



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/26/11

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding final report for 2010 Historic Preservation Fund grant, Phase I: Beverly Green Neighborhood Historic Resource Survey and Inventory, generally bounded by E. St. Louis Avenue and Sahara Avenue on the north and south respectively, and Las Vegas Boulevard and S. Sixth Street on the west and east respectively, multiple APNs, P-R (Professional Office and Parking), C-1(Limited Commercial), C-2 (General Commercial), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), and R-5 (Apartment) Zone, Ward 3 (Coffin).

BACKGROUND

- 10/28/09 HP approved (HPC-36458) survey area for 2010 Historic Preservation Fund grant to include the Beverly Green neighborhood, generally bounded by Oakey Boulevard and Sahara Avenue on the north and south respectively, and Las Vegas Boulevard and S. Sixth Street on the west and east respectively, multiple APNs, P-R (Professional Office and Parking), C-1(Limited Commercial), C-2 (General Commercial), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), and R-5 (Apartment) Zone, Ward 3 (Reese).
- 09/22/10 HPC approved (HPC-39605) survey area for 2011 Historic Preservation Fund grant to include the Phase II Beverly Green Neighborhood, generally bounded by E. St. Louis Avenue and Sahara Avenue on the north and south respectively, and Las Vegas Boulevard and S. Sixth Street on the west and east respectively, multiple APNs, P-R (Professional Office and Parking), C-1(Limited Commercial), C-2 (General Commercial), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), and R-5 (Apartment) Zone, Ward 3 (Reese).

ANALYSIS

On June 22, 2011 the HPC received a draft copy of the Phase I: Beverly Green Neighborhood Historic Resource Survey and Inventory ("Phase I") for review and comment.

Findings

The 2010 Historic Preservation Fund grant report for Phase I has been approved by the Nevada State Historic Preservation Office. The final report has been submitted to SHPO and the grant project has been closed.

The Phase II: Beverly Green Neighborhood Historic Resource Survey and Inventory is in progress. The funding agreement between SHPO and the city of Las Vegas was approved at the October 5, 2011 City Council. The funding agreement must be signed by SHPO before work can begin.

The Phase III: Beverly Green Neighborhood Historic Resource Survey and Inventory will be completed as part of the 2012 HPF grant if approved by the HPC at the October 26, 2011 meeting. The Phase III survey area is generally bound by E. St. Louis, S. Santa Rosa Drive, E. Sahara Avenue and S. Sixth Street to the north, west, south and east respectively.

Survey of these areas is part of the overall recommendation by the city of Las Vegas HPC to develop a Mid-Century historic context report for the city of Las Vegas.

The Phase I report concluded the following (please refer to attached report for maps, images and additional details):

The Beverly Green Neighborhood Phase I project area, bounded by S. 6th Street and S. Las Vegas Boulevard, E. Oakey Boulevard and E. St. Louis Avenue, comprises 192 parcels, of which seven are presently vacant (four are parking lots), six are less than 40 years old, and 179 were built between 1950 and 1963.

The survey and inventory identified 66 buildings that individually meet the National Register of Historic Places eligibility criteria, 46 that do not, and 67 that, while not individually eligible, would be contributing elements to a potential historic district (Table 4.1 and Figure 4.1).

The consultant, Kautz Environmental, recommends completing Phase III prior to making recommendations on potential historic district boundaries.

The attached final Phase I report does not include the following:

Appendix B Photograph Logs
Appendix C Building Permit Records
Appendix E Research Notes, Nevada State Museum
Appendix F Historic Resources Inventory Forms

Copies of Appendices B, C, E and F are available upon request.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

The South Fifth Street, El Centro, and Beverly Green Tracts: Phase I Beverly Green Neighborhood Survey and Inventory, July 13, 2011.

Appendix A: Property Tracking Sheet.

Appendix D: Summary of Contractors, Developers, and Architects.

The South Fifth Street, El Centro, and Beverly Green Tracts Phase I Beverly Green Neighborhood Survey and Inventory Las Vegas, Clark County, Nevada

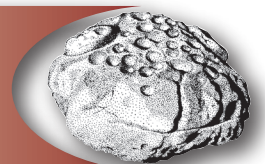
Prepared by Mella Rothwell Harmon, J. Richard Breitling and Teri Morley



kautz

ENVIRONMENTAL CONSULTANTS, INC.

1140 Financial Blvd., Suite 100
Reno, Nevada 89502
ph. (775) 829-4411 • fax (775) 829-6161



Cover photo is an overview
of the project area.

Frontpiece illustration, in
lower right corner, is of a
pecked and grooved saurian effigy head
discovered in an Archaic site
in the South Truckee Meadows, Nevada.
Illustration by J.W. Oothoudt

The South Fifth Street, El Centro, and Beverly Green Tracts
Phase I Beverly Green Neighborhood Survey and Inventory,
Las Vegas, Clark County, Nevada

Prepared by:

Mella Rothwell Harmon, J. Richard Breitling, and Teri Morley
with the assistance of

Sandra Hedicke Clark, Martha Kearns, James McCarty, Peggy Robinson, Theresa Simpson, and Anne Leek

Kautz Environmental Consultants, Inc.
1140 Financial Boulevard, Suite 100
Reno, NV 89502

Prepared for:

City of Las Vegas
Development Services Center and
Historic Preservation Commission

KEC Project 815

June 28, 2011

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ACKNOWLEDGEMENTS

The authors of this report want to thank Courtney Mooney, Historic Preservation Officer of the City of Las Vegas, Reenie Benbow of the City of Las Vegas Building and Safety Records Department, the staff of the Clark County Assessor's office, Crystal Van Dee, Dennis McBride, and David Millman of the Nevada State Museum, noted architect and architecture critic Alan Hess, and to all the good people of the Beverly Green Neighborhood.

–Mella Rothwell Harmon

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1.0 INTRODUCTION

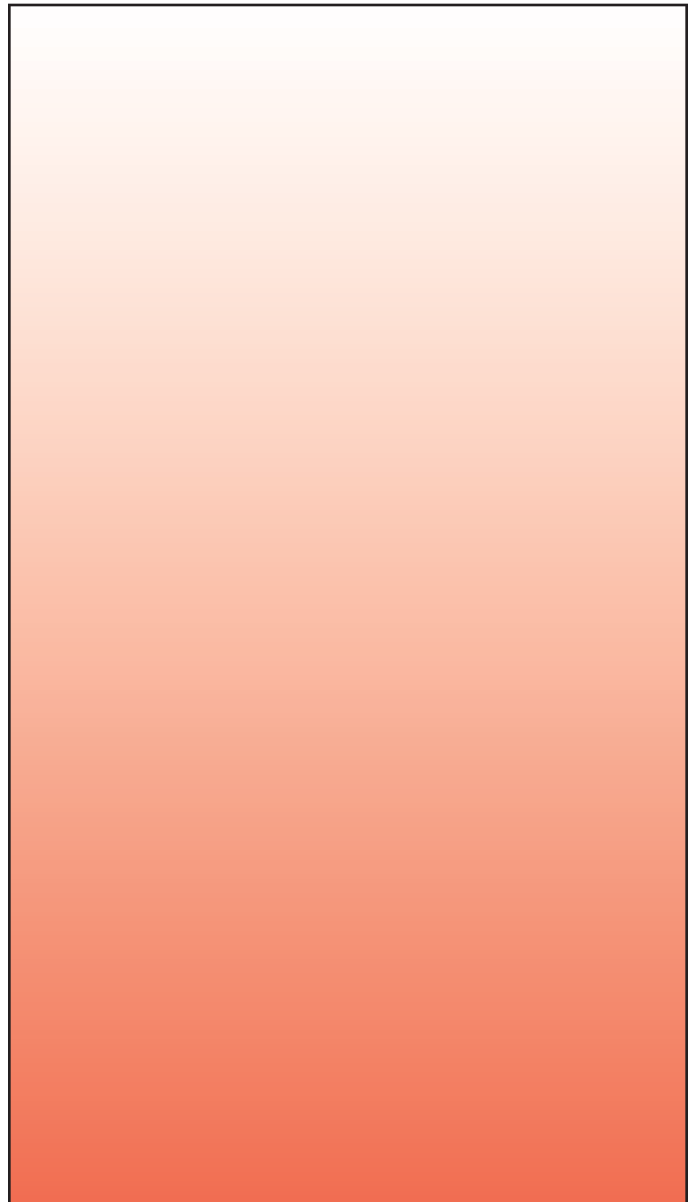
Kautz Environmental Consultants, Inc. (KEC) contracted with the City of Las Vegas Development Services Center in July 2009 to conduct the first phase of a two-phase survey and inventory of the Southridge Neighborhood. Phase I comprised four Alta Vista, Acres, Oakridge tracts and several individual parcels. The 44.4-acre survey area contained 176 parcels in an area bounded by East St. Louis Avenue to the south, South 6th Street to the west, East Oakey Boulevard to the north, and South 10th Street to the east (see Figure 4.61). Phase II was completed in 2010 and comprised six Southridge tracts, a portion of Huntridge Tracts 4 and 5, and various individual parcels. The 42.5-acre Phase II survey contained 192 parcels in an area bounded by East St. Louis Avenue to the south, South 10th Street on the west, South Maryland Parkway on the east, and East Oakey Boulevard to the north (see Figure 4.62).

In March 2011, KEC contracted with the City to conduct the first phase of a survey and inventory of the Beverly Green Neighborhood, contiguous to the west to the Southridge neighborhood (Figures 1.1 and 1.2). The 62.89-acre Phase I Beverly Green survey comprises four Beverly Green Tracts, two El Centro Addition Tracts, and a portion of the South Fifth Street Tract containing a total of 192 parcels (Table 1.1). The project area is bounded by East St. Louis Avenue to the south, South Sixth Street on the east, South Las Vegas Boulevard on the west, and East Oakey Boulevard to the north (Figure 1.3).

The City of Las Vegas is a Certified Local Government and these survey projects are part of an ongoing effort to survey and inventory the historic neighborhoods in the City, to be used as planning tools by the Department of Planning, the Parks, Recreation and Neighborhood Services Department, and the Historic Preservation Commission. The project is funded by the federal Historic Preservation Fund and administered by the Nevada State Historic Preservation Office.

The purpose of this survey is to continue the documentation of Las Vegas's post-World War II housing

tracts. The World War II era brought tremendous growth to the region and Las Vegas struggled to provide housing to the legions of servicemen and their young families. This trend continued after the war boosted by the optimism and energy of the early 1950s. It was during, this time that the tracts in Beverly Green Neighborhood were platted and filled with modern homes and multi-family buildings that drew their architectural inspiration from southern California.



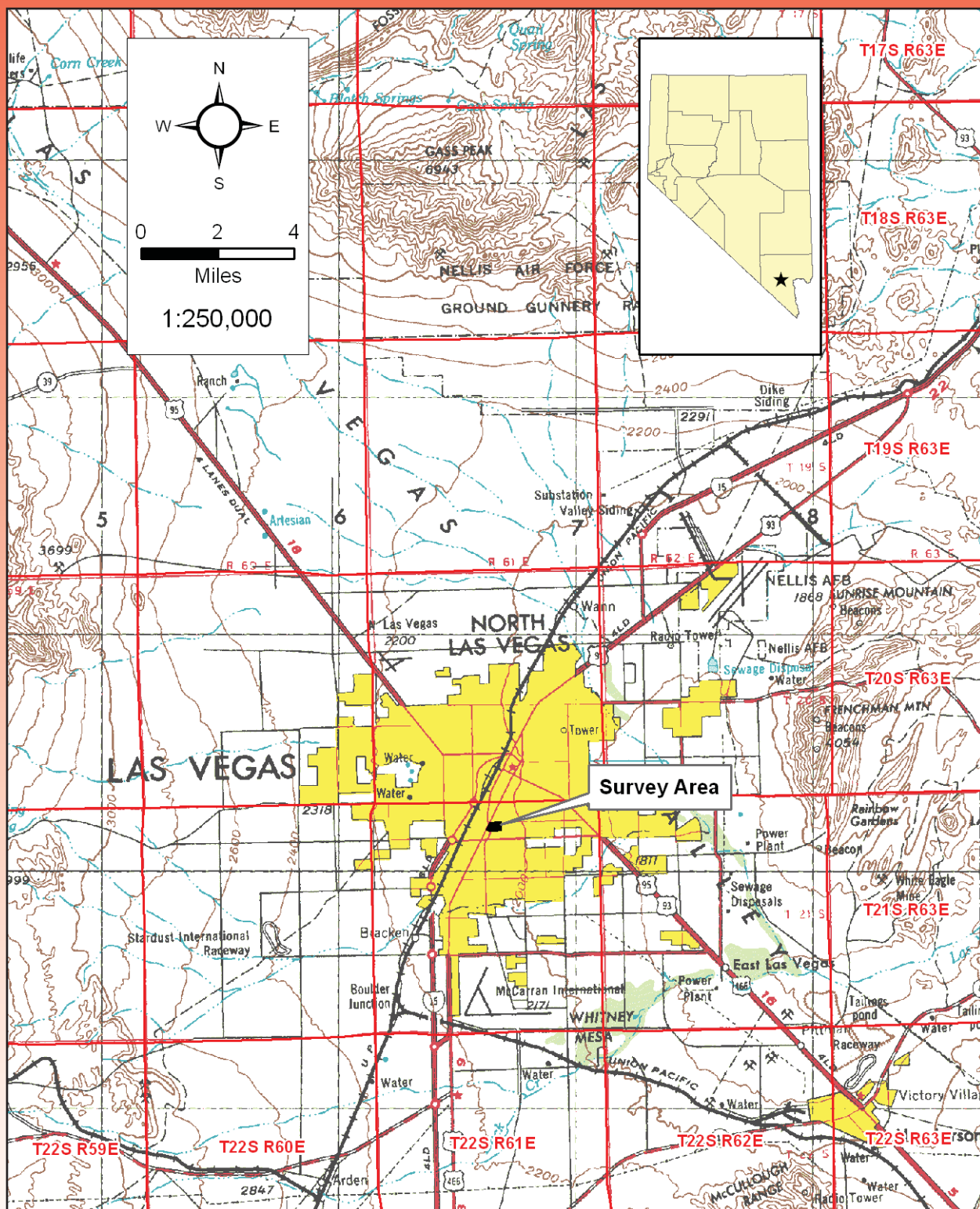


Figure 1.1 Survey Vicinity Map. Base Map: Las Vegas, Nevada; Arizona; California, 1:250,000 Scale Topographic Quadrangle, U.S.G.S., 1954 (Photorevised 1969). T.17-22N., R.59-63E.

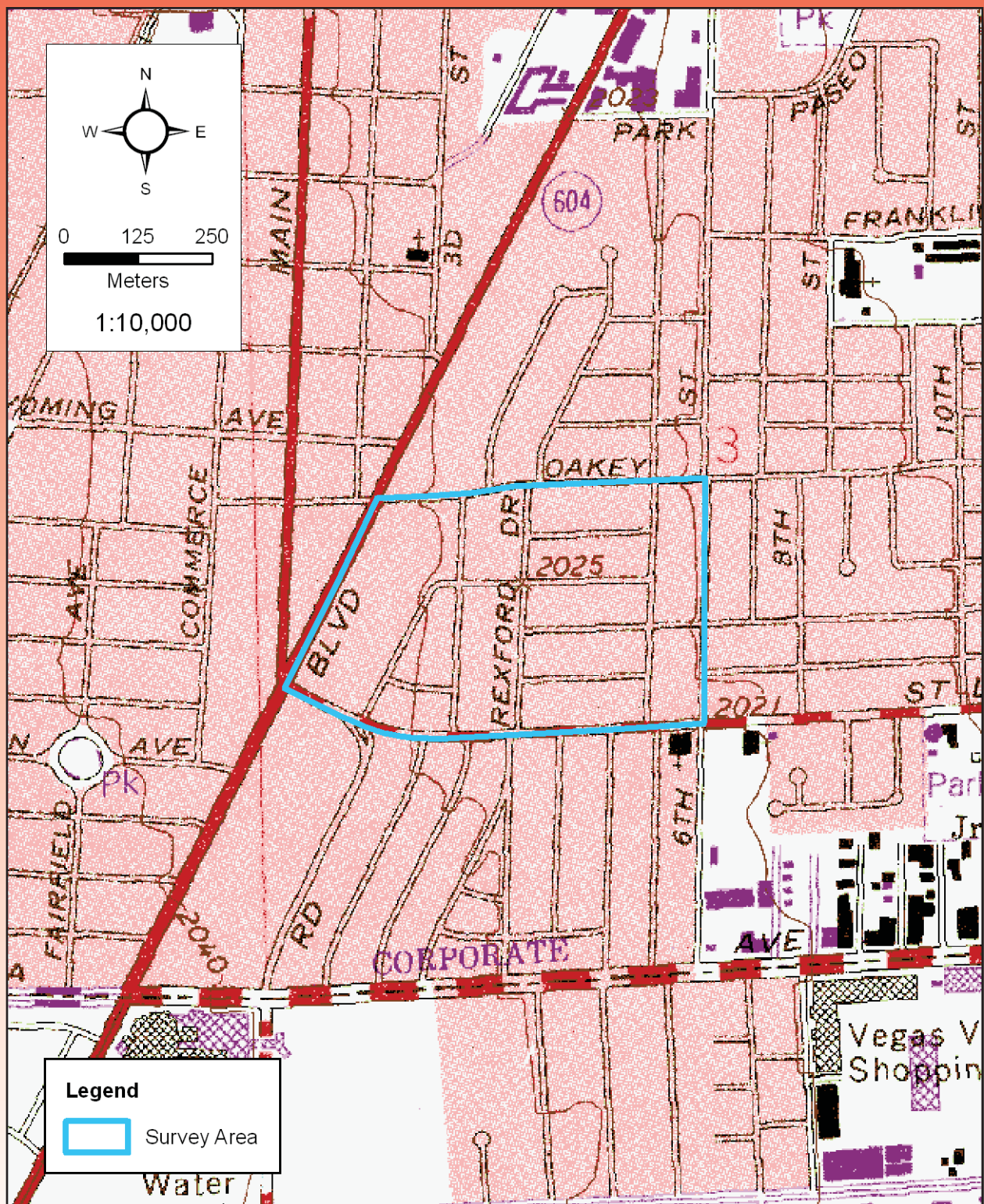


Figure 1.2 Survey Area. Base Map: Las Vegas NW, NEV., 7.5' Topographic Quadrangle, U.S.G.S., 1967 (Photorevised 1983).

Table 1.1 List of Addresses in the Phase I Beverly Green Neighborhood Survey Area

Barbara Way	Beverly Way	Bonita Ave.	Canosa Ave.	El Centro Pl.	Ellen Way	Las Vegas Blvd. S.	E. Oakley Blvd.	Rexford Dr.	E. St. Louis Ave.	Santa Paula Dr.	Weldon Pl.	S. 6 th St.
544	1705	544	544	605	544	1705	520	1700	515	1704	1800	1700
545	1707	545	545	611	545	1701	528	1720	519	1707	1808	1704
546	1709	548	546		546	1717	530	1800	525	1710	1809	1706
547	1711	549	547		547	1727	544	1806	535	1711	1812	1708
548	1805	552	548		548	1731	546	1812	539	1714	1813	1710
549	1807	553	549		549	1809	548	1818	545	1715	1816	1712
550	1811	556	550		550	1901	550	1824	549	1720	1817	1718
551	1814	557	551		551		552	1900	553	1721	1820	1722
552	1815	560	552		552		554	1904	557	1727	1901	1804
553	1819	561	553		553		556	1908	561	1801	1902	1814
554	1901	564	554		554		558	1912	565	1806	1905	1908
555	1909	565	555		555		560	1916	569	1807	1906	1912
556	1913	568	556		556				573	1811	1909	1916
557	1917	569	557		557				577	1812	1912	1920
558	1921	572	558		558					1817	1914	1924
559	1925	573	569		559					1820	1918	1928
		576	570							1821		
		577								1823		
										1901		
										1902		
										1904		
										1905		
										1908		
										1909		
										1917		
										1921		
										1925		



Figure 1.3 Survey Area showing parcels, tracts, and blocks. Base Map: Map No. 162-03-3 obtained from the Clark County Assessors Office.

2.0 METHODS

KEC architectural historian Mella Rothwell Harmon, M.S. served as the project manager and author of the report. The Phase I Beverly Green comprehensive field inventory was conducted between March 28 and April 8, 2011 by Richard Breitling, B.A. and Teri Morley, B.A. The block-by-block survey was completed using information acquired from the Clark County Assessor's Office. The surveyors noted architectural styles, specific architectural details, and modifications to each property for the purpose of assessing historical integrity and for completing the Historic Resources Inventory Forms (HRIFs). Digital photographs of each building and appropriate streetscapes were taken using a Nikon D5000, DSLR camera with an 18-55 wide-angle lens. The photographs were captured in both JPEG and RAW formats.* While the field survey was conducted in an orderly fashion, up one street and down another, the Historic Resources Inventory Forms are ordered in a different manner. In order to accommodate review, the forms are arranged alphabetically by street name, followed by the street number in numerical order. Numbered streets, i.e., S. 6th are listed before the named streets.

In addition to documenting the individual properties, the surveyors were tasked with making initial assessments of historical integrity. Many of the buildings in the survey area, now between fifty and sixty years old, have undergone some type of modification ranging from new roofs to carport conversions. Carports are of particular concern as changes over time can affect the historical integrity of these homes for which the carport was a significant architectural feature. The integrity of carports in the survey area was guided by using the carport policy established by the Arizona State Historic Preservation Office (Fox and Jeffery 2005) that states: "All residences with compatible carport garage conversions and compatible enclosures into habitable space are considered contributors." In evaluating the integrity of carport modifications, special consideration was given to materials, scale, and proportion. Another focus of the surveyors was to determine whether or not the survey area—or some part(s) of it—constitutes a historic district

that would be eligible for listing in National Register of Historic Places.

In 2009, Mella Harmon conducted the initial archival research necessary for the historic context and the HRIFs at the Nevada State Museum and the Special Collections Library at the Lied Library, University of Nevada, Las Vegas. Teri Morley conducted additional research on the project area in April 2011 at the Nevada State Museum and the City of Las Vegas's Department of Building and Safety. These records provided early owner information, permits for additions and modifications, and builder and architect data. The Clark County Assessor's office provided information relating to dates of construction, building footprints and modifications, and current owner information (see Appendices C, D, and E). The Clark County Assessor's construction date information is generally accurate, but the manner in which the Assessor calculates assessment dates might result in misleading data. Based on the known dates of the subdivisions and building permits, it appears that there were few discrepancies; hence, and in the absence of other data, the dates of construction from the Assessor's records have been used on the HRIFs. The Sanborn maps from 1956 were examined, but the project area was not included. No later copies of these maps could be found. The Luskey City Directory from 1956 was also consulted, but it was the only edition that cross-indexed streets and occupants. The State Historic Preservation Office confirmed that there had been no previous surveys conducted within the project area. Additional research was conducted through academic journals, published works, reference manuals, and on-line sources such as newspaperarchive.com. During the course of field survey, Richard Breitling spoke with several property owners and residents. As has been the case, in the past surveys, the surveyors were impressed with the level of interest in the neighborhood's history and preservation among the residents.

Certain limitations involved with this project bear noting. Because of the nature of the funding for this

project, the turn-around time was short, precluding the ability to conduct more in-depth research into individual property histories. In the case of field documentation of the individual buildings, several buildings were obscured by walls, foliage, and/or vehicles. In these cases, a single photo was taken. The same applies to associated structures and other architectural features that appear on the aerial photographs or are mentioned in the Assessor's records, but were not visible from the street. Because of the lack of access, it was not possible to describe or evaluate them. The surveyor's observations took precedence over the Assessor's records in cases where there was disagreement. In some cases, associated structures were barely visible from the street, but construction details and whether or not they were contributing or not could not be ascertained. In these cases, the structure was mentioned in the property description, but no associated structure form was prepared. Since none of the swimming pools shown on the aerial photos was visible from the street, they were not counted as associated features.

When recording, the directional designation of street names presents an ongoing problem. In some documents (i.e., street signs, maps, and county records), various streets (e.g., Canosa, Bonita, Rexford) are shown with the prefix "East" or "South," while in others they are not. For the sake of uniformity in our recording, we followed the Assessor's records, which omit the directional designations for these streets. Some of the attachments may include the prefix, however.

HRIFs were prepared for 179 of the 192 properties in the project area (Appendix F). Three parcels are now vacant or are paved parking lots. Ten buildings were less than 40 years old and were not recorded. The complete list of survey results can be found on the master tracking sheet in Appendix A. Sketch maps were not included with the HRIFs for two reasons. First, the surveyors had limited access to the properties, so details important to accurately discerning the layout of the property was not available on a firsthand basis. The residential buildings in the Beverly Green are oriented in a uniform manner—horizontally on the front third of the lot. The multi-family buildings tend to fill the entire parcel. The Google Earth

aerial photo in Figure 2.1 reflects the general layout of the area.

*Note: The building at 519 E. St. Louis Avenue was inadvertently overlooked in the field and was not photographed. The HRIF was completed based on photographs downloaded from Google Earth, which included two views of the severely altered former duplex. This property is recommended not eligible for listing in the National Register.

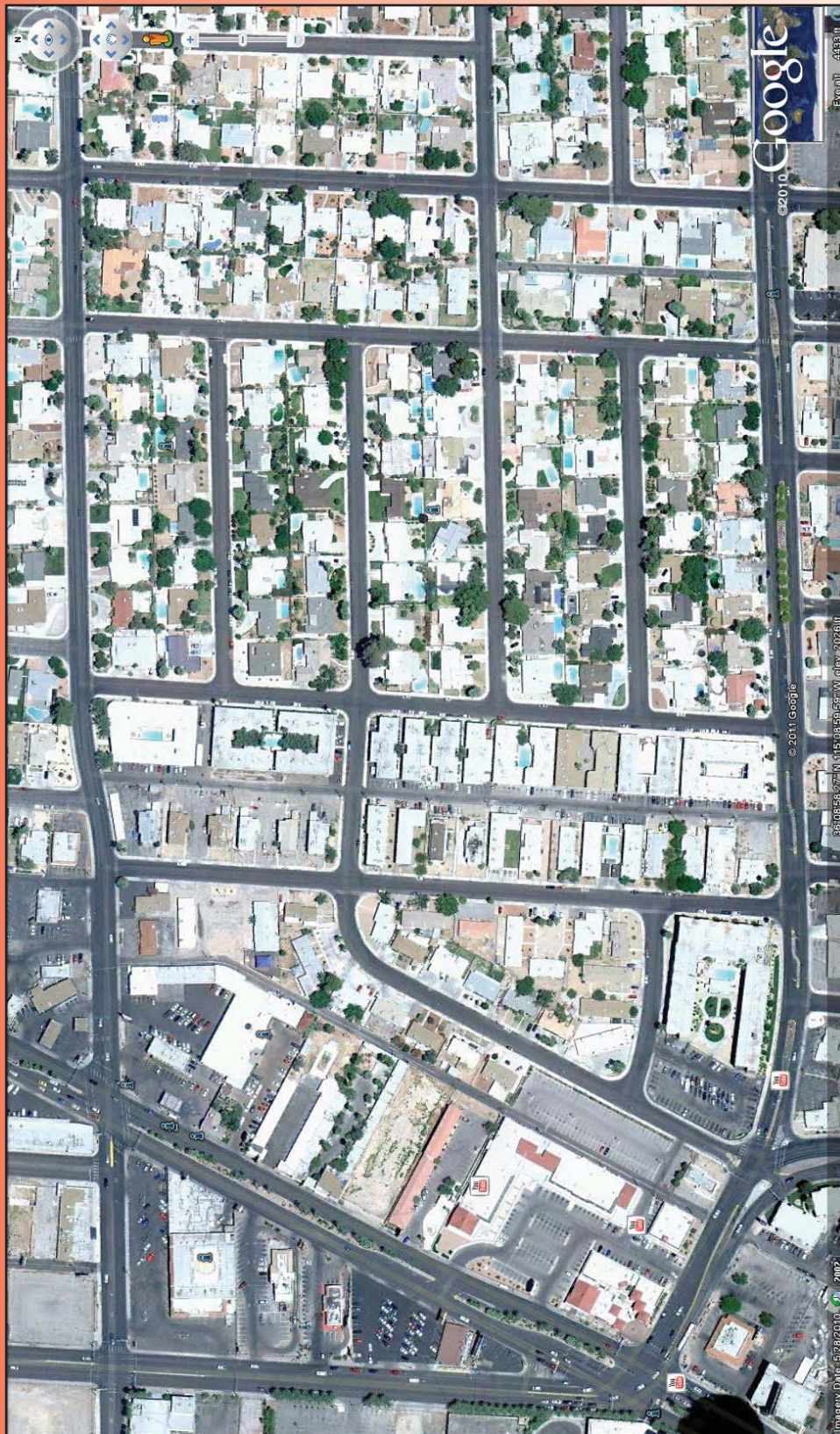


Figure 2.1 Google Earth projection showing the general layout of the buildings in the project area.

