

City of Las Vegas

**HISTORIC PRESERVATION COMMISSION
CITY HALL, 495 S. MAIN STREET
CITY CLERK'S 2ND FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov**

AGENDA JANUARY 22, 2014 12:00 P.M.

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM BEVERLY K. BRIDGES, CITY CLERK, AT THE CITY CLERK'S OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
4. For possible action to approve the Final Minutes by reference of the Regular Meeting of December 11, 2013
5. HPC-52541 – For possible action regarding election of Chairman of the Historic Preservation Commission - All Wards
6. HPC-52542 – For possible action regarding election of Vice Chair of the Historic Preservation Commission - All Wards
7. HPC-52543 – For possible action regarding application for Certificate of Appropriateness for construction of a community equestrian center at Floyd Lamb Park at Tule Springs, located at located at 9200 Tule Springs Road, (APN 125-04-301-005), C-V (Civic) - Ward 6 (Ross)
8. HPC-52544 – For possible action regarding topics for the Spring 2014 Historic Connection newsletter of the Historic Preservation Commission - All Wards
9. HPC-52545 – For possible action regarding Historic Preservation Commission Centennial Legacy budget - All Wards
10. Presentation by Rayette Martin regarding the non-profit cultural resource preservation advocacy group Nevadans for Cultural Preservation - All Wards
11. Report by Department of Planning regarding the 2013 Mayor's Urban Design Award recipients - Ward 3 (Coffin) and Ward 5 (Barlow)
12. Report by Department of Planning regarding update on Westside School restoration project, located at 330 West Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone - Ward 5 (Barlow)
13. Report by Department of Planning regarding the findings for the Phase III: Beverly Green Neighborhood Historic Resource Survey, generally bounded by E. St. Louis Avenue, Santa Rosa Drive, E. Sahara Avenue and S. Sixth Street on the north, west, south and east respectively, multiple APNs - Ward 3 (Coffin)
14. Report by Department of Planning regarding historic and archaeological resources in local media

City of Las Vegas

15. Report by Department of Planning regarding Project Update list
16. Report by Department of Planning regarding Downtown Project list
17. Report by Department of Planning regarding administrative reviews of applications for building permits for properties listed on the city of Las Vegas Historic Property Register
18. Discussion regarding topics for future agenda items by the Historic Preservation Commission. Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal
19. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
20. ADJOURNMENT

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada..

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding election of Chairman of the Historic Preservation Commission, All Wards

BACKGROUND

01/25/12 HPC voted to elect Dorothy Wright as commission chair, and Bob Stoldal as commission vice-chair.

ANALYSIS

Per the HPC bylaws, as amended on September 25, 2013, the terms of office of Chair are as follows:

VI. ELECTION OF OFFICERS:

- A. The Chair and the Vice-Chair shall be elected bi-annually, at the first regular meeting in January. The Chair and the Vice-Chair shall be elected by a majority vote of the entire Commission.
- B. The term of the Chair and Vice-Chair is two years.
- C. No Commissioner may serve more than two full consecutive terms as Chair or Vice-Chair.

Per the HPC bylaws, as amended on September 25, 2013, the duties of the Chairman are as follows:

VII. DUTIES OF OFFICERS:

A. Chair:

It shall be the duty of the Chair to act as the presiding officer at all regular and special Commission meetings unless he/she is incapacitated or unable to attend a meeting for any other reason. The Chair may appoint an ad-hoc to conduct work on a specific topic or activity for a specified period of time. Such subcommittee shall report to the full Commission at a regular meeting as deemed necessary.

Chair Wright has served one full term as Chair of the HPC. Staff is requesting the HPC elect a Chair from the sitting HPC to serve a term of two years.

STAFF RECOMMENDATION

Take appropriate action.

BACKUP DOCUMENTS

HPC Bylaws as amended September 25, 2013.

CITY OF LAS VEGAS
HISTORIC PRESERVATION COMMISSION BY-LAWS
AS AMENDED SEPTEMBER 25, 2013

I. NAME:

In accordance with the provisions of Nevada Revised Statutes 383-384, and Title 19, Chapter 10, Section 150 of the Las Vegas Municipal Code, the name of this Commission shall be the City of Las Vegas Historic Preservation Commission of Las Vegas, Nevada (hereinafter the Commission).

II. MEMBERSHIP:

- A. In accordance with the provisions of Title 19, Chapter 10, Section 150 of the Las Vegas Municipal Code, the Commission shall consist of eleven (11) members.
- B. One (1) member shall be experienced in architecture, such as an Architect, Art Historian or Historic Preservation Architect.
- C. One (1) member shall be experienced in urban design or planning, such as an Urban Designer, Planner or Landscape Architect.
- D. One (1) member shall have expertise in building construction, such as a Building Contractor or Structural Engineer.
- E. One (1) member shall be experienced in the real estate profession, such as a Real Estate Developer, Appraiser, or Broker.
- F. One (1) member shall be a representative from a recognized local historic preservation association or historic preservation interest group.
- G. One (1) member shall be experienced in Nevada history, such as an Historian, or Anthropologist.
- H. One (1) member shall be experienced in the archaeological profession, such as an Archaeologist.
- I. Four (4) members must be members at-large. When one or more areas have been designated as "Historic Districts" pursuant to this Section, one of the "at-large" positions shall pertain to each such Historic District. For any Historic District, the corresponding "at large" position shall be filled by a person who owns real property and resides within the Historic District, if a person so qualified is available to serve. If no such person is available, a person who owns real property within the Historic District may fill that position, if a person so qualified is available to serve. If no such person is available, any person may fill that position. If more than four (4) Historic Districts have been designated as such pursuant to this Section, the City Council shall determine which four of the Historic Districts are to be represented on the HPC.
- J. The Director of the Nevada State Museum and Historical Society, or another designee of the State Historic Preservation Office (SHPO), shall serve as an ex-officio member, with no vote, except as provided in these by-laws or the Unified Development Code of the City of Las Vegas.
- K. The Director of the Department of Planning, or the Director's designee, shall serve as an ex-officio member, with no vote except as otherwise provided in this Section.

III. COMPENSATION

Commission members shall serve without compensation.

IV. TERM OF OFFICE

- A. The term of each Commission member shall be four years or until his/her successor takes office. There is no limit on the number of terms. Any vacancy occurring otherwise than through the expiration of the term must be filled for the unexpired term.
- B. Members of the Commission may be removed after a public hearing, by a majority vote of the City Council, for inefficiency, neglect of duty, or malfeasance in office.
- C. A member of the Commission desiring to resign shall submit in writing a letter of resignation to the City Clerk's Office with copies to the City Council, the Chair, and the Director of the Department of Planning or Secretary to the Commission. The resignation shall be effective upon receipt by the City Clerk's Office.
- D. Whenever there is a vacancy on the Commission, or the term of a member expires, his successor shall have the necessary qualifications as specified in the ordinance and the Unified Development Code of the City of Las Vegas, so that the composition of the Commission is maintained.
- E. Commissioners shall comply with the Code of Ethical Standards as set forth in NRS 281.481 et seq. as applicable and amended.

V. OFFICERS:

The duly elected or appointed officers of the Commission shall be as follows: Chair, Vice-Chair, and Secretary.

VI. ELECTION OF OFFICERS:

- A. The Chair and the Vice-Chair shall be elected bi-annually, at the first regular meeting in January. The Chair and the Vice-Chair shall be elected by a majority vote of the entire Commission.
- B. The term of the Chair and Vice-Chair is two years.
- C. No Commissioner may serve more than two full consecutive terms as Chair or Vice-Chair.

VII. DUTIES OF OFFICERS:

A. Chair:

It shall be the duty of the Chair to act as the presiding officer at all regular and special Commission meetings unless he/she is incapacitated or unable to attend a meeting for any other reason. The Chair may appoint an ad-hoc committee to conduct work on a specific topic or

activity for a specified period of time. Such committee shall report to the full Commission at a regular meeting as deemed necessary.

B. Vice Chair:

It shall be the duty of the Vice-Chair to act as presiding officer at any regular or special meeting of the Commission in the absence of the Chair.

C. Secretary:

The Historic Preservation Officer shall serve as Secretary of the Commission, and as such shall be responsible for the administration of the affairs of the Commission. The Secretary shall be the custodian of all official records of the Commission. In the event that both the Chair and Vice-Chair are incapacitated or otherwise unable to attend any regular or special meeting, the Secretary shall appoint another member to act as Chair for that particular meeting. In the absence of the Vice Chair, the most senior member of the Commission shall act in that capacity. If multiple members have the same term, the Secretary shall appoint.

VIII. MEETINGS:

- A. The Commission shall use Robert's Rule of Order in conducting its meetings.
- B. Regular Meetings of the Commission shall be held on the fourth Wednesday of each month and as necessitated by the Commission's volume of business from January through October at 12:00 p.m.
- C. November and December meetings shall be combined and held on the second Wednesday of December at 12:00 p.m.
- D. The Commission shall maintain written minutes and records of all proceedings sufficient to inform the City Council and the public of its deliberations, findings determinations and recommendations, and shall make such reports of its business to the City Council as the City Council may from time to time request. All records shall be kept in conformance with applicable sections of the Nevada Revised Statutes.
- E. All meetings of the Commission shall be conducted in accordance with the Open Meeting Law, Chapter 241 of the Nevada Revised Statutes.
- F. Special meetings may be convened by the Chairman as deemed necessary upon three (3) days written notice to the other Commission members.
- G. A regularly scheduled meeting may be cancelled by the Chairman, or Acting Chairman, if there are no items to be acted upon by the Commission or if a quorum of the members will not be in attendance for the conducting of Commission business.
- H. Six (6) members of the Commission constitute a quorum for the purpose of conducting business. A majority vote of members present, and voting, shall be necessary to approve any item of business.

- I. In the event that a quorum is not available for the conduct of business, an ex-officio member or the Historic Preservation Officer, as the Director's designee (or any combination thereof), may vote, but only concerning matters on the consent agenda and only to the extent necessary to create or maintain a quorum.
- J. In all matters of business that require voting, the majority vote shall rule.

IX. VOTING PRIVILEGES:

All members of the Commission shall be entitled to vote on all motions or resolutions presented before the Commission except as specifically noted in the Rules. Any member shall have the right to make a motion except the Chair.

X. DUTIES AND RESPONSIBILITIES:

- A. The Commission shall undertake the following duties and responsibilities in accordance with the Unified Development Code of the City of Las Vegas:
- B. Review applications for the designations of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects and make recommendations to the Planning Commission and City Council concerning those applications in accordance with the Unified Development Code of the City of Las Vegas.
- C. Review and make decisions, in accordance with the Unified Development Code of the City of Las Vegas, appropriate action regarding applications for proposed new construction, alteration, demolition or removal of any element associated with a Historic Landmark, District, Site, Building, Structure or Object.
- D. Make recommendations to the City Council concerning the use of public and/or private funds to promote the preservation of properties and districts within the City, including the acquisition of property or interests in property.
- E. Promote and support the identification, nomination or improvement of buildings, monuments, structures, sites and objects eligible for listing on the National Register of Historic Places or the National Historic Landmark Program, .
- F. Recommend to the City Council public informational and educational programs to increase public awareness of the value of historic and archaeological preservation in the City.
- G. Recommend to the City Council the purchase of essential improvements where preservation is not feasible.
- H. Request detailed studies and surveys of properties, structures, areas and districts within the City to assess their potential for designation as historic properties, landmarks or districts

- I. Recommend to the City Council, changes in the zoning code and building code and regulations, the City's Master Plan, and other local ordinances which will enhance the purposes of the Unified Development Code of the City of Las Vegas.
- J. Recommend to the Planning Commission to formulate, revise or update the Historic Properties and Neighborhoods Preservation Plan Element for the City's Master Plan and subsequent updates and amendments.
- K. Participate in public information activities in order to increase public awareness of the value of historic preservation.
- L. Recommend appropriate changes to the General Plan and to local development regulations in order to promote the purposes of the Unified Development Code of the City of Las Vegas.
- M. Cooperate with recognized historic preservation organizations and interest groups in designating improvements to buildings, monuments, structures, districts, landmarks or sites for historical markers and plaques.
- N. Assist and advise other governmental agencies and entities, educational institutions, public interest groups and private preservation groups regarding preservation of historic properties within the jurisdiction of the City of Las Vegas.
- O. Recommend to the Planning Commission and City Council, for adoption design guidelines for improvements to structures located in historic districts, in order that such guidelines can be disseminated to the public to encourage preservation of neighborhood character. Where applicable, the guidelines should reflect the standards found in the most current edition of the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Illustrated Guidelines for Rehabilitating Historic Buildings published by the U.S. Department of the Interior.
- P. Review demolition permits requested by property owners for structures designated on the city of Las Vegas Historic Property Register. Such review process shall be used to encourage the property owner to pursue preservation alternatives. However, no such review process shall require a delay of more than sixty (60) days in the issuance of a demolition permit.

XI. CONFLICTS OF INTEREST:

- A. A member of the Commission shall not approve, disapprove, vote, or otherwise act upon any matter regarding which he has accepted a gift, loan, or other financial interest as defined in NSR 281.501, as applicable and amended, which would reasonably be affected by his/her commitment in a private capacity to the interest of others, or in which he/she has a pecuniary interest, without disclosing the nature and extent of the gift, loan, commitment or interest at the time the matter is considered.
- B. A member of the Commission shall consider refraining from approving, disapproving, voting, or otherwise acting upon any matter regarding which a member of his/her immediate family or a relative has accepted a gift, loan or other financial interest as defined in NSR 281.501, as applicable and amended without disclosing the full nature and extent of the gift, loan, commitment or interest at the time the matter is considered.

C. Abstentions:

A member who decides to abstain whether because of a conflict of interest or otherwise must state his/her reasons for doing so on the record at the time the matter is considered and before the vote is taken. The abstaining member may absent himself from the presence of non-abstaining members during the Commission's consideration of the matter in question.

XII. ATTENDANCE:

- A. Each Commissioner who will be unable to attend a meeting of the Commission shall notify the Secretary at the earliest opportunity but not later than 5:00 p.m. on the day prior to the date of the meeting. The Secretary shall notify the Chair if the projected absences(s) will produce a lack of a quorum.
- B. If a member of the Commission without excuse fails to attend at least 75% of the meetings held within the previous 12 months or misses three consecutive meetings, the member shall be subject to removal from office at the discretion of the City Council.
- C. Commissioners, who were unable to attend a meeting at which an agenda item was heard but no substantive action was taken, may become informed about the agenda item by reviewing all submissions and either the video or audio tape of the proceedings, if any. After a full review of the materials related to the agenda item, and if otherwise eligible to vote, the Commissioners may vote on the agenda item simultaneously with the other Commissioners.

XIII. ADDRESSING THE COMMISSION:

- A. Every Commissioner desiring to speak shall address the Chair and, upon recognition by the Chair, shall confine himself or herself to the question under debate, avoiding all personalities and indecorous language.
- B. A Commissioner, once recognized, shall not be interrupted when speaking unless it is to call the Historic Preservation Commissioner to order. If a Commissioner, who is speaking, is called to order, the Historic Preservation Commissioner shall cease speaking until the question of order is determined, and if in order, shall be permitted to proceed.
- C. Any person wishing to address the Commission shall first secure permission of the Chair to do so.
- D. Oral presentations given during the Citizens' Participation portion of the agenda or any other agenda item should not be repetitious and shall be confined to three minutes maximum duration, unless the Chair or quorum of the Commission grants additional time. No action shall be taken on issues raised under the Citizen's Participation portion of the agenda.

XIV. USE OF CITY STAFF:

- A. Commissioners should always feel free to go to the Director of the Department of Planning or Historic Preservation Officer. Commissioners will provide ongoing feedback, information, and

perceptions to the Director and Historic Preservation Officer. When a Commissioner has a concern with the Department of Planning, the concern should be discussed with the Director.

- B. Commissioners shall make all requests for staff time to the Director of the Department of Planning, who is authorized to approve or deny such requests.
- C. Commissioners may and should seek clarifying information from the Director of the Department of Planning. Direct communication with additional employees of the Department of Planning is allowed at the discretion of the Director.
- D. Commissioners shall address legal questions regarding matters before the Commission to the City Attorney's Office and inform the Director of the Department of Planning.

XV. ADOPTION AND AMENDMENTS:

A. Adoption:

These Rules shall be adopted by a majority vote of the entire Historic Preservation Commission.

B. Amendments:

These Rules may be amended from time to time by a majority vote of the entire Commission provided such Amendments are not inconsistent with or in conflict with the City Charter or any Ordinance of the City of Las Vegas or the Nevada Revised Statutes and provided further that any proposal to amend the Rules shall be presented to the Commission at a regular meeting, discussed and tabled, and be included on the Agenda for action by the Commission at the next regular meeting.

These revised by-laws are hereby adopted by the City of Las Vegas Historic Preservation Commission on this 25th day of April, 2012.


DOROTHY WRIGHT, CHAIR
HISTORIC PRESERVATION COMMISSION

APPROVED: 9/25/2013

ATTEST:


FLINN FAGG, AICP, DIRECTOR, DEPARTMENT OF PLANNING

APPROVED AS TO FORM:



JIM LEWIS, DEPUTY CITY ATTORNEY



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding election of Vice-Chair of the Historic Preservation Commission, All Wards

BACKGROUND

01/25/12 HPC voted to elect Dorothy Wright as commission chair, and Bob Stoldal as commission vice-chair.

ANALYSIS

Per the HPC bylaws, as amended on September 25, 2013, the terms of office of Vice Chair are as follows:

VI. ELECTION OF OFFICERS:

- A. The Chair and the Vice-Chair shall be elected bi-annually, at the first regular meeting in January. The Chair and the Vice-Chair shall be elected by a majority vote of the entire Commission.
- B. The term of the Chair and Vice-Chair is two years.
- C. No Commissioner may serve more than two full consecutive terms as Chair or Vice-Chair.

Per the HPC bylaws, as amended on September 25, 2013, the duties of the Vice-Chair are as follows:

VII. DUTIES OF OFFICERS:

B. Vice Chair:

It shall be the duty of the Vice-Chair to act as presiding officer at any regular or special meeting of the Commission in the absence of the Chair.

Vice-Chair Stoldal has served one full term as Vice-Chair of the HPC. Staff is requesting the HPC elect a Vice Chair from the sitting HPC to serve a term of two years.

STAFF RECOMMENDATION

Take appropriate action.

BACKUP DOCUMENTS

HPC Bylaws as amended September 25, 2013 (attached to Item 5).

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/22/14

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: For possible action regarding application for Certificate of Appropriateness for construction of a community equestrian center at Floyd Lamb Park at Tule Springs, located at located at 9200 Tule Springs Road, (APN 125-04-301-005), C-V (Civic), Ward 6 (Ross)

BACKGROUND

- 09/23/81 The Tule Springs Ranch at Floyd Lamb State Park was listed on the National Register of Historic Places.
- 06/30/07 Floyd Lamb State Park was officially transferred to the city of Las Vegas and renamed Floyd Lamb Park at Tule Springs.
- 01/09/08 City Council approved a Director's Business Item (DIR-24411) to designate the Floyd Lamb Park at Tule Springs as a Historic District on the Las Vegas Historic Property Register.
- 03/27/13 The historic preservation officer administratively approved an application for interior alterations to the historic maintenance garage at Floyd Lamb Park at Tule Springs.
- 04/22/13 The Las Vegas Commission for the Centennial recommended a treatment plan and directed staff to pursue additional funding sources for the rehabilitation of the adobe.

ANALYSIS

Scope of Work

Horses4Heroes, Inc. has submitted an application for a Certificate of Appropriateness for the following new construction:

- A 20-stall covered mare motel, 36' x 144' in size. Stalls would be constructed from 16 gauge galvanized steel and would be pipe and rail design. The metal building will be constructed parallel to the existing buildings and will be white and green in color.
- Construction of a 96' x 175' perimeter fence attached to existing corral. The fence will be constructed of either wood or metal and will be white in color. A "no climb" wire fence will be attached to the interior of the fence. Note: fence as designated by the number 2 on the Enlarged Site Plan has changed to a wooden or metal fence as described above.
- Signage to include donor acknowledgements. Signage will be compatible to existing historic markers and will be in front of leased buildings.
- Addition of "no climb" wire fencing inside the existing corral (see area noted as "petting zoo" on site plan) to keep goats from climbing out of the corral.

Additional Work

The following work is to be reviewed administratively by the historic preservation officer and the Departments of Operations and Maintenance and Parks, Recreation and Neighborhood Services:

- Site grading as necessary to allow for equestrian services and divert run off from the corrals and arena area.
- Interior upgrades to existing office and dairy barn building.
- Interior renovations to the guest house including upgrades to the electrical and plumbing systems.

The historic preservation officer has reviewed the application and recommends approval with conditions:

- No interior work will be completed without a separate application for a Certificate of Appropriateness to the historic preservation officer for administrative review.
- Final sign designs will be submitted to the historic preservation officer for review prior to fabrication and installation.
- Perimeter fence material will be submitted for approval by the historic preservation officer prior to construction.
- Requests to remove live, existing trees will be administered through the Department of Parks, Recreation and Neighborhood Services.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

BACKUP DOCUMENTS

- Application for Certificate of Appropriateness
- Enlarged and Overall site plans
- Images of the Mare Motel
- Image of an existing historical marker at Floyd Lamb Park at Tule Springs



Print Form

Reset Form

DEPARTMENT OF PLANNING**HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Page 1 of 3

Application/Petition For: Horses4Heroes, Inc.Project Address (Location) Floyd Lamb Park at Tule SpringsProject Name Horses4Heroes Community Equestrian Center

Assessor's Parcel(s)# _____ Ward# _____

General Plan Designation: _____ Existing Zoning Designation: _____

Gross Acres _____

Additional Information _____

PROPERTY OWNER City of Las Vegas

Address _____

City _____ State _____ Zip _____

E-mail Address _____ Phone _____ Fax _____

APPLICANT/REPRESENTATIVE Sydney KnottAddress 4837 No Monte Cristo WayCity Las Vegas State NV Zip 89149E-mail Address vegasprgroup@gmail.com Phone 7026458446 Fax _____

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLYCase # HPC- 52543Approved for administrative
review? Yes ___ No XProject meets P&D
requirements? Yes X No ___Meeting Date: 01/22/14Date Accepted*: 1/6/14Accepted By: C. Mooney

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Type of Application

- ☒ **Conceptual Review (recommended):** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☒ **New Construction:** Construction of a new building, additions or garages, sheds, etc. See Unified Development Code for guidance.
- ☐ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building that require a building permit, such as windows, doors, roofing, etc. See Unified Development Code for guidance.
- ☒ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☐ **Variance or Zoning change:** Complete this application and submit a stamped copy of the variance or rezoning application filed with the city's Department of Planning for the requested variances.
- ☐ **Demolition:** Removal of any building feature(s) or razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation. See Unified Development Code for guidance.
- ☐ **Lot Split**
- ☐ **Other:** _____

Work Description

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

Please refer to the Secretary of the Interior's Standards for Rehabilitation (below) for additional information.

Horses4Heroes, a non-profit corporation, registered in the State of Nevada, seeks to create a Community Equestrian Center in the area once used for equestrian activities, as a working ranch, a resort, and a state park. Our organization provides recreational, instructional and morale-boosting health & wellness programs for all ages and all riding levels, including military families who need a safe haven from the rigors and realities of military life. To house our horses, we would like to erect a 20-stall, covered "mare motel," 36' wide x 144' long. Stalls would be constructed from 16-gauge, galvanized steel, 5' high, pipe and rail design. In addition, a perimeter fence, 96' x 175' would be constructed to create a safe environment for our horses, volunteers and visitors. (Continued).

Materials to submit with the application (as needed):

- ☐ **Color photos:** 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☒ **Drawings for conceptual review, new construction or graphics/signage:** One complete set, color where applicable, must be submitted, no larger than 11" x 17". If presentation boards will be used, copies of the boards must be submitted in no larger than 11" x 17" format.
- ☐ **Material Samples/Manufacturer's Brochures:** material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☒ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, and fencing. The plan must show property lines, all existing structures, and their relationship to adjacent structures. One complete set, color where applicable, must be submitted, no larger than 11" x 17".
- ☒ **Elevations:** Elevations must be included for new construction, additions, site graphics, demolitions and fencing. Elevations must show all existing structures on the parcel. One complete set, color where applicable, must be submitted no larger than 11" x 17".

Work Description

Horses4Heroes, a non-profit corporation, registered in the State of Nevada, seeks to create a Community Equestrian Center in the area once used for equestrian activities, when the park was a working ranch, a resort and a state park. Our organization provides affordable, sometimes free, recreational, instructional and morale-boosting health & wellness programs for all ages and all riding levels, including military families who need a safe haven from the rigors and realities of military life. To house our horses, we would like to erect a 20-stall, covered, mare motel, 36' wide by 144' long. Stalls would be constructed from 16 gauge galvanized steel and would be pipe and rail design. The entire area will be covered. In addition, for the safety of our horses, volunteers and visitors, we propose a perimeter fence, 96' x 175' long, to enclose the horses. The entire fenced area would be attached to the existing corral and would give the appearance of extending it. All of our activities are consistent with the original plans and use for The Ranch at Tule Springs. In partnership with the Associated General Contractors of Southern Nevada, grading work will be completed as necessary to allow for the equestrian activities. In addition, we will add "no climb" wire fencing inside the white wooden fence, just north of the corral (area noted as Petting Zoo on site plan). This will keep our goats safe and prevent them from escaping. Finally, we will be making interior renovations to the guest house, with plans to modernize electrical and plumbing systems, while re-creating the ambience of the 1940s. The guest house will be home to the center's caretaker and also will be used to support the center, host board meetings, and receptions and so forth. Horses4Heroes is proud of our track record in the community and we look forward to this opportunity to bring horses back into Floyd Lamb Park at Tule Springs to benefit those in our community who need a little "horse power" in their lives.

Submitted January 6, 2014

Sydney Knott
President/Executive Director
Horses4Heroes, Inc.
A non-profit corporation
4837 No Monte Cristo Way
Las Vegas, NV 89149
Federal Tax ID #20-4872971



OVERALL SITE PLAN



0' 50' 100' 200'

SCALE 1:100

EQUESTRIAN AREAS - REFER
TO ENLARGED SITE PLAN

EXISTING GUEST HOUSE -
INTERIOR REMODEL ONLY



HORSES 4 HEROES COMMUNITY EQUESTRIAN CENTER

FLOYD LAMB PARK AT TULE SPRINGS

ASSOCIATED GENERAL CONTRACTORS OF LAS VEGAS



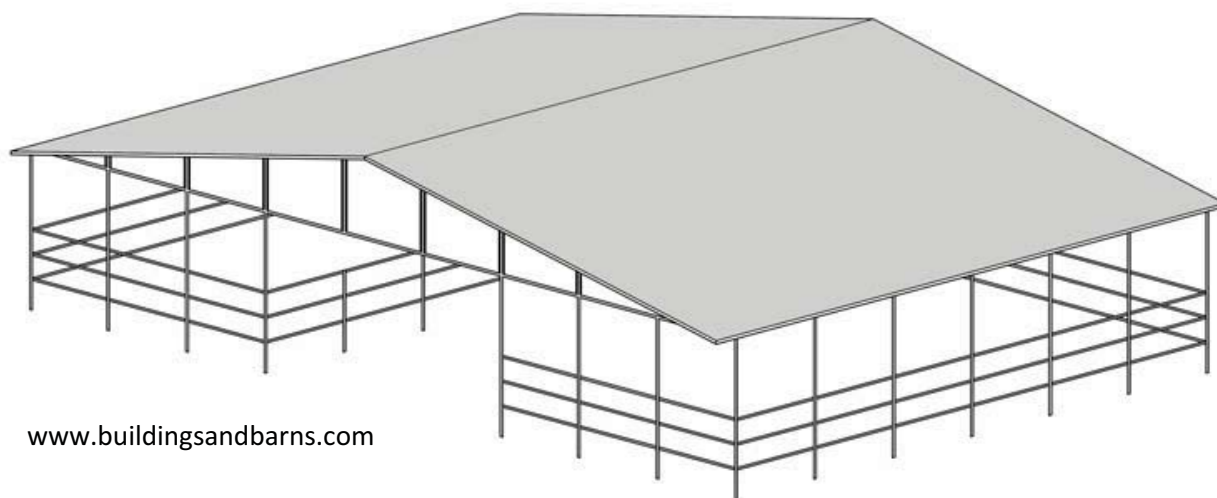




ASSOCIATED GENERAL CONTRACTORS OF LAS VEGAS



This is a good view of a mare motel with a 12' breezeway. We hope that at least one end will be enclosed.



www.buildingsandbarns.com







STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding topics for the Spring 2014 Historic Connection newsletter of the Historic Preservation Commission, All Wards

BACKGROUND

No relevant case history.

