this creates a different texture than was there historically. The relatively smooth finishes of the buildings should be preserved. Heavily textured and decorative stucco finishes are not characteristic of the buildings and should be avoided.

Roofing. The underlying characteristics of the historic roofing materials were their heavy or rustic texture. It is possible to create a similar effect with some of the composition shingles on the market. There may also be tiles on the market that achieve a similar effect.

WESTLEIGH NEIGHBORHOOD
HISTORIC RESOURCE SURVEY

CHAPTER 5: REFERENCES

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Westleigh Tract No. 1 through Westleigh Tract No. 5, plat maps, ca. 1950.

Exhibits

Appendix

LIST OF CONTRIBUTING AND NON-CONTRIBUTING PR0PERITES

SITE ID	TRACT	PRCL NO	ST NO	DIR	ST NAME	ST TYPE	C/N-C
1	1	16205110007	1140		MELVILLE	DR	**Non-contributing**
2	1	16205110006	1134		MELVILLE	DR	**Contributing**
3	1	16205110005	1128		MELVILLE	DR	**Non-contributing**
4	1	16205110004	1122		MELVILLE	DR	**Contributing**
5	1	16205110003	1116		MELVILLE	DR	**Contributing**
6	1	16205110002	1110		MELVILLE	DR	**Contributing**
7	1	16205110001	3701	W	CHARLESTON	BLVD	**Non-contributing**
8	1	16205110008	1141		MELVILLE	DR	**Contributing**
9	1	16205110009	1133		MELVILLE	DR	**Contributing**
10	1	16205110010	1127		MELVILLE	DR	**Contributing**
11	1	16205110011	1121		MELVILLE	DR	**Contributing**
12	1	16205110012	1115		MELVILLE	DR	**Non-contributing**
13	1	16205110013	1109		MELVILLE	DR	**Contributing**
14	1	16205110014	3615	W	CHARLESTON	BLVD	**Contributing**
15	1	16205110015	3607	W	CHARLESTON	BLVD	**Contributing**
16	1	16205110016	3601	W	CHARLESTON	BLVD	**Non-contributing**
17	1	16205110017	1110		DARMAK	DR	**Contributing**
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19	1	16205110019	1122		DARMAK	DR	**Non-contributing**
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23	1	16205110023	1141		DARMAK	DR	**Contributing**
24	1	16205110024	1133		DARMAK	DR	**Contributing**
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258	4	16205215097	3413		WESTLEIGH	AVE	**Non-contributing**
259	4	16205215096	3407		WESTLEIGH	AVE	**Contributing**
260	4	16205215095	3401		WESTLEIGH	AVE	**Contributing**
261	4	16205215094	3313		WESTLEIGH	AVE	**Non-contributing**
262	4	16205215093	3307		WESTLEIGH	AVE	**Non-contributing**
263	5	16205212013	1400		CASHMAN	DR	**Non-contributing**
264	5	16205212012	1358		CASHMAN	DR	**Non-contributing**
265	5	16205212011	1354		CASHMAN	DR	**Non-contributing**
266	5	16205212010	1348		CASHMAN	DR	**Non-contributing**
267	5	16205212009	1342		CASHMAN	DR	**Non-contributing**
268	5	16205212008	1336		CASHMAN	DR	**Non-contributing**
269	5	16205212007	1330		CASHMAN	DR	**Non-contributing**
270	5	16205212006	1322		CASHMAN	DR	**Non-contributing**
271	5	16205212005	1308		CASHMAN	DR	**Non-contributing**
272	5	16205212004	1300		CASHMAN	DR	**Non-contributing**
273	5	16205212003	1266		CASHMAN	DR	**Non-contributing**
274	5	16205212002	1260		CASHMAN	DR	**Non-contributing**
275	5	16205212001	1254		CASHMAN	DR	**Contributing**
276	5	16205111013	1246		CASHMAN	DR	**Non-contributing**
277	5	16205111012	1238		CASHMAN	DR	**Non-contributing**
278	5	16205111011	1230		CASHMAN	DR	**Non-contributing**
279	5	16205111010	1224		CASHMAN	DR	**Contributing**
280	5	16205111009	1216		CASHMAN	DR	**Non-contributing**
281	5	16205111008	1208		CASHMAN	DR	**Non-contributing**
282	5	16205111007	1200		CASHMAN	DR	**Non-contributing**
283	5	16205111006	1140		CASHMAN	DR	**Contributing**
284	5	16205111005	1130		CASHMAN	DR	**Non-contributing**
285	5	16205111004	1120		CASHMAN	DR	**Contributing**
286	5	16205111003	1114		CASHMAN	DR	**Non-contributing**
287	5	16205111002	1108		CASHMAN	DR	**Non-contributing**
288	5	16205111001	3301	W	CHARLESTON	BLVD	**Non-contributing**