3.0 HISTORIC CONTEXTS

The Phase I Beverly Green Neighborhood project area comprises seven distinct subdivisions including Beverly Green Tracts Nos. 1-4, El Centro Addition Nos. 1 and 2, and the northern portion of the South Fifth Street Tract. These tracts and the houses within them that date between 1950 and the early 1960s represent a post-war continuation of the World War II housing boom in Las Vegas and the development of the suburbs that stretched beyond Las Vegas's downtown core. The Beverly Green Neighborhood is part of a larger area roughly bounded by East Oakey Boulevard, South Las Vegas Boulevard, Maryland Parkway, and East Sahara Avenue (Figure 3.1). The architecture of the homes and apartment buildings in these subdivisions reflects the convergence of the Ranch style introduced prior to the war and the Contemporary style made popular in southern California by Modernist architects such as Rudolph Schindler and Richard Neutra and diffused throughout America's post-war suburbs. This hybrid was ideal for Las Vegas's middle class and for the hot desert climate.

One of the goals of this survey and inventory project is to make recommendations about the National Register of Historic Places eligibility of the properties in the project area. National Register eligibility is determined by evaluating each property according to established criteria within the context of applicable historical themes (see Chapter 4). The State Historic Preservation Office, in conjunction with standards provided by the National Park Service, developed a list of historical themes specific to Nevada history (White et al. 1991). The themes that relate to the properties in the project area are Land Usage/Townsite Development and City Planning, and Architecture. The contexts relating to those themes are provided below.

3.1 CITY PLANNING AND DEVELOPMENT CONTEXT

The first successful European crossing of the Mojave Desert was done by Spanish missionaries and explorers

in 1776. They forged a trail beginning in present day Santa Fe, New Mexico and ending in Los Angeles, California. The trail through southern Nevada, now called the Old Spanish Trail, was completed in 1826 by Jedediah Smith. Mexican trader Antonio Armijo led a sixty-man commercial caravan along the Spanish Trail to Los Angeles in 1829. This was the first caravan to pass through the Las Vegas valley. The abundant artesian spring water discovered there shortened the Spanish Trail to Los Angeles and eased rigors for traders. On May 13, 1844, John C. Frémont camped at Las Vegas Springs as he led an overland expedition west. Frémont was the first to record Las Vegas, which means "The Meadows" in Spanish, on an American map (City of Las Vegas 2007).

In 1855, the Mormon leader Brigham Young sent thirty Latter-Day Saints from the Utah Territory to Las Vegas to build a mission fort for the purpose of spreading their religion to the local Indians. At that time, the region was part of the Arizona Territory, which had been established, along with Utah Territory, in 1850. Heat, aridity, hard soil, difficulties with the local Indians, and fighting over the rights to nearby mineral discoveries led to the ultimate failure of the mission in 1858. The fort was used as a general store for a few years, serving miners at Mount Potosi and El Dorado Canyon.

Octavius Gass, who had come west from Ohio in the California gold rush, acquired considerable acreage near present-day Las Vegas. He operated a successful cattle ranch for several years, before becoming embroiled in a number of financial difficulties. In 1879, he mortgaged his ranch for \$5,000 to Archibald Stewart, a businessman from Pioche. Gass was unable to repay the loan and he and his family left the state. Subsequently, Stewart, his wife Helen, and their children moved from Pioche to the ranch. In 1884, Archibald Stewart was killed, allegedly by neighboring rancher Conrad Kiel, although a coroner's jury found no evidence of murder. The young, pregnant widow chose to stay with her children on the ranch. She ran a roadside rest stop for travelers and served as the local postmistress, while repeatedly refusing offers to

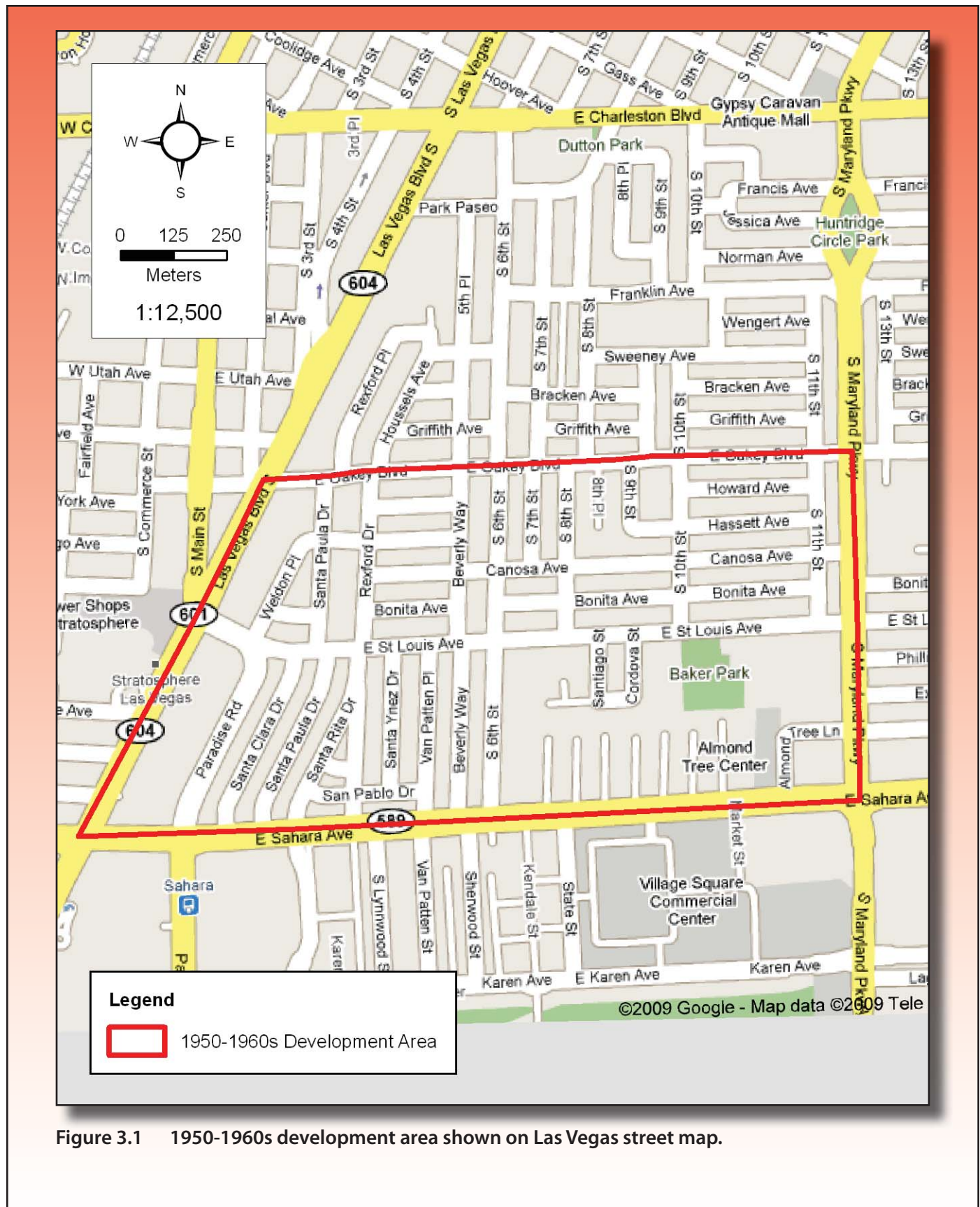


Figure 3.1 1950-1960s development area shown on Las Vegas street map.

buy her land. Finally in 1902, upon learning of plans to build a railroad in the area, Helen Stewart accepted an offer for her ranch, retaining ownership of 160 acres and the family burial plot. She moved to the small settlement of Las Vegas, where she was an early member of the first women's organization, the Mesquite Club, and collected Paiute Indian baskets. By the time of her death in 1926, Helen Stewart had earned the title of the "First Lady of Las Vegas" (Moehring and Green 2005:8-10).

Helen Stewart's 1902 land sale was to the Montana copper baron and United States Senator William Andrews Clark, who purchased the property for the San Pedro, Los Angeles and Salt Lake Railroad that he had begun building in 1901. The area met all of his requirements for a town that would serve as a division point on the railroad: it was on a direct route to Salt Lake City and it had plenty of groundwater. Despite a conflict with the Union Pacific Railroad's E. H. Harriman, Clark's railroad was completed in 1905, and Las Vegas was chosen as a stop-off point for the trains to stock up on supplies and water (Moehring and Green 2005:11).

With the arrival of the railroad, speculators invested in vast amounts of land in the area, resulting in two competing townships. John T. McWilliams, an engineer and surveyor, bought eighty acres of government land just west of the railroad tracks and established a townsite in early 1905, which he advertised as The Original Las Vegas Townsite. McWilliams's settlement consisted of approximately 150 buildings including saloons, businesses, boarding houses, and homes. William Clark established the second site on the east side of the railroad tracks, which he named Clark's Las Vegas Townsite. The land was owned by the railroad and by May 1905, after staking out lots and blocks, it held a public auction. Competition from Clark's townsite and the inconvenient access to transportation and necessary mining and ranching supplies caused McWilliams's townsite to lose favor and eventually dwindle to a few small tents and buildings (Mooney 2002).

Las Vegas adopted its first city charter on March 16, 1911. At the time of incorporation, the city encompassed 19.18 square miles and had approximately 800 inhabitants. Fremont and Main streets were the primary commercial

arteries. Main Street ran parallel to the tracks and the majority of the businesses on the street were dedicated to the railroad. Fremont Street became the town center with a bank, post office, and retail shops occupying the first two and a half blocks. The remaining blocks, between Third and Fifth streets, became Las Vegas's first exclusive residential area. These homes, built mostly in the Bungalow style with Craftsman details, were demolished during the 1930s and 1940s as a result of commercial expansion (Mooney 2002).

Initial growth and development focused primarily on the area in Clark's Las Vegas Townsite. The remaining blocks were developed for residential use with the railroad dedicating four blocks at the south end for employee housing. It was not long before the city began to expand eastward. Developers platted additions to the townsite as early as 1905, selling individual lots on which owners built homes in the popular Bungalow style, as well as Spanish Eclectic, Tudor, and Colonial Revival styles. Because of the small population and scant water facilities, these new subdivisions grew slowly until the building boom in the late 1920s (Mooney 2002).

The United States Congress passed the Boulder Canyon Progress Act in 1928, allowing for the construction of Boulder Dam, now called Hoover Dam. Construction of the dam, which began in 1931, had a significant impact on the economic and physical development of Las Vegas. Because of the national depression, thousands of laborers arrived in Las Vegas to work on the dam. These men and their families, in need of goods, services, and housing, spent their hard-earned wages in Las Vegas. The dam, touted as "The Eighth Wonder of the World," was a boon to Las Vegas's tourist trade, as well. The same year that construction on the dam started, the Nevada legislature repealed gambling prohibition and liberalized its divorce laws by shortening residency requirements from three months to only six weeks, further spurring the local economy. Between 1920 and 1930, the population of Las Vegas doubled, increasing from 2,304 to 5,165. In 1940, it nearly doubled again, rising to 8,422 (Mooney 2002).

During the mid- to late-1920s, residential expansion continued with a few scattered developments laid

out along north-south and east-west axes, breaking away from the original grid set by the railroad tracks. One such community began in 1925, in the southeast section of the city on land purchased by John S. Park and his son Dr. William S. Park. By 1928, the Parks had platted a subdivision called the Park Place Addition and they began to sell individual lots. The property was considered remote at the time—but not for long.

With the construction of the Las Vegas High School on Seventh and Bridger streets in the 1930s, the blocks surrounding the school began to fill with residences (Mooney 2002). Las Vegas's earliest suburban subdivisions had an urban feel with their proximity to downtown and conformance with the orthogonal grid plan. The Park Place Addition attempted to create a more rural setting, reflecting the city's economic growth and the growing influence of the automobile (Figure 3.2). As more people owned cars, they no longer needed to live within walking distance of work and shopping, and suburban subdivisions could be built at a lower density and with more street frontage. Garages became respectable, moving closer to the home and offering a prominent driveway. These early twentieth-century subdivisions drew inspiration from upper-class residential developments featuring secluded curvilinear interior streets, such as Riverside, Illinois, and Llewellyn Park, New Jersey. These prototype American suburbs were based on the Garden City principles developed by city planners in England during the nineteenth century. While the Park Place Addition did not have curvilinear streets, it attempted to avoid the original street grid plan (Mooney 2002).

World War II was the next big event to stimulate growth and development in Las Vegas. The government, fearing an attack on the West Coast, feverishly built military bases and war industry plants throughout the western United States. In Las Vegas, Basic Magnesium and the Army Air Gunnery Range were completed in 1941. The construction and operation of these military facilities, with the influx of servicemen, military contractors and workers, had a significant effect on the development of Las Vegas, and much like the rest of the country at war, Las Vegas began to experience an increasingly alarming shortage of housing (Mooney 2002).

In 1941, President Roosevelt signed an amendment to the Federal Housing Act creating Title VI, making possible the mass construction of FHA-financed homes. In order to qualify for Title VI, a town had to be declared a defense area, which Las Vegas accomplished in 1941. Title VI allowed FHA financing of home construction by private builders and contractors and allowed the home buyer to purchase the home without a down payment, by paying equity payments over and above the rent, until ten percent of the purchase price is accumulated. Title VI also limited the purchase price to \$4,000 for a single family home. Three Las Vegas neighborhoods built in 1941 qualified for Title VI financing: Biltmore, Huntridge, and Mayfair (Figure 3.3). Biltmore Homes had 300 houses planned for the area just north of downtown, and Huntridge had 572. These three developments were built specifically to house noncommissioned officers and civilian employees of the air base and Basic Magnesium, and their families (Mooney 2002).

FHA's involvement in house building influenced the type of homes and methods of construction in the Title VI neighborhoods. For instance, the Biltmore homes were built entirely with concrete block, which was readily available and did not require the use of restricted war materials. In addition, the style of the earliest Biltmore homes is very similar to the FHA-prescribed minimum four-room house with one bathroom, which became generally described as the Minimal Traditional style. This style was a holdover from the Housing Act of 1934, which had established the FHA to promote affordable housing (Mooney 2002).

Suburbs built during the war shared the distinct physical characteristics of low density and architectural similarity. The architectural styles ranged from Minimal Traditional, a transitional form tied to FHA standards, to Ranch. In addition, homes built during this time were more financially attainable. Large corporations were developing mass-production techniques that standardized housing components and methods of construction. Suburban housing development in Las Vegas became more of a necessity than a luxury as a result of a severe housing shortage. Coupled with the fact that the FHA rarely financed loans for new construction or pre-existing homes within the inner city,

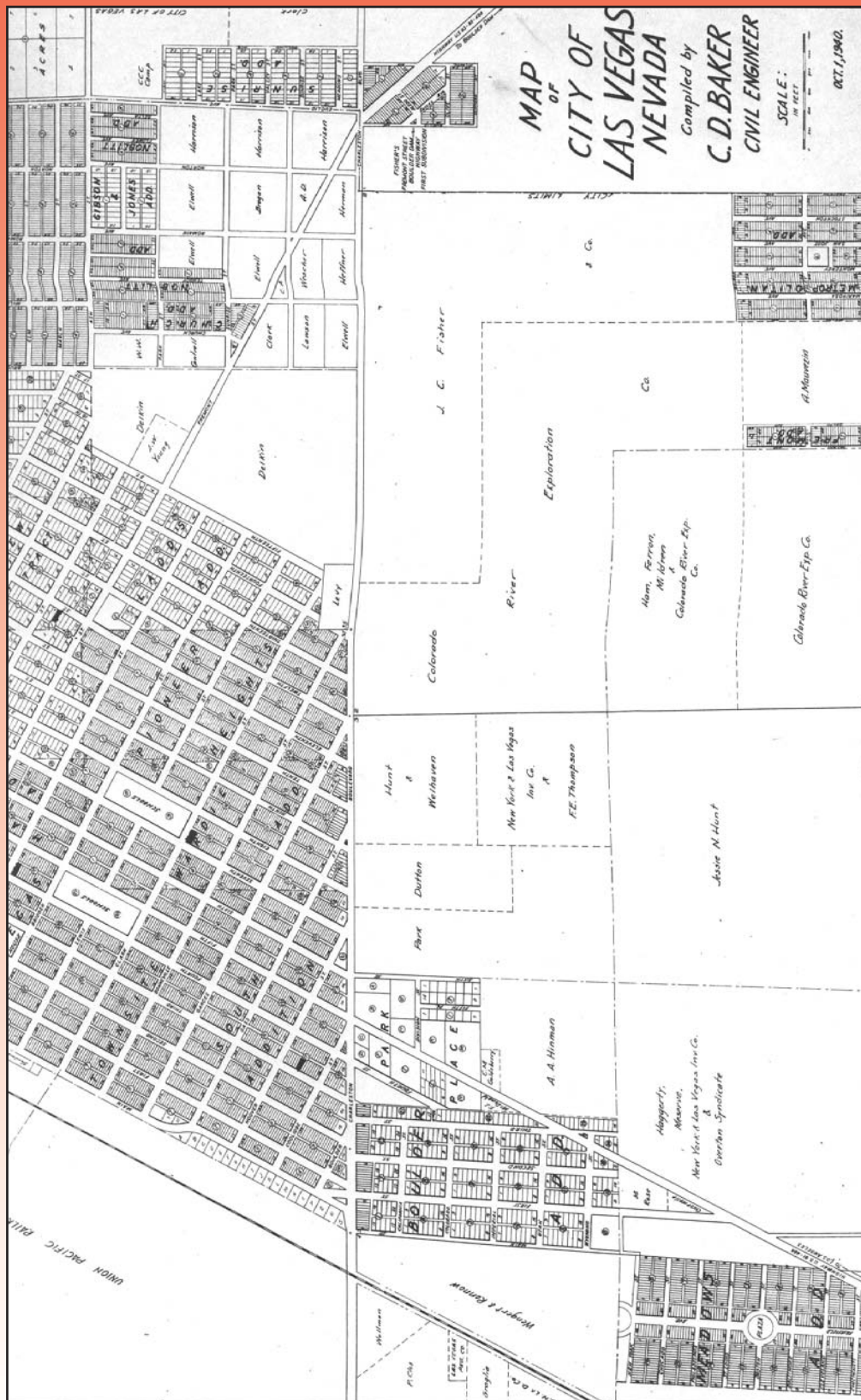


Figure 3.2 1940 Map of Las Vegas (C.D. Baker).

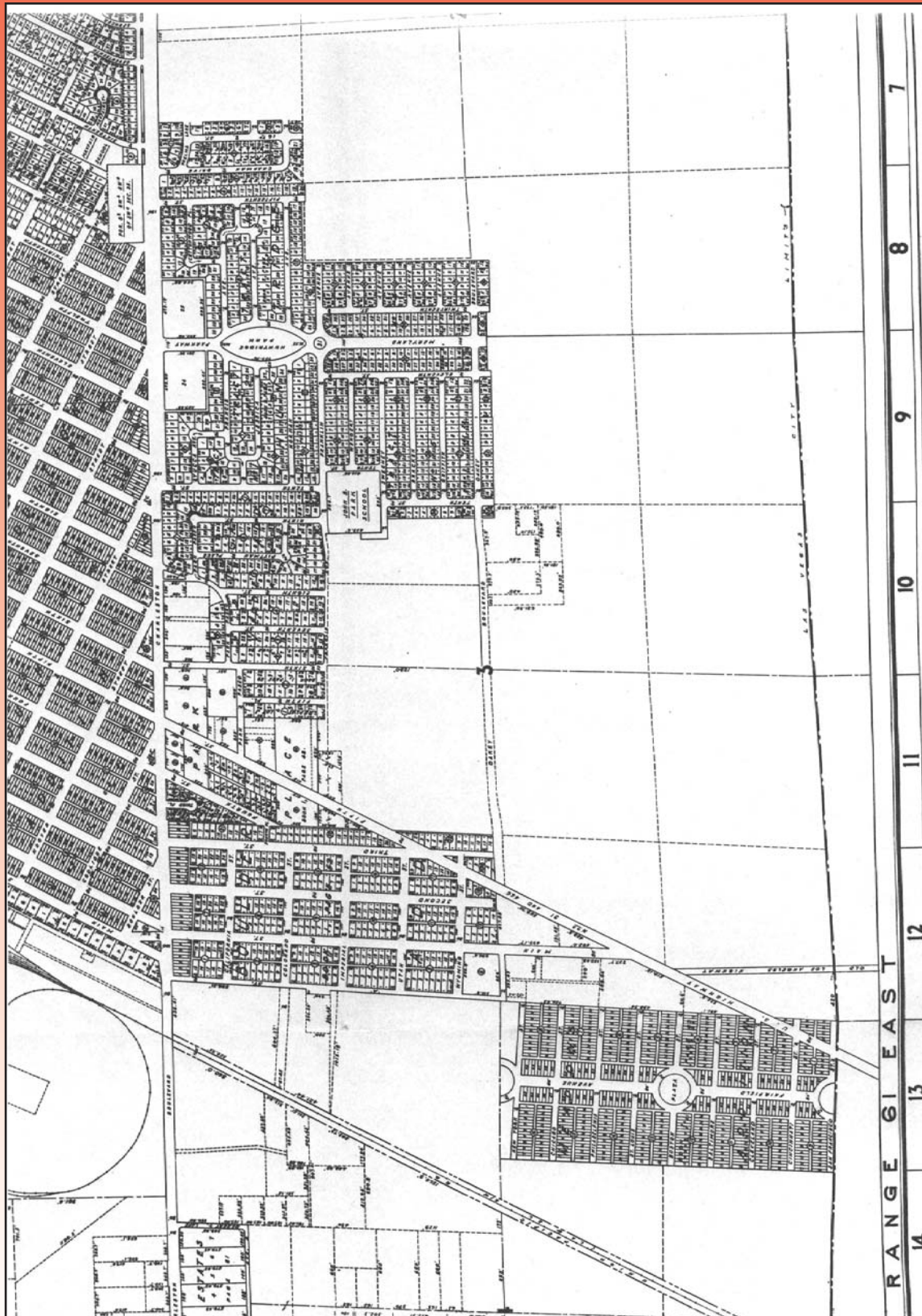


Figure 3.3 1946 Map of Las Vegas Showing the Huntridge Subdivision and empty lands to the south.

home building was concentrated where large amounts of affordable land were available (Mooney 2002).

By 1950, the population of Las Vegas had expanded to 24,624. The city continued to focus on growth, looking for additional ways to increase jobs and attract tourists. In 1950, the government announced plans to begin testing nuclear weapons on a portion of the Las Vegas Bombing and Gunnery Range, approximately sixty miles north of Las Vegas. Aside from providing employment, the city exploited nuclear testing by inviting tourists to stay and watch the blasts. Hotels sponsored all-night parties and a myriad of attractions, from specialized drinks to business establishments, were prefaced with “Atomic.” Military expansion, especially by the Air Force, created additional housing pressure. With general economic prosperity, increased defense spending, and the proliferation of casinos, there was an even greater demand for housing units, especially ones that were economical and profitable. The lack of development policies, and increased property values no doubt contributed to the increase in speculative building. During the 1950s and early 1960s, construction of single- and multi-family residential buildings spread (Moehring and Green 2005, 171). Mass-produced suburbs sprang up all over the United States, made possible by the streamlining of the construction process with standardized materials and components. In addition, many new home buyers took advantage of the federal government’s Veteran’s Administration mortgage guarantees (part of the G.I. Bill of Rights) and FHA mortgage insurance (Mooney 2002).

Although the homes in the Beverly Green-Southridge area met the G. I. Bill’s size requirement, a 1951 advertisement in the *Las Vegas Review-Journal* suggests that conventional mortgages were the norm in the subdivision, requiring down payments ranging from 28 to 32 percent. This was confirmed in an interview with developer and contractor Royes Petersen in 2009. Mr. Petersen recalled that the buyers of their houses obtained conventional mortgages, rather than participate in the federal programs (Harmon et al. 2009). In July 1961, the Federal Home Loan Bank loosened its restrictions on savings and loan associations and millions of dollars in local financing became available (*Las Vegas Review-Journal* 1963b).

While these subdivisions did not require FHA approval, the layout of the streets, building setbacks, lot sizes, and other elements were in the manner of the modern American housing tract that the FHA had developed through its Depression-era policies. Houses were located near the front of the lots, providing a significant amount of private outdoor space in the backyard. The family automobile was accommodated through carports and garages. Architecturally, the California Modern style expressed the carefree consumerism trend of the post-war period. The typical suburban home gradually became larger, expanding on the Ranch style while becoming lower with a distinct horizontality, incorporating a more contemporary design element. Much of this was due to the simple need for more space to accommodate the suddenly larger families, the result of the Baby Boom following World War II (Mooney 2002). Several of the multi-family buildings in the area followed the International Style, which reflects a more austere mode of Modernist architecture that had its origins in post-World War I Europe for workers’ housing. It was during the housing boom that followed the Second World War that the Beverly Green subdivisions—and several others surrounding them—were developed (Figure 3.4).

The increase in automobile tourism following World War II also affected Las Vegas’s growth and development, as businesses and building types geared to that market, such as automotive repair shops, gas stations, motels, and diners, expanded. Two markets unique to Nevada at the time added to the number of tourists and temporary residents needing services for both divorce and quick weddings. While Las Vegas had competed with Reno for the divorce trade since the late 1930s (it did not surpass Reno in number of divorces until the 1960s), it actively promoted itself as a wedding center as early as the late 1920s. This added a new building type, the wedding chapel, to the built environment. For an in depth description and analysis of Las Vegas’s wedding chapels, see Diana Painter’s 2005 study: *Wedding Chapels of Downtown Las Vegas Boulevard: Historic Resource Survey and Inventory*. It is not surprising that wedding chapels and motels filled the commercial block that borders the Beverly Green Neighborhood on the west.

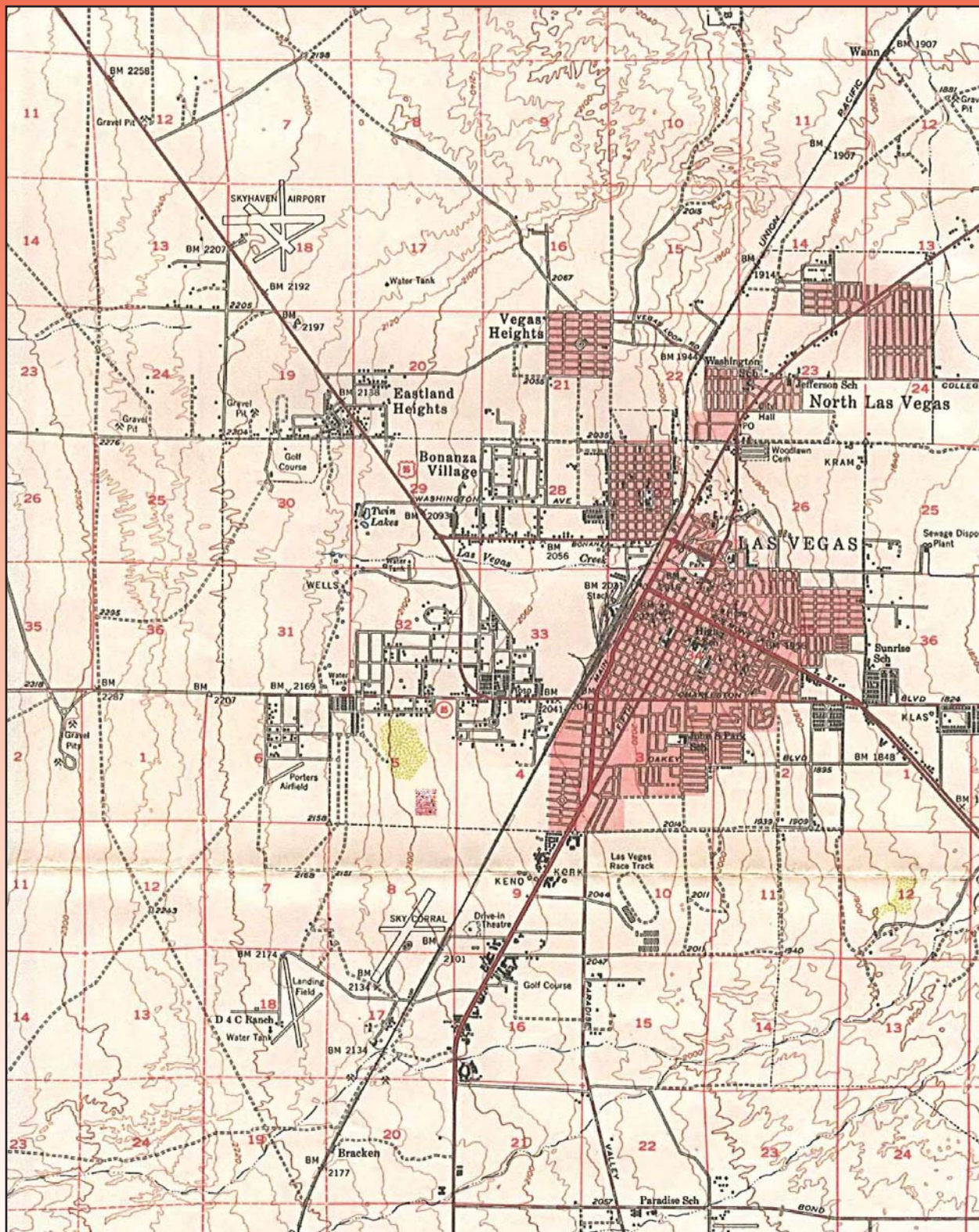


Figure 3.4 This 1952 map of Las Vegas shows the direction of development to the southeast of the original townsite (Linkpendium.com).