ANALYSIS

The draft Spring 2014 outline is attached. Commissioners may recommend alternate/additional ideas for articles. Articles submitted by commissioners are encouraged.

The deadline for article drafts is March 10, 2014 for consideration by the HPC at the March 26, 2014 meeting.

STAFF RECOMMENDATION

APPROVAL of the draft outline.

BACKUP DOCUMENTS

Spring 2014 *Historic Connection* outline.

The Historical Connection Outline – Spring 2013

Claytee White, Editor

Revised 1/9/14

Sections	Assigned to	Article/Item	Photos/visuals	Status or Notes
Front/Lead	Wright	▪ JT McWilliams ▪ Woodlawn 100		
Biography Corner	White	▪ Heidi Swank?		
Upcoming Events/Conferences	Mooney	▪ 2014 HPAM		
Lost/Saved/Threatened	Mooney	▪ Lost ▪ Saved ▪ Threatened		
Additional stories:	Mooney	▪ Kudos ▪ 2013 MUDA and interview with HP category winner ▪ Two new hp groups (Nevadans for Cultural Preservation and Nevada Preservation Foundation) ▪ Lorenzi Park on state register		
Updates:	Mooney	▪ Westside School ▪ HPC Centennial Legacy Grant projects (Harrison House and Ms. Preddy biography) ▪ AfAm Collaborative ▪ Huntridge ▪ Ward 1 Oral History project ▪		
Reading List:		▪		
Discuss possible newsletter article topics	Newsletter article topics approved	Newsletter article drafts approved	Newsletter distributed electronically	
01/01/14	01/22/14	03/26/14		10/31/14

Bios:

Claytee White
 Bob Stoldal
 Dorothy Wright
 Pat Klenk
 Mary Hausch
 Bob Bellis
 Dave Millman
 Jarmilla Arnold
 Jack Levine

Remaining Commissioner

Bios:

Colleen Beck
 Don Hotchkiss
 Richard Serfas



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding Historic Preservation Commission Centennial Legacy budget, All Wards

BACKGROUND

- 12/12/05 Las Vegas Centennial Commission approved funding of \$75,000 from Centennial Legacy funds, "History Grant" for historic preservation projects to be administered by the HPC.
- 03/22/06 HPC approved acceptance of Legacy funds from Centennial Board.
- 05/24/06 HPC approved Legacy fund budget.
- 06/28/06 HPC approved amendment to Legacy fund budget to include "Commissioner Training and Development," to fund commissioners travel, lodging and registration expenses to historic preservation conferences.
- 10/04/06 City Council approved Memorandum of Understanding by and between the Las Vegas Centennial Commission and the city of Las Vegas on behalf of the HPC for a grant in the amount of \$75,000 to be administered by the HPC for specified historic preservation projects.
- 02/26/07 Las Vegas Centennial Board of Directors approved Centennial History Grant application.
- 03/28/07 HPC approved revisions to MOU.
- 09/05/07 Las Vegas City Council approved revisions to MOU.
- 09/26/07 HPC approved list of projects to be funded by Centennial Legacy funds.
- 01/28/08 The Las Vegas Centennial Board of Directors approved list of projects to be funded by Centennial Legacy funds and requested project cost estimates and timelines.
- 02/27/08 HPC approved Centennial Legacy fund project budget and timeline.
- 08/17/11 HPC Budget Subcommittee approved a request for the allocation of HPC Centennial Legacy funds (HPC-42781) for FY 2011-2012, All Wards.
- 09/28/11 HPC approved a request for HPC Centennial Legacy budget (HPC-43284), including fund allocations and proposed line items for operational expenses and small grants, All Wards.
- 01/25/12 HPC approved a request for HPC Centennial Legacy funds (HPC-44311) not to exceed \$1,000.00 in Historic Preservation Commission Centennial Legacy Funds to print 1,000 historic preservation brochures for the 2012 National Genealogical Society conference, Cincinnati, Ohio, May 9-12, All Wards.
- 02/20/13 City Council approved the first amendment to the amended and restated Memorandum of Understanding (MOU) by and between the Commission for the Las Vegas Centennial and the City of Las Vegas on behalf of the Historic Preservation Commission.

03/27/13 HPC approved the revised HPC Centennial Legacy Budget (HPC-48630).

ANALYSIS

The HPC has received \$150,000 in funding from the Commission for the Las Vegas Centennial, with a remaining balance of \$74,510.69. The Department of Planning administers these funds on behalf of the HPC in accordance with the MOU by and between the Commission for the Las Vegas Centennial and the city of Las Vegas, as amended February 20, 2013.

As part of this process, the HPC Centennial Legacy Fund budget will be included as a special revenue fund budget submitted by the Department of Planning for approval by City Council on an annual basis.

The current approved budget is attached. It is divided into “Operating” and “Small Grant” expenses with smaller line items for specific projects. These specific projects were taken from the broader project descriptions included in the MOU, and approved by the HPC in 2008.

The HPC Centennial Legacy Fund budget will now be presented to the HPC for discussion and possible action each year in January prior to inclusion in the Department of Planning budget.

Once approved, the Department of Planning will administer the HPC Centennial Legacy Fund budget on behalf of the HPC. Commissioners and staff may recommend changes to approved project amounts as well as specific projects. Changes to the budget will be reviewed by the HPC as necessary.

STAFF RECOMMENDATION

APPROVAL of HPC Centennial Legacy Budget.

BACKUP DOCUMENTS

- HPC Centennial Legacy Budget.
- Project list as stated in the Amended and Restated MOU, September 5, 2007.
- Revised administration of HPC Centennial Legacy Funds as stated in the First Amendment to the Amended and Restated MOU, February 20, 2013.

Fund	201,200	Historic Preservation Commission					
Org	20,411	Department of Planning					
Acct	247200	Centennial Legacy Funding					
Project	EE3280	FY 2009-FY2013					
Category	Amount	Project Commitment	Budgeted Amount	Total Funds Encumbered and/or Expensed	Remaining Available Funding		
Operating	\$125,000			\$62,144.37	\$62,855.63		
Approved Project List							
Historic Resource nominations to the city of Las Vegas Historic Property Register or National Register of Historic Places							
Historic Resource Surveys and Inventories							
Historical Research and Documentation							
Public Outreach to include costs associated with printing brochures and Historic Connection, historical tours, honorariums and lectures							
Historical Interpretation to include historical markers, exhibits and National Register plaques for designated properties							
Commissioner training (CAMP, lectures, seminars, conferences)							
Historic Preservation and Archaeology month events to include costs associated with the Helldorado Parade, historical tours, honorariums, lectures, brochures and awards							
Awards and Scholarships							
HPC annual membership on Preservation Action!							
HPC annual subscription to NACP							
HPC annual NTHP Forum membership fees							
Small Grants	\$25,000			\$13,344.94	\$11,655.06		
Approved Grant Projects							
Ward 5 Chamber of Commerce - Harrison House project \$5,000							
Sarann Knight Preddy - Autobiography project \$5,000							
Total Available Funding					\$74,510.69		

HPC Centennial Legacy Fund Expenses			
Description	Payment Type	Amount	Date
National Trust for Historic Preservation Forum Membership Renewal	Credit Card	250.00	10/08/12
National Alliance of Preservation Commissions	Direct Payment Request	130.00	1/25/2013
Berkeley Square Historic Brochure	Graphic Request W.O. 014466	80.72	1/31/2013
Total to be reimbursed to Planning		460.72	

**AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING
BETWEEN THE COMMISSION FOR THE LAS VEGAS CENTENNIAL
AND THE CITY OF LAS VEGAS**

THIS AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING ("MOU") is made and entered into this 5th day of September, 2007, by and between the COMMISSION FOR THE LAS VEGAS CENTENNIAL, a Nevada non-profit corporation ("Commission") and the CITY OF LAS VEGAS ("City") on behalf of the HISTORIC PRESERVATION COMMISSION ("HPC").

RECITALS

WHEREAS, the Commission is the administrator of certain funds received from the issuance of special license plates commemorating the 100th anniversary of the founding of the City of Las Vegas (the "Centennial"); and

WHEREAS, NRS 482.37903 requires that fees collected from the issuance of the Centennial license plates be used for projects relating to the commemoration of the history of the City of Las Vegas, including, without limitation, historical markers, tours of historic sites and improvements to or restoration of historic buildings or structures; and

WHEREAS, the City has created the HPC whose role is to advise the City Council and Planning Commission on matters relating to historic preservation; and

WHEREAS, the HPC desires certain Centennial grant funds for the purpose of providing grants and awards for historic preservation uses and for utilizing the funds for historic documentation, research and reports; and

WHEREAS, the Commission is able to provide the Centennial Grant funds to the City to be utilized by HPC for historic commemoration and preservation purposes; and

WHEREAS, the parties entered into the original MOU in March 2007 and now desire to amend and restate the MOU to update the allocation of Centennial Grant funds.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Grant of Funds. Subject to the terms of this MOU, the Commission hereby agrees to provide to City a grant in the total amount of Seventy Five Thousand and 00/100 Dollars (\$75,000.00) to be used by HPC for certain projects (collectively the "Projects") described as follows:

1.1 \$55,000 shall be allocated for the following purposes:

- A. Historic Resource Survey and Inventory: Consultants will be hired to complete historic surveys of individual historic properties and historic neighborhoods within the City of Las Vegas.
 - B. Research and Documentation: Consultants will be hired to photograph, do physical documentation and use library archives to complete reports, back-up information for lectures and other presentations for neighborhood meetings and professional conferences.
 - C. Nomination Reports: Consultants will be hired to conduct research and documentation to prepare reports nominating historic resources to the City of Las Vegas Historic Property Register, and/or State and National Registers of Historic Places.
 - D. Commissioner Training and Development: Historic Preservation Commissioners will be sent to professional training conferences in the field of historic preservation.
 - E. Historic Markers and Plaques: The Historic Preservation Commission may provide for the purchase and installation of historic markers and plaques within the Public Right of Way for historic buildings, structures, sites and/or objects.
- 1.2 \$15,000 – Small Grants (\$1,000 to \$5,000). The City, through the HPC, will provide small grant awards to organizations and individuals for the purpose of commemorating the history of the city of Las Vegas including, but not limited to, historic markers, tours of historic sites, cultural heritage and tourism, oral history, historic survey, documentation, museums and archives, and education.
 - 1.3 \$5,000 – Awards Program: Awards will be given throughout the year and during the Historic Preservation Month held in May to those individuals and groups that have given significant and exemplary time, money, labor, etc. toward historic preservation projects.

2. Administration of the Centennial Grant Funds. The City's Historic Preservation Officer in conjunction with HPC will administer and monitor the Projects described above in Section 1 and the disbursement of the Centennial Grant funds provided herein.

3. Request for Funds. Subject to the City and HPC's compliance with this MOU, the City shall furnish to the Executive Director of the Commission with a requisition for the payment of the Centennial Grant funds. The requisition shall include the amount requested, applicable invoices, description of the project and other related documentation evidencing the expenses incurred. The Executive Director will review the

disbursement request within ten (10) business days to see if it complies with this Agreement.

4. Local, State and Federal Laws. The City shall carry out the Projects or cause such Projects to be carried out in conformity with all applicable laws, including, without limitation, all applicable federal, state and local laws.

5. Cost Overruns. If the cost of the Projects, or any portion thereof, exceeds the amounts set forth in this MOU, the City shall pay the amount of the excess from the City's own funds or any other funds obtained by the City or pledged to the City to pay any such excess, as long as such excess amounts are not paid from the Centennial Grant funds.

6. Acknowledgment. The City agrees that it will acknowledge the support of the Commission in all publicity related to the Projects, including, press/media releases and opportunities for the promotion of the Projects.

7. Indemnification. Subject to the rights and limitations set forth in NRS Chapter 41, the City shall protect, indemnify and hold the Commission for the Las Vegas Centennial, its officers, directors, committees, employees and agents, harmless from and against any and all third party claims arising out of the Projects or this MOU.

8. Termination. The Commission shall have the right to terminate this MOU if the Commission determines, in its sole reasonable judgment, that the City, through its HPC, fails to diligently pursue the Projects to completion. Termination shall be effective by the Commission providing thirty (30) calendar days written notice to terminate to the City.

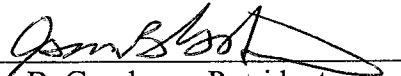
9. Notices. All notices, demands, instruction and other communications required or permitted to be given to or made upon any party hereto shall be in writing and shall be personally delivered or sent by regular mail, addressed as follows:

If to the City:	City of Las Vegas Historic Preservation Commission 731 S. Fourth St. Las Vegas, NV 89101
-----------------	---

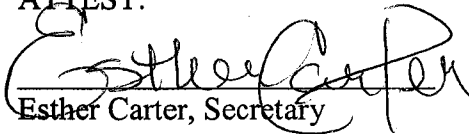
If to the Commission:	Commission for the Las Vegas Centennial c/o Executive Director 400 Stewart Ave., 8 th fl. Las Vegas, NV 89101
-----------------------	---

IN WITNESS WHEREOF, the Commission and the City have caused this Agreement to be executed as of the day and year first above written.

COMMISSION FOR THE LAS VEGAS
CENTENNIAL

By: 
Oscar B. Goodman, President

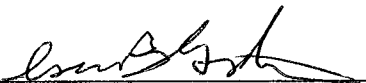
ATTEST:


Esther Carter, Secretary

APPROVED AS TO FORM:

 8/16/07
Date

CITY OF LAS VEGAS

By: 
Oscar B. Goodman, Mayor

ATTEST:


~~Beverly K. Bridges, City Clerk~~

By: Vicky Darling
Acting Chief Deputy City Clerk

APPROVED AS TO FORM:

 8/16/07
Date

**FIRST AMENDMENT TO THE AMENDED AND RESTATED MEMORANDUM OF
UNDERSTANDING BETWEEN THE COMMISSION FOR THE LAS VEGAS
CENTENNIAL AND THE CITY OF LAS VEGAS**

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING ("First Amendment") is made and entered into this 20TH day of FEBRUARY, 2013, by and between the COMMISSION FOR THE LAS VEGAS CENTENNIAL, a Nevada non-profit corporation ("Commission") and the CITY OF LAS VEGAS ("City") on behalf of the HISTORIC PRESERVATION COMMISSION ("HPC").

RECITALS

WHEREAS, the Commission and the City entered into the Amended and Restated Memorandum of Understanding ("MOU") which provided Centennial Grant Funds for the purpose of providing grants for historic commemoration and preservation purposes; and

WHEREAS, the Commission and City desire to amend the MOU to update the disbursement and reporting process for the Centennial Grant Funds.

NOW, THEREFORE, the Commission and City agree to amend the MOU as follows:

1. Section 2 of the MOU shall be amended to read as follows:

Administration of the Centennial Grant Funds. The City's Historic Preservation Officer in conjunction with HPC and the City's Department of Planning will administer and monitor the Projects described above in Section 1 and the disbursement of the Centennial Grant Funds herein.

2. Section 3 shall be deleted and the following shall be inserted in its place:

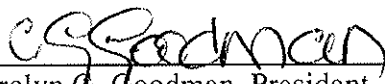
A. City Council Approval. A budget for the Projects will be submitted in conjunction with the annual budget for the Department of Planning. The budget will be accompanied by detailed project descriptions, currently funded project status and a copy of the signed MOU between the Commission and the HPC. If approved by the City Council, the Centennial Grant Funds will be transferred to the Department of Planning for project administration and monitoring.

B. Request for Funds. Upon approval of the budget by the City Council, and subject to the City and HPC's compliance with this MOU, the Department of Planning shall furnish to the Executive Director of the Commission with a requisition for the payment of the Centennial Grant Funds. The requisition shall include the total amount awarded, and will include documentation a detailed budget, project descriptions and other related evidence as presented with the Centennial Grant application.

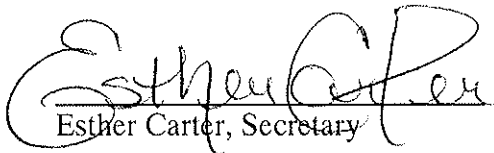
C. **Annual Reporting Requirements.** The City's Historic Preservation Officer will provide a budget on an annual basis to the Commission for consideration at the Commission's budget meeting generally held in July of each fiscal year. The budget will be accompanied by detailed project descriptions and the currently funded project status report.

3. Except as hereinabove set forth, the MOU shall remain valid and in full force and effect.

COMMISSION FOR THE LAS VEGAS
CENTENNIAL

By: 
Carolyn G. Goodman, President

ATTEST:


Esther Carter, Secretary

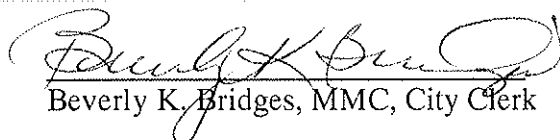
APPROVED AS TO FORM:

 1/28/13
Date

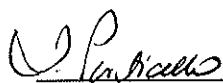
CITY OF LAS VEGAS

By: 
Carolyn G. Goodman, Mayor

ATTEST:


Beverly K. Bridges, MMC, City Clerk

APPROVED AS TO FORM:

 1/28/13
Date



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Presentation by Rayette Martin regarding the non-profit cultural resource preservation advocacy group Nevadans for Cultural Preservation, All Wards

BACKGROUND

No relevant case history.

ANALYSIS

The commission will receive a presentation by Rayette Martin, Executive Director of Nevadans for Cultural Preservation (NVFCP), regarding the organization and its mission.

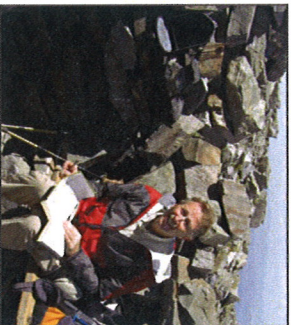
STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

NVFCP informational brochure.

Membership



*NVECP President,
Gregg Noord*

Dues for NVECP are paid annually and provide you access to great events and activities.

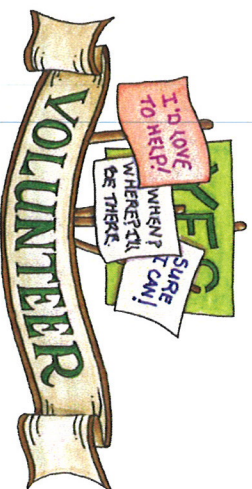
There are a variety of memberships available.

\$0	Educator (with classroom)
\$10	Student (with valid ID)
\$25	Basic
\$35	Family
\$100	Gold

You can become a member online:
NVECP.org



*NVECP Executive Director,
Rayette Martin*



There are many opportunities for volunteers to become active participants in educating the general public and our members about preserving Nevada's cultural resources.

Please call or email us if you are interested in joining the NVECP's volunteer team.

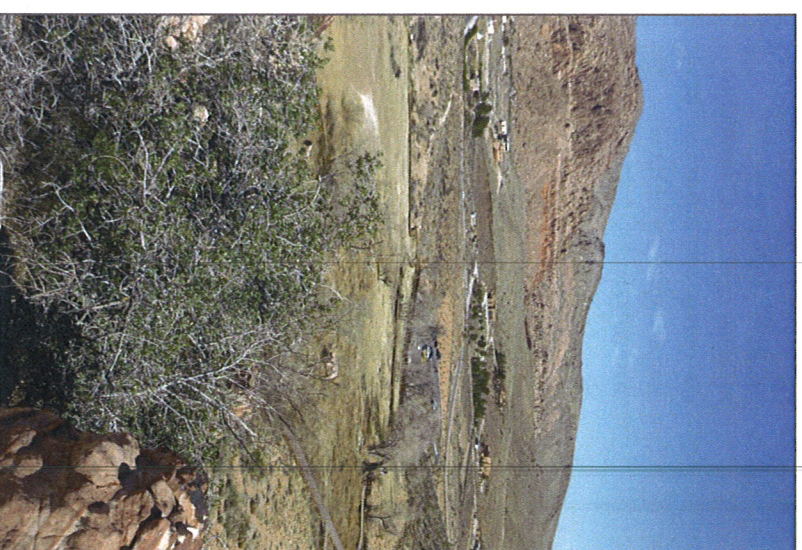
NEVADANS FOR CULTURAL PRESERVATION

P.O. Box 19082
Las Vegas, NV 89132

Phone: 702-466-3013
E-mail: info@nvfcp.org
Website: NVECP.org

NEVADANS FOR CULTURAL PRESERVATION

*Preservation
through Education*



REACHING OUT TO OUR
COMMUNITY IN AN EFFORT TO
PRESERVE NEVADA'S HERITAGE

Our Mission and Activities

Nevadans for Cultural Preservation (NVFCP) provides educational services and assistance with protecting cultural resources through field projects, public outreach events, and social media:

- * Strives to increase the public's awareness of the importance of the prehistoric and historic material culture in Nevada, to discourage vandalism and the illegal trafficking of these materials, and to help preserve Nevada's cultural resources.
- * Collaborates with government agencies and preservation organizations in a continuous effort to preserve Nevada's rich heritage.
- * Is founded on the belief that educating the public about Nevada's diverse past fosters responsible citizens that will continue to value and protect these cultural resources for the enjoyment and understanding of current and future generations.

Outreach Programs

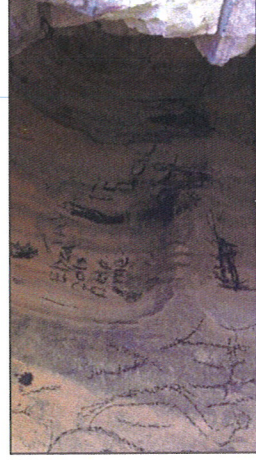
NVFCP focuses on reaching out to schools and interest groups such as off road clubs by bringing tailored presentations and hands on materials to these groups.



CCC Cabins at Valley of Fire State Park

Preservation Events

NVFCP hosts and participates in a variety of events related to cultural resource preservation. Events include workshops on related subjects, guided field trips, site clean ups, and informational booths at related events.



*Vandalized CCC Storage Area
Gold Butte, Nevada*



*Petroglyphs at Sloan Canyon
BLM National Conservation Area*

Special Projects

NVFCP works in partnership with other organizations or governmental agencies on projects that tie into our mission.



*T/ Love AM Graffiti on a Prehistoric
Petroglyph Panel-Red Rock NCA*

Social Media

NVFCP hosts a webpage, Facebook page, and Twitter account to update the public and members about outreach efforts, events, and special projects as well as information related to our mission.



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the 2013 Mayor's Urban Design Award recipients, Ward 3 (Coffin) and Ward 5 (Barlow)

BACKGROUND

No relevant case history.

ANALYSIS

Mayor Carolyn G. Goodman has selected the awardees for 2013 MUDAs. Awardees will be recognized at the January 22nd meeting of the Las Vegas City Council.

The awards recognize projects that cultivate walkways and streets that are shared public spaces, promote safety, conserve resources, preserve historic buildings and places, seamlessly link to their surroundings and are pedestrian friendly. The four categories are buildings and their environs, public places, historic preservation/adaptive reuse and public art.

Nominations for the awards were accepted by the city in 2013. A seven-member volunteer citizen committee reviewed and ranked the submissions for recommendation to Mayor Goodman, who selected the award winners.

2013 MUDA winners

The Historic Preservation and Adaptive Reuse category is won by Jack and Lance Johns for the rehabilitation of **Atomic Liquors** on 9th and Fremont Streets. Opening in 1945 as a café and becoming Atomic Liquors in 1952, it is the oldest free-standing bar in Las Vegas. Working without a design team, the Johns brothers painstakingly preserved the most significant historic elements of the iconic bar that once served patrons as they watched the atomic bomb detonations at the Nevada Test Site during the 1950s. The bar's most recognizable symbol, the large googie-style neon sign, was also lovingly restored, bringing light and life to the facade.

JMA Architecture Studios won the Building and Environment category for the **Legal Aid Center of Southern Nevada (LACSN)**. Located near downtown, the contemporary building, wide sidewalks and shade trees set the standard for new development on Charleston Boulevard while also meeting LEED silver standards. The LACSN is a non-profit, public interest law firm that provides free legal advice, advocacy and representation to low-income residents of Clark County.

JW Zunino Landscape Architecture won the Public Places category for improvements to **Historic Lorenzi Park**. The improvements, including a redesign of the twin lakes, themed children's play area, recreation of the historic band shell, new restroom buildings and interpretive markers, were

inspired by historical images of the park and designed to be compatible with the existing historic buildings. The park, located on Washington Avenue and Twin Lakes Drive, is listed on the city and state registers for historic places.

“Rise Above,” the street art project sponsored by the Life is Beautiful festival that took place in downtown in October, won the Public Art category. Each of the art pieces were completed by different well-known artists on buildings throughout downtown. Many of the pieces remain in place in the original 15 block area, continuing to engage the community in artistic dialog.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

- Images of 2013 MUDA projects.
- Media release, Rise Above street art program for Life is Beautiful Festival.

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the 2013 Mayor's Urban Design Award recipients, Ward 3 (Coffin) and Ward 5 (Barlow)

Historic Preservation and/or Adaptive Reuse—Atomic Liquors



Buildings and their Environs—Legal Aid Center of Southern Nevada



HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the 2013 Mayor's Urban Design Award recipients, Ward 3 (Coffin) and Ward 5 (Barlow)

Public Places—Lorenzi Park



RISE ABOVE

DOWNTOWN x LAS VEGAS

Rise Above is the street art program of Life is Beautiful Festival that will hit Down Town Las Vegas streets October 26th and 27th. For the entire week before and during the festival RISE ABOVE will take 15 blocks of Down Town and turns it into an art-inspired playground, showcasing works in the cityscape. 30 artists, including the biggest names in international street art will be at all times actively engaged in the creation of gigantic murals, stencil, Yarn and poster installation. Their original works will be ready to be admired and lighted up in their final form on the Saturday night. RISE ABOVE is a revitalizing action that will redefine Down Town for the year to come and encourages a bond to one's environment as an awareness of the creative potential of the community.

IG @riseaboveart #riseaboveart FB @riseaboveart

>GIANT MURAL LIVE PAINTING:

The best of local and international artists and their crew will be painting over scale murals a week before and during the festival.

DOZE GREEN (NYC)

VHILS (Portugal)

D*FACE (UK)

BEN EINE (UK)

INTERESNI KAZKI (Ukraine)

ALEXIS DIAZ, La Pandilla (Puerto Rico)

ZIO ZIEGLER (San Francisco)

ANA MARIA (Houston/ PR)

AWARE (Las Vegas)

BICICLETA SEM FREIO (Brazil)

STENCIL NETWORK (NYC/PR)

HOTTEA (Minneapolis)

>The STENCIL EXPEDITION

THE STENCIL NETWORK and his team will hit the street with a live stencil invasion

>STREET POSTER BLAST

Brazilian illustrators BICICLETA SEM FREIO will fill up the street with their exclusive collection of giant posters of 15 bands part of Life Is Beautiful concert.

>THE YARN INSTALLATION

Hottea the yarn artist will be doing a mugshot installation on the Las Vegas Motel involving all the others artist of Rise Above line-up!!