The development in the project area began with the 1947 recordation of the plat map for the South Fifth Street Tract by Thomas Campbell and Henry L. Hunt, doing business as the Frontier Improvement Company, Inc. (Table 3.1). The South Fifth Street Tract comprised 18 lots in two blocks along the east side of South Fifth

Street (now Las Vegas Boulevard), which was also U.S. Highway 91, the main route between Las Vegas and Los Angeles, California. As such, the lots in the South Fifth Street tract filled with commercial buildings catering to the automobile traveler (Figure 3.5).

Table 3.1 Tracts and Developers in the Phase 1 Beverly Green Neighborhood

Tract Name	Date Filed	Developer	Principals
South Fifth Street	6/4/1947	Frontier Improvement Co.	Thomas A. Campbell; Henry L. Hunt
El Centro Addition Tract No. 1	5/31/1950	Royes J. Petersen	(Owners: Royes J. Petersen, Elva B. Petersen)
El Centro Addition Tract No. 2	1/23/1951	Royes J. Petersen	(Owners: Royes J. Petersen, Elva B. Petersen)
Beverly Green Tract No. 1	2/10/1951	Federal Homes, Inc.	David Zenoff; Jerome D. Mack (Owners: Harry Mack, Nate Mack, Jennie Mack; Joyce Mack, Jerome Mack)
Beverly Green Tract No. 2 (Resubdivision)	6/8/1951	Federal Homes, Inc.	Jerome D. Mack; David Zenoff
Beverly Green Tract No. 3	2/5/1954	Federal Homes, Inc.	Jerome D. Mack; David Zenoff (Owners: Murray Wallman, Nate Mack, Harry Mack, Jerome Mack, Federal Homes, Inc.)
Beverly Green Tract No. 4	4/23/1959	Beverly Green Development Co.	Melvin S. Moss

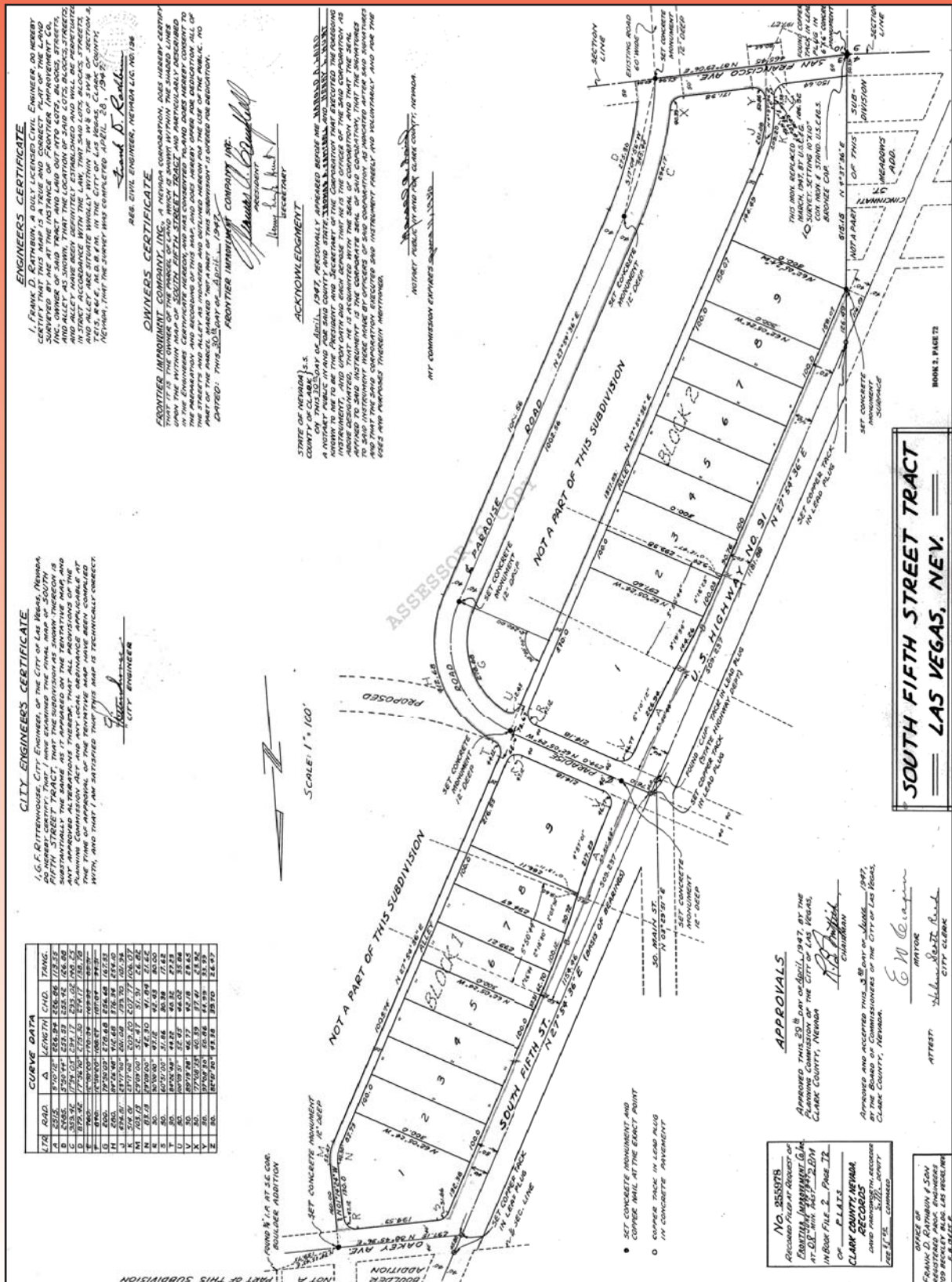
In the 1950, the El Centro Tract No. 1 was platted by Royes and Elva Petersen and No. 2 in January 1951. At this time, the Petersens were also busy developing the Southridge tracts to the east. The El Centro Additions were for the most part developed for multi-family use. Also in 1951, David Zenoff and Jerome Mack, doing business as Federal Homes, Inc., platted two Beverly Green tracts. Tract No. 1 extended along South Sixth Street from East Oakey Boulevard to East St. Louis Avenue, at the eastern edge of the project area. Tract No. 2, which was resubdivided in 1951, is located along Santa Paula Drive between Oakey and St. Louis. Beverly Green Tract No. 3, platted in 1954, comprises five and a

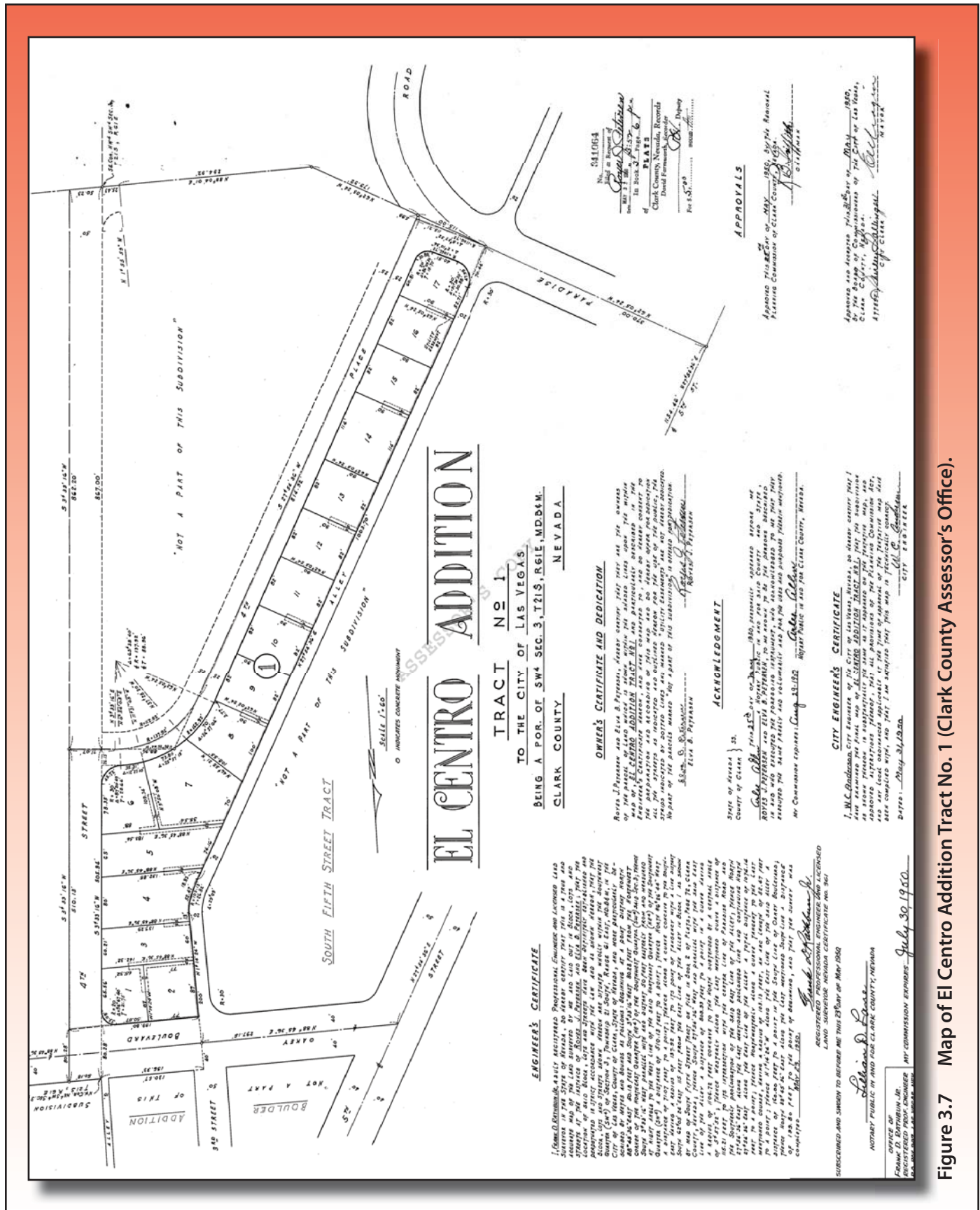
half blocks between Tracts 1 and 2. In April 1959, Beverly Green Tract No. 4, located south of Beverly Green Tract No. 3, was recorded by Melvin Moss, the president of the Beverly Green Development Company. With the exception of Tract No. 2, the Beverly Green tracts contain single-family dwellings (Figures 3.6-3.12).

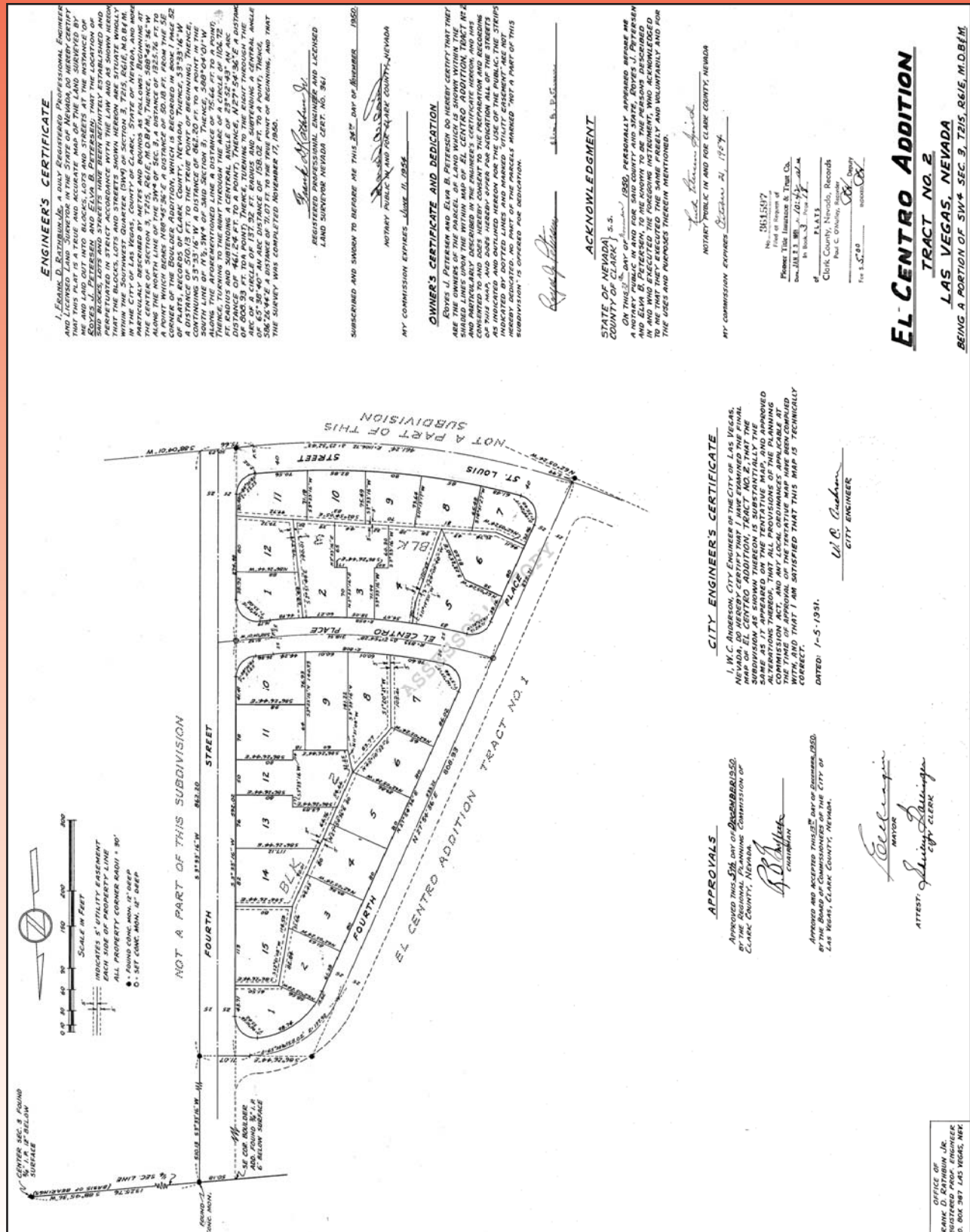
Taking into account the applicable historical trends discussed above, the general period of significance for the city planning and development theme in Las Vegas, as it relates to the Phase I Beverly Green survey, is roughly 1950 to 1961.



Figure 3.5 Aerial view of the Phase I Beverly Green Neighborhood project area. (Google Earth).







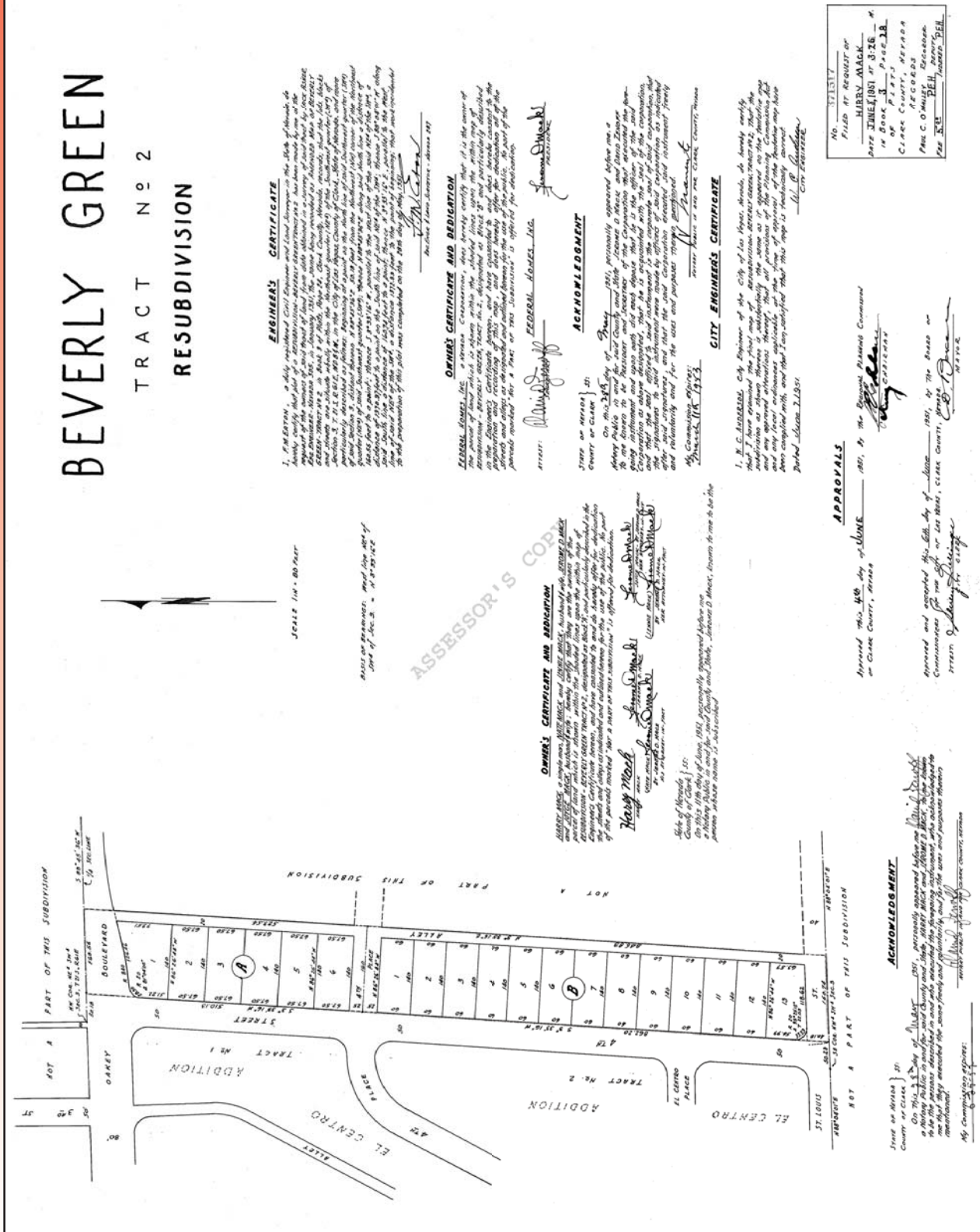


Figure 3.10 Map of Beverly Green Tract No. 2 (Clark County Assessor's Office).



Figure 3.11 Map of Beverly Green Tract No. 3 (Clark County Assessor's Office).

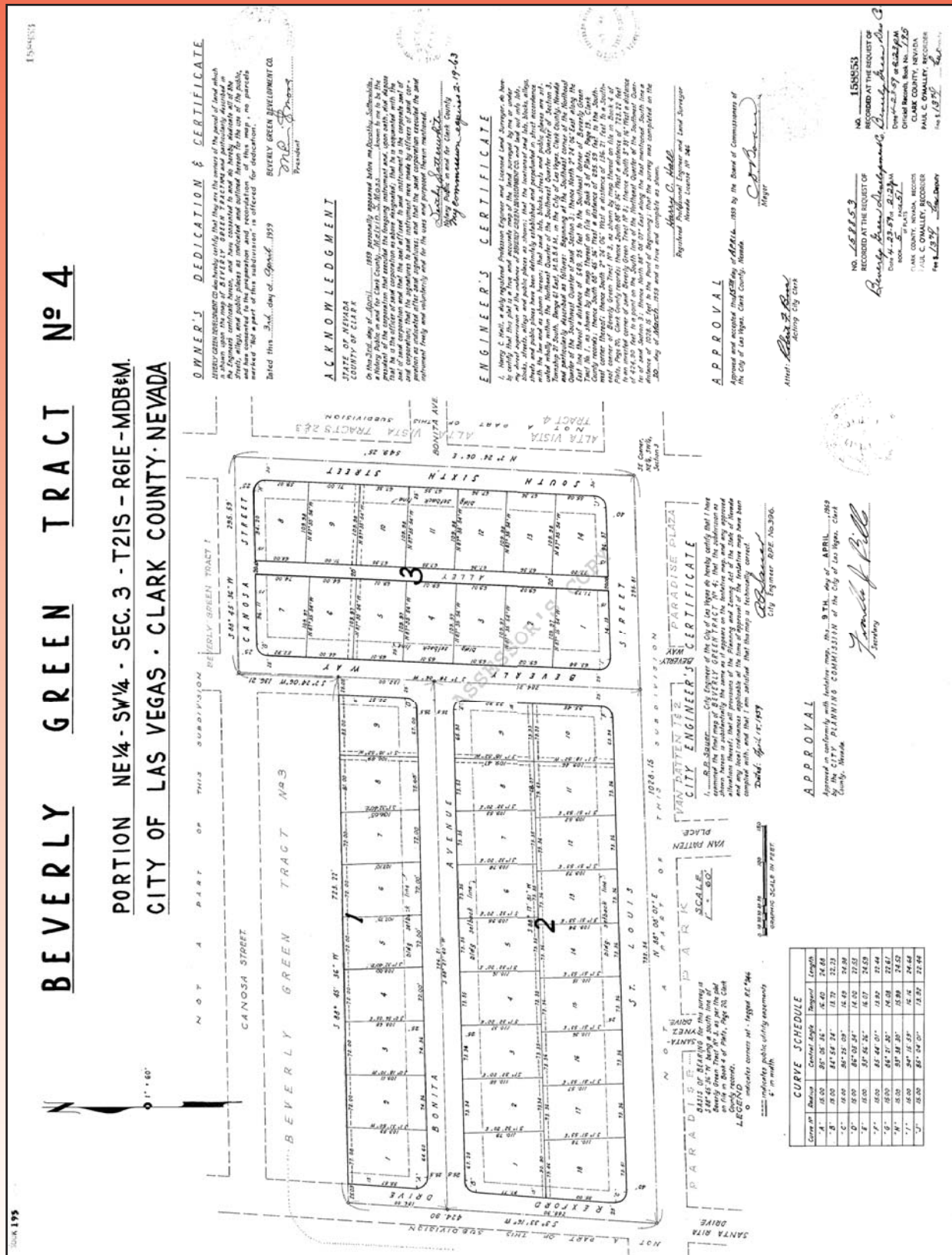


Figure 3.12 Map of Beverly Green Tract No. 4 (Clark County Assessor's Office).

3.2 ARCHITECTURAL CONTEXT

Las Vegas's architectural history was typical of western railroad towns—at least until the 1950s. In the beginning, there were the ubiquitous false-front commercial buildings and late-Victorian residences. As the town grew, homes reflecting the Craftsman ethos filled the neighborhoods. The array of period revival styles, as well as Minimal Traditional and early Ranch styles that predominated in the Huntridge subdivision, followed through the World War II years. Ranch and Contemporary, under the umbrella of Modernism, were two related styles that came to Las Vegas from neighboring southern California and converged in Las Vegas's 1950s subdivisions.

Distinctive characteristics of the Ranch house were its long and low rambling plan and the blurring of interior and exterior spaces through the use of large picture windows and sliding glass doors opening on to the private realm of suburban America, the family backyard. The Ranch style became synonymous with suburbia; symbolized by *Sunset* magazine as “the ultimate modern home, reflecting a lifestyle of simplicity, privacy, and informality that was close to nature” (Hess 2004b:12). With roots in the Bungalow and the Prairie styles, and Hollywood's western movies, the Ranch style developed regional characteristics and found itself in the repertoires of main-stream and Modernist architects. The architecture critic Alan Hess calls the phenomenon “a hospitable Modernism” (Hess 2004b:13). The key to the style's success was its commodification, the result of its accommodation to mass-production and mass-marketing (Figure 3.13). Developers used building systems and processes that emerged from large-scale defense housing projects during the war, creating the ideal housing product for the booming 1950s (Hess 2004b:13).

A style that lent itself to a desert climate even better than the Ranch was the Contemporary style. The architectural historians Virginia and Lee McAlester make the distinction between two subtypes: the flat-roofed and the gabled (1984:482). The McAlesters assert that the flat-roofed type (often covered in glittery white rocks to reflect the heat of the sun) is derived

from the International Style, with the concomitant lack of decorative detailing, but allowing the addition of materials not seen in International buildings, such as wood, brick, or stone. This subtype is also known as American International (McAlester and McAlester 1984:482). The gable subtype, on the other hand, was influenced by earlier Craftsman and Prairie styles, with overhanging eaves, frequently with exposed beams and the use of wood, stone, and brick wall cladding. Both of these styles are most commonly single story. Contemporary-style homes of both subtypes are widely found in Las Vegas's 1950s subdivisions (Figure 3.14), where they were seemingly more popular—or at least more functional—than Ranch-style homes (McAlester and McAlester 1984:482).

The middle class of Las Vegas eagerly embraced the Modernist mode of the 1950s, explored in California. California had developed a reputation as an architectural proving ground for contemporary architecture (McCoy 1977:9). Modern architecture developed in southern California as early as the 1910s, through the work of Irving Gill, R. M. Schindler, Richard Neutra, Lloyd Wright, and Frank Lloyd Wright. As first, the style was considered to be *avant garde*, but by the 1950s, the style enjoyed broader appeal, especially with the middle class. The post-World War II boom years were ideal for talented young architects to explore the possibilities of new materials for new lifestyles in the temperate climate of the West (Hess 2008:8). The Case Study program (1945-1962) of *Arts + Architecture* magazine helped expand and promote the style by commissioning eight experimental homes designed by eight different architectural firms. After the program ended, John Entenza, editor and publisher of *Arts + Architecture* and creator of the Case Study project, remarked, “We like to think that these houses have been responsible for some remarkably lucid thinking in terms of domestic architecture. While it is true that not all have been every man's dream cottage, they have nevertheless had a demonstrably wide influence in the sound use of new materials and in re-use of the old, and have attempted, with considerable success, to suggest contemporary living patterns” (McCoy 1977:10).

The more high-style examples of contemporary architecture claimed direct connections to



Figure 3.13 A 1953 ranch-style house in the John S. Park neighborhood (1234 8th Place) (Courtesy of 20th Century Preservation).



Figure 3.14 A Mid-century Modern house in one of Las Vegas's upscale subdivisions (Photo by Allen Sandquist, courtesy of the Junior League of Nevada and the On-line Nevada Encyclopedia).

internationally-known Modernist architects practicing in southern California and upscale subdivisions filled with these types were developed into the 1960s. The Antonio Morelli House, originally built in 1959 in Desert Inn Estates, is a case in point (Figure 3.15). The Desert Inn Estates neighborhood, built at the verge of the golf course at the Desert Inn Hotel, was emblematic of the new suburban metropolises that evolved in Las Vegas and other southwestern cities during the twentieth century, where Modern architecture was used to satisfy the public's imagination for all things new (Hess 2008). In addition to Desert Inn Estates, custom subdivisions such as Rancho Circle and Scotch 80s echoed this trend. Many mass-produced tract homes, in addition to our subjects, incorporated this Modern/Contemporary style. Examples include Charleston Heights, developed by Ernest Becker in 1952, and the 1963 subdivision Paradise Palms, designed by southern California architects Palmer and Krisel for developer Irwin Molasky (Hess 2008:7). Las Vegas has become associated with the quest for newness and re-invention, especially in its casino architecture. In both commercial (casino) and residential architecture, Las Vegas offered opportunities for its own Modernist architects, such as the firm of Zick and Sharp, Hugh E. Taylor, Jack Knighton, Jim McDaniel, and others.

Hugh Taylor designed the Morelli House, in close association with the Morellis. Helen Morelli had specific models in mind for her home: Rudolph Schindler's work in southern California and Philip Johnson's Glass House in her hometown of New Canaan, Connecticut. Taylor studied architecture at the University of Southern California and began practicing in Los Angeles. He came to Las Vegas in 1948 with his client Wilbur Clark to work on the Desert Inn Hotel. When the project was completed, he stayed in Las Vegas, where he had a long career. His works include the Sunrise Hospital, the Country Club Towers, and numerous custom homes in the Alta Vista tract (1925 S. 6th Street and 711 E. Bonita Avenue), and Beverly Green neighborhoods (545 Barbara Way and 549 Canosa Avenue) (Figure 3.16), as well as upscale subdivisions such as Rancho Circle (Hess 2008:10).

The Ranch-style house had wide appeal throughout the West, and certainly its influence is seen in Las Vegas's

post-war domestic architecture developed over the course of World War II. The houses in the Southridge Tracts, east of this project area, were designed and built by Howard and Hassett reflecting a cross-over between the Tract Ranch—an assembly-line version of the Ranch style—and the Contemporary style (Figure 3.17). For the sake of classification, these Tract Ranch homes are considered to be in the McAlesters's gable subtype of the Contemporary style. A few of Howard and Hassett's homes and all of the houses in Southridge Tract No. 6, built by Royes Petersen in 1959, draw their architectural inspiration from the Modernist architects of nearby southern California, albeit in more moderate forms that lend themselves to the McAlesters's definition of "American International" style, the other Contemporary subtype (Figure 3.18).

The International Style, the more austere form of Modernist architecture, was introduced in the United States by several European architects in the 1930s (Figure 3.19). The style emphasizes functionality and the structural aspects of the building. International Style buildings are devoid of ornamentation or superfluous elements. The goal of the style was to show the structure completely unconcealed (Wolfe 1999, 51). Characteristics of this style are angular lines and smooth surfaces, flat roofs, large sections of windowless walls, and obscured doors (McAlester and McAlester 1990, 269-271). In the Stewart addition, the architectural firm of Knighton and McDaniel took the International idiom to its extreme (Harmon, Breitling, Kimball, and Morley 2010) (Figure 3.19). The International Style was an obvious choice for the multi-family buildings in the project area, as it harkens to the style's origins in post-World War I Europe, especially Germany and Holland, where it was employed for workers' housing (Wolfe 1999).

The commercial buildings in the South Fifth Street Tract catered to the automobile traveler. In general the motels were simple utilitarian buildings, whose autocentric forms were of more importance than architectural style. The colorful and often fanciful neon signs that competed for the eye of the weary traveler provided singular fashion statements. Young Electric Sign Company (YESCO) and other sign companies created neon signs that set a high standard for design and technology (Figure 3.20).



Figure 3.15 The Morelli House was built in 1959 at Desert Inn Estates (Photo courtesy of the Las Vegas Junior League and the On-line Nevada Encyclopedia).



Figure 3.16 House designed by the architect Hugh Taylor (549 Canosa Avenue-1958).



Figure 3.17 Howard & Hassett “Tract Ranch” (1016 Hassett Avenue).



Figure 3.18 House designed by the builder Royes Petersen, Jr. (600 E. Bonita Avenue).



Figure 3.19 Knighton & McDaniel Apartment Buildings (732 N. 11th Street).

The motel was the cornerstone of Las Vegas's urban landscape. In form and through the use of striking imagery, the earliest motels laid the groundwork for the casino resorts that were to follow (Hess 1993:18-19). Several notable architects designed the early casino resort projects in Las Vegas. Wayne McAllister designed the western-themed El Rancho Vegas in 1943, the Desert Inn (with Hugh Taylor) in 1950 (Figure 3.21), and the Modernist Sands in 1952 (Hess 1993). The local architecture firm of Zick and Sharp designed the Mint in 1957 (Figure 3.22). One of the most interesting of the smaller motels on the Strip was the La Concha (Figure 3.23). La Concha's signature feature was its shell-shaped lobby, designed by noted African-American architect Paul Revere Williams in 1961. In 2007, to save it from demolition, the La Concha lobby was moved to the grounds of the Neon Museum (McKeough 2007).

The period of significance for the architectural context for the Phase I Beverly Green Neighborhood is 1950 to 1961.

3.3 DEVELOPERS, BUILDERS, AND ARCHITECTS

That Las Vegas was in the throes of a population and building boom by 1950 is evident in the rash of residential subdivisions developed in and around the project area. To the east are the Southridge, Alta Vista, Oakridge, and Acres tracts, platted between 1950 and 1959. Southwest of the project area were various phases of Paradise Village, and the Van Patten Tracts, platted during the same period. Today, this area is known as the Beverly Green/Southridge Neighborhood, a planning area designated by the Las Vegas City Council. The Neighborhood Association appreciates its historic resources and supports consideration as a historic district.

The Phase I Beverly Green Neighborhood project area comprises four Beverly Green Tracts, two El Centro Additions, and one block of the South Fifth Street Tract (See Figures 3.6-3.12). These subdivisions are located east of the Las Vegas Strip, which at the time of their development was known as U. S. Highway 91 or the Los Angeles Highway. A 1940 map shows the project area

within a large parcel owned by Jesse N. Hunt, the wife of developer Leigh Hunt (see Figure 3.2). Hunt developed the Huntridge Addition, which was the first subdivision where homes were built on land and sold as a package to the buyers (Moehring 1995:236).

Land speculator Leigh Hunt controlled more than 4,000 acres south of town. He and his wife Jesse had come to Las Vegas in 1923. Hunt had invested in a variety of foreign commodities including Korean gold, Sudanese cotton, Canadian wheat, and American newspapers. He saw Las Vegas's potential as a winter haven for the rich, on the order of Palm Springs and Tucson. Between 1923 and 1928, Hunt bought thousands of acres from the federal government and land owners who had become discouraged with the area's stagnant economy. Leigh Hunt died in 1931 without fulfilling his vision for Las Vegas. Jesse Hunt did not pursue her husband's dreams, but instead gradually liquidated his holdings by selling tracts of land to the likes of Thomas Hull and others. Numerous Strip hotels sit on lands formerly owned by Leigh Hunt, as do a number of residential subdivisions including those in our project area (Moehring 1995:236).

The first three Beverly Green tracts were developed by Federal Homes, Inc., which was incorporated in March 1950 by principals David Zenoff, Jerome and Harry Mack, and Carol Delander (*Nevada State Journal* 1950a). Beverly Green Tract No. 1 consisted of 22 parcels, each roughly 8,000 square feet. Building permit records indicate a range of house sizes from about 1,200 square feet to more than 2,000 square feet, valued at between \$12,000 and \$20,000. All were single-story concrete block or wood frame and stucco. Most included a carport, although a few had garages. By the end of the 1950s, most property owners had added swimming pools. Few known architects were represented in Tract No. 1. The most notable were two homes designed by Hugh Taylor (560 E. Oakey Boulevard and 1705 Beverly Way). The house at 1901 Beverly Way, with unique Chinese styling, is attributed to the architect R. S. Jones (Figure 3.24). Unfortunately, information about Mr. Jones has proven elusive.

Beverly Green Tract No. 2, on the east side of Santa Paula Drive (formerly South Fourth Street), comprised 18 parcels averaging about 7,600 square feet. The



Figure 3.20 Yucca Motel Sign by Young Electric Signs, now in the Las Vegas Neon Museum.



Figure 3.21 Wilbur Clark's Desert Inn (UNLV).



Figure 3.22 The Mint, designed by Zick and Sharp.



Figure 3.23 La Concha Motel lobby relocated to the Neon Museum.



Figure 3.24 Unique home designed by R. S. Jones with Chinese style elements.

majority of the buildings in this tract were duplexes and fourplexes, with three 12-unit apartment buildings and one 18-unit apartment building in the block south of Barbara Way (Figures 3.25 and 3.26). Few building permit records were found for this area, but it is known that the two fourplexes at 1917 and 1921 Santa Paula Drive were designed by the local architectural firm of Zick and Sharp in 1952 (Figure 3.27). One of the residents of this block reported that the fourplexes in the neighborhood were built to accommodate Air Force families relocating to Las Vegas in the late 1940s and early 1950s. While no specific data were found to support this, much is known about the housing crunch facing military personnel during this time. Increased military spending for the Cold War and the Korean War and the expansion of Nellis Air Force Base fueled a building boom in Las Vegas that produced more than 10,000 new homes between 1945 and 1955. Despite the fact that the Air Force built a housing project near the base for 400 airmen and their families, the need for off-base housing remained strong (Moehring 1989:96-97). It is likely that the multi-family properties in the Beverly Green Neighborhood catered to this need.

Beverly Green Tract No. 3 consisted of 62 parcels. The 13 parcels on the west side of Rexford Drive were developed entirely as multi-family residences. The majority of the buildings were eightplexes, with two notable exceptions, the 22-unit Rexford Apartments on the corner of Rexford and Oakey (APN 162-03-314-002 and -002), and a 40-unit apartment building behind it at 1720 Rexford (Figure 3.28 and 3.29). Built in 1956-1957, the Rexford Apartments was the first co-op apartment building in Las Vegas. The developers, Samuel Kurland and Paul Manuel, were officers of the Bank of Las Vegas. The half-million-dollar Rexford was designed by local architect Jack Knighton and built by Labby Construction Company of San Francisco. The fashionable wood-frame and stucco International Style building offered two- and three-bedroom apartments boasting the latest in modern conveniences and prices starting at \$16,000 (*Las Vegas Review-Journal* 1956a, 1957). The mother of the famous and flamboyant performer Liberace owned one of the Rexford units.

In 1959, Jack Knighton and partner James McDaniel designed two eight-unit apartments at 1912-1916 Rexford Drive for Mr. and Mrs. L. B. Stein. The apartments, now called the Sovereign, were frame and stucco, and are reminiscent of a series of apartment buildings the team designed in another section of town around this time.

A few doors south of the Rexford were the Beverly Rexford Apartments, built in 1957 (Figure 3.30). Consisting of four buildings of eight units each, the concrete block co-op apartments were built by local contractor C. D. "Roy" Long and designed by architect Charles E. Clark. Liberace owned three units in the Beverly Rexford, one of which was offered on a tour as a sales gimmick. A December 1957 newspaper advertisement read:

The Beverly Rexford Apartments
Las Vegas' Exclusive Own Your Own Apartments
Invites you to a limited showing
of the newly completed, beautifully
furnished apartment home of

Liberace

A courteous representative will show you through this
fabulous apartment and give you complete details on
how you, too, can OWN YOUR OWN apartment—ON
SURPRISINGLY LOW TERMS—at the Beverly Rex-
ford, in Las Vegas' finest residential district!
(*Las Vegas Review-Journal* 1957d)

Claiming quiet dignity and gracious living, the Beverly Rexford offered two- and three-bedroom, two-bath apartments for as low as \$85 per month.

In addition to the blocks of multi-family buildings, Beverly Green Tract No. 3 included 56 +/-8,500 square-foot lots of custom single-family residential development. The homes, built between 1953 and 1961, ranged in size from 1,200 square feet to more than 2,000 square feet, most of wood frame and stucco construction. A number of Las Vegas's successful developers and contractors are represented, including Labby Construction and Development, Irwin Molasky (and several of his family members), Melvin Moss, Tee Construction, various members of the Mack family, George W. Fox, and others (Figure 3.31).



Figure 3.25 Twelve-unit Apartment Complex at 1807 Santa Paula Drive.



Figure 3.26 Eighteen-unit Apartment Building at 1909 Santa Paula Drive.



Figure 3.27 One of two fourplexes designed by Zick and Sharp (1921 Santa Paula Drive).



Figure 3.28 The famous Rexford Apartments at 1700 Rexford Drive.



Figure 3.29 Forty-unit apartment complex at 1720 Rexford Drive.



Figure 3.30 The Beverly Rexford Apartments at 1800-1818 Rexford Drive.

The majority of the developers of the Beverly Green Tracts were prominent men who made important contributions to the growth and development of Las Vegas through their involvements in commerce, real estate, and finance. The developer Irwin Molasky is considered a pioneer in Las Vegas real estate development. He came to town in 1951 at the age of 24 and started out doing garage conversions and home additions. A few years later, he entered into partnership in the Paradise Development Company with Merv Adelson. One of their first projects, in the late 1950s, was Paradise Palms, bounded by Desert Inn and Flamingo roads, and by Maryland Parkway and Eastern Avenue. In 1956, Paradise Development Company began drawing plans for Sunrise Hospital. Molasky and Adelson built Boulevard Mall and developed Maryland Parkway from Sahara Avenue to Flamingo Road, and they played a significant role in the development of the University of Nevada, Las Vegas (Hopkins n.d.).

Jerome “Jerry” Mack was another notable developer. The *Las Vegas Review-Journal’s* publication “The First 100” described Mack as “Banker, civic leader, co-founder and constant benefactor of UNLV.” In his 1998 obituary, Steve Wynn called Jerry Mack “our Baron Rothschild” (*Las Vegas Sun* 1998). Jerry came to southern Nevada with his parents, Nate and Jenny Mack, in 1929 from Michigan. Nate Mack opened a haberdashery, and Jerry attended local schools. After college and a stint in the Army Air Corps, Jerry Mack returned to Las Vegas. In 1954, he founded the Bank of Las Vegas, which was later merged with Parry Thomas’s Valley Bank of Reno. As partners, Thomas and Mack financed local businesses, including some of the first casinos, and real estate developments. In the 1950s, Jerry Mack worked with Maude Frazier and Archie Grant to establish the Nevada Southern College, which became the University of Nevada, Las Vegas. Mack, and his family, also operated the Mack Construction Company. In addition to the Beverly Green project, Mack’s company developed housing projects in Los Angeles, Beverly Hills, Westwood, and Bel Air, California (*Las Vegas Review-Journal* 1952).

The *Las Vegas Review-Journal* featured one of Mack Construction Company’s homes in Beverly Green Tract No. 3 in a January 20, 1957 article. At the time, the newly-completed home at 558 Canosa Avenue was owned by

Mr. and Mrs. Louis Mack (Figure 3.32). The two-bedroom house was described as “very unique and lush in design.” We know from the building permit that the architect of record was William Leavers. With an eye to efficiency, the kitchen offered space-saving cabinets with special shelves for pots and pans and lazy-susans for dishes and glasses. One cabinet doubled as a serving cart that could be wheeled about. The interior decor was a fashionable mix of “warm, harmonious colors—yellow built-in appliances, glazed mahogany cabinets of a smoke-gray color, and the vinyl floor covering, which resembles a handmade rug.” The article described the living room as simple, lucid, and spacious, with off-white wall-to-wall carpeting and woodwork matching the smoke-gray mahogany used in the kitchen. The focal point of the living room was a Georgia-marble fireplace with a three-foot hearth. The living room also had a mahogany pull-out bar. The upper half contained the liquor and glasses, while the lower half could be pulled out to form a counter top. Adding to the sense of spaciousness and indoor-outdoor living that typified the architectural style were full-length window walls (*Las Vegas Review-Journal* 1957a). This home reflected the ethos of contemporary residential design of this period.

The plat of Beverly Green Tract No. 4 was recorded in April 1959 by Melvin Moss under the corporate name of the Beverly Green Development Company. Tract No. 4 consisted of 41 lots, each around 8,000 square feet. Unlike the other Beverly Green tracts, which feature custom-designed homes by a variety of architects, Melvin Moss’s project, named Beverly Green Estate Homes, offered several models in the mid-1500-square-foot range, designed by the Beverly Hills architect David Freedman (Figure 3.33-3.35). By this time, the Beverly Green neighborhood was being advertised as “Las Vegas’ Finest Residential Area.” It was touted as the “perfect location for perfect living. Near town . . . near fun . . . near everything! Only 3 blocks from schools—shopping—the Strip” (*Las Vegas Review-Journal* 1960a).

Melvin Moss and his wife Corky moved to Las Vegas in 1952 from Detroit (*Las Vegas Sun* 2001). Moss was a developer as well as an officer with First Western Savings and Loan Association. Moss’s job at First Western was to work with builders and developers and to develop



Figure 3.31 Home at 552 Canosa Avenue designed by architect William Leavers.



Figure 3.32 Louis Mack home at 558 Canosa Avenue.



Figure 3.33 Home at 552 Bonita Avenue designed by David Freedman, AIA.



Figure 3.34 Freedman model at 556 Bonita Avenue with Ranch influences.



Figure 3.35 Contemporary Freedman model at 560 Bonita Avenue.

financing for new homebuyers. In 1963, the financial institution had plans to develop 6,500 lots over the course of the next few years (*Las Vegas Review-Journal* 1963a).

Beverly Green Estate Homes offered three models with nine “distinctive” exteriors: The Contemperama; the Villa; and the Nottingham. The three- and four-bedroom homes, included a family room, two Pullman baths with Italian marble tops, colored fixtures, and Italian mosaic tile, glass tub enclosure, and decorator-coordinated colors throughout. The ceilings and walls were fully insulated, and the carpeted spaces covered in wall-to-wall wool Mohawk carpeting. The living room offered a wood-burning fireplace with a gas log lighter. Kitchens amenities included a built-in O’Keefe & Merritt cook top and hood, built-in fully automatic oven with clock and rotisserie, built-in automatic dishwasher and garbage disposer, natural-finish hardwood cabinets, vinyl floor covering to match that in the bathrooms and the family room. Other luxury features were an intercom system and radio in each room and on the patio, silent light switches, and a snack bar. The yards were completely landscaped and each house had a two-car garage with overhead door (*Las Vegas Review-Journal* 1960a).

The nine lots on the north side of Bonita Avenue in Beverly Green Tract No. 4 had been purchased by the local real estate company Round Up Real Estate, Inc. The building permits for these properties show Bruce Gilbertson, a plaster contractor, as the contractor of record, and Don Van Camp as the architect (Figures 3.36-3.38). An exhaustive search failed to reveal any information on either of these men. All of these homes were built in 1962.

Round Up Realty was established by the Petersen family (no relation to Royes Petersen), consisting of Murray, Faye, and Dean, a brother-and sister group who came to Las Vegas from Utah in 1954. At the time, the family was fighting a charge of tax evasion and were looking to clear their names and start anew. By 1959, they had successfully resolved their legal problems and had set up the real estate company. Round Up Realty was directly involved in development and construction, but the company’s most significant contribution was through

creative financing for builders and home buyers. One of their schemes was house-swapping. The Petersons would give 85 to 90 percent of the appraised value of a customer’s home, while the customer used part of the cash as a down payment on another Round Up home. The Petersens then paid off the mortgage on the old home and refinanced it with a low down payment to a new customer. As a result, by 1963, Round Up Realty’s business accounted for 63 percent of Las Vegas’s real estate brokerage market (*Las Vegas Review-Journal* 1963b).

In addition to their lucrative real estate business, the Petersens opened the Westward Ho Hotel and Casino on the Las Vegas Strip in 1963. The family retained ownership of the Westward Ho, which billed itself as the world’s largest motel, with 1,000 rooms (*Reno Evening Gazette* 1970), for 42 years until it closed in 2005.

Three parcels in Beverly Green Tract No 4 were developed by individuals. The house at 1901 (also 1900) Beverly Way, which sits on a double lot, was built by local custom contractor George W. Fox and designed by the architect R. J. Jones. This house, which features Chinese style elements, is unique in the area. The house at 1928 S. 6th Street was built, and presumably designed, by Cliff Skoglund of Skoglund Construction (Figure 3.39). Skoglund Construction specialized in custom homes. Owner James W. Ford engaged Don Van Camp to design his home at 570 Canosa Avenue.

The two El Centro Addition tracts were platted by Royes and Elva Petersen in 1950 and 1951 (Figure 3.40). Royes Peterson, along with his wife Elva and his son Royes Jr., came to Las Vegas in 1949 from northern Utah for the opportunities the post-war housing boom offered. They found a good parcel of land well located near the Strip and close to government offices. From their home at the corner of Seventh Street and Oakey Boulevard, they could see all the way to the race track at the corner of Paradise and County roads (County Road is now the eastern extension of Desert Inn Road). San Francisco Avenue, now Sahara Boulevard, was no more than a dirt road and the southern extent of the city limits (personal communication, Royes Petersen, Jr., 15 July 2009).



Figure 3.36 Round up Realty home at 549 Bonita Avenue designed by Don Van Camp.



Figure 3.37 Round up Realty home at 567 Bonita Avenue designed by Don Van Camp.



Figure 3.38 Round up Realty home at 561 Bonita Avenue designed by Don Van Camp.



Figure 3.39 Skoglund Construction home at 1928 S. 6th Street. Note modern windows.



Figure 3.40 Triplex at 605 El Centro Place designed Royes Petersen, Jr.

The Petersons's El Centro No. 1 consisted of 17 lots of irregular shape and sizes. Twelve of the parcels on Weldon Place contain duplexes (and one triplex), built in 1950 (one parcel is vacant and four are modern commercial buildings). Building permits do not exist for most of these properties, but the records for 1806-1808 Weldon Place, as well as the triplex at 1714 Santa Paula Drive, identify Royes Petersen as the contractor/architect. Since these buildings are similar in form and design, it is assumed they were all produced by the Petersens.

El Centro Tract No. 2 consists of two blocks with a total of 16 parcels. The block north of El Centro Place contains a mix of duplexes and triplexes designed and built by the Petersens in 1951. The large block south of El Centro Place contains a single 92-unit apartment building that was built in 1963. The records indicate the apartment building was developed by Round Up Real Estate and designed by the elusive Don Van Camp (Figure 3.41). In addition to the El Centro tracts, Royes and Elva Peterson platted Alta Vista Tracts 1, 2, 3, and 4 in 1950, 1952, 1953, and 1959, respectively, and designed and built 23 homes along E. St. Louis and S. Maryland Parkway in the Southridge Tract No. 6 in 1959.

The Petersens considered themselves to be small-volume builders, but they built more than 100 houses, and a number of multi-family buildings, averaging about 12 per year. Royes Petersen, Jr., who was trained as a civil engineer, drew the architectural plans for the buildings that he and his father, assisted by a crew of five, built and sold over the next two years. In a 2009 telephone conversation, Jim McCarty of KEC asked Mr. Peterson what inspired his architectural designs. He said he was not aware of any specific influences, but he built his houses to be efficient. The majority of the Petersens's houses were of cinder block construction, although a few were frame with stucco (personal communication, Royes Petersen, Jr., 15 July 2009). Royes Petersen, Jr. passed away in July 2010 (*Las Vegas Review-Journal* 2010).

To meet the educational needs of the children in the new housing tracts, several schools were built in the general area. John S. Park Elementary School, which

opened in 1942, served the Huntridge and Vega Verde neighborhoods. Three new schools were built in 1954, including the John C. Frémont Elementary School at 1100 E. St. Louis Avenue (now a middle school), St. Anne's Catholic Grade School at 1813 S. Maryland Parkway (designed by the architect Elmo C. Bruner), and Bishop Gorman Catholic High School at 1801 Maryland Parkway (now located in Summerlin). Non-Catholic high school-age children attended Las Vegas High School on 7th Street (Harmon et al., 2009).

Thomas Campbell and Henry Leigh Hunt developed the commercial area in the South Fifth Street Tract. Campbell was involved in the construction business and Henry Leigh Hunt was the son of land speculators Jesse and Leigh Hunt. The earliest building on the block appears to have been the Rummel Motel (APN 162-03-310-007) (Figure 3.42). Mr. and Mrs. M. C. Rummel took out a building permit for the initial block of nine units in 1948. Other additions followed, and the existing neon sign was designed and installed by Young Electric Sign Company (YESCO) in 1959 (Figure 3.43). In 1950, F. G. Higgins built a nine-room auto court named the Higgins Motel, at 1801 S. Fifth Street (APN 162-03-310-006) (demolished), and Lee Elsworth built the Em Le Motel (currently the Oasis Motel and two wedding chapels) on 162-03-310-005. The 27-unit Yucca Motel (on 162-03-310-004) was built in 1951 and designed by local Las Vegas architect Aloysius McDonald. The Yucca Motel was demolished in 2010, but its neon sign, designed and installed by the Western Electric Sign company in 1960, has been added to the famous Neon Museum in Las Vegas (see Figure 3.20). Representing the wedding chapel industry is the Little Chapel of the Flowers (162-03-310-003) (Figure 3.44). Clark County Assessor reports a construction date of 1955, but building permit records indicate a permit for a wedding chapel building, designed by architect C. E. Cox, was obtained in March 1960. A building related to an auto sales business had been relocated to the parcel in 1956 from Sunrise Street.

In response to the post-war development in Las Vegas, downtown retailers expanded to the suburbs. J. C. Penney and Woolworths opened stores south of the city center, and in 1950, Safeway opened a large supermarket on east Charleston near Maryland Parkway.



Figure 3.41 Round Up Realty's 92-unit apartment complex at 525 E. St. Louis Avenue designed by Don Van Camp.



Figure 3.42 Rummel Motel at 1809 S. Las Vegas Boulevard.



Figure 3.43 Rummel Motel neon sign by Young Electric Sign Company (YESCO).



Figure 3.44 Little Chapel of the Flowers at 1717 S. Las Vegas Boulevard.

Banks and other service-oriented businesses also moved to meet the needs of the growing population. Resorts and casinos were not exempt from the exodus and new lavish properties filled the desert along the Strip and beyond (Moehring and Green 2005, 132-136).

3.4 ARCHITECTS

With the exception of the commercial buildings in the South Fifth Street Tract, the majority of the single-family residences in the Phase I Beverly Green project area, built between 1950 and 1962, reflect simple architectural types that firmly fit into the two sub-types of the Contemporary style as defined by Virginia and Lee McAlester (McAlester and McAlester 1984:482). The flat- or low-pitched-roofed forms clearly follow the basic principles of Modernism, while the gabled versions reflect the roots they share with the Ranch style. The project area also includes a number of multi-family dwellings, ranging from duplexes to a 92-unit apartment building built in 1963. These buildings, especially the duplexes and triplexes, reflect the Contemporary style.

Several of the larger units reflect the International style idiom in the rejection of applied ornamentation.

Since the majority of the buildings in the project area were custom homes, the names of several notable Las Vegas architects appear in the building records (Table 3.2). Of most, however, little—or no—information was found. Of particular note was Don Van Camp, who is credited with the design of at least 16 properties in the project area, but for whom no historical references could be found.

Seven homes in the project area are attributed to the architect Hugh Taylor. Taylor studied architecture at the University of Southern California and began practicing in Los Angeles. He came to Las Vegas in 1948 with his client Wilbur Clark to work on the Desert Inn Hotel. He stayed in Las Vegas where he had a long career. His works include the Morelli House, Sunrise Hospital, the Country Club Towers, and numerous custom homes in upscale subdivisions such as Rancho Circle (Hess 2008, 10), and several more modest homes in the Alta Vista subdivision (1925 S. 6th Street and 711 E. Bonita Avenue) (Figure 3.21).