VHILS / Portugal

IG @vhils FB @AlexandreFartoVHILS
Twitter @vhils1 <http://alexandrefarto.com/>

Vhils destroys to create. He is a Portuguese street artist who openly operates under his real name, Alexandre Farto. Now, at 25, he's the youngest artist represented by Bansky's agent, Steve Lazarides and undoubtedly one of the most skilled and talented young artists on the urban art scene today. His internationally recognized trademark is the forming of dramatic, oversized portraits made by carving directly into outdoor walls. The process often involves industrial methods such as drilling and controlled explosions. He has torn, drilled and blasted his way around the globe to create uncommon and striking portraits of the common citizen. From humble tagging to obsessive train-bombing, the pursuit of graffiti and street art led Vhils to discover the unlikely pursuit of destruction as creation"call it graphic sculpture.



D*FACE / UK

IG @DFACE_OFFICIAL Twitter @DFaceOfficial

www.dface.com

D*Face is one of the most prolific contemporary urban artists of his generation. Working with a variety of mediums and techniques, he uses a family of dysfunctional characters to satirize and hold to ransom all that falls into their grasp - a welcome jolt of subversion in today's media-saturated environment.

His aim is to encourage the public not just to 'see', but to look at what surrounds them and their lives, reflecting our increasingly bizarre fascination for with celebrity, fame, consumerism and materialism, re-thinking, reworking and subverting imagery drawn from a refuge of decades of materialistic consumption, imagery appropriated from currency, advertising, comic books, these now iconic motifs, cultural figures and genres are subverted to comment upon our conspicuous society.

Past examples include his collaboration with H.R.H Queen Elizabeth II on a series of bank notes that were put into circulation for an unsuspecting public to notice in their change. Then, to commemorate the instatement of Pope Benedict XVI, the Vatican commissioned D*Face to paint a portrait. The piece was shown for the first time at the Outside Institute in May 2005, as well as on MTV Rome, to critical acclaim. In 2010 he created the artwork for Christina Aguilera's number one selling album 'Bionic', Christina has been a long time collector of D*Face's work.

His sell out solo shows 'Death & Glory', 'EyeCons', 'aPOPcalypse now', 'All your Dreams Belong to Us' along with last years Los Angeles show 'Going Nowhere Fast', which included his largest mural to date, and 'Burn Brighter' his debut Australian show have firmly founded D*Face's presence within the global contemporary art market whilst retaining his notoriety. His work regularly sells at Christies, Sotheby's and Bonhams auction houses and yet he still continues to put his work illegally into the public domain, and as such has extensively traveled the world showing and disseminating his artwork.



ALEXIS DIAZ / PUERTO RICO

IG @ALEXIS_DIAZ FB @alexis.diaz.3388630
TWITTER AlexisDiazArt

Alexis Diaz is an Artist / Muralist from Puerto Rico. In addition to his solo work, Alexis often works collectively under the name “La Pandilla” (The Gang). Known for intricate line detail, splashes of vibrant color and the melding of fantastical animal imagery. Alexis’ murals have been commissioned nationally in cities as diverse as Los Angeles, Atlanta, Richmond and Miami and internationally, besides in the U.S., they’ve worked and exhibited in Puerto Rico, Mexico, Argentina, South Korea and dozens of other countries. Diaz will hit up Las Vegas streets after a amazing and very remarkable summer tour creating beautiful murals in France, England, Russia, Israel, Austria, Slovakia... He is known for his fish with surreal influence, for the re-signification of zoo animals with human elements, for the creation of their own fauna. In each of their works, they develop an extraordinary fusion of techniques: nailism, lineage and stains.



INTERESNI KAZKI / UKRAINE

IG @WAONEINTERESNIKAZKI

FB @aec.interesnikazki

<http://interesnikazki.blogspot.com/>

IG @AEC_INTERESNIKAZKI

FB @waone.interesnikazki

AEC and WAONE is a duo from the Ukraine who also go by their respective aliases. They are the master in surrealist mural. They were the precursors of the graffiti movement in the East European countries and have painted public walls in the Ukraine and Russia for the past ten years. In the last 5 years, they have also painted a lot around Europe in their distinctive narrative and symbolist style using their skill for surrealist painting featuring their ever iconic characters and pastel coloration. They are inspired by themes such as science, religion, cosmology and social subjects, though they usually make work with free meanings that everyone can interpret on their own. "Every single piece is sort of a rebus and contains a secret to decipher," is noted in the text for their last exhibition in Milan.



ZIO ZIEGLER / US - San Francisco

IG ZIOZIEGLER FB FP Zio-Ziegler Twitter ZioZiegler

Zio is a San Francisco-based muralist. He has both a studio and street practice where he creates bold paintings and murals with a distinct tribal-like aesthetic. His paintings are often more colorful than his monochromatic murals but in all his work there are the repeated motifs of primitive patterns, gigantism, and distortion. Graffiti has greatly influenced Zio's mural work as well as his studio practice, Zio's approach is raw and brazen, intuitive and gestural. Despite his young age, 25, Zio's work has been featured in solo and group exhibitions on the West and East Coast. He also collaborated with different brand such as Vans and Currently appears in Jay-Z last commercial "Dreams Are Made".



ANA MARIA / US - HOUSTON

IG @ANAMARIETTA FB @anapuntoycoma TWITTER @anamarietta

Ana María Ortiz, multidisciplinary artist and writer. Born and raised in Puerto Rico she graduated with a bachelor's degree on Animal Sciences and start to make art with the local street art scene. The result is a strange tribe of humanoid creatures and melancholic beasts that became Ana's signature in murals and paintings. Quickly Ana was noticed and represented by the most prestigious gallery of Puerto Rico, Galería Obra Alegria. She moved to Houston on June 2011. She is since very active in the local art and street art scene. She was part of the Free Press Summer Festival and had a over scaled mural commissioned by and for The Houston Museum of Fine Arts in 2013.

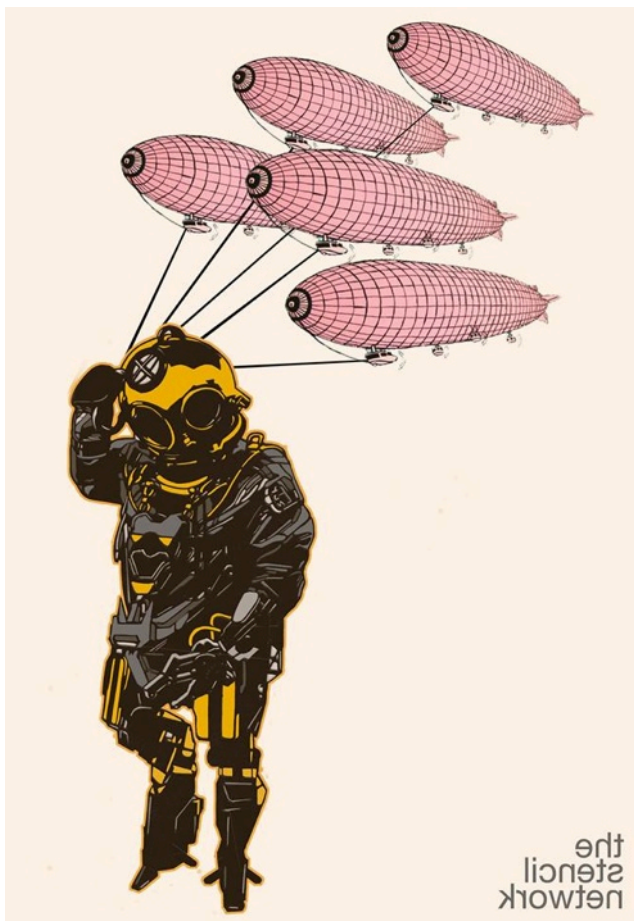


THE STENCIL NETWORK / US - NYC

IG @THESTENCILNETWORK

FBFP @The-Stencil-Network

Established in 2011, The Stencil Network is the brainchild of visual artist, Juan Gutierrez, one of the most recognized stencil artist. Something that started as a side project turned into a full time laboratory of visual exploration utilizing the stencil technique as a control for testing. The graphic and colorful imagery developed by the Puerto Rican artist has its roots in architecture and street art. The themes range from the socio-political to the fantastical. From the historical to the popular. The Stencil Network prides itself, after years of experience, in having an impeccable technique and producing powerful, hard to forget images. A balance between technique and narrative are very important to the artist but the main purpose is not only to attract attention but to be thought-provoking.



BICICLETA SEM FREIO / BRAZIL

IG @bicicletasemfreio

FB @bicicletasemfreio

twitter @bicicrasemfreio

www.bicicletasemfreio.com

Art, design and rock 'n' roll. It might sound as a cliché but this is the simplest, most honest and coherent way of trying to explain this power trio of illustrators that answers to the name "Bicicleta sem Freio" (Bicycle Without Brakes in English). Douglas, Victor and Renato met for the first time at the Visual Arts course from the Federal University of Goias (UFG). The BSF came together as a big group of class colleagues that just wanted to have fun, create, draw and animate whatever came into their minds. Most of the early work was posters for rock concerts and cultural events. The main characteristic of this group is the manual work, the care with the typography and the drawing of girls, a lot of girls always with a dose of psychedelic and unique humor. They collaborated with lots of brands such as Nike, Absolute, Converse, Nokia... they will realizing 15 unique giant posters of 15 bands part of Life is Beautiful line-up.



AWARE / US - LAS VEGAS

Aware is an artist originally from Las Vegas, Nevada. He refined his graffiti style and transitioned into street art while earning a reputation for his large scale unsanctioned street murals. He has since relocated to San Francisco where he is currently working on a solo show for 2014. His work generally reflects social and political commentary. Aware has created works all over America as well as Europe, Asia, South America, and Africa.



DOZE GREEN / US (NYC)

IG/dozegreen FB/doze.green www.dozegreen.com

Doze Green (*1964) is a pioneer of graffiti. He is an old school New York City writer turned contemporary artist. In 1976, he began painting subway cars and became one of the original b-boy members of the über-legendary Rock Steady Crew. Soon after, he transitioned from graffiti to studio work and mural commissions and he is one of the most important and influential artists from the street culture.

Influenced by cubism and his Afro-Caribbean origins as well as b-boy culture, his paintings are mythical, tribal-like artworks.

He merges the experience of graffiti and breaking into a vigorous and phantasmal creative process. Green is an innovator, always on the move, never resting on his legendary status.

His murals include a [large-scale mural](#) during São Paulo fashion week in Brazil, as well as [Crossroads of Humanity](#), a public mural located at CityCenter in Las Vegas, Nevada. Another one in the Rogers Park neighborhood of Chicago <http://www.juxtapoz.com/current/juxtapoz-presents-doze-green-in-chicago>

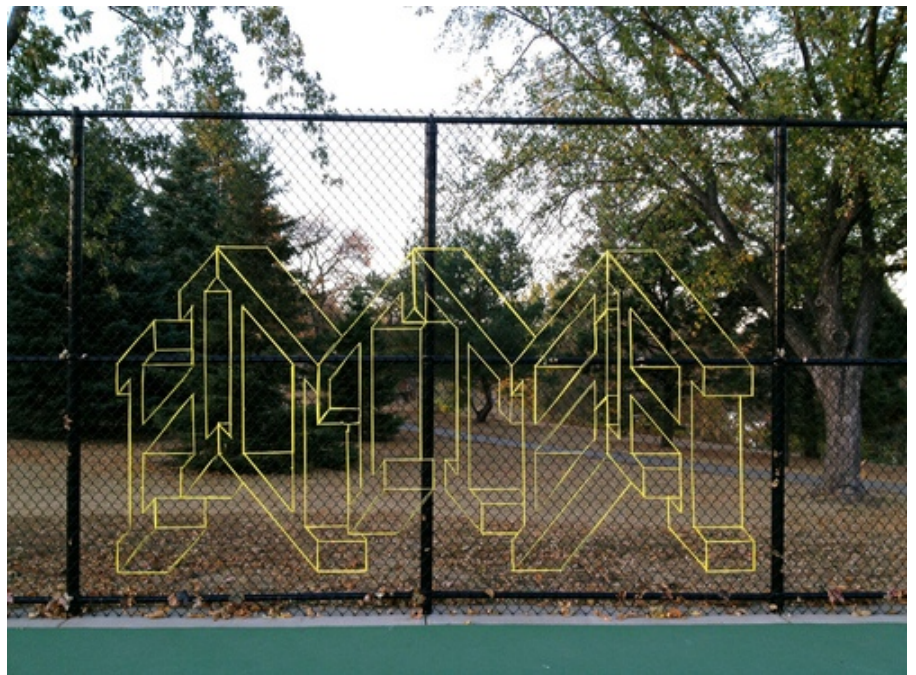
2012 Solo Luminosity In The Dark Rift. Jonathan LeVine NY
2013 SOLO OPENSOURCE GALLERY PARIS, FRANCE



HOTTEA (Eric Rieger)

IG HOTTEAMPLS

Eric Rieger (HOTTEA) is a well-known street artist. His stunning typographical installations are both beautifully elaborate and simple. HOTTEA typically works with yarn to create installations that co-exist with a space non-destructively and bring attention to neglected and forgotten spaces. His works have been displayed by invitation throughout the United States and internationally, with recent installations in London, Berlin, New York City, Los Angeles, Montreal and Detroit.



BEN EINE:

<http://einesigns.co.uk>

IG @einesigns Twitter @beneine FB @ben.eine

Ben Eine – Some of the interesting information about him – but not all of it.

Ben Flynn, a.k.a. EINE, shot to international fame when David Cameron presented one of his works to President Obama as a gift on his first official state visit, but is arguably more famous for 'Alphabet Street' – the shutters and murals he painted in his trademark colours and typography in Middlesex Street, London– described by The Times as “a street now internationally recognized as a living piece of art with direct links to The White House.”

Ben Eine is one of London's most prolific and original street artists who specializes in the central element of all graffiti – the form of letters.

Originally a 'writer' he started his career over twenty five years ago as a vandal leaving his first tag all over London before eventually developing a distinct typographic style

Eine specialises in producing huge letters on shop fronts, his bright, colorful letters have transformed streets around the world in cities including LA, San Francisco, Mexico City, Miami, Paris, Dublin, Tokyo, Stockholm as well as his home city of London.

Eine's most recent gallery solo exhibition at White Walls gallery in San Francisco sold out prior to opening. He was also included in the World's biggest exhibition of street art so far “Art in the Streets” at the Museum of Contemporary Art (MoCA), Los Angeles.

In 2011 Eine was invited by Amnesty International to design their 50th anniversary poster, joining other artists such as Picasso and Miro in supporting the charity through art.

In June 2012 Eine created his largest indoor installation to date, titled 'Communicate'. An 82 metre long statement 'To Express Thoughts or Feelings Easily and Effectively' painted in The Lowry Museum in Manchester.

In 2013 he collaborates with Louis Vuitton and create a scarf design that incorporated his unique style.

From single letters to complex and wry statements Eine has left his mark worldwide, his stunning words and letters can be found on shop front shutters and walls as well as in museums and galleries in a style Eine has made striking, effective and his own.







STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding update on Westside School restoration project, located at 330 West Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, Ward 5 (Barlow)

BACKGROUND

- 09/24/08 HPC approved a request for the selection of plaques for properties listed on the National Register of Historic Places (HPC-30085) within the city of Las Vegas. Locations included the Westside School, located at 330 West Washington Avenue (APNs 139-27-211-053 and 058), Ward 5 (Barlow).

- 11/19/08 City Council approved a Memorandum of Understanding between the City of Las Vegas and the Commission for the Las Vegas Centennial for grant funding in the amount of \$250,000.00 for certain improvements to the Historic Westside School located at 330 West Washington Avenue- Ward 5 (Barlow).

- 05/28/09 The Planning Commission recommended approval of a petition to vacate a 20-foot wide by 300-foot long public right-of-way (alley) generally located 139 feet northeast from the northeast corner of Washington Avenue and "D" Street.

- 07/01/09 The Las Vegas City Council approved petition to vacate a 20-foot wide by 300-foot long public right-of-way (alley) generally located 139 feet northeast from the northeast corner of Washington Avenue and "D" Street.

- 08/26/09 HPC approved a request for HPC Centennial Legacy budget funding (HPC-35662) in the amount of \$2,000 for transcription of oral history interviews for the Westside School, located at 330 W. Washington Avenue (APNs 139-27-211-053 and 058), C-V (Civic) Zone, Ward 5 (Barlow).

- 02/24/10 HPC approved a request to designate the Westside School (HPC-37298), located at 330 West Washington Avenue (APNs 139-27-211-053 and 058), C-V (Civic) Zone, on the city of Las Vegas Historic Property Register as an Historic Landmark, Ward 5 (Barlow).

- 04/22/10 Planning Commission recommended approval of request to designate the Westside School as an Historic Landmark on the city of Las Vegas Historic Property Register(DIR-37526), as approved by Historic Preservation Commission (HPC-37298).

- 05/19/10 City Council approved request to designate the Westside School as an Historic Landmark on the city of Las Vegas Historic Property Register (DIR-37526), as approved by Historic Preservation Commission (HPC-37298).

- 02/02/11 City Council approved an award of Agreement No. 110135-TF, Master Planning, Community Outreach and Architectural Programming Services for the Historic Westside School & Variety Early Learning Center.

JG

- 02/02/11 City Council approved a Memorandum of Understanding between the City of Las Vegas and the Commission for the Las Vegas Centennial for grant funding in the amount of \$300,000.00 to fund a master plan for the Historic Westside School and Variety Early Learning Center and Historic Preservation Plan for the Historic Westside School located at 330 West Washington Avenue- Ward 5 (Barlow).
- 09/28/11 HPC approved an application with conditions for a Certificate of Appropriateness (HPC-43283) for the Historic Westside School Master Plan which provides recommendations for the rehabilitation and adaptive reuse of the Historic Westside School, located at 330 W. Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, Ward 5 (Barlow).

ANALYSIS

Project Summary

The Historic Westside School Rehabilitation Project includes rehabilitation and ADA upgrade of the 1923 and 1948 Westside School buildings; site development to include landscaping, parking lot, ADA access, and site access improvements; improved pedestrian connection between Westside School and former Variety Early Learning Center sites; a federal Investment Tax Credit application and amendment to the National Register nomination to include the 1948 building. Existing conditions and Master Plan phases are complete.

The current funding status for the project is below. Please note that this is still preliminary based on the ability to secure historic preservation and new market tax credits, as well as the ability to phase the project according to the schedule below. A detailed project schedule with funding availability will be presented at the January 22, 2014 HPC meeting.

Current Funding Status

- Phase I: \$6.6m
 - Rehabilitating the 1923 and 1948 buildings
 - Sidewalk and parking lot improvements
 - Soft costs (architectural, engineering, financing, and legal fees, and other pre- and post-construction expenses)
- Phase II: \$5m
 - Mechanical, electrical and plumbing and utility upgrades for site
 - Soft costs
- The total very preliminary estimate for the entire project is \$11.6m
 - Does not include:
 - Costs for accounting firm to prepare and submit historic tax and new market tax credit application.
 - Tenant improvements for KCEP
 - Building operations start-up costs
 - Other tenant improvements
- Available funds: \$6.3m
- Budget shortfall of approximately: \$5.3m

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

Detailed project schedule to be presented at the January 22, 2014 HPC meeting.



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding findings from the Phase III: Beverly Green Neighborhood Historic Resource Survey and Inventory report for a portion of the Beverly Green neighborhood generally bounded by E. St. Louis Avenue, Santa Rosa Drive, E. Sahara Avenue and S. Sixth Street on the north, west, south and east respectively, multiple APNs and zoning categories, Ward 3 (Coffin)

BACKGROUND

- 10/26/11 HPC approved the boundaries for the Phase III: Beverly Green Neighborhood Historic Resource Survey and Inventory report (HPC-43525) to include East St. Louis Avenue, Santa Rosa Drive, East Sahara Avenue and South Sixth Street on the north, west, south and east respectively (Multiple APNs), multiple zoning categories, Ward 3 (Coffin)
- 05/22/13 HPC approved draft Phase III: Beverly Green Neighborhood Historic Resource Survey and Inventory report (HPC-49319) for submittal to the State Historic Preservation Office.

ANALYSIS

The Phase III: Beverly Green Neighborhood Historic Resource Survey and Inventory report was completed in June 2013 by Logan Simpson Design (LSD) and approved by the State Historic Preservation Office with revisions. The report was funded by the annual Historic Preservation Fund grant administered by the State Historic Preservation Office.

The following is an abbreviated summary from the report provided by LSD:

The purpose of the survey was to identify historic properties in the survey area and assess if any met the minimum eligibility criteria for inclusion in the National Register of Historic Places (NRHP). Documented properties were evaluated first in terms of individual eligibility under Criteria A, B, C, and D. Assessments were also made regarding the presence of one or more NRHP-eligible historic districts within the survey area. Once it had been determined that the NRHP-eligible Paradise Park Historic District extended into the survey area, each resource within the boundaries of the district was evaluated as a contributor or non-contributor to the proposed district.

LSD surveyed 146 buildings (143 residential, two commercial, and one religious). The residential properties consist of both single and multiple-family dwellings that were built as part of three different residential housing subdivisions including the Paradise Park Tract, platted by noted Las Vegas architect John Replogle in 1953; the Van Patten Tracts No. 1 and 2, platted by Desert Development in 1952 and 1953; and the Paradise Plaza Tract No. 1, platted by Robert Lookabaugh in 1954.

The historic resource survey resulted in the expansion of the proposed Paradise Village Historic District. This district, which is located immediately west of the Phase III Beverly Green project area, was recently identified by LSD as part of their 2012 survey and inventory of the Phase II Beverly Green Neighborhood (Rayle and Ruter 2012).

The Paradise Park subdivision which is located immediately to the east of the Beverly Green Phase II survey area was platted in 1953 and was developed by Tee Construction Company, the contractor for the adjacent Paradise Village Tracts. Paradise Park is considered an extension of the development of the Paradise Village Tracts. The newly recorded portion of the historic district includes 64 residences and one commercial property, of which 36 are recommended contributing and 23 are recommended non-contributing.

LSD's inventory identified 4 individually eligible properties within the boundaries of the expanded district area, which would also be considered contributors to the district.

A total of 189 properties are located within the boundaries of the new proposed Paradise Village/Park Historic District. This amended district, as a whole, includes 108 contributing properties, 73 non-contributing properties, 6 individually eligible properties that are also considered contributors, and two properties of undetermined eligibility.

Next steps

Staff is working with the Beverly Green Neighborhood Association and the Nevada Preservation Foundation on public outreach as required for the historic designation process. Staff has attended or hosted four neighborhood meetings to provide information to property owners. Additional meetings, including a design charrette, and confirmation of majority property owner support, are required before an application may be submitted to the commission for review.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

- CD with the Phase III: Beverly Green Neighborhood Historic Resource Survey and Inventory report, 2013.
- Map showing proposed Paradise Village/Paradise Park Historic District.

Intensive Level Historic Resource Survey and Inventory of the Phase III Beverly Green Neighborhood: The Paradise Park Tract, Paradise Plaza Tract No. 1, and the Van Patten Tracts No. 1 and 2, Las Vegas, Clark County, Nevada

Prepared for:

The city of Las Vegas Development Services Center
and Historic Preservation Commission

Prepared by:

Greta J. Rayle, M.A., RPA
and
Helana Ruter, M.A.



Logan Simpson Design, Inc.
3753 Howard Hughes Parkway, Suite 235
Las Vegas, NV 89169

June 2013

LSD Technical Report No. 115539b

ABSTRACT AND MANAGEMENT SUMMARY

Report Title	Intensive Level Historic Resource Survey and Inventory of the Phase III Beverly Green Neighborhood: The Paradise Park Tract, Paradise Plaza Tract No. 1, and Van Patten Tracts No. 1 and 2, Las Vegas, Clark County, Nevada
Agencies Involved	The city of Las Vegas (city)
LSD Project No.	115539b
Report Date	June 28, 2013
Project Description	The city is conducting historic property inventories of neighborhoods over 50 years of age as a planning tool to be used by the Department of Planning, the Parks, Recreation and Neighborhood Services Department, and the Historic Preservation Commission. The city of Las Vegas Development Services Center requested that Logan Simpson Design Inc. (LSD) conduct a Historic Resource Survey and Inventory of the Phase III portion of the Beverly Green Neighborhood. The neighborhood is comprised of four tracts—the Paradise Park Tract, Paradise Plaza Tract No. 1, and Van Patten Tracts Nos. 1 and 2.
Project Location	The Phase III Beverly Green Neighborhood survey area is located within portions of Section 3, T21S, R61E (USGS 7.5' Las Vegas NW, Nevada 1967 [P.R. 1983]). The survey area is bounded by East Saint Louis Avenue to the north, East Sahara Avenue to the south, Santa Rosa Drive to the west, and South Sixth Street to the east.
Land Ownership	Private
Methods	Vehicular reconnaissance and pedestrian survey
Acres Surveyed	12.8 ha (31.65 acres)
Number of Buildings Inventoried	146
Number of Historic Districts	1: Paradise Village/Park Historic District (formerly the Paradise Village Historic District)
Number of Individually Eligible Buildings	17
Number of Ineligible Buildings	86
Number of Contributing Properties	34
Number of Buildings with Undetermined Eligibility	2

Summary

LSD performed an intensive level survey and inventory of the Phase III Beverly Green Neighborhood as part of the city's ongoing process to document historic neighborhoods located within Las Vegas, Clark County, Nevada. The purpose of the survey was to identify historic properties in the survey area and assess if any met the minimum eligibility criteria for inclusion in the National Register of Historic Places (NRHP). Documented properties were evaluated first in terms of individual eligibility under Criteria A, B, C, and D. Assessments were also made regarding the presence of one or more NRHP-eligible historic districts within the survey area. Once it had been determined that the NRHP-eligible Paradise Park Historic District extended into the survey area, each resource within the boundaries of the district was evaluated as a contributor or non-contributor to the proposed district.

The intensive level architectural survey of the Phase III Beverly Green Neighborhood resulted in the identification of 146 buildings of which 143 are residential, two are commercial, and one is a religious building. All of the buildings are located to the east of the Las Vegas Strip, along the east side of Santa Rita/Santa Rosa Drives to the west side of South Sixth Street, and north of East Sahara Avenue (formerly San Francisco Street), which was at one time the southern boundary of the city. The residential properties consist of both single and multiple-family dwellings that were built as part of three different residential housing subdivisions including the Paradise Park Tract, platted by noted Las Vegas architect John Replogle in 1953; the Van Patten Tracts No. 1 and 2, platted by Desert Development in 1952 and 1953; and the Paradise Plaza Tract No. 1, platted by Robert Lookabaugh in 1954.

The historic resource survey also resulted in the expansion of one previously-recorded historic district, the Paradise Village Historic District. This district, which is located immediately west of the Phase III Beverly Green project area, was recently identified by LSD as part of their 2012 survey and inventory of the Phase II Beverly Green Neighborhood (Rayle and Ruter 2012). As initially documented the district was comprised of 124 residential properties, of which 77 were recommended contributing and 46 are recommended non-contributing. LSD's inventory identified one individually eligible property within the boundaries of the Paradise Village Historic District, which would also be considered a contributor to the district. LSD recommended the Paradise Village Historic District eligible for listing in the NRHP under Criterion A (event) for its association with Land Usage: Townsite Development/City Planning, as a representative example of post-World War II (WWII) suburban development in Las Vegas. It was also recommended eligible under Criterion C (design) for its collection of post-WWII buildings constructed in the Minimal Traditional, Ranch, and Contemporary architectural styles designed by the renowned Las Vegas architectural firm of Zick and Sharp. The proposed period of significance for the district was 1950 to 1955 (Rayle and Ruter 2012).

The Paradise Park subdivision which is located immediately to the east of the Beverly Green Phase II survey area was platted in 1953 and was developed by Tee Construction Company, the contractor for the adjacent Paradise Village Tracts. Paradise Park is considered an extension of the development of the Paradise Village Tracts. The newly recorded portion of the historic district includes 64 residences and 1 commercial property, of which 36 are recommended contributing and 23 are recommended non-contributing. LSD's inventory identified 4 individually eligible properties within the boundaries of the expanded district area, which would also be considered contributors to the district; two properties could not be evaluated because each were obscured by 6-foot-high concrete block walls.