Table 3.2 Architects in the Phase 1 Beverly Green Neighborhood

Last Name	First Name	Notes
Belcher	Jack	Las Vegas
Brewster	Floyd E.	California
Clark	Charles E.	
Cohen	Lester	New Jersey (Cohen's residential floor plans were published in newspapers. The <i>Reno Evening Gazette</i> featured a number of them in the feature "The House of the Week.")
Cox	C.A.	
Freedman	David, AIA	Beverly Hills
Hael	V. A.	
Hofman	A.	
Jones	R. S.	
Kaster	Jerry G.	
Knighton	Jack	Las Vegas
Knighton and McDaniel		

Last Name	First Name	Notes
Leavers	William	Leavers, Belcher & Knighton (1956-1957)
Levitch	M. L.	
McDaniel	James	Las Vegas
Merrill	Clark	
Mulvey	Cliff	
Sharp	Harris	Las Vegas
Shuman	John	
Taylor	Hugh	Las Vegas
Van Camp	Don	
Zick and Sharp		ACOE contract for housing at Nellis Air Force Base
Zick	Walter	Las Vegas

Jack Knighton, who with partner James McDaniel designed a complex of International-style apartment buildings on N. 11th Street, also designed several single family residences in Beverly Green Tract No. 3. Jack Knighton was a 1953 graduate of California Polytechnic Institute. Between 1958 and 1959, he was in partnership with Julius Gabriele and Jim McDaniel. By 1959, Gabriel left the firm to go into private practice, and in 1962, the *American Architects Directory* listed Knighton as a sole practitioner (Brown 1962). Little else is known of Knighton's work, but a February 1961 article in the *Reno Evening Gazette* noted that the White Pine County School Board had approved plans for a new school in McGill submitted by Jack Knighton. In *A Brief History of AIA Las Vegas*, Jack Knighton is included in the list of "young turks" who practiced in Las Vegas during the 1960s. Among this august group were the likes of George Tate, Julio Lucchesi, Ed Hendricks, Jack Belcher, Jim McDaniel, Jim Little, Gerald Moffitt, and Robert A. Fielden (American Institute of Architects Las Vegas 2006).

Jim McDaniel's work is better known, with a long list of commissions to his name. McDaniel won several awards and is credited for revolutionizing the architecture industry in Las Vegas, "making it more modern and streamlined" (UNLV Library n.d.). Among his Las Vegas buildings are the California Hotel/Casino, several buildings on the UNLV campus (gymnasium, Dickinson

Library, the Fine Arts Building, and others), state buildings and master plans, and a number of multi- and single-family residences. Jim McDaniel's career was cut short by cancer in 1978.

According to the 1962 *American Architects Directory*, Jack Belcher received his training at Chaffee College, the University of San Francisco, and the University of Southern California (Figure 3.45). The directory also indicates that he was associated with the Architects Collaborative from 1956-1957. The Architects Collaborative was the firm formed by Walter Gropius in 1945 in Cambridge, Massachusetts. Gropius, a former German Bauhaus instructor, was a forerunner in the Modernist Movement. Belcher was also associated with the Las Vegas firm Leavers, Belcher, and Knighton, but he apparently set off on his own in 1957 (Brown 1962).

The prolific David Freedman was based in Beverly Hills, California, where he established his firm in 1947. Having received his training at Los Angeles City College and the University of Southern California, he created a niche for himself in southern California's booming tract-home business. From 1950 through the 1970s, his name appears in articles and advertising for innumerable housing developments with names such as Anawood (near Long Beach), Buena Park Mutual Homes (Buena Park), Devonwood Estates (Canoga Park), Northridge

Park Estates (Northridge), Park Terrace (Sunland). His designs reflected the Contemporary Ranch mode, which he replicated in his Las Vegas properties. In 1950, Freedman was among fifteen “top” architects chosen to design custom estate homes in the Sherman Woods development in the San Fernando Valley. The noted African-American architect Paul Revere Williams was among that number as well (*Van Nuys News* 1950). David Freedman passed away in 1999 in Playa Del Rey, California (Ancestry.com).

The last of the Modernist architects to appear in the records covering this project area is the firm of Zick and

Sharp, one of the major architectural firms in Las Vegas in the 1950s. Harris Sharp and Walter Zick established their firm in 1949, and by 1956 they had executed several important commissions, including the Clark County Courthouse and several buildings at Nellis Air Force Base (Brown 1956). Known for excellence in the Mid-century Modern idiom, Zick and Sharp designed the iconic Moulin Rouge Hotel/Casino in 1955 and the Mint Hotel/Casino in 1957 (see Figure 3.22). The firm also designed the buildings at Robert Gordon Plaza, a public housing development, in the 1970s.



Figure 3.45 Home at 548 Barbara Way designed by architect Jack Belcher.

3.5 THE RESIDENTS

In general, business owners, bank and casino executives, performers, and physicians, including a number of prominent Las Vegas, were attracted to the custom homes and fashionable tract homes in the Beverly Green Tracts. In addition, several important multi-family buildings in the area drew distinguished residents, the most famous being the performer Liberace who owned three units in the Beverly Rexford Co-op and whose mother lived in the Rexford Co-op up the street (Table 3.3).

Over time, the demographic characteristics of the neighborhood have changed. The socio-economic status of the occupants has dropped. Many of the multi-family buildings have fallen into disrepair and now cater to low-income tenants. There are more tenants than owner occupants, and the racial and ethnic make-up of the neighborhood has changed to include blacks and Hispanics in what was historically a predominantly white area (Connie Inman and Marion Oakes, personal communication, 12 June 2010).

Table 3.3 Notable Residents in the Phase I Beverly Green Neighborhood

#	Street Name	Occupant	Association
544	Barbara Way	Ted and Ann Otis	Members of the Otis Elevator family (City of Las Vegas 2003:11).
545	Barbara Way	The Bergiel Family	Mr. Bergiel worked at the Flamingo. Daughter Amy later married Desi Arnaz, Jr. (City of Las Vegas 2003:12).
559	Barbara Way	Wendell and Marion Bunker	City Council member, unsuccessful bid for mayor (City of Las Vegas 2003:12).
1815	Beverly Way	Phillip and Maxine Spencer	Phillip was the Bishop in the Sixth Ward of the Mormon Church (City of Las Vegas 2003)
1901	Beverly Way	Frank A. Schivo	Pioneer casino owner. Opened Club Bingo in 1947, manager and co-owner of the Sahara (<i>Las Vegas Sun</i> 1996)
544	Bonita Avenue	Dusty Springston	Owner of Las Vegas Bowling Alley (City of Las Vegas 2003:14).
545	Bonita Avenue	Dr. Daniel Zimmerman	(City of Las Vegas 2003:14)
548	Bonita Avenue	Bernard and Sybil Minden	Owners of Minden Jewelers at old Vegas Village (City of Las Vegas 2003:14).
552	Bonita Avenue	Jackie and Betty Mandel	Host and pit boss at the Dunes Hotel and Casino (City of Las Vegas 2003:14).
553	Bonita Avenue	Leon Unitin	Designer of ladies shoes at Joseph Magnin's on Las Vegas Boulevard. He later opened a store on Rodeo Drive in Beverly Hills (City of Las Vegas 2003:14).
556	Bonita Avenue	Max and Ruth Nauman	Executive vice president of Southwest Gas (City of Las Vegas 2003:15).

#	Street Name	Occupant	Association
557	Bonita Avenue	Art and Ellie Lurie	Operated Forty Niner and Popo Restaurants and in Boxing Hall of Fame. Son Ron was mayor from 1987-1992 (City of Las Vegas 2003:15).
560	Bonita Avenue	Jim and Joann Murry	Representative of Music Corporation of America and handled most of the major talent on the Strip (City of Las Vegas 2003:15).
561	Bonita Avenue	Owner Jin Konys; Renters Eddie and Eleanor Doumani	Konys: shift boss at Sahara Hotel and part owner of Aladdin Casino. Doumani: part owner of the Tropicana Hotel and owner of La Concha Motel (City of Las Vegas 2003:16).
564	Bonita Avenue	The Ostap Family	Arthur Ostap was head captain at the Riviera Hotel showroom (City of Las Vegas 2003:16).
565	Bonita Avenue	Stan and Marva Rae	Owners of Rocky Mountain Produce Company (City of Las Vegas 2003:16).
568	Bonita Avenue	Michael and Ruth Sarkis	Michael: casino pit boss. Ruth: owner of Frank's Safe and Lock Company on Main Street (City of Las Vegas 2003:16).
569	Bonita Avenue	Ted and Norma Sutula	Pit boss at the Sahara and Hilton Casinos (City of Las Vegas 2003:16).
572	Bonita Avenue	The Murray Wallman Family	Large property owners. Owned most of Main Street south of Charleston. Son-in-law was Melvin Moss (City of Las Vegas 2003:17).
573	Bonita Avenue	Fred and Donna Mendendorf	Owners of Dot's Flower Shop (City of Las Vegas 2003:17).
576	Bonita Avenue	Richard Longmire	Owner of the Blue Onion Restaurant (City of Las Vegas 2003:17).
577	Bonita Avenue	Dean and Barbara Petersen	Owners of the Westward Ho Motel and builders of home on the north side of Bonita and the north side of the 500 block of St. Louis Avenue (City of Las Vegas 2003:17).
544	Ellen Way	James and Vida Costello	Owners of Nevada Beverage Company (City of Las Vegas 2003:8).
545	Ellen Way	Dr. Lucius Imboden	Chief of staff at North Las Vegas Hospital (City of Las Vegas 2003:9).
547	Ellen Way	The Sanford Family	Owners of Sanford Jewelry Store on Fremont Street (City of Las Vegas 2003:9).
548	Ellen Way	Dean and Elaine Dunn Shendal	Dean: Owner of Caesar's Palace. Elaine: Broadway and Las Vegas stage performer (City of Las Vegas 2003:9).
549	Ellen Way	John and Natalie Torchio	One of the few pre-fab homes in the neighborhood (City of Las Vegas 2003:10).

#	Street Name	Occupant	Association
550	Ellen Way	The Rue Family	Major League Baseball umpire and co-owner of Young and Rue Transfer Company (City of Las Vegas 2003:10).
551	Ellen Way	Sam and Anita Rivkin	Sam worked in the gaming industry and trained dogs (City of Las Vegas 2003:10).
552	Ellen Way	Parry Thomas	President of the Bank of Las Vegas and Jerome Mack's partner (City of Las Vegas 2003:10).
553	Ellen Way	Derald (Doc) and Betty Dokter	Betty was the daughter of pioneer residents Artemus and Alta Ham (City of Las Vegas 2003:10).
554	Ellen Way	Don and Francis Brown	President of the Bank of Nevada and School Board member (City of Las Vegas 2003:10).
555	Ellen Way	Hank and Joann Henry	Burlesque entertainers. Frank Sinatra was godfather to their youngest son (City of Las Vegas 2003:11).
556	Ellen Way	Charlie and Alva Shelton	Owners of the Rowel, western apparel store on the Strip (City of Las Vegas 2003:11).
557	Ellen Way	The Manente Family	President of the Bank of Nevada (City of Las Vegas 2003:11).
558	Ellen Way	Les and Elsie Goldring	Owners of a restaurant on Fremont Street (City of Las Vegas 2003:11).
1700	Rexford Drive	Frances Liberace	Liberace's mother owned a unit in the Rexford Co-op (City of Las Vegas 2003:12).
1720	Rexford Drive	C. D. Baker	Mayor of Las Vegas owned a unit (City of Las Vegas 2003:12).
1824	Rexford Drive	Liberace	Liberace owned three units in the Beverly Rexford Co-op (City of Las Vegas 2003:12).

3.6 INTEGRITY

The integrity of individual properties and the neighborhood in general will be discussed in Chapter Four, but a note about early modifications is in order. The City of Las Vegas building permit records reveal that the early owners of the homes in the Beverly Green Tracts made a number of changes to their homes not long after they were built. In general, these initial changes included room additions, enclosed patios, enclosed carports, storage sheds, fences, and swimming pools. The large rocks on the Tropicool roofs were removed and replaced with composition shingles (Connie Inman, personal communication, 12 June 2010) (Figure 3.46 and 3.47). The additions made within the first few years have

their own historical significance and in general do not detract from the historical integrity of the properties. Summaries of building permit applications from the 1950s and 1960s located at the Las Vegas Records Office are located in Appendix C.

The field inspections made by our surveyors confirm that the buildings in the Phase I survey area have continued to undergo change. Examples of more recent modifications include room additions and/or patio conversions, window and door replacements, roof replacements—sometimes with materials that are not sympathetic to the original house, the application of modern exterior surface materials, and carport and/or garage additions or conversions (Figures 3.48-



Figure 3.46 Example of a converted garage at 1814 S. 6th Street.



Figure 3.47 Rare original Tropicool roof at 548 Barbara Way (Jack Belcher, architect).

3.54). In general, the later modifications have had an adverse effect on the integrity of the neighborhood by diminishing integrity of design, materials, workmanship, feeling, and association.

Several parcels that were presumably improved at one time are currently vacant. These include APN 162-03-310-004, 162-03-310-06, and 162-03-311-04. Four parcels in the South Fifth Street Tract (162-03-310-008 to -011) and four in the El Centro Tract No. 1 (APN 162-03-311-013 to -016) contain a small shopping center, built in 1987. Two residences, 1819 Beverly Way (APN 162-3-316-010) and 544 E. Oakey Boulevard (APN 162-03-314-062), were built in 1973.

3.7 SUMMARY

The 179 historic-age residential properties in the project area relate to the National Register of Historic Places themes of Land Usage/Townsite Development and City Planning, and Architecture as these were manifested in Las Vegas in the 1950s and early 1960s. The boundaries of this survey and inventory project are necessarily arbitrary, based on funding and time constraints. Thematically, developmentally, and architecturally the 1950s middle-class housing phenomenon in Las Vegas encompasses all of the subdivisions east of Las Vegas Boulevard, between Oakey and Sahara boulevards. Future surveys in this area will provide a more complete picture of this important period in Las Vegas's history.



Figure 3.48 Modern carport at 558 Barbara Way.



Figure 3.49 Modern stucco and windows on a Royes Petersen, Jr.-designed duplex at 1820 Weldon Place.



Figure 3.50 Modern stucco and porch on A David-Freedman-designed house at 1921 Beverly Way.



Figure 3.51 Unique modern exterior material on a Hugh Taylor-designed home at 1705 Beverly Way.



Figure 3.52 Modern tile roof on a David Freedman-designed house at 545 E. St. Louis Avenue.



Figure 3.53 Multiple additions at 1804 S. 6th Street.



Figure 3.54 Deteriorating condition evident on this four-plex at 1821 Santa Paula Drive.

4.0 RESULTS AND EVALUATION

4.1 SURVEY FINDINGS

The Beverly Green Neighborhood Phase I project area, bounded by S. 6th Street and S. Las Vegas Boulevard, E. Oakey Boulevard and E. St. Louis Avenue, comprises 192 parcels, of which seven are presently vacant (four are parking lots), six are less than 40 years old, and 179 were

built between 1950 and 1963. The survey and inventory identified 66 buildings that individually meet the National Register of Historic Places eligibility criteria, 46 that do not, and 67 that, while not individually eligible, would be contributing elements to a potential historic district (Table 4.1 and Figure 4.1).

Table 4.1 National Register Eligibility Recommendations

Eligible	Contributing elements to a potential district	Not Eligible
66	67	46

The Clark County Assessor records indicate that the primary buildings in the project area were constructed between 1950 and 1963 in seven subdivisions. Development and construction activity by year are

presented in Figure 4.2 and Tables 4.2 through 4.3. A summary of the multi-family types in the area is presented in Table 4.4.

Table 4.2 Construction Date Distribution in Survey Area

1950	11	1958	11
1951	23	1959	14
1952	16	1960	27
1953	6	1961	15
1954	8	1962	12
1955	11	1963	2
1956	16	1973	2
1957	6	1987	4



Figure 4.1 Parcel eligibility status in current project area. Base Map: Map No. 162-03-3 obtained from the Clark County Assessor.



Figure 4.2 Map showing distribution by date built. Base Map: Map No. 162-03-3 obtained from the Clark County Assessor.

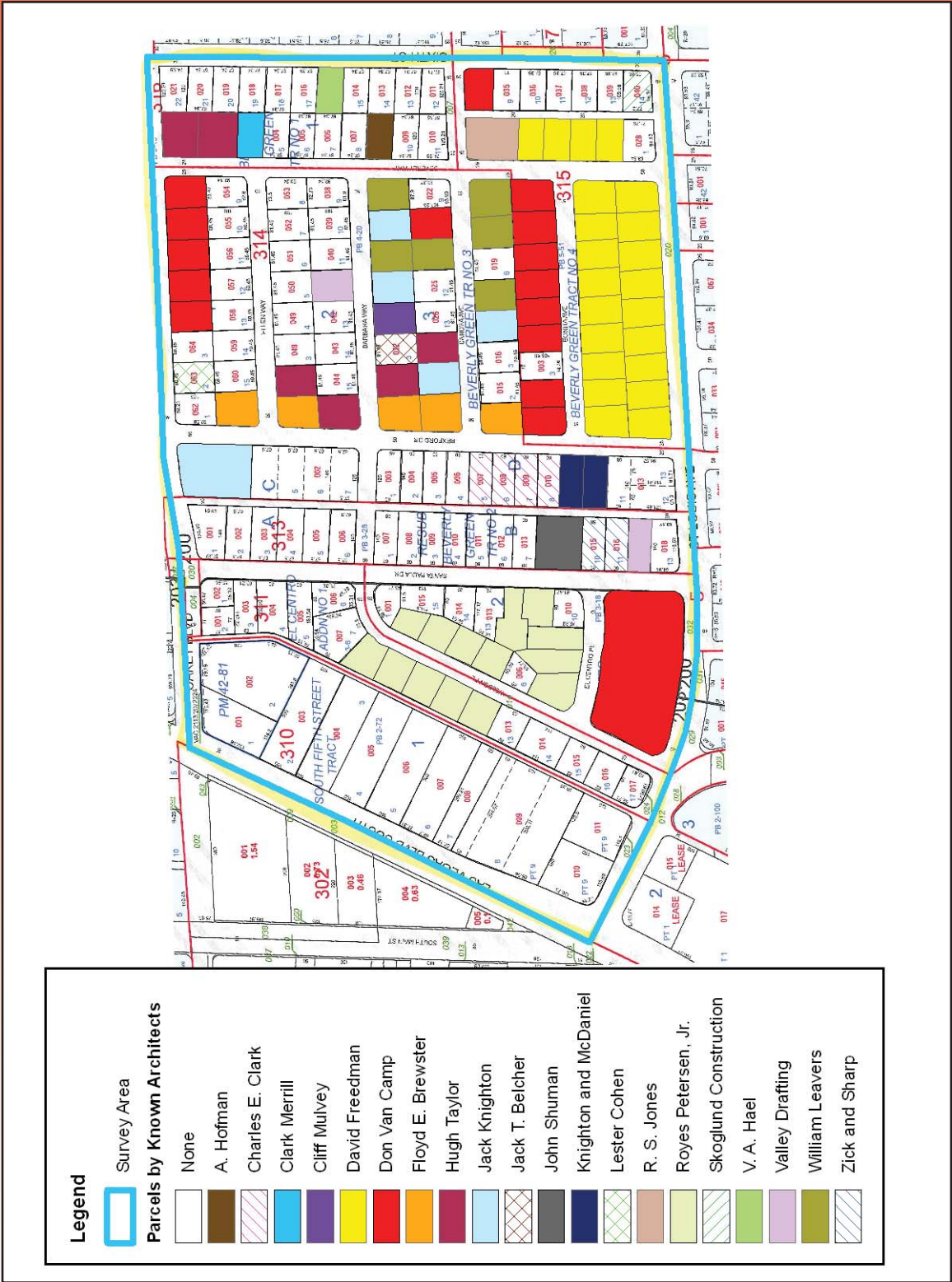


Figure 4.3 Map showing architect-designed properties in the project area. Base Map: Map No. 162-03-3 obtained from the Clark County Assessor.

Table 4.3 Subdivision Information

Subdivision	Developer	Map Date
South Fifth Street Tract	Frontier Improvement Co.	1947
El Centro Addition Tract No. 1	Royes J. Petersen	1950
El Centro Addition Tract No. 2	Royes J. Petersen	1951
Beverly Green Tract No. 1	Federal Homes, Inc.	1951
Beverly Green Tract No. 2	Federal Homes, Inc.	1951
Beverly Green Tract No. 3	Federal Homes, Inc.	1954
Beverly Green Tract No. 4	Beverly Green Development Co.	1959

There are 58 multi-family dwellings serving the rental market in the western part of the project area ranging from duplexes to a large 92-unit apartment building (Table 4.4 and Figure 4.4). Included with the multi-family

properties are the Rexford Apartments and the Beverly Rexford Apartments, which were built as co-ops ("own-your-own apartment"). Presently, three of the triplexes and one duplex have been converted to commercial use.

Table 4.4 Multi-family Dwellings in Project Area

Number of Units	Total	Number of Units	Total
Duplex	19	18 units	1
Triplex	10	22 units	2
Four-plex	10	40 units	1
8 units	10	92 units	1
12 units	4	Total	58





Figure 4.4 Map showing the distribution and type of multi-family buildings in the project area. Base Map: Map No. 162-03-3 obtained from the Clark County Assessor.

4.1.1 Architectural Styles

The single-family houses in the survey area were built in the post-World War II Contemporary style as defined by Virginia and Lee McAlester in *A Field Guide to American Architecture* (1985) and described in Chapter 3 of this report. Variations on the theme ranged from those designs aligned with the principles of the International style to those following more closely Ranch sensibilities (Figures 4.5 and 4.6). Several Ranch homes are of a subtype dubbed “Character Ranch” or “Cowboy Ranch,” with gingerbread trim and pigeon-coop cupolas (Figure 4.7). The multi-family buildings, which range from duplexes to a 92-unit apartment, reflect the same influences, although several of the apartment buildings lie solidly within the International style idiom (Figure 4.8). While the basic form of the buildings is contemporary, a few of the multi-family reflected Colonial Revival design elements. This is especially evident on the two fourplexes at 1917 and 1921 Santa Paula Drive designed by the architectural firm of Zick & Sharp (see Figure 3.27). The styles of the commercial buildings on S. Las Vegas Boulevard, while loosely influenced by the architectural trends of the period, were more directly affected by their purpose and use, ranging from auto repair businesses to motels and wedding chapels. More important than style were visibility and access to automobile travelers on the highway, which Las Vegas Boulevard (Fifth Street/ Los Angeles Highway) was during our project’s period of significance (Figure 4.9). Of note in this project area is a preponderance of architect-designed buildings compared to the contiguous Southridge neighborhoods to the east (recorded by KEC in 2009 and 2010) (see Figure 4.3).

4.1.2 Material and Form

The homes in the survey area are larger by several hundred square feet than those recorded in the Phase I and Phase II Southridge survey. There were fewer conversions and additions made in the first few years after construction than in the smaller homes. Today, with historic and modern additions, most of the homes range from about 2,000 square feet to more than 3,000 square feet.

Plans were generally simple rectangles to L and H plans, but many boasted modern interior amenities and high style. The majority of the original roofs were low pitched to flat, in keeping with the summer temperatures in Las Vegas. Roof coverings included built-up (membrane), composition shingle, wood shake, and a few tile roofs (Figure 4.10). A number of the architect-designed homes would have been built with “Tropicool” roofs, which were tar-and-gravel covered with reflective white rock (Figure 4.11). A surprising number of homes in the survey area retain their original Tropicool roofs.

Building construction was predominantly of concrete block or stucco over wood frame. The majority of the single-family units had garages or carports. Over time, however, these were either replaced or expanded, or converted to living space. In addition, numerous swimming pools were built during the first decade after construction.

In general, the single-family homes in the Phase I Beverly Green area have retained a higher degree of overall historical integrity than the two contiguous neighborhoods to the east. A band of multi-family dwellings along Weldon Place, Santa Paula Drive, and Rexford Drive serves as a buffer between Las Vegas Boulevard on the west and the tract housing to the east. In general, the integrity of the multi-family buildings is not as high as of the single-family homes, as a number of them have suffered unsympathetic alterations as well as a general decline in condition.

4.1.3 Streetscapes

The residential parcels in the survey area range in size from 0.13 acre to 0.44 acre, with the buildings set in such a way as to provide an ample backyard and a front yard large enough for landscaping and a sidewalk. Homes came with a minimal amount of landscaping. In most cases, the current landscaping throughout the area is vastly different from the original. Current landscaping treatments range from palm trees to entirely paved yards, and there are numerous examples of walls and wrought-iron fences surrounding front yards.



Figure 4.5 Post-World War II Contemporary style with International style influences at 547 Canosa Avenue (Jack Knighton, architect).



Figure 4.6 Post-World War II Contemporary style with ranch influences at 553 Ellen Way.



Figure 4.7 Character ranch at 546 Barbara Way (Hugh Taylor, architect).



Figure 4.8 International-style Rexford Apartments at 1700 Rexford Drive (Jack Knighton, architect).



Figure 4.9 Highway-related businesses along S. Las Vegas Boulevard.



Figure 4.10 A shake roof at 545 Barbara Way.



Figure 4.11 Close up of a Tropicool roof at 548 Barbara Way.

The commercial parcels on Las Vegas Boulevard range in size from 0.38 to 1.55 acre. The largest parcel contains the 92-unit Siegel Suites at 525 E. St. Louis Avenue. Figures 4.12 through 4.28 show the various streetscapes in the survey area.

4.2 NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

One of the goals of conducting a survey and inventory is to evaluate the subject properties for their eligibility for listing in the National Register of Historic Places (NRHP). Guidelines for the evaluation of properties and eligibility for nomination to the National Register of Historic Places are very specific, and each property must meet at least one of four criteria by being associated with an important historic context *and* retaining historical integrity of those features necessary to convey its significance (36CFR, Part 60).

4.2.1 NRHP Eligibility Criteria and Criteria Considerations

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 persons significant in our 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 prehistory or history.
- Ordinarily not considered eligible for the National Register are cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years are. However, such properties may qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories called Criteria Considerations:
- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
 - b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
 - c. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
 - d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events; or
 - e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
 - f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
 - g. a property achieving significance within the past 50 years if it is of exceptional importance



Figure 4.12 Alley between Rexford Drive and Santa Paula Drive, facing south.



Figure 4.13 Barbara Way, facing west.

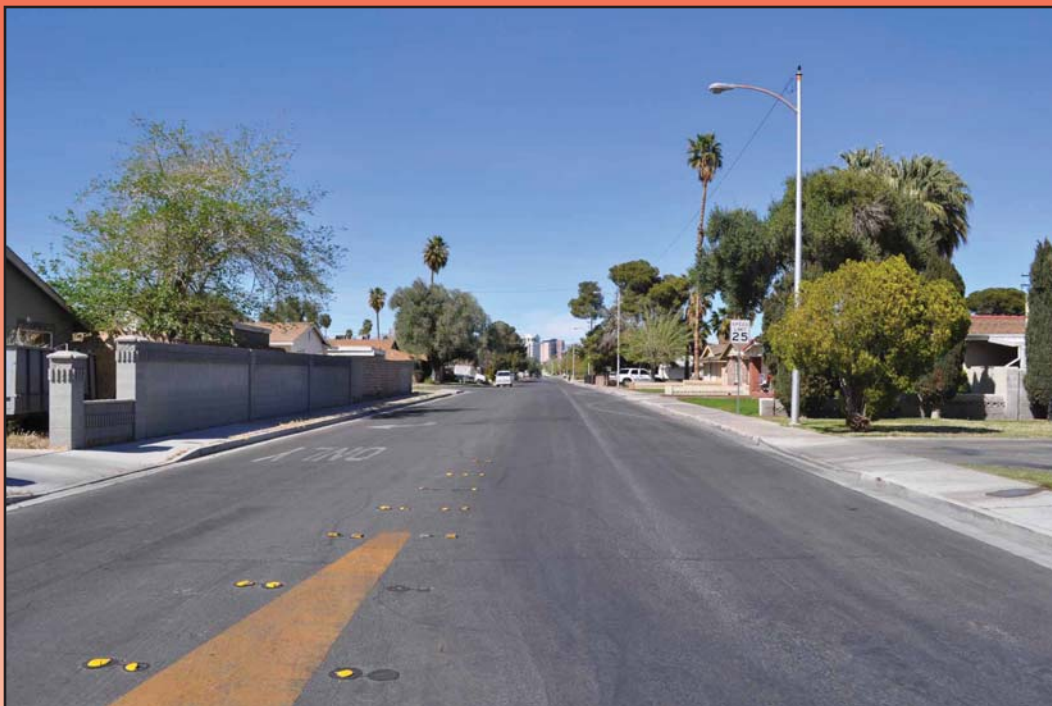


Figure 4.14 Beverly Way, facing north.



Figure 4.15 Beverly Way, facing south.



Figure 4.16 Bonita Avenue, facing west.



Figure 4.17 Canosa Avenue, facing west.



Figure 4.18 E. Oakey Boulevard, facing east.



Figure 4.19 E. Oakey Boulevard, facing west.



Figure 4.20 E. St. Louis Avenue, facing west.



Figure 4.21 El Centro Place, facing west.



Figure 4.22 Ellen Way, facing west.



Figure 4.23 Rexford Drive, facing south.



Figure 4.24 S. 6th Street, facing north.



Figure 4.25 S. 6th Street, facing south.



Figure 4.26 Santa Paula Drive, facing south.

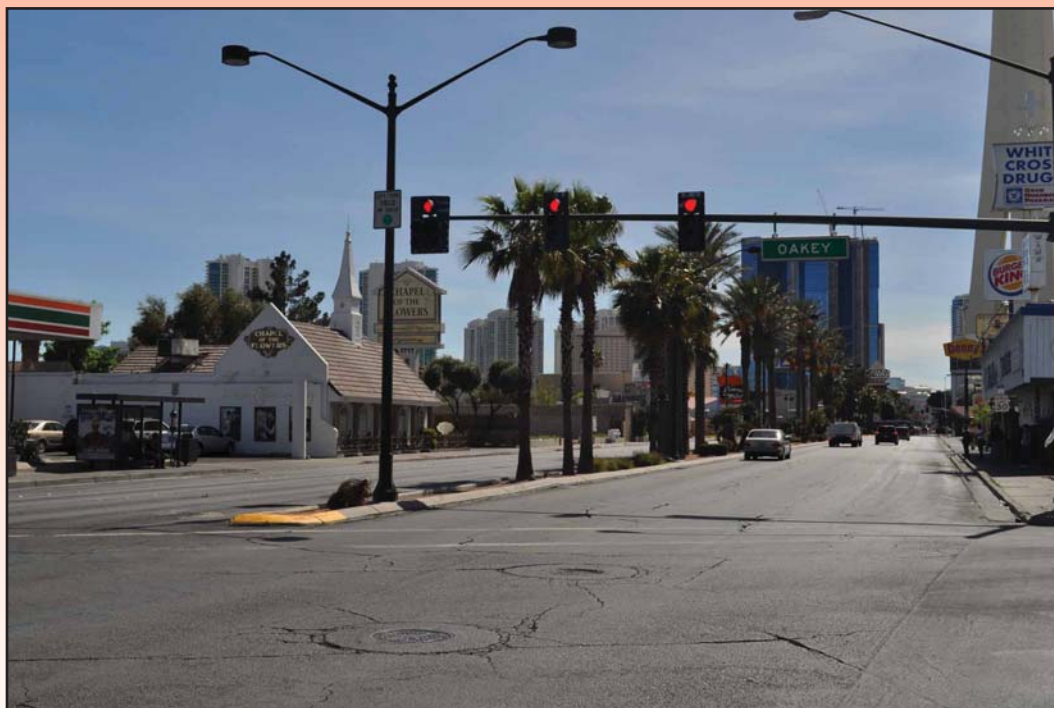


Figure 4.27 S. Las Vegas Boulevard, facing south.



Figure 4.28 Weldon Place, facing southwest.

4.2.2 The NRHP's Seven Aspects of Integrity

Historical integrity is another important factor to consider when evaluating National Register eligibility. Without integrity, a property is unable to convey its

historical significance despite its association with one or more of the NRHP eligibility criteria. The National Register recognizes seven aspects of integrity as shown in Table 4.5.

Table 4.5 The Seven Aspects of Integrity According to the National Register

LOCATION	Location is the place where the historic property was constructed, or the place where the historic event occurred.
DESIGN	Design is the combination of elements that create the form, plan, space, structure, and style of a property.
SETTING	Setting is the physical environment of an historic property.
MATERIALS	Materials are the physical elements that were combined or deposited during a particular period of time, and in a particular pattern or configuration to form a historic property.
WORKMANSHIP	Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
FEELING	Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
ASSOCIATION	Association is the direct link between an important historic event or person, and a historic property.

The individual aspects do not receive equal weight during the integrity evaluation process. *National Register Bulletin 15* advises that recording historians identify which of the seven aspects are most important to the particular property under consideration. For architectural properties, the relative weight of the integrity aspects may, in part, depend on the building's area of significance. *National Register Bulletin 15* states that buildings significant under National Register Criterion A or B must retain *some* features of all seven aspects of integrity. Integrity of design and workmanship, however, might not be as important to the significance. In contrast, for buildings significant under Criterion C, retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Previous field experience has shown that integrity issues often include the replacement of exterior materials (especially windows), building conditions, and modern development in historic neighborhoods. Those integrity issues that apply to the survey area are addressed below.

Replacement Exterior Materials: The predominant original exterior material in the project area is stucco. In several cases, aluminum siding was installed as early as the 1950s. From the 1960s to the present, modern metal and vinyl siding was used. There were no examples of asbestos or Masonite siding in the area. These changes in themselves do not disqualify a building from the National Register. Non-historic exterior siding does not destroy integrity, but it does diminish it. Consequently, the other historic design aspects of a building with modern siding must be relatively strong. For example, a building displaying altered fenestration may still be eligible if it retains historic siding, but may not be eligible if the siding is modern. Finally, it is important to note that replacement siding installed more than fifty years ago may be considered historic. This is true for other architectural changes, as well. Roof materials have also changed over time. Typical original roofing in the area includes shake, composition shingle, built-up, and the rock-covered Tropicool roofs. Replacement types include composition shingle, concrete shingle, and clay

tile. In most cases, replacement roofing material does not have an adverse effect on a building's integrity. However, in certain instances modern clay tile or cement roofs are out of scale with the building and compromise its integrity.

Historic Carports: The Beverly Green neighborhood was built during a time when carports were considered both fashionable and functional, and they were options available to the original buyers. Over time, carports have fallen out of favor, and for privacy and security reasons, they are often enclosed or converted into garages or living space. Evaluating the effects of modified carports in mid-century neighborhoods can be a complicated matter. In 2005, the Arizona State Historic Preservation Office issued a report entitled *Carport Integrity Policy*, which lays out a method for evaluating the effects of changes to carports in historic neighborhoods. This report was used as a guide for the Beverly Green project, and the specific policy used to evaluate changes to carports in the subject survey area states: "All residences with compatible carport garage conversions and compatible enclosures into habitable space are considered contributors" (Fox and Jeffery 2005).

Building Conditions: The level of maintenance given to historic buildings over the years varies significantly, both over time and from building to building. Some structures may receive relatively little attention. Despite an unkempt appearance, some buildings that have received little attention may display a significantly higher level of integrity than do better-maintained homes nearby.

4.2.3 Historic Districts

The survey area clearly constitutes a part of a broader historic district of mid-twentieth century residential properties relating to the historic themes of city development and architecture. The National Register recognizes historic districts, which consist of both contributing and non-contributing properties. Historic districts possess a concentration, linkage, or continuity of objects, structures, buildings and sites that are united historically or aesthetically, either by choice or by the nature of their development. Properties in a historic

district need not be individually eligible for listing in the National Register of Historic Places, but rather contribute to an eligible whole.

4.2.4 Evaluation of Historic Resources

There are a total of 192 properties in the Phase I Beverly Green Neighborhood survey area. Of the 192, seven (7) are currently vacant (four are parking lots), and six (6) contain buildings that are less than 40 years in age. A total of 179 parcels contain buildings constructed between 1950 and 1963. The year 1961 is the present fifty-year cut-off for National Register evaluation. Since the 1962/1963 buildings in the subject area relate to the historical and architectural contexts developed for evaluation, and because they are so close to the fifty-year cut-off, they are being evaluated against the same standards as the over-fifty properties. Properties less than fifty years old may be considered eligible if they possess exceptional significance, as outlined in Criteria Consideration G. While twelve of the buildings show a construction date of 1962, all but one was under construction in 1961, while the house at 557 Barbara Way was built in the spring of 1962. Two large apartment buildings have construction dates of 1963. The forty-unit building at 1720 Rexford Drive was under construction in the summer of 1962. The 92-unit apartment at 525 E. St. Louis Avenue was built in the spring of 1963. Two properties were built in 1973 and four commercial properties were built in 1987 (Figures 4.29–4.31). None of these recent properties are considered to be exceptionally significant under Criteria Consideration G.

The properties in the survey area were evaluated against the historical themes of Land Usage: Townsite Development and City Planning and Architecture. The period of significance for the Beverly Green properties is 1950 to 1961, which represents both the time during which the area was being subdivided (relating to the city planning theme) and the decade in which the Contemporary and Ranch styles of architecture were flourishing. These themes are closely tied under the broader theme of the growth of American suburbia.

In terms of a potential historic district, the Phase I Beverly Green Neighborhood survey area possesses a



Figure 4.29 Home at 544 E. Oakey Boulevard built in 1973.



Figure 4.30 Home at 1819 Beverly Way built in 1973.



Figure 4.31 Shopping Center at 1901 S. Las Vegas Boulevard built in 1987 (Google Earth).

remarkably high degree of integrity of setting, feeling, association, and location. By extension, all of the individual properties in the project retain some degree of these aspects of integrity. The remaining aspects, materials, workmanship, and design were those aspects most important in determining the National Register eligibility of the individual properties, especially as they relate to Criterion C. Those retaining the highest degree were recommended eligible, while those that had suffered a significant loss were not. Properties that have lost some degree of integrity, but are still able to convey their significance under the two themes, were recommended as contributing elements to a potential historic district.

Integrity of materials refers to the retention of the original materials, or in the case of replacement, the use of materials that are compatible with the original. In the survey area original materials included stucco wall surfaces, metal posts supporting carport and porch roofs, composition shingle, membrane, and Tropicool (rock) roofs, and aluminum and steel casement windows. Materials that compromise integrity include

modern stucco, which is courser and thinner than earlier stucco, T-1-11 siding, vinyl siding, cultured stone and brick veneer, and modern windows and doors (Figures 4.32–4.36). Eligibility is affected by the degree to which these changes impact the property's ability to convey its significance.

Integrity of design is best reflected in those properties that have not been modified in any way. The majority of the homes have experienced some structural alterations, which include room additions, carport and garage conversions, and additional carports. In some instances, these changes do not adversely affect the property's integrity. Unlike the neighborhoods to the east, there are no second-story additions in the Phase I Beverly Green area. The *Arizona Carport Integrity Policy* provides guidance in evaluating the effects of large exterior modifications. If materials, scale, and massing were consistent with the original, the property retains integrity of design. Integrity of feeling, as it conveyed the sense of the mid-twentieth-century housing tract, is an especially important consideration.



Figure 4.32
Modern exterior
material at 1705
Beverly Way (Hugh
Taylor, architect).



Figure 4.33 New windows, garage, and tile roof at 544 Canosa Way.



Figure 4.34 Garage conversion at 553 Bonita Way.



Figure 4.35 Multiple additions made to 1804 S. 6th Street.



Figure 4.36 A major remodel to a Don VanCamp house at 556 E. Oakey Boulevard.



Figure 4.37 548 Barbara Way by Jack Belcher, architect (with Tropicool Roof).



Figure 4.38 544 Canosa Avenue designed by Floyd Brewster, architect.



Figure 4.39 1900 Rexford Drive by Charles Clark, architect.



Figure 4.40 556 Bonita Way designed by David Freedman, architect.



Figure 4.41 1901 Beverly Way by R. J. Jones, architect.



Figure 4.42 547 Canosa Avenue, by Jack Knighton, architect.



Figure 4.43 552 Canosa Avenue designed by William Leavers, architect.



Figure 4.44 Duplex at 1808 Weldon Place by Royes Petersen, Jr.



Figure 4.45 549 Canosa Avenue designed by Hugh Taylor, architect.



Figure 4.46 570 Canosa Avenue by Don VanCamp, architect.



Figure 4.47 921 Santa Paula Drive by Zick and Sharp, architects.

Integrity of workmanship is closely related to integrity of materials and design. While the majority of the homes in the Phase I Beverly Green survey area are tract homes, in the sense that groups of them were built by individual developers, there is a relatively high number of custom built (i.e., architect-designed) homes, and this is reflected through the use of materials and the design of the buildings (Figures 4.37-4.47). The integrity of workmanship was evaluated largely in conjunction with materials and design. In the cases where major incompatible modifications have been made, integrity of workmanship is considered to be compromised, as well. In properties with few alterations, or changes that are in keeping with the building's original form, integrity of workmanship is considered to be high.

4.3 ELIGIBILITY RECOMMENDATIONS

The properties in the project area were evaluated against the eligibility criteria of the National Register of Historic Places and the seven aspects of integrity considered by the National Register. Properties recommended eligible

meet at least one of the criteria and retain sufficient integrity to individually convey their significance. Properties that were not individually eligible, but contribute to the significance of the historic district are recommended as contributing elements to the potential historic district. A "not eligible" recommendation refers to properties that are not individually eligible, and by extension do not contribute to the proposed historic district.

Of the 179 historic-age buildings, 66 are recommended individually eligible for listing in the National Register of Historic Places, 67 are recommended as contributing elements to a potential historic district, and 46 are recommended not eligible for listing in the NRHP (see Table 4.1 and Figure 4.1).

The properties recommended eligible are presented in Table 4.6 below. Examples of eligible properties can be seen in Figures 4.48 to 4.50. These properties retain most of the seven aspects of integrity.

Table 4.6 Properties Recommended Eligible for the NRHP

Street Name	Dir.	#	APN	Built	Eligibility	Notes
					(Consultant)	
6th Street	S	1700	162-03-316-021	1952	E	A & C
6th Street	S	1708	162-03-316-018	1952	E	A & C
6th Street	S	1710	162-03-316-017	1952	E	A & C
6th Street	S	1814	162-03-316-012	1953	E	A&C
6th Street	S	1908	162-03-315-035	1961	E	A & C
6th Street	S	1920	162-03-315-038	1961	E	A & C
6th Street	S	1928	162-03-315-040	1961	E	A & C (Skoglund)
Barbara Way		546	162-03-314-031	1956	E	A & C (Taylor)
Barbara Way		548	162-03-314-032	1959	E	A & C (Belcher)
Barbara Way		549	162-03-314-043	1956	E	A & C
Barbara Way		551	162-03-314-042	1956	E	A & C
Barbara Way		553	162-03-314-041	1954	E	A & C

Street Name	Dir.	#	APN	Built	Eligibility	Notes
					(Consultant)	
Barbara Way		555	162-03-314-040	1956	E	A & C
Barbara Way		556	162-03-314-036	1956	E	A & C (Knighton)
Barbara Way		559	162-03-314-038	1957	E	A & C
Beverly Way		1709	162-03-316-004	1953	E	A & C
Beverly Way		1711	162-03-316-005	1952	E	A & C
Beverly Way		1805	162-03-316-006	1954	E	A & C
Beverly Way		1815	162-03-316-009	1953	E	A & C
Beverly Way		1901	162-03-315-033	1962	E	A & C (R. S. Jones--Chinese Style)
Bonita Ave.		552	162-03-315-016	1960	E	A & C (Freedman)
Bonita Ave.		556	162-03-315-015	1960	E	A & C (Freedman)
Bonita Ave.		572	162-03-315-011	1960	E	A & C (David Freedman)
Bonita Ave.		577	162-03-315-009	1962	E	A & C (VanCamp)
Canosa Ave.		544	162-03-314-014	1959	E	A & C (Brewster)
Canosa Ave.		545	162-03-314-029	1959	E	A & C (Brewster)
Canosa Ave.		547	162-03-314-028	1958	E	A & C (Knighton)
Canosa Ave.		549	162-03-314-027	1958	E	A & C (Taylor)
Canosa Ave.		550	162-03-314-017	1958	E	A & C (Knighton)
Canosa Ave.		551	162-03-314-026	1958	E	A & C
Canosa Ave.		552	162-03-314-018	1956	E	A & C (Leavers)
Canosa Ave.		558	162-03-314-021	1956	E	A & C
Canosa Ave.		569	162-03-316-011	1953	E	A & C
Ellen Way		546	162-03-314-047	1958	E	A & C (Taylor)
Ellen Way		548	162-03-314-048	1956	E	A & C
Ellen Way		552	162-03-314-050	1955	E	A & C
Ellen Way		553	162-03-314-057	1955	E	A & C
Las Vegas Blvd.	S	1809	162-03-310-007	1951	E	A (also neon sign)
Oakey Blvd.	E	548	162-03-314-064	1956	E	A & C

Street Name	Dir.	#	APN	Built	Eligibility	Notes
					(Consultant)	
Rexford Dr.		1700	162-03-314-001	1957	E	A & C (Rexford Apartments) (Knighton)
Rexford Dr.		1720	162-03-314-002	1963	E	A & C (40 Units)
Rexford Dr.		1800	162-03-314-003	1960	E	A & C (8 units)
Rexford Dr.		1806	162-03-314-004	1960	E	A & C (8 units)
Rexford Dr.		1812	162-03-314-005	1960	E	A & C (8 units)
Rexford Dr.		1818	162-03-314-006	1960	E	A & C (8 units)
Rexford Dr.		1824	162-03-314-007	1958	E	A & C (8 units) (Clark)
Rexford Dr.		1900	162-03-314-008	1958	E	A & C (8 units) (Clark)
St. Louis Ave.	E	525	162-03-312-016	1963	E	A & C (92 Units) (VanCamp)
St. Louis Ave.	E	539	162-03-314-013	1961	E	A & C (22 units)
St. Louis Ave.	E	569	162-03-315-025	1960	E	A & C (Freedman)
St. Louis Ave.	E	573	162-03-315-026	1960	E	A & C (Freedman)
Santa Paula Dr.		1714	162-03-311-005	1950	E	A & C (triplex)
Santa Paula Dr.		1720	162-03-311-006	1950	E	A & C (duplex)
Santa Paula Dr.		1727	162-03-313-006	1951	E	A & C (fourplex)
Santa Paula Dr.		1801	162-03-312-001	1951	E	A & C (duplex)
Santa Paula Dr.		1806	162-03-312-015	1951	E	A & C (triplex)
Santa Paula Dr.		1807	162-03-313-007	1954	E	A & C (12 units)
Santa Paula Dr.		1811	162-03-313-008	1952	E	A & C (12 units)
Santa Paula Dr.		1905	162-03-313-013	1952	E	A & C (triplex)
Santa Paula Dr.		1917	162-03-313-015	1952	E	A & C (fourplex) (Zick & Sharp)
Santa Paula Dr.		1921	162-03-313-016	1952	E	A & C (fourplex) (Zick & Sharp)
Santa Paula Dr.		1925	162-03-313-017	1954	E	A & C (12 units)
Weldon Place		1808	162-03-311-008	1950	E	A & C (duplex) (Petersen)
Weldon Place		1809	162-03-312-002	1951	E	A & C (duplex) (possibly Petersen)

Street Name	Dir.	#	APN	Built	Eligibility	Notes
					(Consultant)	
Weldon Place		1816	162-03-311-010	1950	E	A & C (duplex) (possibly Petersen)
Weldon Place		1905	162-03-312-006	1951	E	A & C (duplex) (possibly Petersen)



Figure 4.48 Property recommended eligible at 550 Canosa Avenue (Jack Knighton, architect).



Figure 4.49 Property recommended eligible at 577 Bonita Avenue (Don VanCamp, architect).



Figure 4.50 Eight-unit apartment recommended eligible at 1800 Rexford Drive.

Those properties recommended not eligible for listing in the National Register of Historic Places are listed in Table 4.7. Examples of such properties can be seen in Figures 4.51 to 4.53.

Table 4.7 Properties Recommended Not Eligible for the NRHP

Street Name	Dir.	#	APN	Built	Eligibility (Consultant)	Notes
6 th Street	S	1706	162-03-316-019	1954	NE	Integrity
6 th Street	S	1804	162-03-316-015	1955	NE	Integrity
6 th Street	S	1912	162-03-315-036	1961	NE	Integrity
6 th Street	S	1924	162-03-315-039	1961	NE	Integrity
Beverly Way		1705	162-03-316-002	1952	NE	Integrity
Beverly Way		1921	162-03-315-029	1961	NE	Integrity (Freedman)
Beverly Way		1925	162-03-315-028	1961	NE	Integrity (Assessor date 1964)
Bonita Ave.		544	162-03-315-018	1960	NE	Integrity (Freedman)
Bonita Ave.		545	162-03-315-001	1962	NE	Integrity
Bonita Ave.		549	162-03-315-002	1962	NE	Integrity
Bonita Ave.		568	162-03-315-012	1960	NE	Integrity
Bonita Ave.		569	162-03-315-007	1962	NE	Integrity (VanCamp)
Bonita Ave.		573	162-03-315-008	1962	NE	Integrity (VanCamp)
Bonita Ave.		576	162-03-315-010	1960	NE	Integrity
Canosa Ave.		553	162-03-314-025	1956	NE	Integrity
Canosa Ave.		554	162-03-314-019	1956	NE	Integrity
El Centro Place		611	162-03-312-009	1951	NE	Integrity (triplex) (Petersen)
Ellen Way		549	162-03-314-059	1957	NE	Integrity (possible prefab)
Ellen Way		558	162-03-314-053	1960	NE	Integrity
Ellen Way		559	162-03-314-054	1957	NE	Integrity
Las Vegas Blvd.	S	1705	162-03-310-001	1961	NE	Integrity
Las Vegas Blvd.	S	1701	162-03-310-002	1961	NE	Integrity
Las Vegas Blvd.	S	1717	162-03-310-003	1955	NE	Integrity
Las Vegas Blvd.	S	1731	162-03-310-005	1951	NE	Integrity
Oakey Blvd.	E	520	162-03-311-001	1950	NE	Integrity
Oakey Blvd.	E	528	162-03-311-002	1950	NE	Integrity

Street Name	Dir.	#	APN	Built	Eligibility (Consultant)	Notes
Oakey Blvd.	E	530	162-03-313-001	1951	NE	Integrity (fourplex)
Oakey Blvd.	E	552	162-03-314-066	1960	NE	Integrity (VanCamp)
Oakey Blvd.	E	554	162-03-314-067	1959	NE	Integrity (VanCamp)
Oakey Blvd.	E	556	162-03-314-068	1959	NE	Integrity (VanCamp)
Oakey Blvd.	E	560	162-03-316-001	1952	NE	Integrity
St. Louis Ave.	E	519	162-03-311-017	1950	NE	Integrity (duplex)
St. Louis Ave.	E	535	162-03-313-018	1954	NE	Integrity
St. Louis Ave.	E	553	162-03-315-021	1960	NE	Integrity (Freedman)
St. Louis Ave.	E	565	162-03-315-024	1960	NE	Integrity (Freedman)
St. Louis Ave.	E	577	162-03-315-027	1960	NE	Integrity (Freedman)
Santa Paula Dr.		1715	162-03-313-004	1951	NE	Integrity (fourplex) (currently undergoing remodeling)
Santa Paula Dr.		1721	162-03-313-005	1951	NE	Integrity (fourplex)
Santa Paula Dr.		1812	162-03-312-014	1951	NE	Integrity (duplex)
Santa Paula Dr.		1821	162-03-313-010	1952	NE	Integrity (fourplex)
Santa Paula Dr.		1901	162-03-313-012	1952	NE	Integrity (triplex)
Santa Paula Dr.		1908	162-03-312-010	1951	NE	Integrity (duplex)
Weldon Place		1800	162-03-311-007	1950	NE	Integrity (triplex) (Petersen)
Weldon Place		1812	162-03-311-009	1950	NE	Integrity (duplex)
Weldon Place		1820	162-03-311-011	1950	NE	Integrity (duplex)
Weldon Place		1909	162-03-312-007	1951	NE	Integrity (triplex) (Petersen)





Figure 4.51 Property recommended not eligible at 558 Ellen Way.



Figure 4.52 Property recommended not eligible at 544 Bonita Avenue (David Freedman, architect).



Figure 4.53 Four-plex recommended not eligible at 1717 Santa Paula Drive.

The properties shown in Table 4.8 are those that are not individually eligible, but are recommended as contributing elements to a potential historic district (see discussion below). Examples can be seen in Figures 4.54 to 4.56.

Table 4.8 Properties Recommended as Contributing Elements

Street Name	Dir.	#	APN	Built	Eligibility (Consultant)	Notes
6 th Street	S	1704	162-03-316-020	1954	CE	
6 th Street	S	1712	162-03-316-016	1952	CE	
6 th Street	S	1718	162-03-316-014	1953	CE	
6 th Street	S	1722	162-03-316-013	1953	CE	
6 th Street	S	1916	162-03-315-037	1961	CE	
Barbara Way		544	162-03-314-030	1959	CE	
Barbara Way		545	162-03-314-045	1960	CE	
Barbara Way		547	162-03-314-044	1959	CE	
Barbara Way		550	162-03-314-033	1955	CE	
Barbara Way		552	162-03-314-034	1958	CE	(Knighton)
Barbara Way		554	162-03-314-035	1956	CE	(Leavers)
Barbara Way		557	162-03-314-039	1962	CE	
Barbara Way		558	162-03-314-037	1956	CE	(Leavers)
Beverly Way		1707	162-03-316-003	1952	CE	
Beverly Way		1807	162-03-316-007	1954	CE	
Beverly Way		1811	162-03-316-008	1952	CE	
Beverly Way		1814	162-03-314-022	1956	CE	
Beverly Way		1909	162-03-315-032	1961	CE	
Beverly Way		1913	162-03-315-031	1961	CE	
Beverly Way		1917	162-03-315-030	1961	CE	
Bonita Ave.		548	162-03-315-017	1960	CE	(Freedman)
Bonita Ave.		553	162-03-315-003	1962	CE	
Bonita Ave.		557	162-03-315-004	1962	CE	(VanCamp)
Bonita Ave.		560	162-03-315-014	1960	CE	(Freedman) garage conversion
Bonita Ave.		561	162-03-315-005	1962	CE	(VanCamp)

Street Name	Dir.	#	APN	Built	Eligibility (Consultant)	Notes
Bonita Ave.		564	162-03-315-013	1960	CE	(Freedman) garage conversion
Bonita Ave.		565	162-03-315-006	1962	CE	(VanCamp)
Canosa Ave.		546	162-03-314-015	1959	CE	
Canosa Ave.		548	162-03-314-016	1957	CE	
Canosa Ave.		555	162-03-314-024	1956	CE	
Canosa Ave.		556	162-03-314-020	1956	CE	
Canosa Ave.		557	162-03-314-023	1959	CE	VanCamp
Canosa Ave.		570	162-03-315-034	1961	CE	
El Centro Place		605	162-03-312-008	1951	CE	(triplex) (Petersen)
Ellen Way		544	162-03-314-046	1959	CE	(Brewster)
Ellen Way		545	162-03-314-061	1959	CE	(Brewster)
Ellen Way		547	162-03-314-060	1959	CE	
Ellen Way		550	162-03-314-049	1955	CE	
Ellen Way		551	162-03-314-058	1955	CE	
Ellen Way		554	162-03-314-051	1955	CE	
Ellen Way		555	162-03-314-056	1955	CE	
Ellen Way		556	162-03-314-052	1955	CE	
Ellen Way		557	162-03-314-055	1957	CE	
Oakey Blvd.	E	546	162-03-314-063	1959	CE	(Lester Cohen)
Oakey Blvd.	E	550	162-03-314-065	1959	CE	(VanCamp)
Oakey Blvd.	E	558	162-03-314-069	1958	CE	(VanCamp)
Rexford Dr.		1904	162-03-314-009	1958	CE	(8 units) (Clark)
Rexford Dr.		1908	162-03-314-010	1958	CE	(8 units) (Clark)
Rexford Dr.		1912	162-03-314-011	1960	CE	(8 units) (Knighton and McDaniel)
Rexford Dr.		1916	162-03-314-012	1960	CE	(8 units) (Knight and McDaniel)
St. Louis Ave.	E	545	162-03-315-019	1960	CE	(Freedman)
St. Louis Ave.	E	549	162-03-315-020	1960	CE	(Freedman)
St. Louis Ave.	E	557	162-03-315-022	1960	CE	(Freedman)
St. Louis Ave.	E	561	162-03-315-023	1960	CE	(Freedman)

Street Name	Dir.	#	APN	Built	Eligibility (Consultant)	Notes
Santa Paula Dr.		1704	162-03-311-003	1950	CE	(triplex)
Santa Paula Dr.		1707	162-03-313-002	1951	CE	(fourplex)
Santa Paula Dr.		1711	162-03-313-003	1951	CE	(fourplex)
Santa Paula Dr.		1817	162-03-313-009	1952	CE	(fourplex)
Santa Paula Dr.		1820	162-03-312-013	1951	CE	(triplex) (possibly Petersen)
Santa Paula Dr.		1823	162-03-313-011	1955	CE	(12-units)
Santa Paula Dr.		1902	162-03-312-012	1951	CE	(duplex) (Petersen)
Santa Paula Dr.		1904	162-03-312-011	1951	CE	(duplex) (Petersen)
Santa Paula Dr.		1909	162-03-313-014	1962	CE	(18 units)
Weldon Place		1813	162-03-312-003	1951	CE	(duplex) (possibly Petersen)
Weldon Place		1817	162-03-312-004	1951	CE	(duplex) (possibly Petersen)
Weldon Place		1901	162-03-312-005	1951	CE	(duplex) (possibly Petersen)
Weldon Place		1902	162-03-311-012	1950	CE	(duplex) (possibly Petersen)



Figure 4.54 Property recommended as a contributing element at 550 E. Oakey Boulevard (Don VanCamp, architect).