A total of 189 properties are located within the boundaries of the new proposed Paradise Village/Park Historic District. This amended district, as a whole, includes 108 contributing properties, 73 non-contributing properties, 6 individually eligible properties that are also considered contributors, and 2 properties of undetermined eligibility.

An apartment complex at 500–520 San Pablo Drive occupies all of the original Tract No. 1 of the Paradise Park subdivision. This complex of seven buildings was constructed between 1961 and 1963, outside the period of significance for the Paradise Village/Park Historic District, and is not associated with the residential development of the other two tracts; as such, the property was excluded from the proposed historic district and was assessed for its individual eligibility only. The complex is considered a good example of postwar apartment complex architecture incorporating ranch style principles and is recommended individually eligible under Criterion C (design) for listing in the NRHP.

The Van Patten Tracts and the Paradise Plaza Tract are recommended ineligible as historic districts; however, each property within these tracts was evaluated for individual eligibility. Within these tracts there is 1 church building (580 East St. Louis Avenue) and 1 commercial building (536 East Sahara Avenue), formerly a multiple-family dwelling, which were recommended not eligible for listing in the NRHP. Ten of the remaining 71 residential properties within these two subdivisions are recommended individually eligible under Criterion C as well preserved examples of post-war residential architectural styles, and 61 were recommended not eligible for inclusion in the NRHP.

TABLE OF CONTENTS

Abstract and Management Summary	i
Introduction	1
Research Methodology	1
Previous Research	4
Historic Contexts.....	10
Historic Development of Las Vegas	10
Residential Development in Las Vegas.....	12
Commercial Development in Las Vegas	18
Post World War II Architectural Context.....	20
Residential Architecture.....	20
Multi-family Residential Architecture	22
Religious Architecture.....	24
Architects	26
Zick and Sharp	28
Development of the Phase III Beverly Green Neighborhood Survey Area	41
The Van Patten Tracts.....	41
The Paradise Park Tract.....	47
Paradise Plaza Tract No. 1	50
Early Residents of the Phase III Beverly Green Neighborhood	52
Survey Methods.....	58
Results and Evaluation	59
Survey Results.....	59
Residential Properties	59
Commercial and Religious Properties	88
Character-Defining Features of the Phase III Beverly Green Neighborhood Streetscapes	91
Eligibility Recommendations.....	104
Commercial and Religious Property Eligibility and Integrity.....	109
Evaluation of Potential Historic District(s) for the Beverly Green Phase III Survey Area	111
Summary and Recommendations	116
References	118
Appendix A: Digital Photographs of Documented Properties Within the Phase II Beverly Green Neighborhood	122
Appendix B: Excel Spreadsheet of Documented Properties	Error! Bookmark not defined.

LIST OF TABLES

Table 1. Summary of NRHP eligibility recommendations by survey area.....	9
Table 2. Architect designed homes in the Phase III Beverly Green survey area.....	28
Table 3. Tracts within the Phase III Beverly Green Neighborhood.	41
Table 4. Long-term residents of the Phase III Beverly Green neighborhood.....	53
Table 5. Occupation titles for residents of the Phase III Beverly Green neighborhood, by year.....	54
Table 6. Noteworthy residents of the Phase III Beverly Green project area (from Beverly Green/ Southridge Neighborhood Association 2003:7–8).	58
Table 7. Documented properties within the Phase III Beverly Green survey area.	61
Table 8. Definitions of eligibility categories for the evaluation of historic buildings.....	104
Table 9. Summary of NRHP eligibility recommendations by street.....	107
Table 10. Summary of eligibility recommendations within proposed Paradise Village/Park Historic District by street.	113

LIST OF FIGURES

Figure 1. County/State location.	2
Figure 2. Project location.	3
Figure 3. Location of previous projects within the Beverly Green and Southridge Neighborhoods.	5
Figure 4. Residential subdivisions by developer within the Beverly Green/Southridge Neighborhood area.	6
Figure 5. Plats by Year in the Beverly Green/Southridge Neighborhood Area with Boundaries by Developer.	7
Figure 6. 1949 Buena Vista Addition Tract map (Image courtesy of the Clark County Assessor, Las Vegas).	15
Figure 7. 1949 Bonanza Village Tract map (Image courtesy of the Clark County Assessor, Las Vegas).	16
Figure 8. 1952 street map of Las Vegas. Note that the streets comprising the Phase III project area (visible at bottom center) have not been constructed (Image reprinted from Luskey Brothers and Company 1952).	19
Figure 9. 1963 aerial photograph showing the Reformation Lutheran Church in the upper right corner at East St. Louis and 6 th Streets (Aerial courtesy of UNLV Special Collections).	25
Figure 10. Architect-designed homes in the Phase III Beverly Green project area.	27
Figure 11. Location of tracts within the Phase III Beverly Green Neighborhood.	42
Figure 12. Van Patten Tract No. 1 map (Image courtesy of the Clark County Assessor's Office, Las Vegas).	45
Figure 13. Van Patten Tract No. 2 map (Image courtesy of the Clark County Assessor's Office, Las Vegas).	46
Figure 14. Paradise Park Tract map (Image courtesy of the Clark County Assessor's Office, Las Vegas).	48
Figure 15. Paradise Plaza Tract No. 1 map (Image courtesy of the Clark County Assessor's Office, Las Vegas).	51
Figure 16. Documented buildings within the Phase III Beverly Green survey area.	60
Figure 17. Aerial photograph showing Sahara Avenue (then San Francisco Street) in the Phase III Beverly Green Neighborhood and surrounding area, ca. 1950. The Meadows Park Tract and the Meadows Addition are visible near the left center of the photograph. Note that the remaining seven streets within the Phase III project area have not yet been constructed (Image courtesy of HistoricAerials.com).	93
Figure 18. 1965 aerial photograph of Las Vegas showing the Phase III Beverly Green project area (Image courtesy of HistoricAerials.com).	94
Figure 19. 1959 street map of the Las Vegas (image reprinted from 1959).	95
Figure 20. Eligibility Recommendations by street in the Phase III survey area.	106
Figure 21. Proposed Paradise Village/Park Historic District Boundary.	114
Figure 22. Eligibility recommendations within the Proposed Paradise Village/Park Historic District Boundary.	115

LIST OF PHOTOGRAPHS

Photograph 1. Example of a single story duplex within the current survey area at 2317–2319 Beverly Way, facing northeast.	23
Photograph 2. The Rexford, a 92-unit apartment complex at 1700 Rexford Drive, located within the Phase I Beverly Green project area, facing southwest (Image reprinted from Harmon et al. 2011:41).	23
Photograph 3. East Park Apartments, a 96-unit apartment complex at 500–520 San Pablo Drive, facing northwest. .	24
Photograph 4. Reformation Lutheran Church, facing southeast.	26
Photograph 5. The Moulin Rouge Hotel designed by Zick and Sharp in 1955 (Image courtesy of UNLV Special Collections).	29
Photograph 6. Maude Frazier Hall designed by Zick and Sharp in 1957 (Image courtesy of UNLV Libraries).	29
Photograph 7. Clark County Courthouse designed by Zick and Sharp in 1958 (Image courtesy of UNLV Libraries). ...	30
Photograph 8. The Charles Building designed by Zick and Sharp at 2301–2307 South Las Vegas Boulevard, facing northeast.	31
Photograph 9. Harris Sharp residence at 2103 Santa Ynez Drive, designed by the noted Las Vegas architecture firm of by Zick and Sharp, facing east.	32
Photograph 10. The Royal Nevada designed by Replogle and Paul Revere Williams in 1954 (Image courtesy of UNLV Special Collections).	32
Photograph 11. 2312 Beverly Way designed by John Replogle in 1954, facing west.	33
Photograph 12. 547 Two-story frame and stucco “four-plex” at San Pablo Drive, designed by Richard Bledsoe in 1956, facing north.	34

Photograph 13. 2217 Van Patten Place designed by Ira Marshak in 1956, facing east.	35
Photograph 14. 2315–2317 Van Patten Place designed by John G. Lynott in 1959, facing northeast.	36
Photograph 15. Frank Rogers residence at 2001 Santa Ynez Drive designed by Elmo Bruner, facing southeast.	37
Photograph 16. St. Anne’s Church and Rectory (Image courtesy of the Roman Catholic Diocese of Las Vegas).	38
Photograph 17. 2105 Santa Ynez Drive designed by Cedwick M. Allen, facing southeast.	38
Photograph 18. Technology Building on UNLV campus designed by Moffitt and Hendricks 1960 (Image courtesy of UNLV).	39
Photograph 19. 2304 Santa Ynez Drive at San Pablo, designed by Moffitt and Hendricks in 1959, facing northwest.	40
Photograph 20. Wood frame and stucco four-plex at 555 San Pablo Drive, facing northwest.	72
Photograph 21. Wood frame and stucco Post-WWII/Contemporary style home at 2113 Van Patten Place, facing east.	73
Photograph 22. Wood frame and stucco single family dwelling at 2109 Van Patten Place, constructed in the Post-WWII/Contemporary style, facing east.	73
Photograph 23. Example of a Post-WWII/Minimal Traditional style home at 2100 Van Patten Place, facing west.	74
Photograph 24. Example of a Post-WWII/Minimal Traditional style home, designed by John Replogle and built by Desert Development Company, Inc. at 2309 Van Patten Place, facing e.	75
Photograph 25. Example of a Post-WWII/Minimal Traditional style home at 2212 Van Patten Place with a central porte cochere on the main elevation, facing southwest.	75
Photograph 26. Example of a Post-WWII/Ranch style single family dwelling with an attached carport at 2301 Van Patten Place, facing east.	76
Photograph 27. Example of single family dwelling at 2217 Van Patten Place designed in the Post-WWII/Ranch architectural style, facing east.	77
Photograph 28. Example of single family dwelling at 2018 Beverly Way designed by architect John Replogle in the Post-WWII/Ranch architectural style, facing southwest.	77
Photograph 30. 2321–2323 Beverly Way, a duplex built in the Post-WWII/Ranch architectural style, facing southeast.	78
Photograph 31. Two-building apartment complex at 557–559 San Pablo Drive built in the Post-WWII/Ranch architectural style, facing northeast.	78
Photograph 32. Four-plex at 2303–2309 Santa Ynez Drive, built in the Post-WWII/Ranch architectural style, facing north.	79
Photograph 33. 2303–2309 Santa Rosa Drive, a multiple-family dwelling or four-plex built in the Post-WWII/Ranch architectural style, facing north.	79
Photograph 34. Example of a Post-WWII/Contemporary style home at 2217 Santa Rosa Drive, with “double shed” roofline, facing southeast.	80
Photograph 35. Example of a Zick and Sharp designed Post-WWII/Contemporary style home (2316 Santa Clara Drive) in the Phase II Beverly Green Neighborhood, facing west.	81
Photograph 36. Example of a Post-WWII/Contemporary style home at 2013 Santa Ynez Drive, facing southeast.	82
Photograph 37. Example of a Post-WWII/Contemporary style home at 2205 Van Patten Place, facing east.	82
Photograph 38. Example of residence with a porte cochere at 2304 South Sixth Street, facing west.	86
Photograph 39. Example of residence with a carport and rear concrete block storage building at 2212 Beverly Way, facing southwest.	87
Photograph 40. Example of hipped roof carport projection at 2108 South Sixth Street, facing west.	87
Photograph 41. Example of a similar type of carport/storage addition in the Phase II Beverly Green project area at 2320 Santa Paula Drive (visible at left), facing southwest.	88
Photograph 42. 536-538 East Sahara Avenue, duplex converted to a commercial property, looking northwest.	89
Photograph 43. 2001 Santa Rita Drive, now used by the Las Vegas Korean Foundation, looking east.	90
Photograph 44. Reformation Lutheran Church showing two-story addition, facing east.	91
Photograph 45. Triangular-shaped tract (Paradise Village Tract No. 4) to the south of intersection of Santa Rita and Santa Rosa Drives, facing south.	97
Photograph 46. Example of a raised sidewalk ramp at the southeast corner of East Saint Louis Avenue and Santa Ynez Drive, facing southeast.	98

Photograph 47. Photograph showing an arched driveway at 2300 Santa Ynez Drive, facing west.	99
Photograph 48. Photograph showing an arched driveway extension at 2301 Santa Ynez Drive, facing northeast. ...	100
Photograph 49. Photograph showing multiple driveways, including a modern arched driveway, at 2105 Santa Ynez Drive, facing southeast.	100
Photograph 50. Photograph showing a driveway at 2013 Santa Rosa Drive that has been widened to create off-street parking for multiple vehicles, facing northeast.	101
Photograph 51. Photograph showing a row of standard street lights along the west side of Santa Ynez Drive, facing north.	102
Photograph 52. Photograph showing decorative scroll detailing on the base of a historic street light on the south side of Santa Rosa Drive.....	103
Photograph 53. 2006 Van Patten Place front projecting addition, looking west.	109
Photograph 54. 2112 Beverly Way, sheathed in stucco and vinyl window replacement, looking west.	110

INTRODUCTION

The city of Las Vegas (city) is conducting an inventory of its post-World War II (WWII) historic neighborhoods to be used for planning purposes by the Department of Planning, the Parks, Recreation and Neighborhood Services Department, and the Historic Preservation Commission. In August 2003, the City Council of Las Vegas approved the “Beverly Green/Southridge Neighborhood Plan,” a tool to be used by the city and its residents to address neighborhood issues, providing the impetus for an evaluation of historic resources within this broader neighborhood area (Beverly Green/Southridge Neighborhood Plan 2003). In October 2012, the city contracted with Logan Simpson Design Inc. (LSD) to perform an intensive level architectural survey and inventory of historic buildings situated within the Phase III Beverly Green Neighborhood to the east of the Las Vegas Strip near downtown Las Vegas, Clark County, Nevada (Figure 1). The project is funded by the federal Historic Preservation Fund and administered by the Nevada State Historic Preservation Office (SHPO).

The Phase III Beverly Green Neighborhood is comprised of four tracts—the Paradise Park Tract, Paradise Plaza Tract No. 1, and Van Patten Tracts No. 1 and 2. The 31.65-acre survey area contains 146 buildings situated on 163 parcels. Of these, 145 are historic in age and one is modern infill. The Phase III Beverly Green Neighborhood survey area is bounded by East Saint Louis Avenue to the north, East Sahara Avenue to the south, Santa Rosa Drive and Santa Rita Drive to the west, and South Sixth Street to the east and is located on state and private land within Section 3, T21S, R61E (USGS 7.5' Las Vegas NW, Nevada 1967 [P.R. 1983]) (Figure 2). This survey represents the final phase of a three-phase survey and inventory of the Beverly Green portion of the neighborhood planning area. The Phase I Beverly Green Neighborhood was inventoried by Kautz Environmental Consultants, Inc. (KEC) in March and April 2010 (Harmon et al. 2011), and the Phase II portion of the neighborhood was surveyed by LSD in March 2011 (Rayle and Ruter 2012). The Southridge portion of the neighborhood, as defined in the 2003 Neighborhood Plan, was inventoried in two phases by KEC in July 2009 and June 2010 (Harmon et al. 2009; Harmon et al. 2010).

The purpose of the Phase III Beverly Green Neighborhood inventory and survey was to identify those buildings in the project area that meet the minimum eligibility criteria for inclusion in the National Register of Historic Places (NRHP) and make recommendations regarding individual eligibility, as well as to identify the potential existence and appropriate boundaries of historic districts possessing contributing and non-contributing properties.

RESEARCH METHODOLOGY

LSD conducted background research on broad post-WWII neighborhood planning and architectural trends in the American West, the residential and commercial development of the city, as well as the specific historical development of the Phase III Beverly Green project area and its surrounding neighborhoods. Archival research was conducted at the Architecture Studies and Special Collections Libraries at the Lied Library on the University of Nevada, Las Vegas campus (UNLV) and the Cahlan Research Library at the Nevada State Museum, with supporting research on post-war neighborhood planning principles

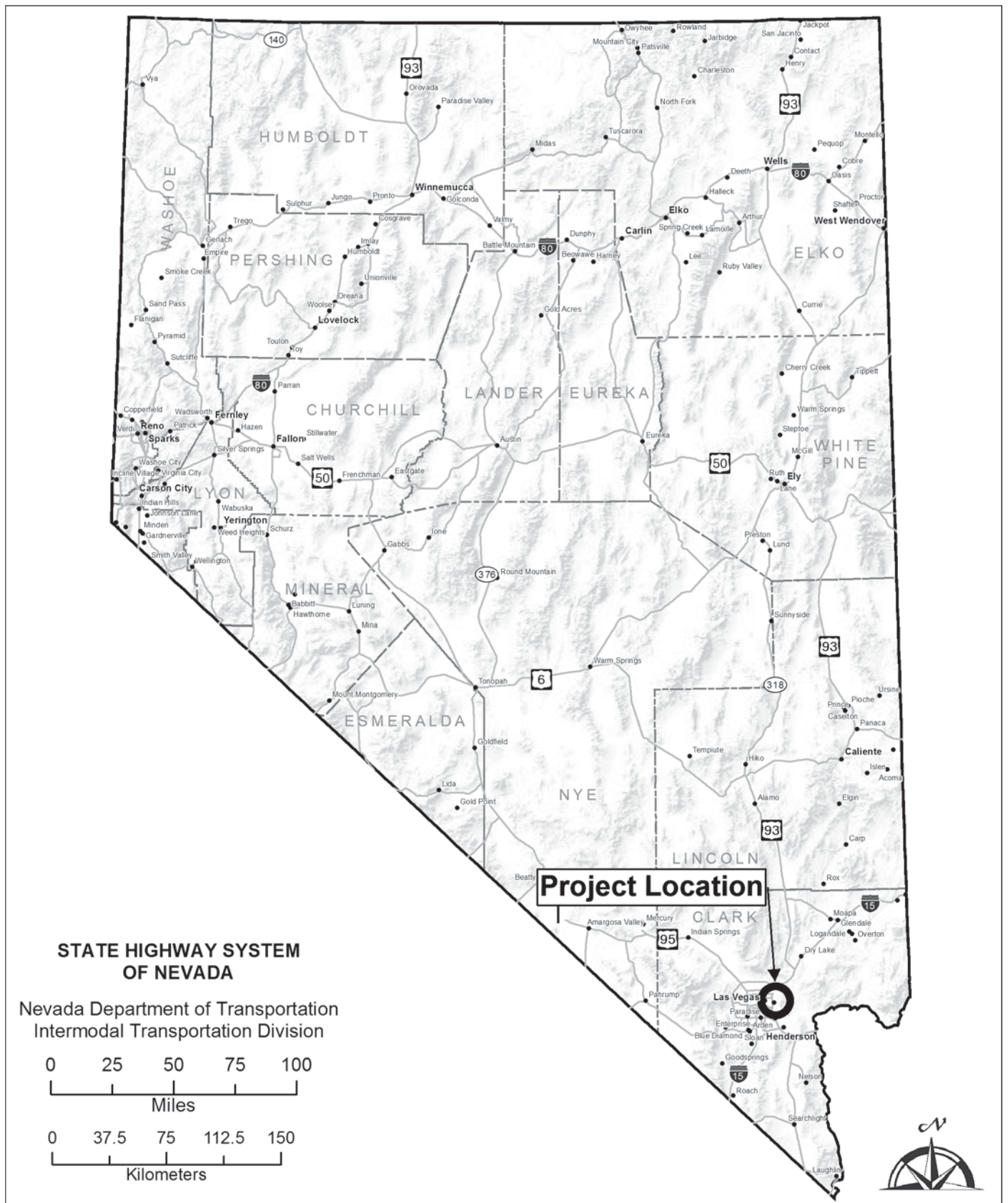


Figure 1. County/State location.

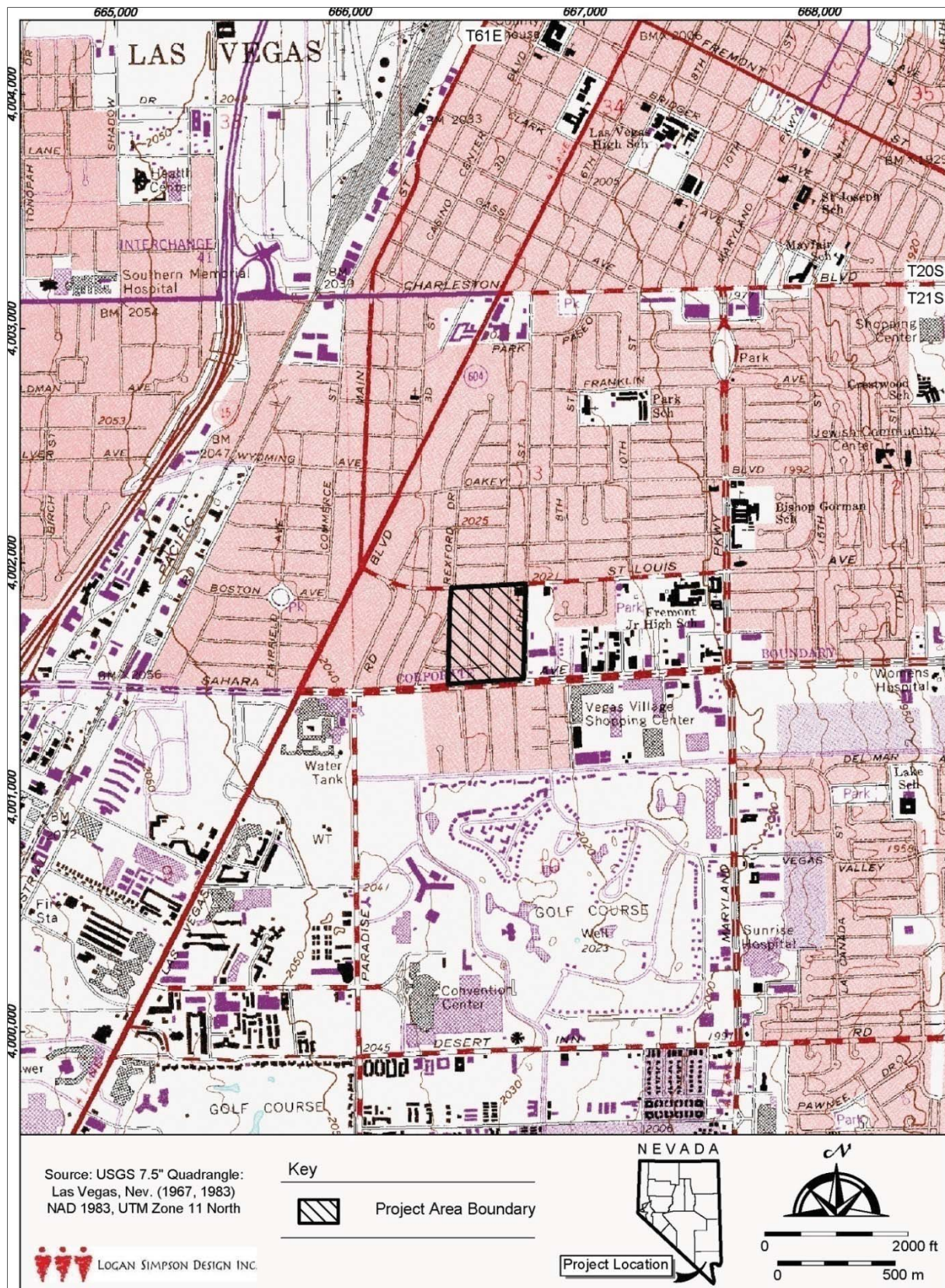


Figure 2. Project location.

and architecture conducted at Arizona State University Libraries. Historic maps, newspapers, and city directories housed at the Nevada repositories provided information on historic patterns of land usage, the development of the Las Vegas townsite, as well as the architects, builders, and developers initially responsible for filing the subdivision tracts and the design and construction of houses in the project area. Background research at UNLV and the Nevada State Museum also provided limited information on the neighborhood's early residents and businesses. Primary document research on residents and events transpiring in the neighborhood and surrounding area was conducted using online resources such as ancestry.com and newspaperarchive.com. Historic map research was also conducted through Historicaerials.com, a free online resource which provides historic and modern imagery of the city of Las Vegas, as well as other U. S. cities. The site has aerials of the city for the years 1950, 1965, 1973, 1983, 1990, 1994, 1999, and 2004 and topographic maps dating to 1956, 1968, 1976, 1978, 1982, and 1984.

Property-specific records on file at the Clark County Assessor's Office and the City of Las Vegas Building and Safety Department were also examined to determine initial construction dates, architectural details, and subsequent modifications for buildings and structures located within the Phase III Beverly Green project area. The Clark County Assessor's records provided information on original building construction dates and often contained building sketches which illustrated the physical dimensions of the buildings on their parcels, as well as subsequent additions and or modifications. The City of Las Vegas Building and Safety Department provided a number of building permit applications filed for original construction as well as for subsequent modifications. Builder, architect, owner, and contractor names could also be found on many of these building permits.

PREVIOUS RESEARCH

The Beverly Green/Southridge Neighborhood, as defined in the 2003 Neighborhood Plan, is comprised of five study areas including Southridge Phases I and II and Beverly Green Phases I, II, and III (Figure 3). The Beverly Green/Southridge Neighborhood area represents a number of historic age post-war subdivisions created by different developers which varied in size and plan from the smallest Acres Addition plat of 21 lots lining a single cul-de-sac; to the long block of 42 lots that comprise the Paradise Tract; to the multiple plat developments of blocks and lots set along curvilinear streets such as that represented by the Paradise Village Tracts (Figure 4). These developments are all broadly representative of the post-war population and housing growth of Las Vegas and more specifically tied to the residential growth near the casino and resort district developing to the south of the city limits on Las Vegas Boulevard in the late 1940s and early 1950s. Nearly all of the plats within the broader neighborhood area were filed between 1950 and 1953 and represent the shift in residential planning from speculative sale to vertical development in which a single developer would plat a subdivision, make infrastructure improvements, and plan and construct the houses (Figure 5). This style of development can be seen prominently in the Paradise Village Tracts, El Centro, Alta Vista Tracts, and the Southridge Tracts.

The Southridge Phase I and II surveys were completed by KEC in 2009 and 2010 and are contiguous to the east with the Phase I Beverly Green survey area (Harmon et al. 2009; Harmon et al. 2010). These were the first surveys to be completed for the broader Beverly Green/Southridge Neighborhood planning area.