Figure 4.55 Property at 1704 S. 6th Street recommended as a contributing element.

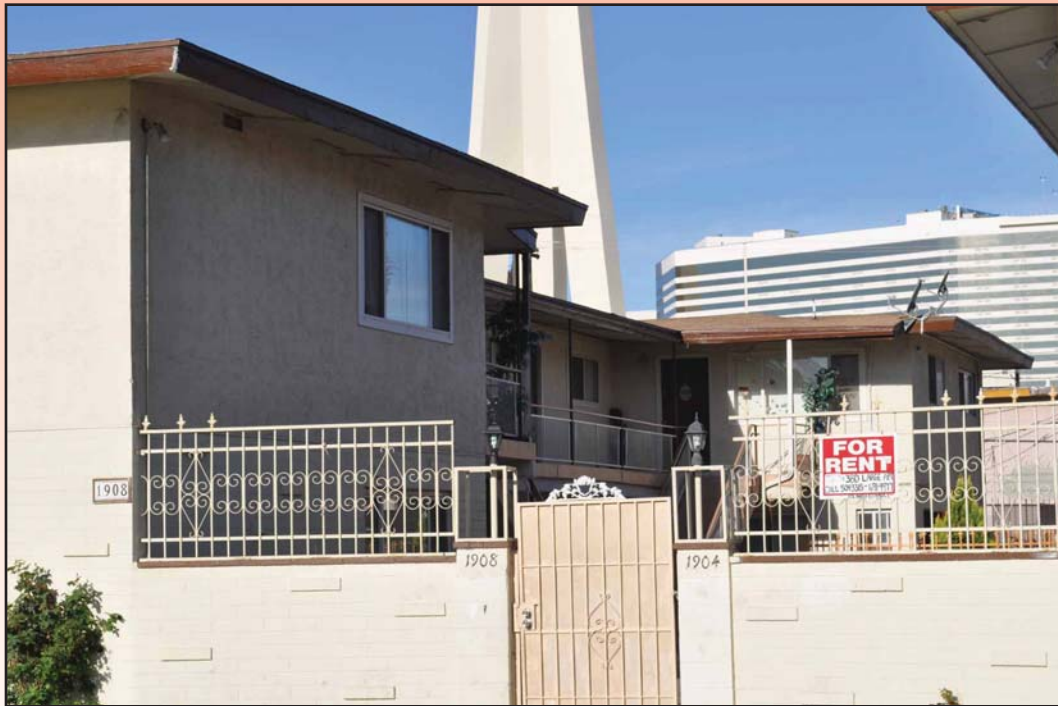


Figure 4.56 Eight-unit apartment building recommended as a contributing element at 1912 Rexford Drive (Knighton & McDaniel, architects).

4.3.1 The Potential for a Mid-century Historic District

With the exception of the 10 parcels along S. Las Vegas Boulevard in the South Fifth Street Tract (Figures 4.57-4.60), the area south of E. Oakey Boulevard, west of Las Vegas Boulevard, east of S. Maryland Parkway, and north of Sahara Boulevard was developed during the decade spanning 1950 to 1961 in response to a demand for housing driven by the post-war economic boom, the baby boom, and the general development of suburbia in America. This area includes a number of subdivisions, like the ones in our current project area, developed by speculative developers, who either built tract houses in their own designs (a mix of builder and custom architect-designed homes) or sold their lots to speculative builders or individuals. The architectural styles in these neighborhoods are generally Mid-century Contemporary with Ranch and International influences. Several of the multi-family buildings are International style. This remarkable—and geographically definable—area is ripe for consideration as a historic district. It is distinctively different from the subdivisions north of Oakey Boulevard that were developed in the previous decades. It is to this broader historic district concept that the properties in Table 4.8 (plus those recommended eligible in Table 4.6) are recommended to be contributing. The distribution of contributing and non-contributing elements in the Phase I Beverly Green survey area is shown on Figure 4.1.

The potential boundaries of a Mid-century Historic District are those mentioned above and would include the properties addressed in the 2011 Phase I Beverly Green survey, and the 2009 Phase I and 2010 Phase II survey areas (excluding the 19 Huntridge parcels in the 2010 survey). The contributing elements of such a historic district would include the properties recommended individually eligible for the National Register and those deemed to be contributing elements. However, since the historical themes of post-war development and Contemporary architecture apply to similar aged housing tracts located to the west and south of these two survey areas, the potential for an even larger historic district also exists. Additional research is recommended in order to develop a thorough architectural context

for the historic district. A comparative study of mid-century buildings throughout Las Vegas would be useful to understand the significance of the Beverly Green/Southridge area. In order to evaluate the significance of the architect-designed buildings, the body of work of each of the master architects who contributed to the area should be identified.

4.4 SUMMARY

The Phase I Beverly Green neighborhood survey examined 192 parcels. One hundred seventy-nine of the properties were built between 1950 and 1963, while two date to 1973 and four to 1987. A total of 179 Historic Resource Inventory Forms is included in the appendix, documenting the historic-period resources and recommending their potential eligibility for listing in the National Register of Historic Places, both individually and as contributors to a potential historic district if they do not possess individual distinction. These recommendations are listed in Tables 4.6 through 4.8 above.

The project area is a relatively intact mid-twentieth-century neighborhood that clearly reflects the development and architectural trends in play during the period of significance. Our recommendation is that the City Las Vegas should continue the survey and inventory process to include the surrounding subdivisions, which as a broader whole should be considered as a large historic district, or several distinct but related historic districts.

There are also questions that should be asked in future survey efforts to elucidate the history of this period. For example, the area was developed by a number of large and small development companies, and the homes were built by large and small building companies. Some were designed by academically-trained architects, while others were designed by the builders themselves. Was there competition among the builders and developers? How were the builder-designers influenced in their choice of styles? Were they simply designing buildings to be efficient, as Royce Petersen claims? How do these buildings fit into Las Vegas's architectural history and the careers of the architects who worked in the



Figure 4.57 1701 and 1705 S. Las Vegas Boulevard, recommended not eligible.



Figure 4.58 Little Chapel of the Flowers, 1717 S. Las Vegas Blvd., recommended not eligible.



Figure 4.59 1731-1737 S. Las Vegas Blvd., recommended not eligible.



Figure 4.60 Rummel Motel, 1809 S. Las Vegas Blvd, recommended eligible.

area? How does the architecture in these middle-class neighborhoods relate to the high-style mid-century homes in the upscale subdivisions? What role does this remarkable growth spurt play in Las Vegas's development and architectural history? And what role did mortgage lending practices (FHA, VA, conventional, etc.) play in the development of these properties?

Over the past three years, Kautz Environmental Consultants, Inc. has surveyed 559 properties in the Beverly Green/Southridge neighborhoods.¹ While the three survey areas share historical and architectural associations, there are several notable distinctions in development and architecture.

The 2009 Phase I Southridge Neighborhood survey area was bounded by S. 6th Street and S. 10th Street, and E. Oakey Boulevard and E. Saint Louis Avenue and included six subdivisions (Alta Vista Tracts 1-4, Oakridge Tract, and Acres Addition) (Figure 4.61). The majority of the 176 properties in this area were built between 1950 and 1954. The dominant builder was Royes Petersen, whose son Royes, Jr., an engineer, served as primary designer. Chauncey Van Patten, a developer, designed homes in the Oakridge Tract. Architects Hugh Taylor, Arthur Jacobsen (from California), and J. G. Kastner are represented on a limited basis. The Phase I Southridge survey resulted in the identification of 35 properties recommended eligible for listing in the National Register, 74 recommended as contributing elements to a potential historic district, 61 not eligible, and 6 that were left unevaluated.

The Phase II Southridge survey was conducted in 2010. The survey area was bounded by S. 10th Street and Maryland Parkway, and E. Oakey Boulevard and E. Saint Louis Avenue, comprising two tracts of the Huntridge Addition Subdivision (nos. 4 and 5) and six tracts of the

Southridge Subdivision, for a total of 191 parcels (Figure 4.62). The 16 Huntridge properties date to 1944 and do not relate to the post-World War II neighborhoods that dominate the area south of E. Oakey Boulevard. The majority of the Southridge properties were developed (and built) between 1951 and 1953. One hundred eleven were built in 1951 alone. Homes in Southridge Tracts 1-5 were built (and designed) by the developers Howard and Hassett. These were small, modestly appointed homes compared to the Petersen houses in the Alta Vista Tracts, and the Petersen's 23 homes built in Southridge No. 6 in 1959. No academically-trained architects are represented in the Phase II Southridge survey area. Likewise, the level of historical integrity is lower in this survey area than in either Phase I Southridge or Phase I Beverly Green. The result of this survey was the identification of 19 properties recommended eligible for listing in the National Register of Historic Places, 73 recommended as contributing elements to a potential historic district, and 91 not eligible.

The 2011 Phase I Beverly Green Neighborhood survey area was bounded by S. Las Vegas Boulevard and S. 6th Street, and E. Oakey Boulevard and E. Saint Louis Avenue, encompassing the northern half of the South Fifth Street Tract, El Centro Tracts 1 and 2, and Beverly Green Tracts 1-4, with a total of 192 parcels. In contrast to the previous survey area, dates of construction are more-or-less equally distributed throughout the period of significance, 1950 to 1961. In addition to the commercial strip along S. Las Vegas Boulevard, this survey area includes 57 parcels with multi-family dwellings ranging from duplexes to a 92-unit apartment building. These units housed middle-class families—likely a number of Air Force families—as well as well-to-do investors in two co-op apartments (the Rexford and the Beverly Rexford), which attracted the likes of Liberace and his mother. Seventy-five of the 179 historic-age buildings in the Phase I Beverly Green survey area were designed by architects, while another 15 are attributable to local developer and builder Royes Petersen, Jr. The Phase I Beverly Green survey recommended 66 properties as eligible for listing in the National Register of Historic Places, 46 as not eligible, and 67 as contributing elements to a potential historic district.

1 *The Alta Vista, Acres, Oakridge Tracts: A Survey and Inventory in Las Vegas, Clark County, Nevada* (2009) (Phase I Southridge Neighborhood Survey); *The Huntridge and Southridge Tracts: Phase II Survey and Inventory of the Southridge Neighborhood, Las Vegas, Clark County, Nevada* (2010); *The South Fifth Street, El Centro, and Beverly Green Tracts: Phase I Beverly Green Neighborhood Survey and Inventory, Las Vegas, Clark County, Nevada* (2011).

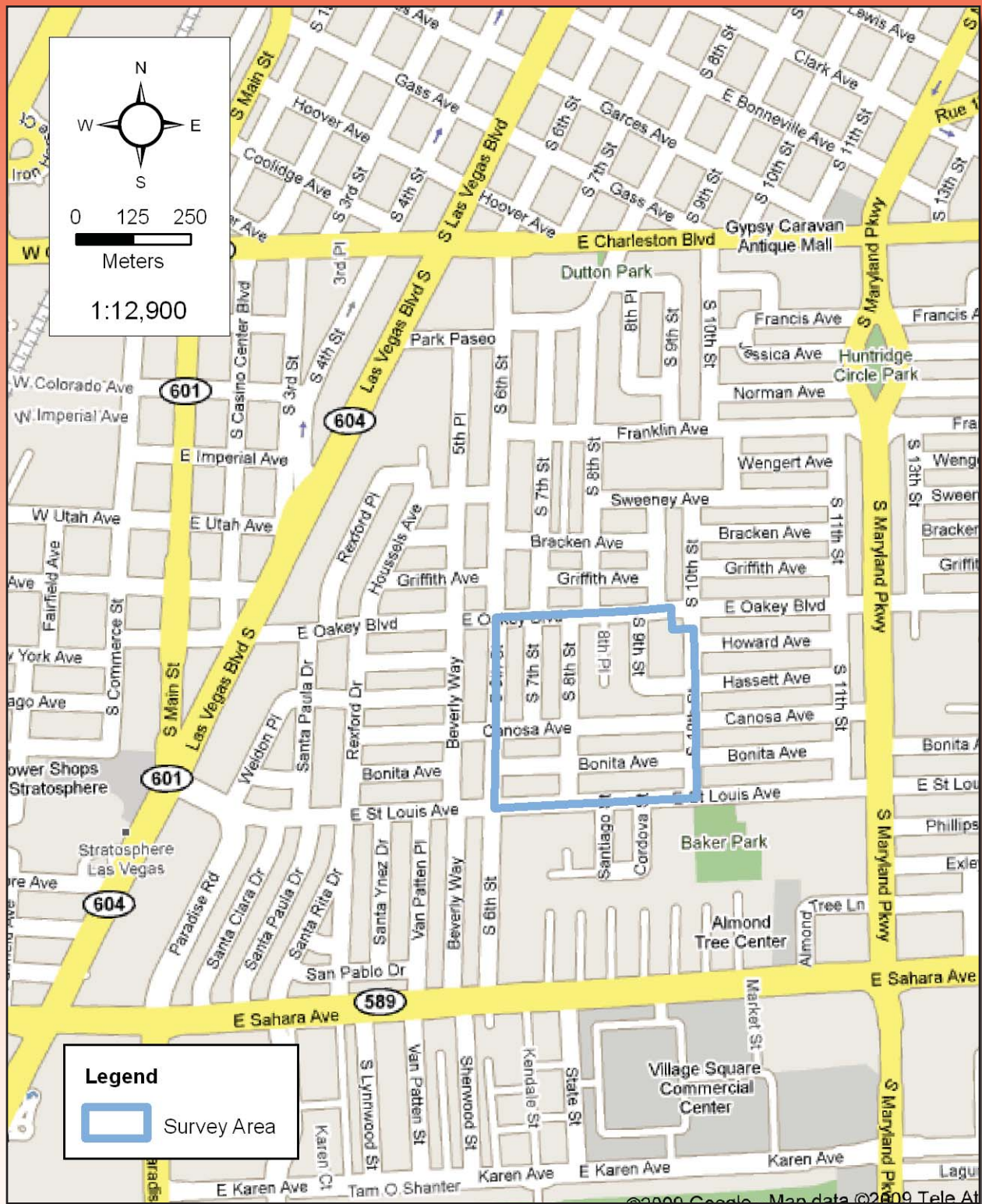


Figure 4.61 Phase I Southridge Neighborhood Survey Area, 2009.

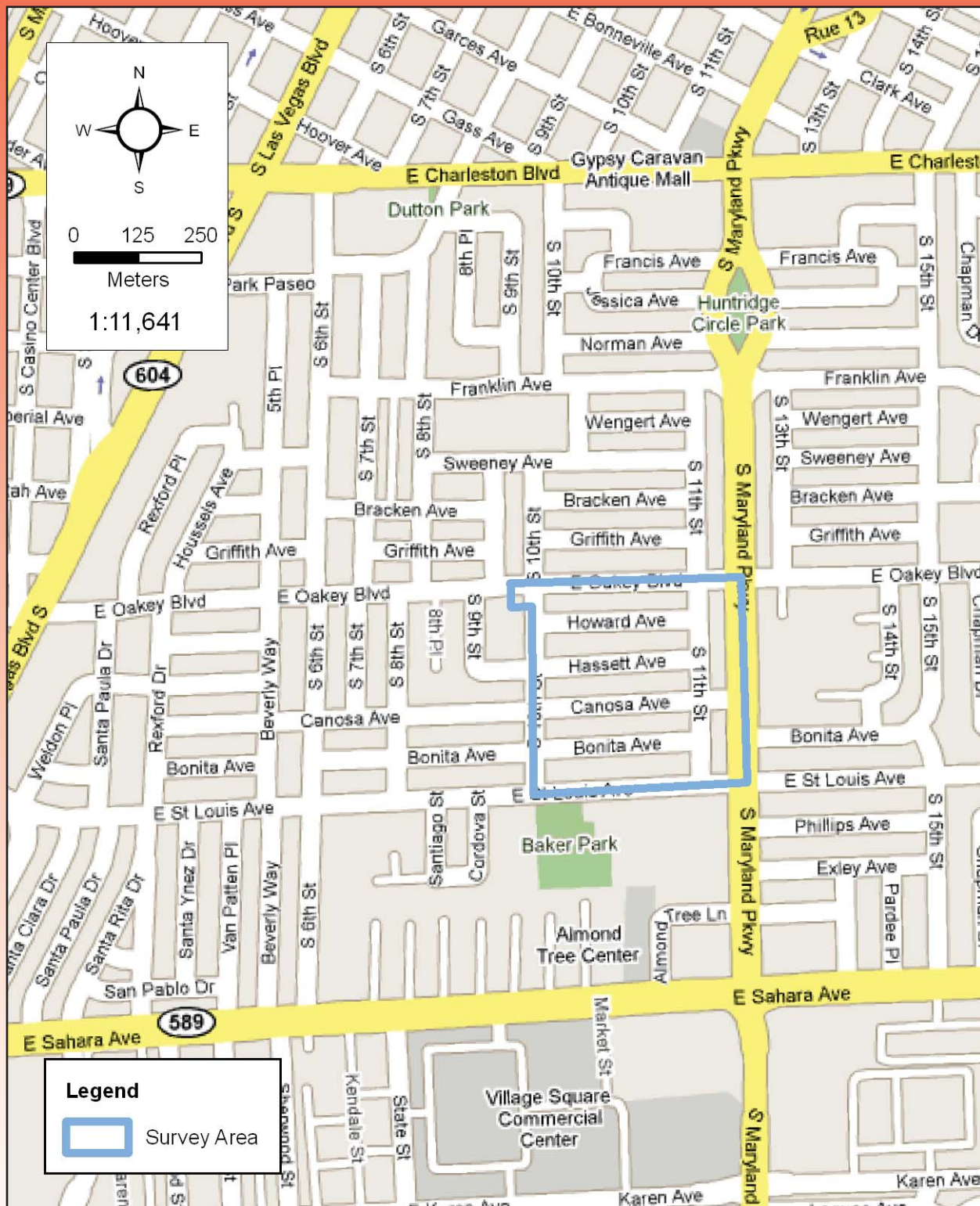


Figure 4.62 Phase II Southridge Neighborhood Survey Area, 2010.

These three survey areas run the gamut of middle-class suburban housing options, all grounded in the 1950-1961 history of development and architecture in Las Vegas. The data from the future Phase II and III Beverly Green surveys will complete our understanding of this area and allow an informed decision to be made about the potential for a Mid-century historic district.

Clearly, the residents in the project area recognize the special nature of their neighborhood. The Beverly Green/Southridge Neighborhood Plan identified the community as a “diamond in the rough” (City of Las Vegas 2003). Through the planning process—and those mechanisms and funding sources provided by historic preservation agencies—the residents have stated their commitment to preserving the neighborhood’s past. We hope that in some small way, this survey and inventory supports their efforts.

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#	Street Name	Dir.	#	Historic/Current Building Name	APN	Acreage	Built	Associated Structures (#; C, NC)	Eligibility (Consultant)	Notes
1	6 th Street	S	1700		162-03-316-021	0.19	1952		E	A & C
2	6 th Street	S	1704		162-03-316-020	0.18	1954		CE	
3	6 th Street	S	1706		162-03-316-019	0.19	1954		NE	Integrity
4	6 th Street	S	1708		162-03-316-018	0.19	1952		E	A & C
5	6 th Street	S	1710		162-03-316-017	0.19	1952		E	A & C
6	6 th Street	S	1712		162-03-316-016	0.18	1952		CE	
7	6 th Street	S	1718		162-03-316-014	0.18	1953		CE	
8	6 th Street	S	1722		162-03-316-013	0.19	1953		CE	
9	6 th Street	S	1804		162-03-316-015	0.18	1955	1 (NC)	NE	Integrity
10	6 th Street	S	1814		162-03-316-012	0.18	1953		E	A&C
11	6 th Street	S	1908		162-03-315-035	0.17	1961		E	A & C
12	6 th Street	S	1912		162-03-315-036	0.17	1961		NE	Integrity
13	6 th Street	S	1916		162-03-315-037	0.17	1961		CE	
14	6 th Street	S	1920		162-03-315-038	0.17	1961		E	A & C
15	6 th Street	S	1924		162-03-315-039	0.17	1961		NE	Integrity
16	6 th Street	S	1928		162-03-315-040	0.19	1961		E	A & C (Skoglund)
17	Barbara Way		544		162-03-314-030	0.23	1959		CE	
18	Barbara Way		545		162-03-314-045	0.22	1960		CE	
19	Barbara Way		546		162-03-314-031	0.2	1956		E	A & C (Taylor)
20	Barbara Way		547		162-03-314-044	0.2	1959		CE	
21	Barbara Way		548		162-03-314-032	0.2	1959		E	A & C (Belcher) Tropicool Roof
22	Barbara Way		549		162-03-314-043	0.2	1956	1 (NC)	E	A & C
23	Barbara Way		550		162-03-314-033	0.2	1955		CE	
24	Barbara Way		551		162-03-314-042	0.2	1956		E	A & C
25	Barbara Way		552		162-03-314-034	0.21	1958		CE	(Knighton)
26	Barbara Way		553		162-03-314-041	0.2	1954		E	A & C
27	Barbara Way		554		162-03-314-035	0.2	1956		CE	(Leavers)
28	Barbara Way		555		162-03-314-040	0.2	1956		E	A & C
29	Barbara Way		556		162-03-314-036	0.2	1956		E	A & C (Knighton) Tropicool Roof
30	Barbara Way		557		162-03-314-039	0.2	1962		CE	
31	Barbara Way		558		162-03-314-037	0.2	1956		CE	(Leavers)
32	Barbara Way		559		162-03-314-038	0.19	1957		E	A & C
33	Beverly Way		1705		162-03-316-002	0.28	1952		NE	Integrity
34	Beverly Way		1707		162-03-316-003	0.19	1952	1 (NC)	CE	
35	Beverly Way		1709		162-03-316-004	0.19	1953	1 (NC)	E	A & C
36	Beverly Way		1711		162-03-316-005	0.18	1952	1 (NC)	E	A & C
37	Beverly Way		1805		162-03-316-006	0.19	1954	1 (NC)	E	A & C
38	Beverly Way		1807		162-03-316-007	0.18	1954		CE	
39	Beverly Way		1811		162-03-316-008	0.19	1952		CE	
40	Beverly Way		1814		162-03-314-022	0.19	1956		CE	
41	Beverly Way		1815		162-03-316-009	0.18	1953		E	A & C
42	Beverly Way		1819		162-03-316-010	0.2	1973		N/A	Less than 40 years
43	Beverly Way		1901		162-03-315-033	0.34	1962		E	A & C (R. S. Jones--Chinese Style)
44	Beverly Way		1909		162-03-315-032	0.17	1961		CE	
45	Beverly Way		1913		162-03-315-031	0.17	1961		CE	

46	Beverly Way		1917		162-03-315-030	0.17	1961		CE	
47	Beverly Way		1921		162-03-315-029	0.18	1961		NE	Integrity (Freedman)
48	Beverly Way		1925		162-03-315-028	0.21	1961		NE	Integrity (Assessor date 1964)
49	Bonita Ave.		544		162-03-315-018	0.21	1960		NE	Integrity (Freedman)
50	Bonita Ave.		545		162-03-315-001	0.19	1962		NE	Integrity
51	Bonita Ave.		548		162-03-315-017	0.18	1960		CE	(Freedman)
52	Bonita Ave.		549		162-03-315-002	0.18	1962		NE	Integrity
53	Bonita Ave.		552		162-03-315-016	0.18	1960		E	A & C (Freedman)
54	Bonita Ave.		553		162-03-315-003	0.18	1962		CE	
55	Bonita Ave.		556		162-03-315-015	0.19	1960		E	A & C (Freedman)
56	Bonita Ave.		557		162-03-315-004	0.18	1962		CE	(VanCamp)
57	Bonita Ave.		560		162-03-315-014	0.19	1960		CE	(Freedman) garage conversion
58	Bonita Ave.		561		162-03-315-005	0.18	1962		CE	(VanCamp)
59	Bonita Ave.		564		162-03-315-013	0.19	1960		CE	(Freedman) garage conversion
60	Bonita Ave.		565		162-03-315-006	0.18	1962		CE	(VanCamp)
61	Bonita Ave.		568		162-03-315-012	0.19	1960		NE	Integrity
62	Bonita Ave.		569		162-03-315-007	0.17	1962	1 (NC)	NE	Integrity (VanCamp)
63	Bonita Ave.		572		162-03-315-011	0.18	1960		E	A & C (David Freedman)
64	Bonita Ave.		573		162-03-315-008	0.21	1962	1 (NC)	NE	Integrity (VanCamp)
65	Bonita Ave.		576		162-03-315-010	0.21	1960		NE	Integrity
66	Bonita Ave.		577		162-03-315-009	0.21	1962	1 (con)	E	A & C (potential for B) (VanCamp)
67	Canosa Ave.		544		162-03-314-014	0.2	1959		E	A & C (Brewster)
68	Canosa Ave.		545		162-03-314-029	0.24	1959	1 (NC)	E	A & C (Brewster/Tropicool Roof)
69	Canosa Ave.		546		162-03-314-015	0.2	1959		CE	
70	Canosa Ave.		547		162-03-314-028	0.2	1958		E	A & C (Knighton)
71	Canosa Ave.		548		162-03-314-016	0.2	1957		CE	
72	Canosa Ave.		549		162-03-314-027	0.2	1958		E	A & C (Taylor)
73	Canosa Ave.		550		162-03-314-017	0.21	1958		E	A & C (Knighton)
74	Canosa Ave.		551		162-03-314-026	0.2	1958		E	A & C
75	Canosa Ave.		552		162-03-314-018	0.21	1956		E	A & C (Leavers)
76	Canosa Ave.		553		162-03-314-025	0.2	1956		NE	Integrity
77	Canosa Ave.		554		162-03-314-019	0.21	1956		NE	Integrity
78	Canosa Ave.		555		162-03-314-024	0.2	1956	1 (NC)	CE	
79	Canosa Ave.		556		162-03-314-020	0.21	1956	1 (NC)	CE	
80	Canosa Ave.		557		162-03-314-023	0.2	1959		CE	(VanCamp)
81	Canosa Ave.		558		162-03-314-021	0.23	1956	1 (NC)	E	A & C
82	Canosa Ave.		569		162-03-316-011	0.17	1953		E	A & C
83	Canosa Ave.		570		162-03-315-034	0.19	1961		CE	
84	El Centro Place		605		162-03-312-008	0.21	1951		CE	(triplex) (Petersen)
85	El Centro Place		611		162-03-312-009	0.2	1951		NE	Integrity (triplex) (Petersen)
86	Ellen Way		544		162-03-314-046	0.2	1959		CE	(Brewster)
87	Ellen Way		545		162-03-314-061	0.23	1959		CE	(Brewster)
88	Ellen Way		546		162-03-314-047	0.2	1958		E	A & C (Taylor)
89	Ellen Way		547		162-03-314-060	0.2	1959		CE	
90	Ellen Way		548		162-03-314-048	0.2	1956		E	A & C (possibly B)
91	Ellen Way		549		162-03-314-059	0.2	1957	1 (NC)	NE	Integrity (possible prefab)
92	Ellen Way		550		162-03-314-049	0.2	1955		CE	