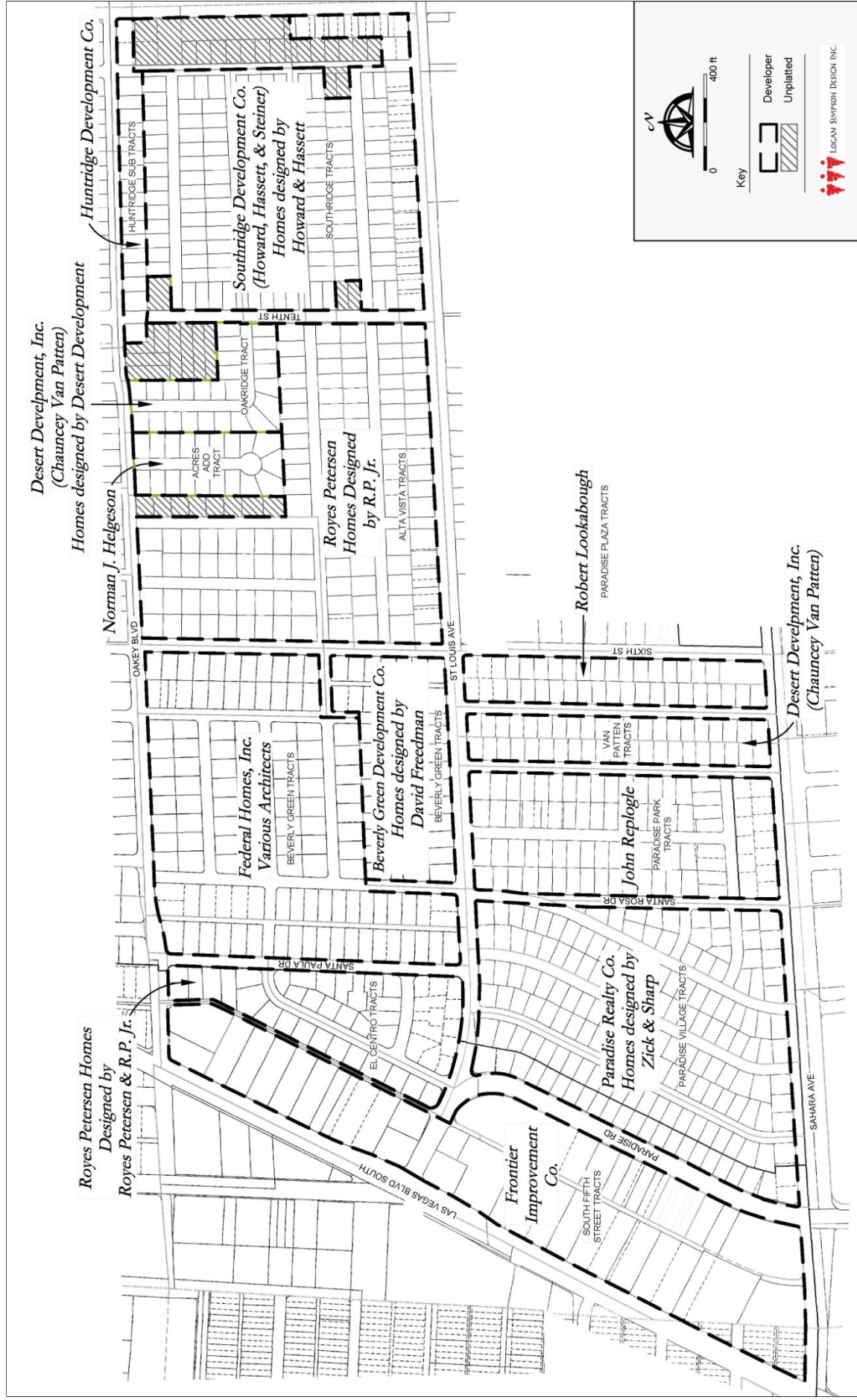


Figure 4. Residential subdivisions by developer within the Beverly Green/Southridge Neighborhood area.



Figure 5. Plats by Year in the Beverly Green/Southridge Neighborhood Area with Boundaries by Developer.

The Phase I Southridge survey area, which encompasses 44.4 acres and contains 176 parcels, is bounded by South Sixth Street and South Tenth Street to the west and east, and East Oakey Boulevard and East Saint Louis Avenue to the north and south. The survey area is comprised of six tracts—the Alta Vista Addition Tracts No. 1, 2, 3, and 4; the Acres Addition Tract; and the Oakridge Tract (Harmon et al. 2009). Royes Petersen platted three tracts of the Alta Vista subdivision between 1950 and 1953 with 99 lots, followed by a fourth tract in 1959 of 19 lots. The Oakridge and Acres Tracts were located adjacent to the Alta Vista subdivision to the east; the first of the tracts was platted in 1951 by land speculator Chauncey Van Patten, and the second was platted by Norman Helgeson in 1953. These were both small additions containing 25 and 21 lots, respectively.

The Phase II Southridge survey area lies immediately east of Phase I and encompasses 42.5 acres. This area contains 192 parcels, all of which are located between South Tenth Street and Maryland Parkway to the west and east, and East Oakey Boulevard and East Saint Louis Avenue to the north and south. The Phase II survey area is comprised of eight tracts; these include the Huntridge Tracts No. 4 and 5 and the Southridge Tracts No. 1 through 6 (Harmon et al. 2010).

The Phase I Beverly Green Neighborhood, located to the north and west of the current survey area, was inventoried by KEC in 2011 (Harmon et al. 2011). The Phase I survey area is contiguous to the north with the Phase II survey area. The neighborhood encompasses 62.89 acres with 192 parcels and is bounded by Las Vegas Boulevard and South Sixth Street to the west and east, and East Oakey Boulevard and East Saint Louis Avenue to the north and south. The survey area is comprised of seven tracts, including six residential tracts—El Centro Tracts No. 1 and 2 and Beverly Green Tracts No. 1, 2, 3, and 4—and a portion of the commercial South Fifth Street Tract (Harmon et al. 2011). The first tract platted in the survey area was the South Fifth Street Tract, which was filed by the Frontier Improvement Company in 1947. Royes and Elva Petersen platted two tracts of the small El Centro subdivision in 1950 and 1951 totalling 33 lots. David Zenoff and Jerry Mack of Federal Homes, Inc. platted three tracts of the Beverly Green subdivision between 1951 and 1954 with roughly 100 lots, while a second company platted the fourth tract of Beverly Green with 41 lots in 1959 (Harmon et.al. 2011).

The Phase II Beverly Green Neighborhood was inventoried by LSD in 2012 (Rayle and Ruter 2012). The Phase II neighborhood borders the Phase I Beverly Green survey area to the south and is bounded by Las Vegas Boulevard and Santa Rosa Drive and Santa Rita Drive to the west and east and East Saint Louis Avenue and East Sahara Avenue to the north and south. The area is comprised of 184 parcels and includes seven plats filed by three different developers between the years 1905 and 1952. Five of the tracts are located entirely within the Phase II survey and two extend outside the Phase II Beverly Green Neighborhood to the west and north. The Las Vegas Valley Land and Water Development Company (LVVLWDC) platted 16 blocks containing 699 lots in the Meadows Addition in 1905; the addition was re-platted in 1923 to accommodate the impending construction of US 91 along South Fifth Street, which intersected the southeast corner of the addition (Rayle and Ruter 2012). LVVLWDC President Thomas A. Campbell and land speculator Henry Leigh Hunt platted the South Fifth Street and South Fifth Street No. 1 Tracts under the corporation name, Frontier Improvement Company in 1947 and 1950, respectively (Rayle and Ruter 2012). The earliest of these tracts, the South Fifth Street Tract, contained 19 lots along the east

side of South Fifth Street/US 91 (now Las Vegas Boulevard). The South Fifth Street Tract No. 1 was comprised of 10 lots located immediately east of the South Fifth Street Tract. The remaining parcels were situated within the Paradise Village Tracts No. 1, 2, 3, and 4, all of which were platted by the Paradise Realty Company in 1950 or 1952 (Rayle and Ruter 2012).

NRHP eligibility recommendations for the Southridge/Beverly Green Phase I and II inventory and survey areas are summarized in Table 1. All of the inventoried properties were evaluated for listing in the NRHP under Criterion A for the theme/subtheme Land Usage: Townsite Development/City Planning and under Criterion C for Architecture.

Table 1. Summary of NRHP eligibility recommendations by survey area.

Survey Area	Total no. of Properties	Individually Eligible Properties	Contributing Properties	Ineligible/ Non-Contributing Properties	Undetermined
Southridge Neighborhood:					
Phase I survey area	170	35	74	61	6
Phase II survey area	183	19	73	91	—
Total no. of properties	353	54	147	152	6
Beverly Green Neighborhood:					
Phase I survey area	179	66	67	46	—
Phase II survey area	140	3	76	85	3
Total no. of properties	319	69	143	131	3

In addition to the individual property recommendations, one NRHP-eligible historic district—the Paradise Village Historic District—was documented by LSD within the Beverly Green Phase II survey area. The district is comprised of 124 residential properties, all of which were built by the Tee Construction Company between 1950 and 1956. LSD recommended the district eligible for listing in the NRHP under Criterion A (event) for its association with Land Usage: Townsite Development/City Planning, as a representative example of post-WWII suburban development in Las Vegas. It was also recommended eligible under Criterion C (design) for its collection of post-WWII residential buildings designed by the renowned Las Vegas architecture firm of Zick and Sharp and constructed in the Minimal Traditional, Ranch, and Contemporary architectural styles. The SHPO concurred with LSD's eligibility recommendation for the Paradise Village Historic District in July 2012. Although no formal recommendations for historic districts were made by KEC as part of their 2009, 2010, and 2011 historic resource surveys and inventories of the Southridge and Phase I Beverly Green Neighborhoods, Harmon et al. (2009, 2010, and 2011) acknowledged the need for further analysis of contemporaneous subdivisions in the broader Beverly Green/Southridge Neighborhood planning area.

HISTORIC CONTEXTS

The following section provides an overview of the historic development of the city of Las Vegas, with an emphasis on post-war residential and commercial development within the Beverly Green/Southridge Neighborhood.

Historic Development of Las Vegas

The natural geography of Las Vegas with its fertile plains and many springs attracted indigenous peoples such as the Paiute more than a millennium before Euro-American settlement of the area (Moehring and Green 2005). Spanish missionaries established portions of what would become the Old Spanish Trail in the 1770s to provide a route between Santa Fe, New Mexico and California by way of Utah; however, it was not until 1826 that American Jedediah Smith altered the path of the trail to pass through what would eventually become Nevada. In 1829, a party led by Antonio Armijo followed Smith's trail through Nevada and a scout of this party looking for water came upon the Las Vegas Valley (Paher 1971).

The first Euro-American attempt to settle the Las Vegas Valley occurred in 1855 when a group of Mormons established a small fort and mission in the area as part of the Church's broader initiative to settle lands in the desert southwest. This mission, however, was ultimately abandoned due to disagreements between the settlers and limited opportunities to sustain agriculture (Moehring and Green 2005). In 1865, the remaining infrastructure of the settlement was acquired by Octavius Decatur Gass, who re-established "Los Vegas Rancho" as a commercial hub along the Old Spanish Trail from which to supply goods to mining camps in the area. Defaulting on debts in 1882, the Rancho was acquired by Archibald and Helen Stewart. Although Archibald died soon thereafter, Helen continued to operate the ranch until 1902 when she sold the property to Montana Senator William Clark whose intention was to establish a railroad line connecting Salt Lake City, Utah to Los Angeles, California via the Las Vegas Valley (Moehring 2000).

William Clark formed the San Pedro, Los Angeles, and Salt Lake Railroad in 1900 and initiated construction on the portion of the rail line through Las Vegas in 1904. Workers constructed a tent camp to the west of the railroad tracks which became the nucleus of a small settlement. John T. McWilliams, a surveyor who was hired by Helen Stewart in 1902 to survey the Rancho land prior to the sale to Clark, acquired 80 acres from the government, including the railroad construction camp site. After formally surveying the land, he established the townsite of Las Vegas in 1904 and began speculative sale of the lots. Concurrently, the Las Vegas Land and Water Company, a subsidiary of the railroad, surveyed its own townsite on the east side of the railroad tracks which it recorded as "Clark's Las Vegas Townsite" in 1905. This second townsite was laid out with 80-foot-wide streets running parallel to the northeast-southwest railroad alignment, as opposed to McWilliam's north-south oriented grid. The townsite, bounded by Main and Fifth Streets (roughly east and west) and Stewart and Garces Avenues (roughly north and south) consisted of 1,200 lots (Paher 1971). Lots along Fremont Street were specifically oriented perpendicularly to the street to allow for additional lots to encourage commercial use, a centrally located block was reserved for public use; the remaining 25-foot-wide by 140-foot-long lots, platted on 300-foot-wide by 400-foot-long blocks, were laid out identically (Mooney 2002).

Investors filed more than 3,000 land applications for the 1,200 available lots in Clark's Las Vegas Townsite, ultimately resulting in a land auction in May 1905 (Paher 1971). Astute investor Peter Buol platted a subdivision east of Clark's townsite prior to the auction, capitalizing on the remaining investor demand and sold lots in the first "suburb" of Las Vegas. Buck's Addition, as it was called, continued the street orientation established in Clark's Las Vegas townsite which radiated from the railroad tracks. Buol subsequently platted the Grandview, Fairview, and Pioneer Heights tracts in 1905. With the Grandview Addition, he broke with the previous plat orientation, establishing streets with a nearly true north to south alignment that would serve as a precedent for development of the town to the east (Moehring 2000).

A significant portion of the development in Clark's Las Vegas townsite was related to the San Pedro, Los Angeles, and Salt Lake Railroad. New businesses supporting the railroad were located in this area and over time, McWilliams's townsite to the west of the railroad declined. The growth of Clark's Las Vegas townsite, which at the time was located in southern Lincoln County, fostered the Nevada Legislature's 1909 decision to pass a bill to create Clark County, with the growing town of Las Vegas chosen as its county seat. While Las Vegas attained this new political status, the town, which incorporated in 1911, remained dominated by the activities of the railroad throughout the 1920s (Paher 1971; Moehring 2000).

In 1921, William Clark sold his interest in the San Pedro, Los Angeles and Salt Lake Railroad to the Union Pacific Railroad Company. Following a general strike by union employees of the railroad, the Union Pacific led retaliatory efforts against Las Vegas which included the relocation of important repair shops to the town of Caliente, damaging Las Vegas' economy (UNLV 2009; Moehring and Green 2005). At the same time, the railroad company also refused to make upgrades to the infrastructure it had created under its umbrella organization, the Las Vegas Land and Water Company, which further impaired the growth of the city. Recognizing the need for transportation routes, local Las Vegas leaders persuaded state engineers to route the proposed US 91, a connecting highway from Salt Lake City to Los Angeles, through Las Vegas. Improvements were made to Fifth Street which was expanded to the southwest and incorporated as part of the highway (Moehring and Green 2005). Fifth Street had been platted as part of the 1909 Clark's Townsite and ran parallel to the railroad line. The route was paved in the 1930s and helped to spur tourism in Las Vegas (Rothman 2002).

The town's efforts to sever its economic dependency from the railroad would not be fully recognized until the advent of the "Reclamation Era" in the American West. In 1930, President Herbert Hoover signed the Boulder Canyon Project Act to regulate water on the Colorado River and provide a consistent water supply to the Imperial Valley in California. Work started in 1931 on a massive dam structure less than 50 miles southeast of Las Vegas. Initially called the Boulder Dam, the massive feat of engineering was dedicated as Hoover Dam upon its completion in 1935. The dam was a boon to Las Vegas and an estimated \$19 million dollars was infused into the local economy as a result of its construction. Las Vegas became the shipping point for supplies to the construction site and became a destination point for workers and tourists coming to see the development (Moehring 2000). The town's status as a desirable tourist destination was further bolstered in 1931, with the legalization of gambling and concurrent development of casinos along Fremont Street and the relaxation of divorce laws.

Although the completion of the Hoover Dam and power generators in 1936 led to a recession in Las Vegas, defense developments for WWII soon brought new economic and human capital to the local economy. Basic Magnesium, Inc. located a magnesium factory to the southeast of Las Vegas. Opening in 1941, the factory soon became one of the country's largest manufacturers of metallic magnesium, a key component for weaponry manufacture, and was responsible for growing the population of the Las Vegas area by nearly 15,000 (Moehring and Green 2005; Mooney 2002). In 1940 President Roosevelt set aside more than 3.5 million acres for the establishment of a U.S. Army gunnery range to the northwest of Las Vegas which became operational in 1941 and was called the Las Vegas Bombing and Gunnery Range (Fehner and Gosling 2000). It is estimated that during the height of WWII, a total of 4,000 students completed training at the facility every six weeks (Moehring 2000).

The influx of population to the Las Vegas area also benefited the burgeoning casino industry which expanded beyond its original Fremont Street location in central Las Vegas to South Fifth Street/US 91, just outside of the city limits where city regulations and taxes could be avoided. Hotelman Thomas Hull constructed the El Rancho Vegas hotel and casino at the southwest corner of San Francisco Street (later known as East Sahara Avenue) and South Fifth Street/US 91 in 1941. The El Rancho, credited as the first Las Vegas Strip hotel, was followed shortly thereafter by the construction of the Last Frontier Hotel and the Flamingo Hotel in 1942 and 1946, respectively. The growth of military industry to the north and the new casino district to the south caused the population of Las Vegas to dramatically increase from 8,422 in 1940 to 24,624 in 1950 (U.S. Census of Population and Housing 1940; 1950).

Las Vegas experienced a minor recession following the end of WWII, as the Basic Magnesium plant and gunnery range closed; however, Nevada state officials worked with the federal government to retain management of the plant and also lobbied for the establishment of a permanent air force base to be located on the site of the old gunnery range. Nellis Air Force Base opened in 1950 and a portion of the base was dedicated to the testing of nuclear bombs (Moehring and Green 2005). Throughout the 1950s there was dramatic growth of casinos on both Fremont Street and South Fifth Street/US 91. New development along Las Vegas Boulevard also had the effect of shifting city development south. Between 1950 and 1960, Las Vegas' population nearly tripled to 64,605 reflecting the continued post-war growth of the city and its now successful diversification from its earlier status as a "one industry town" (Moehring 2000).

Residential Development in Las Vegas

Peter Buol's first subdivision plats, such as the 1905 Buck's Addition to the east of Clark's Las Vegas Townsite, represented broader early 20th century neighborhood planning principles now classified as "horizontal development," in which a developer would subdivide land in a typical grid layout, make minor improvements (i.e., install utilities, construct roads and sidewalks), and then sell individual lots to buyers on which they could construct their own homes. Residential growth was gradual in the decades following Las Vegas' inception and by 1930, the population of Las Vegas stood at just over 5,000 persons. Because lots were sold individually, the slow growth in population resulted in many of the lots in these early subdivisions remaining vacant and unimproved. Unlike other areas of the country, however, Las Vegas continued to grow during the Great Depression due to an influx of revenue from the Boulder Canyon Dam Project and

the legalization of gambling; by 1940, population of the city had reached more than 8,400 persons (Mooney 2002).

Also during the Great Depression, legislative changes occurred at the national level which impacted the future of residential planning and development at both the local and national levels. The Federal Housing Administration (FHA), created in 1934 as part of Franklin Roosevelt's New Deal programs, radically altered neighborhood and home building (Collins 1999). With the mission of making home ownership feasible for more Americans, the FHA created initiatives to offer financing for home improvements and purchases as well as for refinancing existing mortgages and also provided the nationwide infrastructure to insure such mortgages. To ensure sound economic investments, the FHA created guidelines to standardize the housing industry, which included standards for subdivisions in terms of location, accessibility, installation of utilities, and compliance with local regulations. The FHA also issued "desirable standards" including adaptation of a subdivision layout to the topography, adjustment of the circulation system to traffic needs, elimination of sharp corners and dangerous intersections, and creation of long blocks that eliminated unnecessary streets. These standards resulted in the promotion of the curvilinear over the rectilinear grid subdivision layout. Building setbacks were also standardized and typically varied between 15 and 30 feet. The ubiquity of automobile ownership among suburban households was also codified with the FHA's favor of wider lot size (Federal Housing Administration 1938; Ames and McClelland 2002). An unfortunate aspect of the FHA's promotion of "desirable standards" was the effective residential segregation of minority populations, created in part by FHA's preference on financing European American neighborhoods. In the case of Las Vegas, minorities such as African Americans were pushed to the residential suburbs on the west side of the city which developed considerably slower than the residential developments to the east of the townsite (Courtney Mooney, personal communication, 29 May 2012). The influence of the FHA on residential planning was not fully realized until after the war, largely because rationing of materials severely limited new home construction.

With the U.S. preparing for inevitable entry into WWII, President Roosevelt signed an amendment to the Federal Housing Act to create a measure known as Title VI. This measure stipulated the FHA would provide mortgages for owner-occupied homes as well as provide construction financing to developers who subdivided land into housing developments in locations that were "critical defense areas" (Collins 1999). The construction of the Basic Magnesium plant and establishment of the military gunnery range in 1940 placed strain on the Las Vegas housing stock, and as such, the FHA deemed the city a critical defense area. Subsequent to this designation, three neighborhoods—the Biltmore, Huntridge, and Mayfair subdivisions—were developed under the new Title VI program to provide housing for persons employed by the defense industry or who were non-commissioned officers of the gunnery range (Mooney 2002). FHA influence on the development of these subdivisions is reflected in their design and layout. Each of the neighborhoods has a curvilinear street layout with an emphasis on central circulation and limited access from major thoroughfares, with long blocks and shallow lots oriented perpendicular to the street. The Huntridge subdivision was the largest and most elaborate of the three developments. In addition to the curvilinear layout, which incorporated cul-de-sacs, the neighborhood also boasted a main thoroughfare, Maryland Parkway, and an oval-shaped common park, or plaza. The Biltmore, Huntridge and Mayfair Neighborhoods also reflect the broader shift to "vertical" residential development in which a single

developer would subdivide the land, create infrastructure, and design and construct the homes. This trend to “build out” complete neighborhoods for residential sale would, in the years following WWII, become the dominant mode of subdivision development.

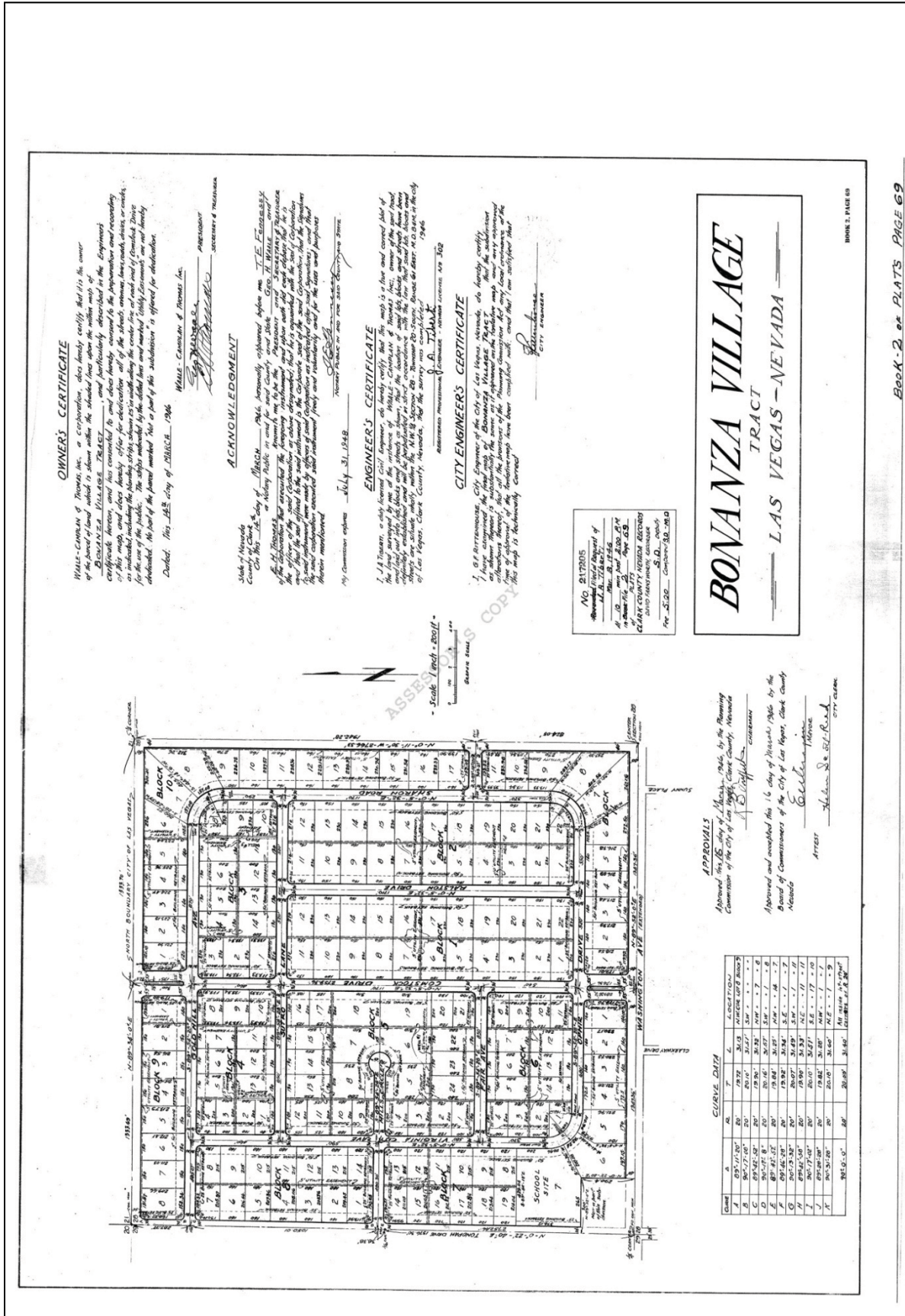
The Biltmore, Huntridge and Mayfair Neighborhoods also demonstrate the shift to standardized home design, construction, and material use which occurred in the post-war era, spurred initially by FHA guidelines. The homes in the Biltmore Addition were similar in architectural style, size, and all constructed of concrete block which is representative of a trend that intensified as builders began to incorporate mass production techniques following the war (Mooney 2002). The use of pre-fabricated items became common after WWII and those workers who specialized in certain trades were moved along house-to-house “assembly lines” to complete construction tasks in the most economical fashion (Finbraaten 2003).

In 1944, Congress passed the Serviceman’s Readjustment Act, or GI Bill. One of the hallmarks of the bill was to open home ownership to returning veterans allowing them to obtain loans through the Veteran’s Administration with little down payment (Collins 2005). While veterans had available credit, there was not sufficient housing stock for them to buy new homes. In 1946, the Veteran’s Emergency Housing Act was passed to encourage housing construction projects. Initially, the post-war developments remained on a small scale. As materials became increasingly available, developers began to incorporate both FHA guidelines and an assembly line approach to construction in order to create large scale neighborhoods of hundreds of homes (Finbraaten 2003).

Within the Las Vegas area, a total of 17 subdivisions were platted between 1940 and 1949. Seven of these subdivisions were developed between 1941 and 1942, reflecting the efforts to house the new influx of people coming to Las Vegas for defense-related industries. The remaining 10 subdivisions were platted between 1945 and 1949, reflecting the shift to meet the broader needs of an increasing post-war population which had tripled to 24,624 between 1940 and 1950 (Las Vegas Planning and Development Department 2008; Clark County Assessor). While development predominantly occurred to the east and north of the original townsite, new subdivisions were also platted to the west and northwest. These post-war subdivisions ranged in size and plan from small rectilinear layouts, such as the 25 lot Buena Vista Addition, platted in 1949, to large plats with curvilinear streets and cul-de-sacs, such as the 178 lot Bonanza Village subdivision, platted in 1946 (Figure 6 and Figure 7).

Because the city did not participate in formal development planning, there were often great expanses of land between developments; this ultimately resulted in difficulties in providing residents with municipal services and reliable infrastructure such as streets, water, and utilities. The exponential population growth of Las Vegas in the 1950s only served to exacerbate the city’s infrastructure problems.

The rapid growth of resorts and casinos in the 1950s, such as those along South Fifth Street/US 91, as well as the continued operation of the post-war military installations and the return of servicemen led to continued growth of Las Vegas, with the population reaching 64,605 by the end of the decade (Paher 1971). In 1960, the population of the broader metropolitan area totalled 127,016 (Moehring 2000).



To meet the housing needs of growing population, 75 residential subdivisions were platted in the Las Vegas area between 1950 and 1959 (Las Vegas Planning and Development 2008). The checkerboard pattern of residential development spread predominantly east, west, and south of the original townsite with many subdivisions platted in close proximity of the new casino development along South Fifth Street/US 91.

Attempts at creating infrastructure in the years following WWII can be characterized as ad hoc, with developers creating their own streets, wells for water, and septic systems to be used in lieu of a city sewer system. While city voters approved the formation of the Las Vegas Valley Water District (LVVWD) in 1948, it was not until 1955 that the district acquired the existing water production infrastructure which had been originally developed by the railroad subsidiary, the Las Vegas Land & Water Company. The LVVWD, however, was ill-equipped to meet the continuing infrastructure needs caused by the sprawling growth, a problem which continued throughout the 1960s until a main water line could be constructed between Lake Mead and Las Vegas to provide a consistent water supply to the growing city (Moehring 2000). Similarly, the electrical utility infrastructure of the early 1950s could not support the increased demand of residents, resorts, and the military industry, which ultimately led to a ban on the use of space heaters in 1951. While seemingly insignificant, this heater ban caused the FHA to discontinue insurance of new mortgages in Las Vegas due to over-arching concerns about adequate power supplies. City leaders pushed the Southern Nevada Power utility company to improve infrastructure, and by 1956, a steam generating power plant was brought online to provide electricity for Las Vegas, an event which restored FHA financing to the area (Moehring 2000).

Despite the infrastructure challenges, the development of new residential subdivisions in Las Vegas continued at a frenetic pace throughout the 1950s. As with the 1940s, developments varied in size; however, there was a marked shift towards larger plats and multiple adjacent plats filed by the same developer in successive years, a trend which heralded the shift to the large scale neighborhood development of the post-war era. The Federal Development Company, for example, platted the Westleigh Tract subdivision on the western city limits, near Charleston and Valley View Boulevards as five separate tracts totalling 272 lots between 1950 and 1955. Extensive development also occurred to the east of the city center where neighborhoods such as Eastwood, platted by Lee Construction Company near Oakey Boulevard and Eastern Avenue, consisted of two plats filed in 1953 totalling 377 lots. While these two residential developments reflected the extension of suburban development toward the eastern and western limits of the city, the casinos along the new Las Vegas Strip along South Fifth Street/US 91 simultaneously spurred development to the south, as developers sought to create neighborhoods for a thriving new workforce of casino employees.

Numerous subdivision plats were filed in and around the Phase III Beverly Green Neighborhood survey area and are representative of this southward growth from the city center, the historical development of which is presented in the Southridge Phase I and II (Harmon et.al. 2009; 2010) and Beverly Green Phase I (Harmon et.al. 2011) and Phase II (Rayle and Ruter 2012) survey reports. To the northwest of the current survey area, Royes and Elva Petersen platted two tracts encompassing 33 lots of the small El Centro subdivision in 1950 and 1951. David Zenoff and Jerry Mack of Federal Homes, Inc. platted three tracts of

the Beverly Green subdivision between 1951 and 1954 encompassing roughly 100 lots, while a different company platted a fourth Beverly Green Tract with 41 lots in 1959. Royes Petersen also platted three tracts of the Alta Vista subdivision to the east of the four Beverly Green Tracts between 1950 and 1953 encompassing a total of 99 lots, followed by a fourth tract in 1959 with 19 lots. The Oakridge and Acres Tracts were located adjacent to Alta Vista; the Oakridge Tract was platted by developer Chauncey van Patten, and the Acres Tract was filed by Norman Helgeson. These were both small additions with 25 and 21 lots, respectively. The Southridge Development Company platted five Southridge Tracts to the east of Acres Tract between 1950 and 1951, encompassing a total of 130 lots; a six and final tract was platted in 1958 with 17 lots. To the west of the current Phase III Beverly Green survey area, Paradise Realty Company, Inc. platted four tracts in the Paradise Village subdivision between 1950 and 1954 (Rayle and Ruter 2012). The subdivision consisted of 165 lots and contained both single family and multiple-family dwellings (Rayle and Ruter 2012).

Commercial Development in Las Vegas

The early commercial development of Las Vegas was situated on Fremont Street and predominantly supported the railroad industry. In the early 1920s, efforts at making road improvements and constructing highways in Las Vegas were geared towards routing people downtown. Local officials encouraged state engineers to site the alignment of US 91, which carried traffic to and from Los Angeles, through the downtown core of Las Vegas, and simultaneously paved Fremont Street between Main and South Fifth Streets in 1925 to support the new volume of traffic (Moehring and Green 2005). With the authorization of the Boulder Canyon Project in 1930, Las Vegas flourished as a supply camp to the construction site and newly-created Boulder City work camp. The Boulder Canyon Highway was developed to link Boulder City and Las Vegas and followed the city's Fremont Street alignment. The legalization of gambling drew both the nearby dam workers and tourists into Las Vegas who patronized the burgeoning casinos along Fremont Street. The growth of the Las Vegas area focused on the urban core until WWII, when the siting of the Las Vegas Bombing and Gunnery Range and Basic Magnesium plant to the southeast of Las Vegas created the first commercial shift away from the downtown area.

The course of commercial and industrial development of Las Vegas during the war predominantly occurred along the periphery of the city. The gunnery range was located roughly 9 miles north of the city and the Basic Magnesium plant was located to the southeast, roughly half way between Hoover Dam and Las Vegas. The satellite communities of North Las Vegas and Henderson developed to support these facilities and became new population centers with their own internal commercial development. In 1941, the development of casinos to the south of the Las Vegas city limits (San Francisco Street) along South Fifth Street/US 91, which later became known as the "Strip," also dramatically changed the trajectory of the city's commercial growth (Moehring and Green 2005; Online Nevada Encyclopedia 2010). As noted earlier, the El Rancho was the first hotel and casino to open along what would become "the Strip" in 1941, just south of the city line, followed in quick succession by a number of other casinos, totaling 10 along the Las Vegas Strip by 1952 (Figure 8). This new economic engine to the south of the city limits also spurred business development along the South Fifth Street/US 91 north of San Francisco Street to support both casino and hotel workers as well as the tourists. The commercial growth on South Fifth Street/US 91 was

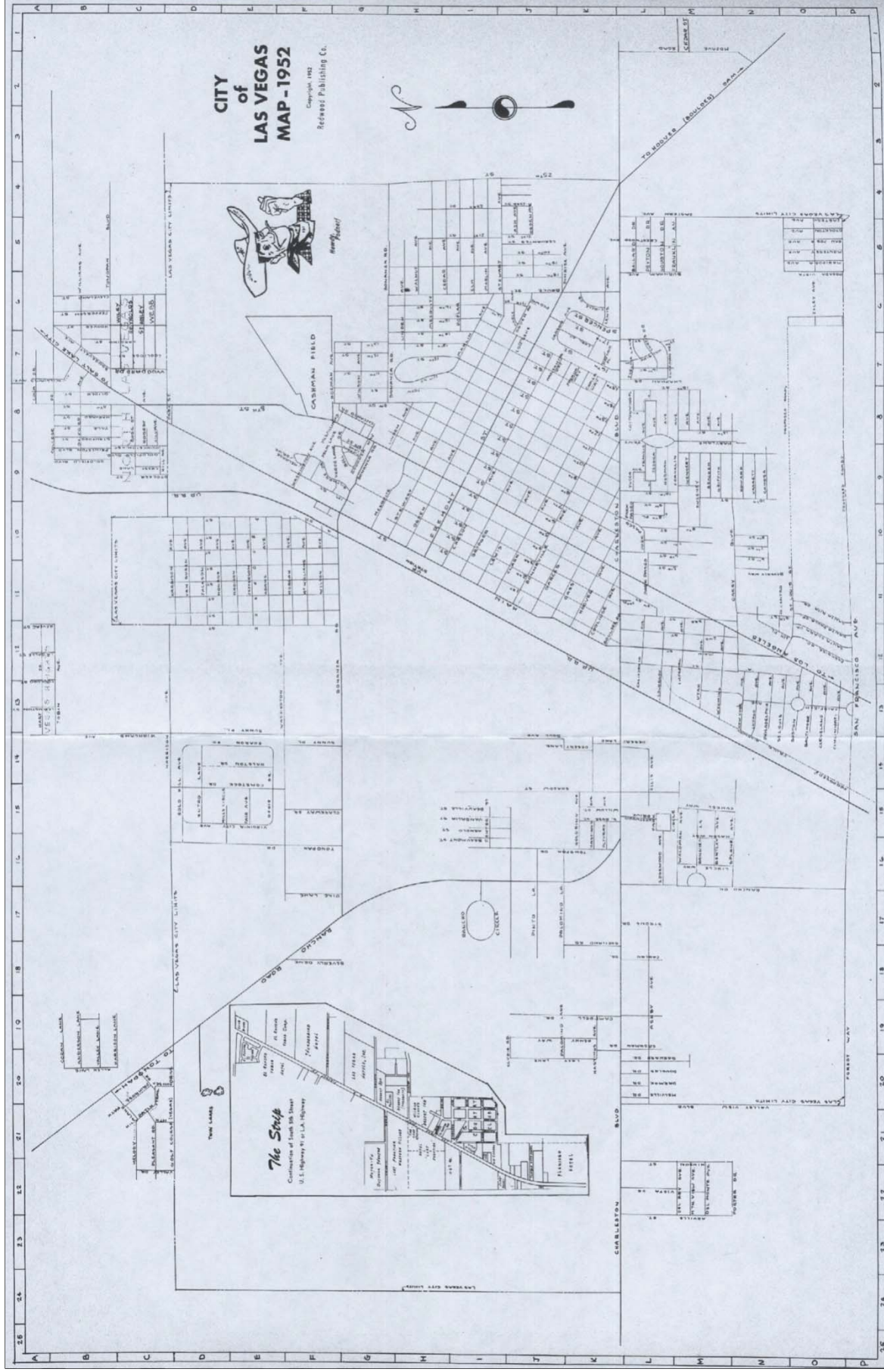


Figure 8. 1952 street map of Las Vegas. Note that the streets comprising the Phase III project area (visible at bottom center) have not been constructed (Image reprinted from Luskey Brothers and Company 1952).

located within the city boundaries, yet represented the broader trend of commercial development outside of the original townsite. South Fifth Street/US 91 served as a bridge between the Strip and the original downtown area and also became home to smaller scale motels. The dramatic increases of suburban residential development during the 1950s further fragmented commercial growth as small stores, banks, and strip malls grew alongside spatially discrete neighborhoods to meet the needs of a dispersed population.

In the 1960s, the continued casino development along the Las Vegas Strip encouraged residential development south of the city limits. New subdivisions were platted to the east of the Strip and Maryland Parkway, which paralleled South Fifth Street/US 91 and became a new center of commercial development (Moehring and Green 2005). This growth occurred in tandem with the plans for an interstate highway which would bypass the congestion along South Fifth Street/US 91 and accommodate the increasing amount of tourist automobile traffic. While plans for Interstate 15 (I-15) began in the 1950s, political efforts stalled with arguments between competing interests. The casinos along the Strip successfully lobbied for a number of interchanges to divert tourist traffic from I-15 back to South Fifth Street/US 91, which in 1966, had been extended to Sahara Avenue. Work continued on I-15 and an interchange at Charleston Boulevard to the north was completed by 1967; however, freeway access to Fremont Street was not completed until 1971 which furthered the commercial decline of historic downtown Las Vegas (Moehring and Green 2005). Following completion of I-15 in 1974, the US 91 alignment was decommissioned and the thoroughfare became known by its current name of Las Vegas Boulevard.

While the commercial development along South Fifth Street/US 91 thrived as a link between the new Strip and downtown Las Vegas during the 1950s and early 1960s, the completion of I-15 rerouted a significant degree of traffic from this area and promoted the construction of larger casino complexes to the south. The commercial sector of Las Vegas Boulevard in the current survey area stagnated over the next decades and reflects an early tourist development outmoded by the grander large-scale casino developments to the south. By the 1990s, much of the early motel development along South Las Vegas Boulevard between East Sahara and East Saint Louis Avenues was demolished and left undeveloped as vacant parking lots.

POST WORLD WAR II ARCHITECTURAL CONTEXT

Residential Architecture

In the pre-WWII era, the residential architecture of Las Vegas followed national trends, namely adopting the prominent Period Revival styles which included a number of subsets such as Colonial Revival, Spanish Colonial Revival, and Tudor Revival. However, with the standardization of housing materials initiated by the FHA during the Great Depression years and the material restrictions faced throughout WWII, a less adorned type of residential architecture emerged in the early 1940s which, in its most refined application, would eventually be referred to as Modern.

The first of the Modern architectural styles to emerge in residential subdivisions, the Minimal Traditional, pre-dates WWII and remained popular into the 1950s. Borrowing from aspects of the Tudor Revival, these one-story homes included medium-pitched roofs with front gable variants as well as hipped roof variants

with modest overhanging eaves. The rectangular-shaped homes were generally small and possessed limited detailing (McAlester and McAlester 2003; Mooney 2002).

Ranch style architecture developed contemporaneously and gradually replaced the Minimal Traditional architectural style as its more elongated floor plan readily lent itself to the growing needs of larger families in the U.S. California architect Clifford May, who designed the first modern Ranch style home in 1932, is credited with popularizing the Ranch style in the post-war era with his series of articles published in *Sunset* magazine during the 1940s (Maxwell and Massey n.d.).

Early Ranch style homes shared many characteristics of the Minimal Traditional architectural style including the one-story massing and horizontality, but favored L-shapes with projecting front gables. The rooflines became lower in pitch and incorporated wider overhanging eaves. Large picture windows were incorporated into the front elevation and entry doors were typically located under porches. The carport, and later garage, became a prominent feature of the home, often incorporated under the existing roofline and further adding to the horizontal expanse of the front facade. The placement of the carport also allowed for economic conversions to rooms for additional space (Maxwell and Massey n.d.). Over the next two decades, Ranch style homes expanded in size and incorporated more elaborate detailing and multiple building materials. While hesitating to create an official definition of Ranch style architecture, Clifford May stated “most of us describe any one-story house with a low, close-to-the-ground silhouette as a ranch house. When a long, wide porch is added to this form, almost everyone accepts the name. And when wings are added and the house seems to ramble all over the site, the name is established beyond dispute” (May 1946:IX).

As the 1950s progressed, Ranch style homes continued to increase in size through horizontal expansion, often incorporating one- or two-car carports under the roofline. Decorative features such as board-and-batten treatment under eaves and brick wainscoting, weeping mortar, as well as wooden shutters flanking windows became more prominent, a trend which culminated in the development of the classic California Ranch of the late 1950s and 1960s with its combination of two or more materials in the exterior treatment. “Character” ranches became prevalent in the 1960s. The Swiss Chalet character ranch boasted scrolled fascia and extended gable hoods over windows and window boxes, while the English Tudor character ranch incorporated very steep pitched hoods over windows and varying facade materials (Solliday 2001; Wilson 2002). In addition to the development of character ranches, regional variations of the Ranch architectural style also emerged. In Arizona, the City of Tucson conducted an inventory of its post-war housing stock and defined the “Tucson Ranch” which incorporated burnt adobe walls, low-pitched roofs with overhanging eaves, and built-up white-coated roofing. The Spanish Colonial Ranch in Tucson was similar in its incorporation of burnt adobe brick but had asymmetrical facades and red tile roofing (Abele and Wilson 2007). In Scottsdale, Arizona, the “Los Ranchos” type of ranch developed in the 1960s and became prominent in the 1970s; the typical Los Ranchos ranch house possessed a low-pitched gable roof, slump block walls, and brick-lined arched windows (Wilson 2002).

The Contemporary style also represents a subset of the Modern style that emerged in the in the 1950s. This style drew from the Modernist Bauhaus movement in Germany and the U.S. Prairie School,

popularized by Frank Lloyd Wright (Maxwell and Massey 2005). Both styles provided heavy emphasis on geometric forms with flat or low-pitched roofs, asymmetrical rooflines with overhanging eaves, and large expanses of glass. Interior floor plans were often open (McAlester and McAlester 2003). While McAlester and McAlester attribute the shed roof variant of Modern architecture to architect designed homes of the 1960s and 1970s, the residential designs of the noted modernist architectural firm Zick and Sharp recorded in the Beverly Green Phase III survey area, suggest that incorporation of shed rooflines into modern residential architecture pre-dates this time frame.

Multi-family Residential Architecture

In 1948, Congress passed legislation creating FHA rental housing loans with a term of up to 27 years and interest at only 4 percent (Mason 1982). This new financing helped spur the construction of rental housing in the post-war period; however, the demand for this type of housing was considerably lower than for single family dwellings, a trend which would continue into the late 1950s (Abele and Wilson n.d.). The National Housing Act of 1956 was a key factor in this change as it increased the maximum loan to value ratio of the property, increased maximum loan amounts, and reduced the amount of private equity required to qualify for a loan for multi-family developments (Abele and Wilson n.d.).

The physical characteristics of apartment developments changed over time. Developments of the early post-war period generally contained more than five units with limited developments of up to 49 units. Single story duplexes or buildings containing four units (also known as four-plexes) grouped together to face a central courtyard were also predominant. With the new financing available from the 1956 Housing Act, investors began to develop apartment complexes which contained more than 50 units. The most typical development, however, remained the five- to 49-unit complexes, with the majority of these complexes located in suburban areas (Abele and Wilson n.d.). Architectural historians Deborah Abele and Elizabeth Wilson note that, "in many cases, builders of apartments would locate their properties on the periphery of platted single family subdivisions to make use of the existing infrastructure" (Abele and Wilson n.d.:10). They further observe that these were often "small projects with single story structures of the duplex, triplex, or four-plex types" that were essentially "residential in character" and "typically designed in the same Ranch and Contemporary styles of post-war single family homes" (Abele and Wilson n.d.:10).

There are a number of multiple-family developments in the broader Beverly Green Neighborhood, ranging from single story duplexes to large, two-story apartment buildings and complexes with multiple detached buildings (Photograph 1, Photograph 2, and Photograph 3). All of these buildings reflect the Ranch and Contemporary architectural styles of the surrounding single family residences and possess U-shaped layouts or lateral buildings facing one another. The smallest of the multiple-family properties are concrete block, single story duplexes or two-story concrete block or frame and stucco four-plexes. The low massing of these concrete block buildings, wood siding treatment in the end gables, and steel casement windows is evocative of developers' desire to "blend" multiple-family dwellings into neighborhoods comprised of predominantly single family residences. In comparison, the large scale 96-unit development in the Phase III survey area to the south of San Pablo Drive and fronting the major commercial thoroughfare of Sahara Avenue (formerly San Francisco Street), has the same lateral building layout with units facing inward



Photograph 1. Example of a single story duplex within the current survey area at 2317–2319 Beverly Way, facing northeast.



Photograph 2. The Rexford, a 92-unit apartment complex at 1700 Rexford Drive, located within the Phase I Beverly Green project area, facing southwest (Image reprinted from Harmon et al. 2011:41).



Photograph 3. East Park Apartments, a 96-unit apartment complex at 500–520 San Pablo Drive, facing northwest.

toward one another, but has an additional story on each of the units, belying its obvious multi-family function. The concrete block, low-pitched rooflines with wide overhanging eaves and minimalistic decorative elements such as decorative brick appliqué lend a Contemporary style feel to the buildings (see Photograph 3).

Religious Architecture

Many churches in the post-war era sought to change design principles in order to respond to shifting demographics. This tendency is reflected in the increased relocation of church facilities to new suburban population centers as well as through the incorporation of design elements to allow them to be a functional part of suburban communities and provide spaces for non-religious functions such as schools and social activities. The modern church expanded upon a basic chapel to include larger infrastructure to support schools and community functions. The development of concrete and glass as standard structural building materials in the post-war era also allowed architects to create new types of expression with unique shapes (Norman 1990). However, while some churches offered high-style expressions of modernism, many post-war churches often mimicked the Ranch and Contemporary architectural styles and incorporated similar building materials as the residences of the surrounding neighborhoods, in an effort to make them approachable and familiar to residents. The broad setbacks and large parking lots of these churches also reflect the rise of automobiles in the post-war era.

As the population dramatically rose in post-war Las Vegas, so did the number of churches. An article in the *Las Vegas Journal Review* noted that by January 1956, church membership in Las Vegas had grown to include some 20,000 persons, with a number of churches planning building projects to accommodate the

growth (*Las Vegas Review-Journal*, 1 January 1956). A representative example of this growth was the Lutheran Church of Reformation, located in the current survey area. The Church is referred to in the *Las Vegas Review-Journal* article as an example of one of the many Protestant buildings scheduled for construction by 1957 (*Las Vegas Review-Journal*, 1 January 1956:10). The article states that the construction of the church represents "one of the most extensive projects of this nature on the agenda to date...", although no architect was listed for the project (*Las Vegas Review-Journal*, 1 January 1956:10). In the same month, a second article appearing in the *Las Vegas Review-Journal* notes that there were 65 churches in the city and that the Lutheran Church of the Reformation was temporarily meeting at the Seventh-Day Adventist building, presumably while construction of their new facility was underway (*Las Vegas Review-Journal*, 27 January 1956:14). The building was ultimately completed and dedicated in 1956.

An aerial photograph dating to 1963 shows the initial configuration of the church with a large, L-shaped building fronting the corner of East Saint Louis Avenue and South Sixth Street and a secondary, smaller L-shaped building intersecting with the larger, forming an interior courtyard (Figure 9). The building was sited on six of the original lots of the Paradise Plaza Tract No. 1 subdivision so that the church spanned the entire northern portion of the block between Beverly Way and South Sixth Street. The buildings were situated on to the eastern portion of the lot allowing for ample parking on the Beverly Way side of the church.



Figure 9. 1963 aerial photograph showing the Reformation Lutheran Church in the upper right corner at East St. Louis and 6th Streets (Aerial courtesy of UNLV Special Collections).

The church building in many ways mirrors the architectural styles and materials of the single family and multiple-family homes in the surrounding neighborhood. Constructed of concrete block with medium-pitched front gables, the building is evocative of the surrounding Ranch style architecture. The main chapel possesses a higher roofline than the subsidiary portions of the building allowing a more open and airy space for the congregation's services. The community and administration portions of the buildings are one story in height and have a lower roofline. The main entrance to the church is located on the Beverly Way side of the building (western elevation). A roofline extension supported by wooden posts covers the entryway and the wall immediately surrounding it is sheathed in decorative wood siding, creating a warm contrast to the remainder of the building's concrete block exterior. A large concrete church spire with three decorative bells and a concrete cross sits is located to the north of the building (Photograph 4). By 1965, a two-story building had been constructed at the rear of the two L-shaped buildings completely encircling the interior courtyard.



Photograph 4. Reformation Lutheran Church, facing southeast.

Architects

Building permit records on file at the Las Vegas Building and Safety Department indicate that a total of 14 buildings in the Phase III project area were designed by architects (Figure 10; Table 2). Of these buildings, 13 are single family residences and one is an 8-unit apartment building. Additionally, architect Donald B. Van Camp is listed as an architect for a rear addition constructed at 2017 Santa Rita Drive. All of the architect-designed residences were located in the Paradise Park and Van Patten Tracts and were constructed between 1953 and 1956. The apartment building was built within the Paradise Park Tract at the northwest corner of San Pablo Drive and Santa Ynez Drive in 1959. A discussion of the architects responsible for the design of these buildings is provided below.



Figure 10. Architect-designed homes in the Phase III Beverly Green project area.

Table 2. Architect-designed homes in the Phase III Beverly Green survey area.

Architect name	Address (construction year)	Tract(s)	Notes
Zick and Sharp	2013 Santa Ynez Drive (1954) 2113 Santa Ynez Drive (1954)	Paradise Park	Harris Sharp resided at 2013 Santa Ynez Drive from 1953 until ca. 1959
John Replogle	2101 Van Patten Place (1954) 2006 Beverly Way (1954) 2018 Beverly Way (1954) 2120 Beverly Way (1954) 2312 Beverly Way (1954)	Van Patten Tract Nos. 1 and 2	Also filed the original plat for the Paradise Park Tract; residence at 2101 Van Patten Place has been demolished
Richard Bledsoe	2205 Van Patten Place (1954) 547 San Pablo Drive (1957)	Van Patten Tract No. 1	Building on San Pablo Drive is a four-plex
Ira Marshack	2217 Van Patten Place (1956)	Van Patten Tract No. 1	
John G. Lynott	2315–2317 Van Patten Place (1956)	Van Patten Tract No. 1	
Elmo Bruner	2001 Santa Ynez Drive (1953)	Paradise Park	
Cedwick M. Allen	2105 Santa Ynez Drive (1954)	Paradise Park	
Moffitt and Hendricks	2304 Santa Ynez Drive (1959)	Paradise Park	Building is an 8-unit apartment complex
Donald B. Van Camp	2017 Santa Rita Drive (1953)	Paradise Park	Architect for rear addition only

Zick and Sharp

Walter Zick and Harris Sharp formed the Las Vegas architectural firm of Zick and Sharp in 1949. In an oral history on file at the UNLV Lied Library Special Collections, Walter Zick recounted that he had come to Las Vegas during WWII in response to war time building construction demands. Harris Sharp, who had graduated from the University of Southern California in 1943, worked on government housing facilities in Los Alamos and Sandia Base in New Mexico before arriving in Las Vegas in 1947 where he formed a short-lived partnership with architect A. L. Worswick. He also served as city commissioner during the 1950s (Smith 2009). The work of Zick and Sharp together, which spanned from 1950 until 1987, was prolific and covered commercial, residential, governmental, educational, and hotel/casino buildings (Smith 2009). Reflecting on architectural trends of the twentieth century, Zick observed that in the years leading into WWII, there was a desire to have a rural “western village” style of architecture in Las Vegas, but in the years following the war, architects had been trending toward contemporary, modern, or modernist architectural styles (UNLV Oral History Record 1977).

Zick and Sharp embodied modernist architectural principles in their works, which they designed and constructed throughout Las Vegas during the 1950s. Three of their works are detailed in the Society of Architectural Historian’s publication *Buildings of Nevada*, including the 1955 Moulin Rouge Hotel and Casino, the 1957 Maude Frazier Hall at UNLV, and the 1958 Clark County Courthouse (Nicoletta 2000). The themed hotel of the Moulin Rouge incorporated unique decorative detailing with Polynesian style wood shake rooflines (Photograph 5). However, the Maude Frazier Hall and Courthouse remained true to the body of Zick and Sharp’s work and included flat roofs, broad geometric and rectangular shapes and curves with cast concrete, and large expanses of glazing either in the form of floor to ceiling windows or ribbon windows (Photograph 6 and Photograph 7). These principles were also carried over into the many schools and branch banks designed by Zick and Sharp (UNLV n.d.).



Photograph 5. The Moulin Rouge Hotel designed by Zick and Sharp in 1955 (Image courtesy of UNLV Special Collections).



Photograph 6. Maude Frazier Hall designed by Zick and Sharp in 1957 (Image courtesy of UNLV Libraries).



Photograph 7. Clark County Courthouse designed by Zick and Sharp in 1958 (Image courtesy of UNLV Libraries).

While these “high style” forms of architectural expressionism are readily identified in Zick and Sharp’s large scale buildings, they can also be observed in the architecture of their more modest commercial buildings such as the one found on South Las Vegas Boulevard (formerly South Fifth Street/US 91) in the Phase II survey area. Known locally as the “Charles Building,” this two-story, concrete block building is sited on a wedge-shaped lot at the intersection of South Las Vegas Boulevard and Cincinnati Avenue (Photograph 8). The building exhibits clear modernist principles of design, including its oblong rectangular shape which hugs the street front and forms an angle at the intersection and a projecting second story wall that exaggerates the narrow angle of the building and provides space for signage. The building also possesses bands of storefront windows along the upper and lower floors of the South Fifth Street/US 91 facade which further enhance its horizontality. The rear of the building is more utilitarian in nature with small square-shaped windows on the second story punctuating what is otherwise a solid expanse of concrete block wall.

Representative examples of Zick and Sharp’s residential architecture are present in both the Phase II and Phase III Beverly Green survey areas. One year after the founding of their partnership, the architects designed the models for the Paradise Village Tracts in the Phase II survey area, drawing from Minimal Traditional, Ranch, and Contemporary palettes. In 1953, similar models were constructed in the Phase III survey area along the east side of Santa Rosa and Santa Rita Drives and the west side of Santa Ynez Drive during development of the Paradise Park Tract. Building permit records indicate that ownership of this tract, which was originally filed by architect John Replogle on April 18, 1953, was transferred to



Photograph 8. The Charles Building designed by Zick and Sharp at 2301–2307 South Las Vegas Boulevard, facing northeast.

Paradise Realty Company, Inc. less than a week following the initial plat on April 26th. While Zick and Sharp are only explicitly listed as architects on two building permits within the tract—2013 and 2113 Santa Ynez Drive—the contemporary homes along Santa Rosa, Santa Rita, and Santa Ynez Drives bear striking resemblance to their counterparts in the Paradise Village Tracts. Also of note, building permit records and Las Vegas city directories indicate that the residence at 2013 Santa Ynez Drive served as the Sharp family's primary residence during the 1950s (Photograph 9).