93	Ellen Way		551		162-03-314-058	0.2	1955		CE	
94	Ellen Way		552		162-03-314-050	0.2	1955		E	A & C
95	Ellen Way		553		162-03-314-057	0.2	1955		E	A & C
96	Ellen Way		554		162-03-314-051	0.2	1955		CE	
97	Ellen Way		555		162-03-314-056	0.2	1955		CE	
98	Ellen Way		556		162-03-314-052	0.2	1955	1 (NC)	CE	
99	Ellen Way		557		162-03-314-055	0.2	1957		CE	
100	Ellen Way		558		162-03-314-053	0.2	1960		NE	Integrity
101	Ellen Way		559		162-03-314-054	0.19	1957		NE	Integrity
102	Las Vegas Blvd.	S	1705		162-03-310-001	0.48	1961	1 (NC)	NE	Integrity
103	Las Vegas Blvd.	S	1701		162-03-310-002	0.93	1961		NE	Integrity
104	Las Vegas Blvd.	S	1717		162-03-310-003	0.69	1955	2 (NC)	NE	Integrity
105	Las Vegas Blvd.	S	1727		162-03-310-004	0.67	0		N/A	Vacant
106	Las Vegas Blvd.	S	1731		162-03-310-005	0.68	1951		NE	Integrity
107	Las Vegas Blvd.	S	1801		162-03-310-006	0.68	0		N/A	Vacant
108	Las Vegas Blvd.	S	1809		162-03-310-007	0.65	1951	2 (Con)	E	A (Also neon sign)
109	Las Vegas Blvd.	S	1901		162-03-310-008	0.38	1987		N/A	Less than 40 years
110	Las Vegas Blvd.	S	1901		162-03-310-009	1.55	1987		N/A	Less than 40 years
111	Las Vegas Blvd.	S	1901		162-03-310-010	0.47	1987		N/A	Less than 40 years
112	Oakey Blvd.	E	520		162-03-311-001	0.15	1950		NE	Integrity
113	Oakey Blvd.	E	528		162-03-311-002	0.14	1950	1 (NC)	NE	Integrity
114	Oakey Blvd.	E	530		162-03-313-001	0.27	1951		NE	Integrity (fourplex)
115	Oakey Blvd.	E	544		162-03-314-062	0.2	1973		N/A	Less than 40 years
116	Oakey Blvd.	E	546		162-03-314-063	0.2	1959		CE	(Lester Cohen)
117	Oakey Blvd.	E	548		162-03-314-064	0.2	1956		E	A & C
118	Oakey Blvd.	E	550		162-03-314-065	0.2	1959		CE	(VanCamp)
119	Oakey Blvd.	E	552		162-03-314-066	0.2	1960		NE	Integrity (VanCamp)
120	Oakey Blvd.	E	554		162-03-314-067	0.2	1959		NE	Integrity (VanCamp)
121	Oakey Blvd.	E	556		162-03-314-068	0.2	1959		NE	Integrity (VanCamp)
122	Oakey Blvd.	E	558		162-03-314-069	0.21	1958	1 (Con)	CE	(VanCamp)
123	Oakey Blvd.	E	560		162-03-316-001	0.25	1952		NE	Integrity
124	Rexford Dr.		1700		162-03-314-001	0.6	1957		E	A & C Rexford Apartments (Knighton)
125	Rexford Dr.		1720		162-03-314-002	0.89	1963		E	A & C (40 Units)
126	Rexford Dr.		1800		162-03-314-003	0.19	1960		E	A & C (8 units)
127	Rexford Dr.		1806		162-03-314-004	0.19	1960		E	A & C (8 units)
128	Rexford Dr.		1812		162-03-314-005	0.19	1960		E	A & C (8 units)
129	Rexford Dr.		1818		162-03-314-006	0.19	1960		E	A & C (8 units)
130	Rexford Dr.		1824		162-03-314-007	0.19	1958		E	A & C (8 units) (Clark)
131	Rexford Dr.		1900		162-03-314-008	0.19	1958		E	A & C (8 units) (Clark)
132	Rexford Dr.		1904		162-03-314-009	0.19	1958		CE	(8 units) (Clark)
133	Rexford Dr.		1908		162-03-314-010	0.19	1958		CE	(8 units) (Clark)
134	Rexford Dr.		1912		162-03-314-011	0.2	1960		CE	(8 units) (Knighton and McDaniel)
135	Rexford Dr.		1916		162-03-314-012	0.2	1960		CE	(8 units) (Knight and McDaniel)
136	St. Louis Ave.	E	515		162-03-310-011	0.44	1987		N/A	Less than 40 years
137	St. Louis Ave.	E	519		162-03-311-017	0.16	1950		NE	Integrity (duplex)
138	St. Louis Ave.	E	525		162-03-312-016	1.9	1963		E	A & C (92 Units) (VanCamp)
139	St. Louis Ave.	E	535		162-03-313-018	0.22	1954		NE	Integrity

140	St. Louis Ave.	E	539		162-03-314-013	0.56	1961		E	A & C (22 units)
141	St. Louis Ave.	E	545		162-03-315-019	0.2	1960	1 (NC)	CE	(Freedman)
142	St. Louis Ave.	E	549		162-03-315-020	0.18	1960		CE	(Freedman)
143	St. Louis Ave.	E	553		162-03-315-021	0.18	1960		NE	Integrity (Freedman)
144	St. Louis Ave.	E	557		162-03-315-022	0.19	1960		CE	(Freedman)
145	St. Louis Ave.	E	561		162-03-315-023	0.19	1960		CE	(Freedman)
146	St. Louis Ave.	E	565		162-03-315-024	0.19	1960		NE	Integrity (Freedman)
147	St. Louis Ave.	E	569		162-03-315-025	0.19	1960		E	A & C (Freedman)
148	St. Louis Ave.	E	573		162-03-315-026	0.19	1960		E	A & C (Freedman)
149	St. Louis Ave.	E	577		162-03-315-027	0.2	1960		NE	Integrity (Freedman)
150	Santa Paula Dr.		1704		162-03-311-003	0.2	1950		CE	(triplex)
151	Santa Paula Dr.		1707		162-03-313-002	0.22	1951		CE	(fourplex)
152	Santa Paula Dr.		1710		162-03-311-004	0.26	0		N/A	Vacant
153	Santa Paula Dr.		1711		162-03-313-003	0.22	1951	1 (NC)	CE	(fourplex)
154	Santa Paula Dr.		1714		162-03-311-005	0.25	1950		E	A & C (triplex)
155	Santa Paula Dr.		1715		162-03-313-004	0.22	1951		NE	Integrity (fourplex) (currently undergoing remodeling)
156	Santa Paula Dr.		1720		162-03-311-006	0.2	1950		E	A & C (duplex)
157	Santa Paula Dr.		1721		162-03-313-005	0.22	1951		NE	Integrity (fourplex)
158	Santa Paula Dr.		1727		162-03-313-006	0.22	1951		E	A & C (fourplex)
159	Santa Paula Dr.		1801		162-03-312-001	0.13	1951		E	A & C (duplex)
160	Santa Paula Dr.		1806		162-03-312-015	0.18	1951		E	A & C (triplex)
161	Santa Paula Dr.		1807		162-03-313-007	0.19	1954		E	A & C (12 units)
162	Santa Paula Dr.		1811		162-03-313-008	0.19	1952		E	A & C (12 units)
163	Santa Paula Dr.		1812		162-03-312-014	0.19	1951		NE	Integrity (duplex)
164	Santa Paula Dr.		1817		162-03-313-009	0.19	1952		CE	(fourplex)
165	Santa Paula Dr.		1820		162-03-312-013	0.2	1951		CE	(triplex) (possibly Petersen)
166	Santa Paula Dr.		1821		162-03-313-010	0.19	1952		NE	Integrity (fourplex)
167	Santa Paula Dr.		1823		162-03-313-011	0.19	1955		CE	(12-units)
168	Santa Paula Dr.		1901		162-03-313-012	0.19	1952		NE	Integrity (triplex)
169	Santa Paula Dr.		1902		162-03-312-012	0.24	1951		CE	(duplex) (Petersen)
170	Santa Paula Dr.		1904		162-03-312-011	0.17	1951		CE	(duplex) (Petersen)
171	Santa Paula Dr.		1905		162-03-313-013	0.19	1952		E	A & C (triplex)
172	Santa Paula Dr.		1908		162-03-312-010	0.18	1951		NE	Integrity (duplex)
173	Santa Paula Dr.		1909		162-03-313-014	0.39	1962		CE	(18 units)
174	Santa Paula Dr.		1917		162-03-313-015	0.19	1952		E	A & C (fourplex) (Zick & Sharp)
175	Santa Paula Dr.		1921		162-03-313-016	0.19	1952		E	A & C (fourplex) (Zick & Sharp)
176	Santa Paula Dr.		1925		162-03-313-017	0.19	1954		E	A & C (12 units)
177	Weldon Place		1800		162-03-311-007	0.32	1950		NE	Integrity (triplex) (Petersen)
178	Weldon Place		1808		162-03-311-008	0.19	1950		E	A & C (duplex) (Petersen)
179	Weldon Place		1809		162-03-312-002	0.12	1951		E	A & C (duplex) (possibly Petersen)
180	Weldon Place		1812		162-03-311-009	0.18	1950		NE	Integrity (duplex)
181	Weldon Place		1813		162-03-312-003	0.15	1951		CE	(duplex) (possibly Petersen)
182	Weldon Place		1816		162-03-311-010	0.18	1950		E	A & C (duplex) (possibly Petersen)
183	Weldon Place		1817		162-03-312-004	0.16	1951	1 (NC)	CE	(duplex) (possibly Petersen)
184	Weldon Place		1820		162-03-311-011	0.18	1950		NE	Integrity (duplex)
185	Weldon Place		1901		162-03-312-005	0.16	1951		CE	(duplex) (possibly Petersen)
186	Weldon Place		1902		162-03-311-012	0.18	1950		CE	(duplex) (possibly Petersen)

187	Weldon Place		1905		162-03-312-006	0.14	1951	1 (NC)	E	A & C (duplex) (possibly Petersen)
188	Weldon Place		1906		162-03-311-013	0.18	0		N/A	Parking Lot
189	Weldon Place		1909		162-03-312-007	0.22	1951		NE	Integrity (triplex) (Petersen)
190	Weldon Place		1912		162-03-311-014	0.25	0		N/A	Parking Lot
191	Weldon Place		1914		162-03-311-015	0.18	0		N/A	Parking Lot
192	Weldon Place		1918		162-03-311-016	0.18	0		N/A	Parking Lot

Beverly Green Phase I
Contractors, Developers, and Architects

#	Dir	Street Name	APN	Const Date	Parcel (acres)	SFR	Multi Units	Contractor or Developer	Architect
544		Barbara Way	162-03-314-030	1959	0.23	X		Labby Construction	Floyd E. Brewster
545		Barbara Way	162-03-314-045	1960	0.22	X			Hugh Taylor
546		Barbara Way	162-03-314-031	1956	0.20	X		Molasky	Hugh Taylor
547		Barbara Way	162-03-314-044	1959	0.20	X			
548		Barbara Way	162-03-314-032	1959	0.20	X			Jack T. Belcher
549		Barbara Way	162-03-314-043	1956	0.20	X			
550		Barbara Way	162-03-314-033	1955	0.20	X			Cliff Mulvey
551		Barbara Way	162-03-314-042	1956	0.20	X			
552		Barbara Way	162-03-314-034	1958	0.21	X			Jack Knighton
553		Barbara Way	162-03-314-041	1954	0.20	X		Valley Drafting	Valley Drafting
554		Barbara Way	162-03-314-035	1956	0.20	X		Melvin Moss	William Leavers
555		Barbara Way	162-03-314-040	1956	0.20	X			
556		Barbara Way	162-03-314-036	1956	0.20	X		Melvin Moss	Jack Knighton
557		Barbara Way	162-03-314-039	1962	0.20	X			
558		Barbara Way	162-03-314-037	1956	0.20	X			William Leavers
559		Barbara Way	162-03-314-038	1957	0.19	X			
1705		Beverly Way	162-03-316-002	1952	0.28	X			Hugh Taylor
1707		Beverly Way	162-03-316-003	1952	0.19	X			Clark Merrill
1709		Beverly Way	162-03-316-004	1953	0.19	X			
1711		Beverly Way	162-03-316-005	1952	0.18	X			
1805		Beverly Way	162-03-316-006	1954	0.19	X		Bruno Mack	
1807		Beverly Way	162-03-316-007	1954	0.18	X			
1811		Beverly Way	162-03-316-008	1952	0.19	X			A. Hofman
1814		Beverly Way	162-03-314-022	1956	0.19	X			
1815		Beverly Way	162-03-316-009	1953	0.18	X			
1819		Beverly Way	162-03-316-010	1973	0.20				
1901		Beverly Way	162-03-315-033	1962	0.34	X			R. S. Jones
1909		Beverly Way	162-03-315-032	1961	0.17	X		Melvin Moss	David Freedman*
1913		Beverly Way	162-03-315-031	1961	0.17	X		Melvin Moss	David Freedman*
1917		Beverly Way	162-03-315-030	1961	0.17	X		Melvin Moss	David Freedman*
1921		Beverly Way	162-03-315-029	1961	0.18	X		Melvin Moss	David Freedman
1925		Beverly Way	162-03-315-028	1961	0.21				
544		Bonita Avenue	162-03-315-018	1960	0.21	X		Melvin Moss	David Freedman
545		Bonita Avenue	162-03-315-001	1962	0.19	X		Round Up Realty	Don Van Camp*
548		Bonita Avenue	162-03-315-017	1960	0.18	X		Melvin Moss	David Freedman
549		Bonita Avenue	162-03-315-002	1962	0.18	X		Round Up Realty	Don Van Camp
552		Bonita Avenue	162-03-315-016	1960	0.18	X		Melvin Moss	David Freedman
553		Bonita Avenue	162-03-315-003	1962	0.18	X			
556		Bonita Avenue	162-03-315-015	1960	0.19	X		Melvin Moss	David Freedman
557		Bonita Avenue	162-03-315-004	1962	0.18	X		Round Up Realty	Don Van Camp
560		Bonita Avenue	162-03-315-014	1960	0.19	X		Melvin Moss	David Freedman
561		Bonita Avenue	162-03-315-005	1962	0.18	X		Round Up Realty	Don Van Camp

#	Dir	Street Name	APN	Const Date	Parcel (acres)	SFR	Multi Units	Contractor or Developer	Architect
564		Bonita Avenue	162-03-315-013	1960	0.19	X		Melvin Moss	David Freedman
565		Bonita Avenue	162-03-315-006	1962	0.18	X		Round Up Realty	Don Van Camp
568		Bonita Avenue	162-03-315-012	1960	0.19	X		Melvin Moss	David Freedman
569		Bonita Avenue	162-03-315-007	1962	0.17	X		Round Up Realty	Don Van Camp
572		Bonita Avenue	162-03-315-011	1960	0.18	X		Melvin Moss	David Freedman
573		Bonita Avenue	162-03-315-008	1962	0.21	X		Round Up Realty	Don Van Camp
576		Bonita Avenue	162-03-315-010	1960	0.21	X		Melvin Moss	David Freedman
577		Bonita Avenue	162-03-315-009	1962	0.21	X		Round Up Realty	Don Van Camp
544		Canosa Avenue	162-03-314-014	1959	0.20	X		Labby Construction	Floyd E. Brewster
545		Canosa Avenue	162-03-314-029	1959	0.24	X		Labby Construction	Floyd E. Brewster
546		Canosa Avenue	162-03-314-015	1959	0.20	X			
547		Canosa Avenue	162-03-314-028	1958	0.20	X		Melvin Moss	Jack Knighton
548		Canosa Avenue	162-03-314-016	1957	0.20	X			
549		Canosa Avenue	162-03-314-027	1958	0.20	X		Irwin Molasky	Hugh Taylor
550		Canosa Avenue	162-03-314-017	1958	0.21	X		Melvin Moss	Jack Knighton
551		Canosa Avenue	162-03-314-026	1958	0.20	X			
552		Canosa Avenue	162-03-314-018	1956	0.21	X		Clifford Blacker	William Leavers
553		Canosa Avenue	162-03-314-025	1956	0.20	X		Tee Construction	
554		Canosa Avenue	162-03-314-019	1956	0.21	X		Melvin Moss	
555		Canosa Avenue	162-03-314-024	1956	0.20	X		Clifford Blacker	William Leavers
556		Canosa Avenue	162-03-314-020	1956	0.21	X		Melvin Moss	William Leavers
557		Canosa Avenue	162-03-314-023	1959	0.20	X		Howard Thompson	Don Van Camp
558		Canosa Avenue	162-03-314-021	1956	0.23	X		Clifford Black	William Leavers
569		Canosa Avenue	162-03-316-011	1953	0.17	X		Hampton and Jackson	
570		Canosa Avenue	162-03-315-034	1961	0.19	X			Don Van Camp
605		El Centro Place	162-03-312-008	1951	0.21		3	Royes Petersen	Royes Petersen, Jr.
611		El Centro Place	162-03-312-009	1951	0.20		3	Royes Petersen	Royes Petersen, Jr.
544		Ellen Way	162-03-314-046	1959	0.20	X		Labby Construction	Floyd E. Brewster
545		Ellen Way	162-03-314-061	1959	0.23	X		Labby Construction	Floyd E. Brewster
546		Ellen Way	162-03-314-047	1958	0.20	X			Hugh Taylor
547		Ellen Way	162-03-314-060	1959	0.20	X		Melvin Moss	
548		Ellen Way	162-03-314-048	1956	0.20	X		Tee Construction	
549		Ellen Way	162-03-314-059	1957	0.20	X			
550		Ellen Way	162-03-314-049	1955	0.20	X		Cliff Blacker	
551		Ellen Way	162-03-314-058	1955	0.20	X			
552		Ellen Way	162-03-314-050	1955	0.20	X		Cliff Blacker	
553		Ellen Way	162-03-314-057	1955	0.20	X			
554		Ellen Way	162-03-314-051	1955	0.20	X		Cliff Blacker	
555		Ellen Way	162-03-314-056	1955	0.20	X			
556		Ellen Way	162-03-314-052	1955	0.20	X		Cliff Blacker	
557		Ellen Way	162-03-314-055	1957	0.20	X		Melvin Moss	
558		Ellen Way	162-03-314-053	1960	0.20	X		N. J. Helgeson Const. Co.	
559		Ellen Way	162-03-314-054	1957	0.19	X		George W. Fox	
1701	S	Las Vegas Blvd	162-03-310-001	1961	0.48			Commercial	
1701	S	Las Vegas Blvd	162-03-310-002	1961	0.93			Commercial	
1717	S	Las Vegas Blvd	162-03-310-003	1955	0.69			Little Chapel of the Flowers	

#	Dir	Street Name	APN	Const Date	Parcel (acres)	SFR	Multi Units	Contractor or Developer	Architect
1727	S	Las Vegas Blvd	162-03-310-004	0	0.67				
1731	S	Las Vegas Blvd	162-03-310-005	1951	0.68			Monaco Wedding Chapel/Hitching Post	
1801	S	Las Vegas Blvd	162-03-310-006	0	0.68				
1809	S	Las Vegas Blvd	162-03-310-007	1951	0.65			Rummel Motel	
1901	S	Las Vegas Blvd	162-03-310-008	1987	0.38				
1901	S	Las Vegas Blvd	162-03-310-009	1987	1.55				
1901	S	Las Vegas Blvd	162-03-310-010	1987	0.47				
520	E	Oakey Boulevard	162-03-311-001	1950	0.15		2		
528	E	Oakey Boulevard	162-03-311-002	1950	0.14		2		
530	E	Oakey Boulevard	162-03-313-001	1951	0.27		4		
544	E	Oakey Boulevard	162-03-314-062	1973	0.20				
546	E	Oakey Boulevard	162-03-314-063	1959	0.20	X		Morrill Miller	Lester Cohen
548	E	Oakey Boulevard	162-03-314-064	1956	0.20	X		Otis Briant	
550	E	Oakey Boulevard	162-03-314-065	1959	0.20	X		George W. Fox	Don Van Camp
552	E	Oakey Boulevard	162-03-314-066	1960	0.20	X		George W. Fox	Don Van Camp
554	E	Oakey Boulevard	162-03-314-067	1959	0.20	X		George W. Fox	Don Van Camp
556	E	Oakey Boulevard	162-03-314-068	1959	0.20	X		George W. Fox	Don Van Camp
558	E	Oakey Boulevard	162-03-314-069	1958	0.21	X		George W. Fox	Don Van Camp
560	E	Oakey Boulevard	162-03-316-001	1952	0.25	X			Hugh Taylor*
1700		Rexford Drive	162-03-314-001	1957	0.60		22	Labby Construction Co.	Jack Knighton
1720		Rexford Drive	162-03-314-002	1963	0.89		40	Round Up Realty	
1800		Rexford Drive	162-03-314-003	1960	0.19		8	Joseph and Mary Blasco	
1806		Rexford Drive	162-03-314-004	1960	0.19		8	Joseph and Mary Blasco	
1812		Rexford Drive	162-03-314-005	1960	0.19		8	Joseph and Mary Blasco	
1818		Rexford Drive	162-03-314-006	1960	0.19		8	Joseph and Mary Blasco	
1824		Rexford Drive	162-03-314-007	1958	0.19		8	C. D. "Roy" Long	Charles E. Clark
1900		Rexford Drive	162-03-314-008	1958	0.19		8	C. D. "Roy" Long	Charles E. Clark
1904		Rexford Drive	162-03-314-009	1958	0.19		8	C. D. "Roy" Long	Charles E. Clark
1908		Rexford Drive	162-03-314-010	1958	0.19		8	C. D. "Roy" Long	Charles E. Clark
1912		Rexford Drive	162-03-314-011	1960	0.20		8	Simpson and Mather	Knighton and McDaniel
1916		Rexford Drive	162-03-314-012	1960	0.20		8	Simpson and Mather	Knighton and McDaniel
515	E	St. Louis Avenue	162-03-310-011	1987	0.44				
519	E	St. Louis Avenue	162-03-311-017	1950	0.16		2		
525	E	St. Louis Avenue	162-03-312-016	1963	1.90		92	Round Up Realty	Don Van Camp
535	E	St. Louis Avenue	162-03-313-018	1954	0.22	X**			
539	E	St. Louis Avenue	162-03-314-013	1961	0.56		22		
545	E	St. Louis Avenue	162-03-315-019	1960	0.20	X		Melvin Moss	David Freedman
549	E	St. Louis Avenue	162-03-315-020	1960	0.18	X		Melvin Moss	David Freedman
553	E	St. Louis Avenue	162-03-315-021	1960	0.18	X		Melvin Moss	David Freedman
557	E	St. Louis Avenue	162-03-315-022	1960	0.19	X		Melvin Moss	David Freedman
561	E	St. Louis Avenue	162-03-315-023	1960	0.19	X		Melvin Moss	David Freedman
565	E	St. Louis Avenue	162-03-315-024	1960	0.19	X		Melvin Moss	David Freedman
569	E	St. Louis Avenue	162-03-315-025	1960	0.19	X		Melvin Moss	David Freedman
573	E	St. Louis Avenue	162-03-315-026	1960	0.19	X		Melvin Moss	David Freedman
577	E	St. Louis Avenue	162-03-315-027	1960	0.20	X		Melvin Moss	David Freedman

#	Dir	Street Name	APN	Const Date	Parcel (acres)	SFR	Multi Units	Contractor or Developer	Architect
1704		Santa Paula Drive	162-03-311-003	1950	0.20		3		
1707		Santa Paula Drive	162-03-313-002	1951	0.22		4		
1710		Santa Paula Drive	162-03-311-004	0	0.26				
1711		Santa Paula Drive	162-03-313-003	1951	0.22		4		
1714		Santa Paula Drive	162-03-311-005	1950	0.25		3**	Royes Petersen	Royes Petersen, Jr.
1715		Santa Paula Drive	162-03-313-004	1951	0.22		4		
1720		Santa Paula Drive	162-03-311-006	1950	0.20		2		
1721		Santa Paula Drive	162-03-313-005	1951	0.22		4		
1727		Santa Paula Drive	162-03-313-006	1951	0.22		4		
1801		Santa Paula Drive	162-03-312-001	1951	0.13		2	J. Mack	
1806		Santa Paula Drive	162-03-312-015	1951	0.18		3		
1807		Santa Paula Drive	162-03-313-007	1954	0.19		12		
1811		Santa Paula Drive	162-03-313-008	1952	0.19		12		
1812		Santa Paula Drive	162-03-312-014	1951	0.19		2**		
1817		Santa Paula Drive	162-03-313-009	1952	0.19		4		
1820		Santa Paula Drive	162-03-312-013	1951	0.20		3		
1821		Santa Paula Drive	162-03-313-010	1952	0.19		4		
1823		Santa Paula Drive	162-03-313-011	1955	0.19		12		
1901		Santa Paula Drive	162-03-313-012	1952	0.19		3		
1902		Santa Paula Drive	162-03-312-012	1951	0.24		2	Royes Petersen	Royes Petersen, Jr.
1904		Santa Paula Drive	162-03-312-011	1951	0.17		2	Royes Petersen	Royes Petersen, Jr.
1905		Santa Paula Drive	162-03-313-013	1952	0.19		3		
1908		Santa Paula Drive	162-03-312-010	1951	0.18		2		
1909		Santa Paula Drive	162-03-313-014	1962	0.39		18		John Shuman
1917		Santa Paula Drive	162-03-313-015	1952	0.19		4		Zick and Sharp
1921		Santa Paula Drive	162-03-313-016	1952	0.19		4		Zick and Sharp
1925		Santa Paula Drive	162-03-313-017	1954	0.19		12	D. Carson and N. M. Austin	Valley Drafting
1800		Weldon Place	162-03-311-007	1950	0.32		3**		
1808		Weldon Place	162-03-311-008	1950	0.19		2	Royes Petersen	Royes Petersen, Jr.
1809		Weldon Place	162-03-312-002	1951	0.12		2	Royes Petersen*	Royes Petersen, Jr.*
1812		Weldon Place	162-03-311-009	1950	0.18		2	Royes Petersen*	Royes Petersen, Jr.*
1813		Weldon Place	162-03-312-003	1951	0.15		2	Royes Petersen*	Royes Petersen, Jr.*
1816		Weldon Place	162-03-311-010	1950	0.18		2	Royes Petersen*	Royes Petersen, Jr.*
1817		Weldon Place	162-03-312-004	1951	0.16		2	Royes Petersen*	Royes Petersen, Jr.*
1820		Weldon Place	162-03-311-011	1950	0.18		2	Royes Petersen*	Royes Petersen, Jr.*
1901		Weldon Place	162-03-312-005	1951	0.16		2	Royes Petersen*	Royes Petersen, Jr.*

#	Dir	Street Name	APN	Const Date	Parcel (acres)	SFR	Multi Units	Contractor or Developer	Architect
1902		Weldon Place	162-03-311-012	1950	0.18		2	Royes Petersen*	Royes Petersen, Jr.*
1905		Weldon Place	162-03-312-006	1951	0.14		2		
1906		Weldon Place	162-03-311-013	1987	0.18				
1909		Weldon Place	162-03-312-007	1951	0.22		3**	Royes Peterson	Royes Petersen, Jr.
1912		Weldon Place	162-03-311-014	1987	0.25				
1914		Weldon Place	162-03-311-015	1987	0.18				
1918		Weldon Place	162-03-311-016	1987	0.18				
1700	S	6 th Street	162-03-316-021	1952	0.19	X			
1704	S	6 th Street	162-03-316-020	1954	0.18	X			
1706	S	6 th Street	162-03-316-019	1954	0.19	X			
1708	S	6 th Street	162-03-316-018	1952	0.19	X		Jerry Mack	
1710	S	6 th Street	162-03-316-017	1952	0.19	X			
1712	S	6 th Street	162-03-316-016	1952	0.18	X		M. Levitch	
1718	S	6 th Street	162-03-316-014	1953	0.18	X			
1722	S	6 th Street	162-03-316-013	1953	0.19	X			
1804	S	6 th Street	162-03-316-015	1955	0.18	X		Custom Homes	V. A. Hael
1814	S	6 th Street	162-03-316-012	1953	0.18	X			
1908	S	6 th Street	162-03-315-035	1961	0.17	X		Melvin Moss	
1912	S	6 th Street	162-03-315-036	1961	0.17	X		Melvin Moss	
1916	S	6 th Street	162-03-315-037	1961	0.17	X		Melvin Moss	
1920	S	6 th Street	162-03-315-038	1961	0.17	X		Melvin Moss	
1924	S	6 th Street	162-03-315-039	1961	0.17	X		Melvin Moss	
1928	S	6 th Street	162-03-315-040	1961	0.19			Skoglund Construction	Skoglund Construction

* Assumed

** converted to commercial use