John Replogle

John Replogle was born in Alameda, California in 1906 and was educated at the University of Arizona (American Institute of Architects 1962). Replogle moved to Las Vegas in the 1930s and began a career as an architect and structural engineer. He became a member of the Nevada Chapter of the American Institute of Architects by 1953 (*Reno Evening Gazette*, 27 October 1953:39). It appears his first experience with residential architecture came with his serving as a construction supervisor for a 350-home tract in Henderson Nevada in 1951; however, his commercial architecture represented his most extensive body of work (Painter 2009). Replogle worked on a number of large-scale hotel and motel commissions, including the Royal Nevada Hotel, which he designed with Paul Revere Williams, the first practicing African American architect in Las Vegas, in 1954 (Photograph 10). He also designed the ZooRoom Hotel on US 91, the same year, with an estimated cost of construction for the cinderblock building at \$2.25M (*The Architect and Engineer, Inc.* 1954a). The following year Replogle designed the Dunes Hotel of Las Vegas.



Photograph 9. Harris Sharp residence at 2103 Santa Ynez Drive, designed by the noted Las Vegas architecture firm of by Zick and Sharp, facing east.



Photograph 10. The Royal Nevada designed by Replogle and Paul Revere Williams in 1954 (Image courtesy of UNLV Special Collections).

In addition to commercial buildings, Replogle also designed institutional buildings such as churches. In January 1954 an article in *Architect and Engineer* noted that Replogle was completing plans for a Methodist Church in Las Vegas which was described as having “a copper and composition roof, oak and asphalt tile floors, forced air heating, air conditioning, asphalt concrete paving, and wood trusses” the cost of construction for the building was estimated at \$200,000 (*The Architect and Engineer, Inc.*, January 1954:45). Perhaps, however, his most well known work was on the terminals of the McCarran International Airport which were completed in 1962. Designed in cooperation with Welton Becket and Associates, the hexagonal building was touted for its “columnless” structure which allowed for plate glass windows to provide expansive views. The vaulted concrete roofs were reportedly modeled after airplane wings and were poured into forms on site (*Nevada State Journal*, 12 August 1962:33).

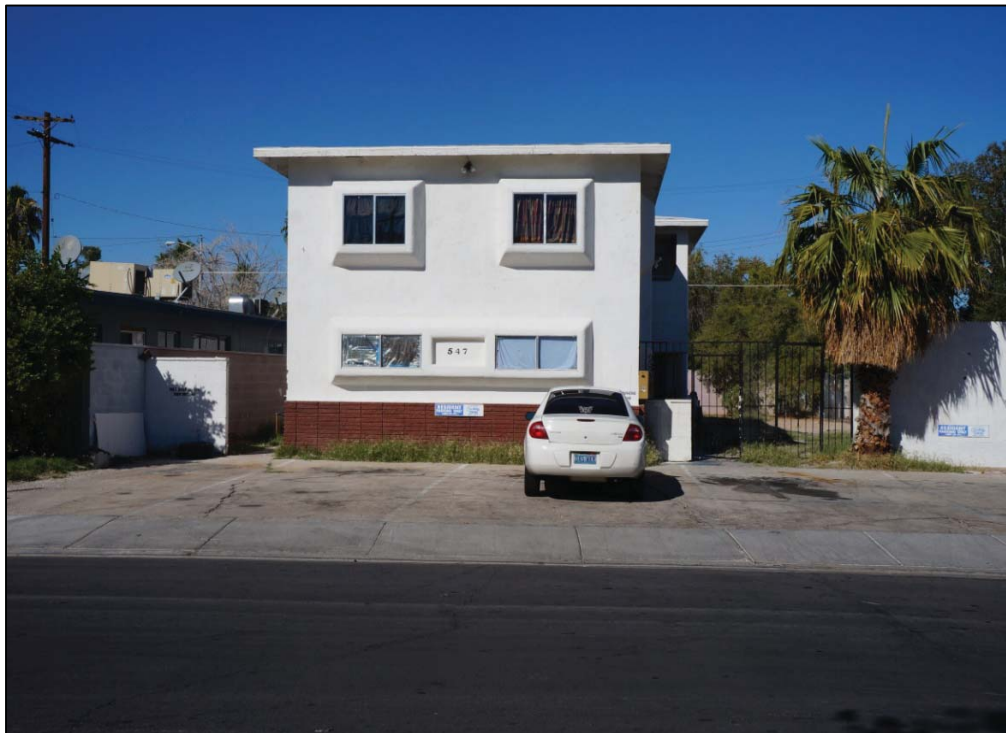
Replogle designed several models within the Van Patten Tracts to the east of the Paradise Park neighborhood that he platted himself. Replogle’s name appears as the architect on five original building permits; however, it is clear that at least two of these styles were models which were repeated throughout the neighborhood. The homes were small, rectangular-shaped concrete block residences on raised foundations with medium pitched roofs and end gables sheathed in wood siding. The extent of detailing included an alteration of the pitch of the roofline at the ridge of the roof, as well as a having a narrow stepped back portion of the main facade. The homes incorporated concrete steps at the main entry creating a stoop under a modest roofline extension (Photograph 11).



Photograph 11. 2312 Beverly Way designed by John Replogle in 1954, facing west.

Richard Bledsoe

It is unclear when Richard Bledsoe came to Las Vegas, but by 1954 he is listed in the city directory as an architect (The Directory Service Company 1954). Similarly in January 1954, an article published in *Architect and Engineer* indicates that Bledsoe, a Las Vegas architect, was commissioned by the city of Las Vegas Board of Commissioners to draft plans and specifications for the construction of a new Recreation Center. The facility, which included a “gymnasium, swimming pool, and new teen-age [sic] recreational facilities,” had an estimated cost of \$500,000 (*The Architect and Engineer, Inc.* 1954:46). Bledsoe designed three buildings within the Van Patten subdivision, including a single family residence in 1954, and two multi-family residences or four-plexes, which sat adjacent to one another, in 1956. The multi-family dwellings were two-story frame and stucco buildings with extremely low-pitched roofs with overhanging eaves (Photograph 12). The four-plexes have been modified to the extent that only their similar building footprint is still readily recognizable as the same. Further biographical information about Mr. Bledsoe and the length of his career was not found.



Photograph 12. Heavily modified two-story frame and stucco “four-plex” at 547 San Pablo Drive, designed by Richard Bledsoe in 1956, facing north.

Ira Marshak

Ira Marshak was born in New York in 1904 and studied at Colorado University and the University of California. He lived and worked in California until 1953 and then moved to Las Vegas, establishing his own architectural firm in 1954 (American Institute of Architects 1962). One of his first works was the first unit of the Twin Lakes Shopping Center on the Tonopah Highway (*The Architect and Engineer, Inc.* 1955:46). In

1956 he designed an office building which was listed by *The Architect and Engineer* as a two-story, 87-foot-long by 60-foot-wide building with an estimated cost of \$100,000 (*The Architect and Engineer, Inc.* 1956:47). That same year, he designed a small ranch style home within the Van Patten Tract. The side-gabled concrete block building had an entry and large picture window in a recessed portion of the main facade as well as a prominent chimney with decorative brick appliqué. The home included a single car carport stepped back from the main facade (Photograph 13). It appears that Marshak's body of work predominantly focused on commercial and institutional buildings as his noted principle works included a Jewish Community Center designed in 1956; the El Jen Convalescent Center designed in 1956; the El Jen Convalescent Center from 1957; the Imperial Apartments from 1959; and Women's Hospital designed in 1961 (American Institute of Architects 1962).



Photograph 13. 2217 Van Patten Place designed by Ira Marshak in 1956, facing east.

John G. Lynott

John Lynott is listed as the architect for one home within the Van Patten subdivision, a two-story, four-unit building with a concrete block lower story and frame and stucco upper story. The L-shaped, front-gabled building with wide overhanging eaves evokes Ranch style architecture (Photograph 14). A search of records revealed no biographical information for Lynott.



Photograph 14. 2315–2317 Van Patten Place designed by John G. Lynott in 1959, facing northeast.

Elmo Bruner

Elmo Bruner was born in Texas in 1907 and was educated in Oklahoma, living there a number of years before settling in Nevada in 1947. Bruner went to work with noted Las Vegas architect A. L. Worswick in 1948 and was a founding member of the Southern Nevada Chapter of the Nevada State Association of Architects, an organization resurrected in 1949 following its cessation in WWII. As a member, Bruner pushed for revised zoning ordinances and the creation of a State Board of Architecture and became one of the first 23 architects to be licensed in the State of Nevada (Elmo Bruner Collection University of Nevada Special Collections; *Reno Evening Gazette*, 17 November 1949:28). Bruner's notoriety increased and he began to obtain a number of commissions in the early 1950s designing buildings such as the First National Bank of Las Vegas and the 24,000-square foot industrial arts building for Las Vegas High School in 1950 (*Nevada State Journal*, 20 June 1950:3; *Reno Evening Gazette*, 17 April 1950:). In 1951, Bruner established his own firm. Demonstrating the variety of building types designed, Bruner created a steel-frame drive-in restaurant for Lincoln L. Synder in 1953 which, evoking modern design, was purported to have a "lightweight concrete roof, radiant heating, asphalt tile, and carpet floors...plate glass, steel sash, ceramic tile, and bar joisted trusses' (*The Architect and Engineer, Inc.* 1953:47).

In July 1953 Elmo Bruner designed a 7-room residence in the Paradise Park Tract which was noted in *The Architect and Engineer* as constructed for Frank Rogers, a manager with Reynolds Electric. The cost of the Ranch style residence was listed at \$20,000 (*The Architect and Engineer, Inc.* 1953:47) (Photograph 15).



Photograph 15. Frank Rogers residence at 2001 Santa Ynez Drive designed by Elmo Bruner, facing southeast.

A 1955 article in *The Architect and Engineer* notes that Elmo Bruner was “completing plans for construction of 450 new dwellings to be built in Las Vegas for L. S. Whaley of Long Beach” (*The Architect and Engineer, Inc.* 1955:46). He also continued his work in institutional architecture designing the St. Anne’s Grammar School and an addition to the Gorman High School in Las Vegas (*Nevada State Journal*, 5 May 1956:8). One of his principle works was the St. Anne’s Church and Rectory constructed in Las Vegas between 1966 and 1968, which incorporated cast concrete and extensive stained glass windows in its design (Photograph 16). The three cast concrete panels on either side of the building were set slightly apart in order to let shafts of natural light through the cathedral space. The adjacent flat-roofed structure with wide overhanging eaves was supported by concrete T-beams which created a covered wrap-around walkway. Bruner continued to live and work in Las Vegas until his death in 1978 (American Institute of Architects 1970; American Institute of Architects n.d.).

Cedwick M. Allen

Cedwick Allen designed one home within the Paradise Park subdivision, a single story concrete block building with a low-pitched hipped roof. The elongated, rectangular-shaped building currently measures 2,000 square feet and exhibits the classic horizontal massing of a Ranch style dwelling (Photograph 17). A search of records revealed no biographical information for Allen.



Photograph 16. St. Anne's Church and Rectory (Image courtesy of the Roman Catholic Diocese of Las Vegas).



Photograph 17. 2105 Santa Ynez Drive designed by Cedwick M. Allen, facing southeast.

Moffitt and Hendricks

The architectural firm of Moffitt and Hendricks was founded in Las Vegas by Gerald Moffitt and Edward Hendricks in 1958. Moffitt was born in Salt Lake City in 1929 and was educated at the University of Utah where he obtained a degree in 1954. He moved to Las Vegas and obtained a job as a project architect with Zick and Sharp (American Institute of Architects 1962). Although less biographical information was available for Edward Hendricks, a 1953 article in the *Reno Evening Gazette* states that the Nevada Chapter of the AIA had expanded with new members, including Hendricks, since its founding in 1949 (*Reno Evening Gazette* 27 October 1953:39). The 1954 and 1957 Las Vegas city directories list Edward Hendricks as an architect at Zick and Sharp and it is likely that Moffitt and Hendricks began their collaboration while at the noted firm (The Directory Service Company 1954; Luskey Brothers and Company 1957). An article in the *Nevada State Journal* indicates that Moffitt and Hendricks were commissioned to design the Bonanza Airlines Building in 1958 (*Nevada State Journal*, 17 July 1958).

In Randy Lavigne's "A Brief History of AIA Las Vegas," Edward Hendricks and Gerald Moffitt, among others, were listed as "the 'young turks' who were trying to get licensed and established in Las Vegas" (Lavigne 2006). Their efforts proved successful as they gained two commissions at the University of Nevada Las Vegas campus including a 10,278 square foot Technology Building constructed in 1960 and a 5,927 square foot EPA Exposure Annex Building in 1966 (Photograph 18) (UNLV n.d.). In particular, the Technology Building incorporated Modern elements into its design such as an extremely low-pitched roof and ribbon windows along the main facade to provide natural light.



Photograph 18. Technology Building on the UNLV campus designed by Moffitt and Hendricks in 1960 (Image courtesy of UNLV).

A year prior to the construction of the Technology Building, Moffitt and Hendricks designed one building within the Paradise Park subdivision, an 8-unit frame and stucco apartment building. The U-shaped building had an inner courtyard and the units were accessed from the interior of the building. A main entry on either side of the building provided access to the courtyard. Narrow windows located on the exterior walls are the only openings to the buildings which face the streets. While the building does not exhibit traits of a particular architectural style, there are Contemporary and Ranch style elements embodied in the elongated single story form with its low-pitched, side-gabled roofs (Photograph 19).



Photograph 19. 2304 Santa Ynez Drive, designed by Moffitt and Hendricks in 1959, facing northwest.

Donald B. Van Camp

Donald B. Van Camp is credited with the design of 16 properties within the Phase I Beverly Green Survey area; however, no biographical information about Van Camp could be found (Harmon et al. 2001:54). Van Camp is listed as the architect for a rear addition at 2017 Santa Rita Drive in 1953.

DEVELOPMENT OF THE PHASE III BEVERLY GREEN NEIGHBORHOOD SURVEY AREA

The Phase III Beverly Green Neighborhood is comprised of four tracts that were defined by the Beverly Green/Southridge Neighborhood Association and established in partnership with the city of Las Vegas in August 2003 (Beverly Green/Southridge Neighborhood Plan 2003) (Table 3; Figure 11). All four of the tracts are located to the east of South Las Vegas Boulevard, which at the time of their development was known as South Fifth Street/US 91. Additionally, all of the tracts were platted in the early to mid-1950s, when numerous subdivisions were being developed to the east and north of Las Vegas to house the city's expanding post-war population. A more detailed discussion of the Paradise Park Tract, Paradise Plaza Tract No. 1, and the Van Patten Tracts is presented below.

Table 3. Tracts within the Phase III Beverly Green Neighborhood.

Tract name	Date filed	Owner	Source ^a
Van Patten Tract No. 1	November 14, 1952	Desert Development Inc.	Book 3: pg. 68
Paradise Park	April 18, 1953	John Replogle	Book 3: pg. 89
Van Patten Tract No. 2	November 17, 1953	Desert Development Inc.	Book 4: pg. 17
Paradise Plaza Tract No. 1	June 21, 1954	Robert E. Lookabaugh	Book 4: pg. 47

^a Map books on file at the Clark County Assessor Office, Las Vegas.

The Van Patten Tracts

The Van Patten Tracts were filed by President of the Desert Development Inc., Chauncey Van Patten in 1952 and 1953, in an undeveloped area to the east of the Paradise Park Tract. The subdivision was comprised of two tracts (Tracts No. 1 and 2), which together created a single block. Both of the tracts were bounded by East Saint Louis Street (now East Saint Louis Avenue) to the north, San Francisco Street (now Sahara Avenue) to the south, Van Patten Place to the east, and Beverly Way to the west. The lots of the two tracts were numbered consecutively from 1 to 42, with each tract containing 21 lots. The majority of the lots measured 99 feet long by 60 feet wide with their short axis oriented east-west to face the north-south trending streets. Corner lots varied in size, with the largest lot (Lot 21 of Tract 1) encompassing approximately 0.17 acres. The Van Patten Tracts were the second developments in the area to be completed by Chauncey Van Patten.

The Southridge Phase I survey report notes: "Chauncey Van Patten recorded the Oakridge Tract map in 1951. This tract consisted of 25, 0.13 to 0.26 acres parcels, all built on a speculative basis by Van Patten's company, Desert Development, Inc. One year later, Mr. Van Patten began development on the Van Patten Tracts south and west of the survey area. Desert Development built these houses as well, but Mr. Van Patten's apparent shoddy building practices resulted in a multitude of complaints resulting in the revocation of his license by City Attorney Howard Cannon in 1955 (*Reno Evening Gazette*, 4 August 1955)" (Harmon et. al. 2009)



Figure 11. Location of tracts within the Phase III Beverly Green Neighborhood.

An article in the *Las Vegas Review-Journal* noted that Chauncey Van Patten was cited by the city building inspector for “failing to comply with verbal commitments to bring up to standard some 40 residences he constructed in an area bounded by Beverly, Van Patten, St. Louis and San Francisco Streets in his Tracts 1 and 2.” The article goes on to state that complaints included “lack of exterior wall footings, pier footings, poor joists and lack of steel reinforcements around doors and windows with a half-dozen other alleged violations” (*Las Vegas Review-Journal*, 3 August 1955, 1:2-3). Following the revocation of his contractor’s license, Van Patten went to work as a carpenter at the Nevada Test Site (*Las Vegas Review-Journal*, 18 August 1957, 19:4).

The homes within the Van Patten Tracts were intended to be single family dwellings and were predominantly designed in the Minimal Traditional and Ranch architectural styles with several Contemporary style homes on Van Patten Place. Noted Las Vegas architect and structural engineer John Replogle designed five concrete block homes within Tracts No. 1 and 2 of the subdivision, and subsequently platted the adjacent Paradise Park subdivision. The homes ranged in size from 936 square feet to 1,500 square feet and cost between \$8,000 and \$12,000 to construct. It is possible that at least three basic models of homes were offered for purchase, as a “Plan A, Plan B, and Plan C” are referenced on three building permits for homes within the subdivision. The building permits indicate that each of these plans measured 36 feet long by 26 feet wide and had an estimated value of \$9,000 (Photograph 20, Photograph 21, and Photograph 22). Original building permits also demonstrate that several of the homes included carports. The homes on Van Patten Place were constructed of either frame and stucco or concrete block, while all of the homes on Beverly Way were constructed of concrete block.



Photograph 20. Example of a "Plan A" style home at 2108 Beverly Way, facing southwest.



Photograph 21. Example of a "Plan B" style home at 2313 Van Patten Place, facing east.



Photograph 22. Example of a "Plan C" style home at 2301 Van Patten Place, facing east.

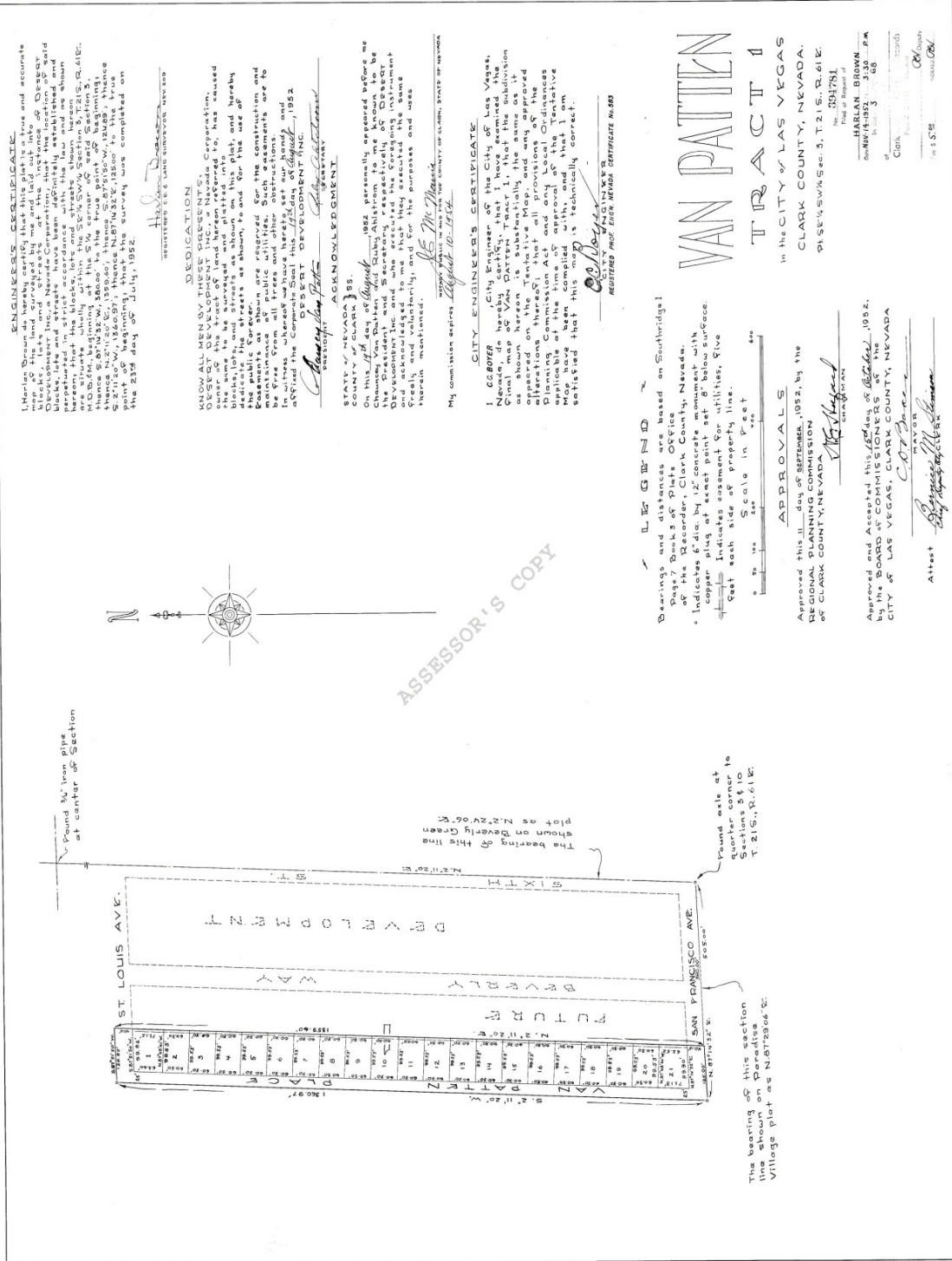


Figure 12. Van Patten Tract No. 1 map (Image courtesy of the Clark County Assessor's Office, Las Vegas).

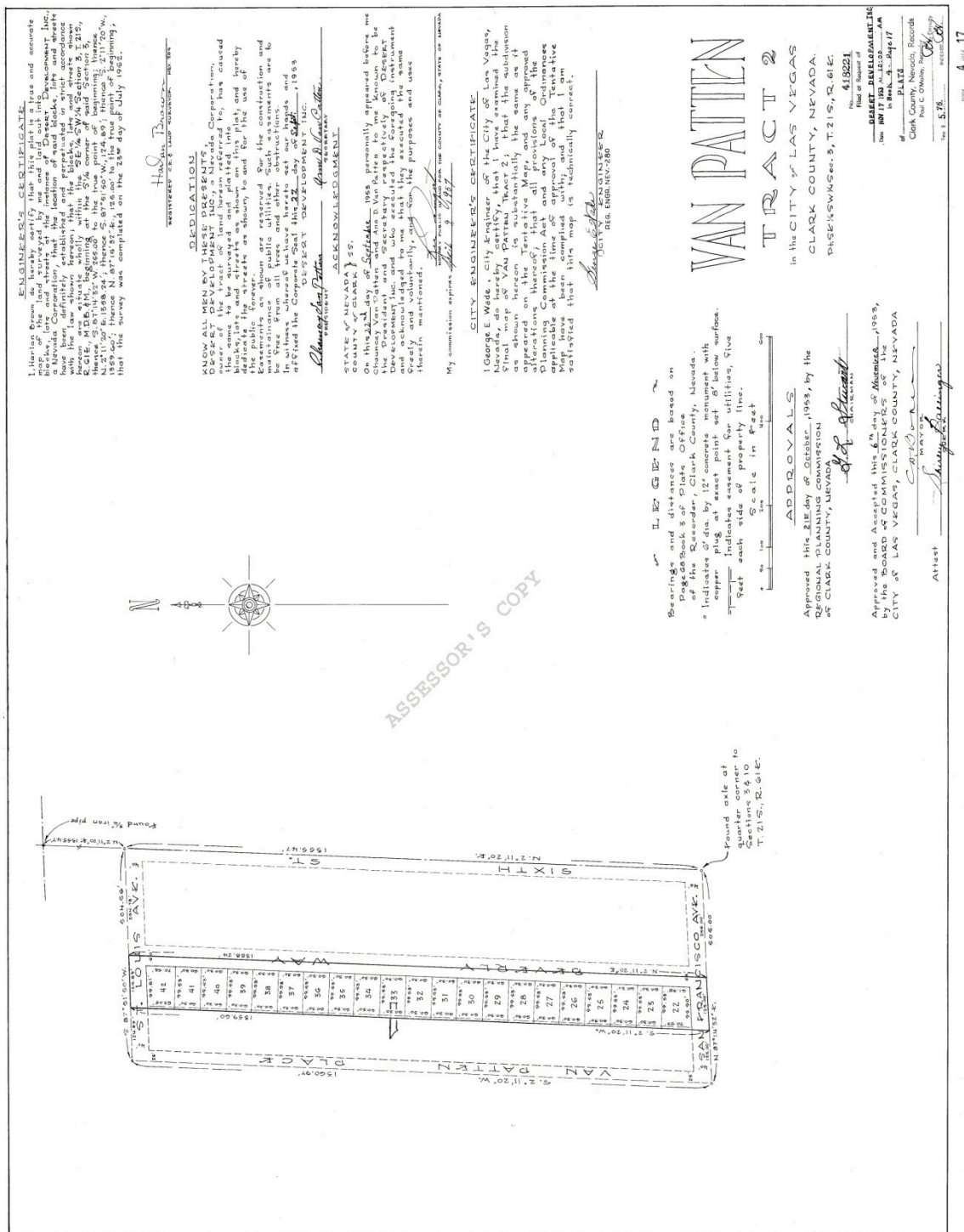


Figure 13. Van Patten Tract No. 2 map (Image courtesy of the Clark County Assessor's Office, Las Vegas).

The Paradise Park Tract

On April 18, 1953, John Replogle recorded an 81 lot subdivision known as the Paradise Park Tract in an undeveloped area immediately east of the recently-completed Paradise Village neighborhood (Figure 14). The subdivision was comprised of three blocks (Blocks 1, 2, and 3) which were bounded by East Saint Louis Street (now St. Louis Avenue) to the north, Francisco Street (now Sahara Avenue) to the south, Van Patten Place to the east, and Santa Rosa/Santa Rita Drives to the west. Two of the blocks (Blocks 2 and 3) contained 34 lots each and the remaining block (Block 1) had 13 lots. The majority of the lots comprising Blocks 2 and 3 measured 115 feet long by 60 feet wide with their short axis oriented east-west to face the north-south trending streets. Corner lots varied in size, with the largest lot (Lot 1 of Block 3) encompassing approximately 0.24 acres. Additionally, each block had four lots at its southern end which were oriented perpendicular to the interior lots.

In comparison to Blocks 2 and 3, the 13 lots on Block 1 were largely square, with the majority of lots on the southern half of the block measuring 90 feet long by 73 feet wide and lots on the northern half measuring 75 feet long by 70 feet wide.

While the neighborhood was platted by John Replogle, a Las Vegas architect and contractor, early development of the lots within Blocks 2 and 3 was carried out by Tee Construction Company and Paradise Realty Company, Inc. the contractor and real estate developer for the adjacent Paradise Village Tracts within the Phase II Beverly Green survey area. These two companies appear on a building permit for a Minimal Traditional style concrete block residence at 2113 Santa Ynez Drive, which suggests that there was connection between the Paradise Park and Paradise Village developments. Additionally, homes on Santa Rosa Drive designed in the Contemporary architectural style are nearly identical to designs within Paradise Village, an observation which further suggests that Paradise Park was a continuation of the earlier development. Interestingly, Harris Sharp, architect of Zick and Sharp who designed Paradise Village, also designed and lived in a home on Santa Ynez Drive within the Paradise Park subdivision.

A newspaper article appearing in the *Reno Evening Gazette* suggests that the Paradise Realty Company, Inc. was incorporated less than one month prior to the platting of the first tract comprising the Paradise Village neighborhood on March 13, 1950 (*Reno Evening Gazette* 1950). The real estate company was founded by Jules and Norma Meltzer and A. J. Shur of Las Vegas, and at the time of its incorporation, had a net worth of \$250,000 (*Reno Evening Gazette* 1950). The company directors' names do not appear on the four plats comprising the Paradise Village neighborhood; only Richard Toleno, the company's President, and its Secretary Edwin E. Sandberg are listed. Although unclear, there appears to be a link between the Paradise Realty Company and contractor who built homes in the Paradise Village and Paradise Park Tracts, as "R. L. Toleno" is also listed a 1954 Las Vegas city directory as the building contractor for Tee Construction Company (The Directory Service Co. 1954).

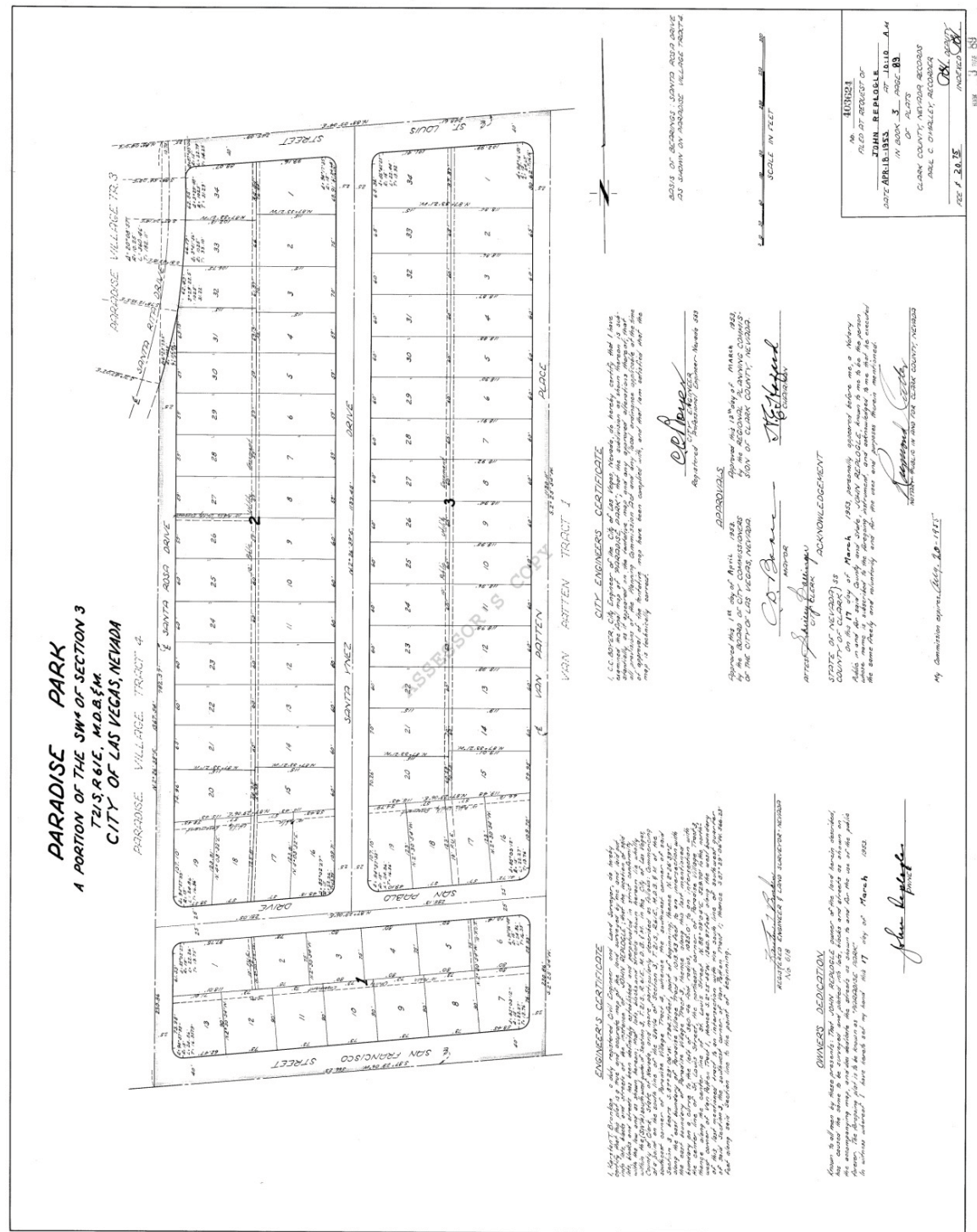


Figure 14. Paradise Park Tract map (Image courtesy of the Clark County Assessor's Office, Las Vegas).

This first Paradise Village Tract (Tract No. 1) was part of a larger neighborhood plan as illustrated by a March 25, 1950 article in the *Las Vegas Review-Journal* which claimed that Paradise Realty Company, Inc. intended to develop 200 homes on the housing project site. The article stated the site was selected for residential development due to its proximity to the casino hotels of South Fifth Street/US 91, and also because it was reported to be on high ground which would not only provide a view, but also better drainage and soils for lawns and landscaping. The neighborhood eventually grew to include three additional tracts (Tracts No. 2, 3, and 4). Tracts No. 1, 2, and 3 contained a total of 165 lots, each of which measured 100 feet long by 60 feet wide. Lots in Tract No. 4 were slightly smaller and ranged in size from 90 feet long by 52 to 78 feet wide. Dwellings consisted of single family detached homes and duplexes built by Tee Construction Company (*Las Vegas Review-Journal*, 25 March 1950).

Plans for the homes in the Paradise Village subdivision were designed by noted Las Vegas architects, Walter Zick and Harris Sharp (*Las Vegas Review-Journal*, 25 March 1950). The plans followed three basic designs that utilized “cement brick and cinder block” construction and incorporated several variations to prevent monotony of appearance and provide purchasers a choice of selection. The single family homes had between two and three bedrooms and ranged in size from 900 to 1,100 square feet. The original building permits also note that some of the homes had attached carports. All of the homes were projected to sell for between \$8,500 and \$10,000 and buyers received front landscaping, also designed by Zick and Sharp, with their purchase. The homes incorporated principles of Ranch style residential architecture including metal casement picture windows and expansive panes of large glass bringing the outdoors inside the home (*Las Vegas Review-Journal*, 25 March 1950).

As evidenced by the variances in square footage for original building permits, there were more models of homes within the Paradise Park Tract than in the Paradise Village Tracts. Architects listed on permits included Walter Zick and Harris Sharp, Valley Drafting Company, Elmo Bruner, and Cedwick Allen. The plans included Minimal Traditional, Ranch, and Contemporary designs constructed of concrete block. The single family homes had between four-and-a-half and seven rooms and ranged in size from 920 to 2,000 square feet, with the most popular models containing less than 1,286 square feet. The dominant roof form was hipped, although there were also front and side-gabled and shed roof varieties. The buildings included steel casement windows, large picture windows, and decorative elements such as weeping mortar treatments and scoring between courses to create the appearance of horizontal siding. The original building permits also note that some of the homes had attached carports. All of the homes were projected to sell between \$9,000 and \$20,000 and were constructed between 1953 and 1954.

Although single family dwellings were planned for nearly all of the lots on Blocks 2 and 3 of Paradise Park, a total of 4 lots on each block were reserved for the construction of multi-family dwellings. The lots on Blocks 1 and 2 which fronted San Pablo Drive were planned as 4-unit apartment buildings, or four-plexes. Two of these buildings (557 and 559 East San Pablo Drive) were one-story in height and had 2,310 square feet with original permits dating to 1956. Both of these buildings were constructed of concrete block and had a valuation of \$25,000. A third apartment building was planned at 547/555 East San Pablo Drive in 1956. This frame and stucco building had two stories and a total of 3,260 square feet, or 1,630 square feet per story. The contractor for the concrete block buildings was listed as the Pahlen Construction and

Engineering Company, and Richard Bledsoe was listed as the architect for the two-story apartment building. It appears that at least one of these buildings was not constructed, however, as the permit for the four-plex at 559 San Pablo Drive was reactivated by the Tee Construction Company three years after its initial filing in 1959. An 8-unit, one-story frame and stucco "apartment house," designed by the architecture and engineering firm of Moffitt and Hendricks, was also planned at 2304 Santa Ynez Drive (also listed as 549 San Pablo Drive) in 1958.

In addition to the apartment buildings and multi-family dwellings on Blocks 2 and 3, a 16-unit, two-story apartment building was planned for one of the 13 lots on Block 1 as early as 1961. McKellar and Associates is listed as owner and contractor on the original building permit. It does not appear that the remaining lots were developed as originally intended, however, as Block 1 of the tract is now comprised entirely of six two-story buildings. The assessor's records report that this complex, now known as Park East Apartments (500–520 East San Pablo Drive), was constructed in 1961.

Paradise Plaza Tract No. 1

On April 23, 1954, Robert E. Lookabaugh recorded a 42 lot subdivision known as Paradise Plaza Tract No. 1 in an undeveloped area immediately east of the Van Patten Tracts. The subdivision was bounded by East Saint Louis Street (now East Saint Louis Avenue) to the north, San Francisco Street (now Sahara Avenue) to the south, Beverly Way to the east, and Sixth Street to the west (Figure 15). The majority of the lots measured 99 feet long by 60 feet wide with their short axis oriented east-west to face the north-south trending streets. Corner lots varied in size, with the largest lot (Lot 21 of Tract 1) encompassing approximately 0.16 acre.

A search of repositories for information on developer Robert E. Lookabaugh yielded few results. City directories for Las Vegas for the years 1954 and 1957 list Robert E. and his wife Erma as residents of Las Vegas with Robert employed as a salesman for Bunker Realty (The Directory Service Company 1954; Luskey Brothers and Company 1957). As with the Paradise Park Tracts platted by John Repogle, Tee Construction Company developed Paradise Plaza Tract No. 1. The original building permits for the neighborhood list either Richard Toleno or Tee Construction Company as the owner with Tee Construction as the contractor and architect. The single family dwellings in this development ranged between 924 square feet and 1,450 square feet in size, with the smaller homes possessing a 252 square foot carport. The residences, built between 1954 and 1957, were predominantly constructed in the Ranch architectural style with rectangular or L-shaped forms and low-pitched hipped roofs. Similar to the residences within the Paradise Park Tract, the homes in the Paradise Plaza subdivision featured steel casement windows, including large front picture windows, and decorative elements such as weeping mortar treatments and scoring between courses to imitate the look of horizontal siding. The costs of the homes ranged between \$9,000 and \$14,000.

Although single family residences predominantly comprised the subdivision, four lots at the south end of the subdivision—two on Beverly Way and two on South Sixth Street—were developed as 1,800 square foot multiple-family dwellings, or duplexes. All four of the buildings were constructed by the Tee Construction Company and had a value of \$15,000. While the duplex at 2317 Beverly Way was a two-story frame and



stucco building, the other three dwellings were constructed of concrete block. All three of the concrete block buildings have since been razed to accommodate commercial development along Sahara Avenue. Presently, an auto parts store is located on the northernmost lot, with the two southernmost lots serving as a parking lot.

The six lots at the northernmost portion of the tract (Lots 1—3 and 40—42) appear to have been reserved for development by the Reformation Lutheran Church. There are no original residential building permits listed for these lots and a dedication plaque on the church and supporting documentary evidence indicate that the church was constructed in 1956.

Early Residents of the Phase III Beverly Green Neighborhood

Occupants of 133 of the 137 residential properties documented within the Phase III Beverly Green neighborhood were identified in the Las Vegas city directories. According to the directories, a total of 444 residents, representing 251 individual households, were living in the Phase III Beverly Green neighborhood during the years 1954, 1955, 1956, 1957, 1959, 1966, and 1967. Unlike the Phase II project area where the majority of the residents were transitory and lived in the neighborhood for less than 3 years, a total of 26 families in the Phase III Beverly Green neighborhood occupied the same residence for extended periods (Table 4). Of these families, seven lived in the area for 13 to 23 years; seven resided in the neighborhood between 24 to 33 years, and eight occupied the same property for 34 to 43 years. Additionally, four of the households remained in the project area for 45 to 58 years. Las Vegas city directories, building permits, and Clark County Assessor's data indicate that couple with the longest occupancy, Leo and Consuelo Baez, have resided at 2105 Van Patton Place in the Phase III Beverly Green neighborhood since the home's construction in 1954. According to Las Vegas city directories, Mr. Baez, who is currently 96 years old, was the owner and manager of Baez Chevron (also known as Standard Station) between 1954 and 1967.

Residents included 227 men and 217 women. Most of the residents, or 89 percent, were married, although 20 single females and 28 single males also resided in the Phase III survey area during these years. Most of the unwed residents lived in multiple-family dwellings (i.e. four-plexes and apartment building) located to the north of San Francisco Street (now Sahara Avenue) and along the east and west sides of San Pablo Drive.

Occupations for 48 percent of the residents were listed in the city directories (Table 5). Between 1954 and 1967, 420 of the male residents and 24 women were described as laborers, with most employed in skilled classes. Adult males comprised the majority of the workforce, or 95 percent, during this time. Additionally, 11 male occupants and two females were listed as retired. In general, most of the male residents were business owners, salesman, contractors, construction workers, or casino employees (i.e. dealers, boxmen, managers, floormen, and pit bosses). At least 13 of the men had professional occupations; these included six engineers, two physicians, a pharmacist, an architect, an accountant, and an archbishop of the American Catholic Church. Of note, three of the male residents were listed as employees of the Tee Construction Company, and one was employed by the architecture firm of Zick & Sharp. Additionally,

Table 4. Long-term residents of the Phase III Beverly Green neighborhood.

Name	Address	Date	Comment
Felix W. and Helen L. Fisher	2100 Beverly Way	1954–1993	
Howard H. and Sally Blankenship	2200 Beverly Way	1954–1978	
Dale E. and Avis E. Kemper	2212 Beverly Way	1954–1967	
Lemuel L. and Marion R. Payne	2304 Beverly Way	1954–2001	Mr. Payne was a pilot for Bonanza Airlines.
John and Mary A. Horvat	2308 Beverly Way	1954–1997	Mr. Horvat was a mechanic for Bonanza Airlines.
Fred J. and Mildred O. McGowan	2316 Beverly Way	1954–1991	
Joseph E. and Dee F. Boulet	2014 Santa Ynez Drive	1954–1985	
Albert M. and Mary E. Landsman	2112 Santa Ynez Drive	1954–1994	Mr. Landsman was the owner of two businesses—Towne and County Interiors and Nevada Drapery and Upholstering.
Max and Lucille Wittus	2121 Santa Ynez Drive	1956–1969	
Vincent E. and Virginia B. Mannino	2204 Santa Ynez Drive	1959–1988	Mr. Mannino was a dentist/physician at the Nevada State Health Department. His wife was Vice President of the Las Vegas chapter of the La Sertoma Club.
Emil S. and Ludmilla Chappuis	2213 Santa Ynez Drive	1954–1992	
Wilbur and Lillian Chaplen	2216 Santa Ynez Drive	1954–1988	
Edwin E. and Lois F. Sandberg	2300 Santa Ynez Drive	1954–1967	
George and Marion Knipp	2104 Sixth Street	1957–1970	Mr. Knipp was the owner of Outdoorsman Sporting Goods.
Robert L. and Jean L. Powell	2200 Sixth Street	1957–1978	Mr. Powell was a Chemical Engineer for Titanium Metals.
Phillip and Bobbie Goldman	2212 Sixth Street	1957–1972	
Larry C. and Florence S. Atkinson	2017 Santa Rita Drive	1954–1993	The property remained in the family until 1996.
Leo and Ethel Small	2201 Santa Rosa Drive	1954–1999	
Adolph L. and Irene A. Noran	2213 Santa Rosa Drive	1954–1972	
Joseph L. and Mable Statum	2001 Van Patten Place	1954–1968	
Leo P. and Consuelo Baez	2105 Van Patten Place	1954–present	Mr. and Mrs. Baez are the original owners of the home.
Anthony “Phil” and Filimena Paglia	2112 Van Patten Place	1954–1978	
William and Mildred L. Gardner	2120 Van Patten Place	1956–2007	
Harold “Carl” and Geneva “Pearl” Mills	2121 Van Patten Place	1956–1993	
Robert S. and Alwilda M. Coffin	2121 Van Patten Place	1957–1982	
Axel E. and Helen E. Rudeen	2217 Van Patten Place	1957–1984	

Table 5. Occupation titles for residents of the Phase III Beverly Green neighborhood, by year.

Year ^a	Professional	Business	Skilled		Unskilled	
			Male	Female	Male	Female
1954–1955	Engineer (1) Architect/City commissioner (1)	Hotel owner (1)			Room service captain (1)	Maid (1)
		Bank manager (1)			Casino dealer (3)	
		Pharmaceutical salesman (1)	Mechanic (2)		Bartender (1)	
		Restaurant owner (1)	Electrician (1)		Boxman (1)	
		Grocery store manager (1)	Station engineer (1)		Pit boss (1)	
1956	Engineer (1) Architect/City commissioner (1)	USPS clerk manager (1)	Pilot (1)			
			Orchestra leader (1)			
			Sheet metal worker (1)			
			Slot machine mechanic (1)			
		Insurance claims manager (1)				
		Lamp store owner (1)	Pantryman (1)		Casino dealer (3)	Waitress (1)
			USAF enrollee (1)		Room service captain (1)	
		News agency manager (1)	Southern NV Telephone Co. employee (1)	Manicurist (1)	Boxman (2)	
		Assistant bank manager (1)	Mechanic (2)		Casino employee (2)	
		Soda fountain manager (1)	Bank cashier (1)		Pit boss (1)	
		Restaurant owner (1)	Electrician (2)			
		Drug store manager (1)	Claims adjuster (1)			
		Director, California Club (1)	Station engineer (1)			
		USPS clerk manager (1)	Pilot (1)			
		Owner, Winterwood Cattle Ranch (1)	Baker (1)			
			Musician (1)			
			Sheet metal worker (1)			
			Pantryman (1)		Boxman (2)	
		Lamp store owner (1)	Construction worker (1)	Clothing store buyer (1)	Warehouseman (1)	Waitress (1)
1957	Accountant (1) Attorney (1) Chemical engineer (1) Architect/City commissioner (1)	News agency manager (1)	Mechanic (2)		Floorman (1)	
		Salesman (3)	Merchant (1)		Room service captain (2)	
		Soda fountain manager (1)	Policeman (1)		Casino dealer (1)	
		Sales representative (1)	Electrician (2)		Casino employee (1)	
		Restaurant owner (2)	Claims adjuster (1)		Pit boss (3)	
		Business owner (1)	Station engineer (1)		Maitre d' (1)	
		President, U & R Uranium Corp. (1)	Office worker (1)		Cashier (1)	
		Horseshoe Club officer (1)	Maintenance man (1)			
		Sporting goods store owner (1)	Fireman (1)			
		Clothing store manager (1)				
		Owner, Winterwood Cattle Ranch (1)				

continued

Table 5. Occupation titles for residents of the Phase III Beverly Green neighborhood, by year.

Year ^a	Professional	Business	Skilled		Unskilled	
			Male	Female	Male	Female
1967	Communications engineer (1)	Realty Co. salesman (1)	Projection operator (1) Mechanic (2) Electrician (1) Musician (1) Pilot (1) Foreman (1)	Dispatcher (1) Employee, Bank of Nevada (1) Employee, State Bank (1)	Bellman (1) Waiter (1) Hotel employee (1) Floorman (1) Pit boss (1) Bartender (1) Boxman (1) Security guard (1)	Checker (1) Teacher's aide (1)

Harris Sharp, co-founder and architect of Zick & Sharp also resided in the Phase III Beverly Green project area in a home that he designed at 2013 Santa Ynez Drive from 1954 until the early 1960s (see Photograph 9).

Female residents of the Phase III Beverly Green Neighborhood were predominantly employed in retail establishments as clerks or cashiers. At least one noteworthy female worker, Ethel Winternheimer Staton, is known to have resided in the Phase III Beverly Green survey area at 2301 Beverly Way. A North Dakota native who came to Las Vegas in the 1950s, Ethel was a respected teacher and reading consultant who helped develop and implement the Reading Improvement Program for the Clark County School District (Takahashi 2010). Following her death from Lou Gehrig's disease in 1999, an elementary school—the Staton Elementary School at 1700 Sageberry Drive—was named in her honor (Beverly Green/Southridge Neighborhood Association 2003:8; Takahashi 2010). Other noteworthy residents of the project area, as summarized in the Beverly Green/Southridge Development Plan (2003:7–8), are provided in Table 6.

Occupations for the residents of the Phase III Beverly Green neighborhood were similar to those residing in the Phase I Beverly Green neighborhood. According to Harmon et al. (2011:57), the “custom” and “fashionable tract homes” of the Phase I Beverly Green neighborhood attracted a more wealthy clientele, and occupations for the early homeowners in this area consisted predominantly of “business owners, bank and casino executives, and performers” (Harmon et al. 2011:57). In addition, the famous performer Liberace owned three units in the Beverly Rexford Co-op apartment building located at 1824 Rexford Drive (Harmon et al. 2011:59). His mother Frances also owned a unit in the Rexford Co-op, which was located up the street from her son’s properties at 1700 Rexford Drive (Harmon et al. 2011:57).

In comparison, residents of the Phase I and Phase II Southridge and Phase II Beverly Green Neighborhoods were predominantly “blue-collar” or working class. Harmon et al. (2009:31; 2010:51) noted that the Southridge Neighborhood was “solidly middle class,” but also attracted “white-collar workers and their young families” when it was first developed. Although several notable residents were associated with both the Phase I and Phase II survey areas, the majority of the residents of the Southridge neighborhood were employed as casino workers, salesman, realtors, railroad engineers, ticket agents, and conductors, lawyers, doctors, plumbers, accountants, barbers, and waitresses (Harmon et al. 2009, 2010). Similarly, the Phase II Beverly Green Neighborhood included a mix of professionals, businessmen, and skilled and unskilled laborers, with most of the occupants employed as business owners, salesmen, contractors, construction workers, or casino employees (Rayle and Ruter 2012:45).

The construction of multi-family dwellings and the large apartment complex along both sides of San Pablo Drive in the mid-1950s to early-1960s led to an increase in population for the Phase III Beverly Green neighborhood. This trend, in particular, was different than the Paradise Village neighborhood in the Phase II Beverly Green survey area which experienced a decline in population during the 1960s and 1970s, when 38 percent of the area’s single family and multiple-family businesses along Paradise Road and East Saint Louis and Sahara Avenues were converted to businesses (Rayle and Ruter 2012). Today, many of the residences in the Phase III survey area are occupied by tenants rather than homeowners, in part due to the

Table 6. Noteworthy residents of the Phase III Beverly Green project area (from Beverly Green/Southridge Neighborhood Association 2003:7–8).

Name	Address	Comment
Tony Tellino [sic]	2200 Sixth Street	Tony was the founder of the Tee Construction Company, the contractor for the homes constructed in the Paradise Village Tracts in the Phase II project area and the Paradise Park Tract in the Phase III neighborhood. His last name is spelled Toleno.
Al and Mary Perry	2216 Sixth Street	Al and Mary were part owners of the Venetian Restaurant on San Francisco Street (now Sahara Avenue). They also opened the Bootlegger, which still exists at 7700 South Las Vegas Boulevard. The couple's daughter, Lorraine Hunt, was also elected Lieutenant Governor of the city in 1998.
Walter J. Richards	2300 Sixth Street	Walter was elected judge of the Municipal Court of the city of Las Vegas in May 1953. Research suggests he held this position until the early 1970s.
Samuel A. and Virginia Kitterman	2205 Beverly Way	Mr. Kitterman was employed at the Sahara Hotel and Casino, where he worked as a graveyard pit boss for more than 40 years.
Frank and Joyce Modica	2213 Beverly Way	Originally a dealer for the Showboat, Frank served as the casino's President and Chief Executive Officer until his retirement in 1995.
Lee and Marion Payne	2304 Beverly Way	Leo founded Bonanza Air Lines (previously known as Bonanza Air Services) in 1949, an international and domestic airline that offered flights between Las Vegas, Arizona, California, Utah, and Mexico in 1949. He was also a noted pilot who served in all three branches of the military.
Lou and Angie Ruvo	2305 Beverly Way	The Ruvos were part owners of the Venetian Restaurant with Al and Mary Perry (Angie was Mary's sister). At an unknown date, the couple acquired full ownership of the establishment, and it remained in operation until their retirement in 1996.

passing of many of the long-term property owners in the 1990s and early 2000s. In general, the socio-economic status of the neighborhood's residents has decreased since the 1990s, although this reduction in income may be accounted for by an increase in household size (Beverly Green/Southridge Neighborhood Planning Team n.d.). Foreclosures in the area appear to be common and several of the homes in the Phase III Beverly Green neighborhood were vacant at the time of the survey. Additionally, the area currently suffers from blight due to the general lack of maintenance of many of the neighborhood's homes.

SURVEY METHODS

The architectural inventory and survey of the Phase III Beverly Green Neighborhood was conducted by LSD cultural resources personnel Greta Rayle and Helana Ruter from October 21–26, 2011. The survey was conducted as an intensive level historic resource inventory and all buildings over 50 years of age within the survey area were evaluated for eligibility for listing in the NRHP. The methodology for the survey was based on the *Nevada Section 106 Architectural Inventory and Survey Guidelines* (revised August 2004) produced by the Nevada SHPO.

The inventory of the Phase III survey area was accomplished systematically, beginning at the northeast corner of Santa Rosa Drive and San Pablo Avenue and proceeding north along Santa Rita Drive. The remaining north-south trending streets within the survey area (i.e., Santa Ynez Drive, Van Patten Place, Beverly Way, and South Sixth Street) were surveyed from west to east. Documentation of these streets commenced at East Saint Louis Avenue and proceeded south to north, with the west side of the streets documented first. The single commercial property of Sahara Avenue was recorded next, and then San Pablo Drive was surveyed from east to west and west to east, beginning on the east side of Santa Rosa Drive. Buildings were assigned an identification number and information on the address, construction date, exterior building materials, building height, architectural style and type, and current use of the property was recorded. When possible, the facade and one other elevation of each building were photographed to give the best representation of the building's appearance. Subsequent to the intensive level survey, records on file at the Clark County Assessor's Office and the Las Vegas Building and Safety Department were consulted to obtain construction dates and verify the age of additions and associated outbuildings, if present.

The LSD inventory also conducted a visual inspection of the eight historic streetscapes located within the Phase III survey area to determine if the entire survey area, or a portion of it, constitutes an NRHP-eligible historic district. Character-defining features of the streetscapes, including building setback, streetlighting, landscaping and vegetation, sidewalks, driveways and alleyways, curb and gutter treatment, and roadway width and condition, were noted during the streetscape documentation.

RESULTS AND EVALUATION

Survey Results

A total of 146 buildings were documented during the Phase III Beverly Green Neighborhood architectural inventory and survey (Figure 16; Table 7). Of these buildings, 142 are residential, two are commercial, and one is a religious facility (church). Residential properties consist of both single and multi-family dwellings or apartment buildings. The single family dwellings are located in the central and northern portions of the Phase III survey area whereas the majority of the multi-family properties are situated at the southern end along the north and south sides of San Pablo Drive (see Table 7). The church and one of the commercial buildings are located at the northern end of the project area to the south of East Saint Louis Avenue (see Table 7). The remaining commercial building is located on the periphery of the residential properties along the north side of Sahara Avenue (see Table 7).

Residential Properties

The 136 residential properties documented in the Phase III Beverly Green Neighborhood predominantly consist of three architectural styles—Minimal Traditional, Ranch, and Contemporary—although six buildings not conforming to a particular architectural style were also noted. The Minimal Traditional, Ranch, and Contemporary architectural styles were common in the late 1940s and early to mid-1950s, when construction of domestic architecture resumed following the cessation of WWII (McAlester and

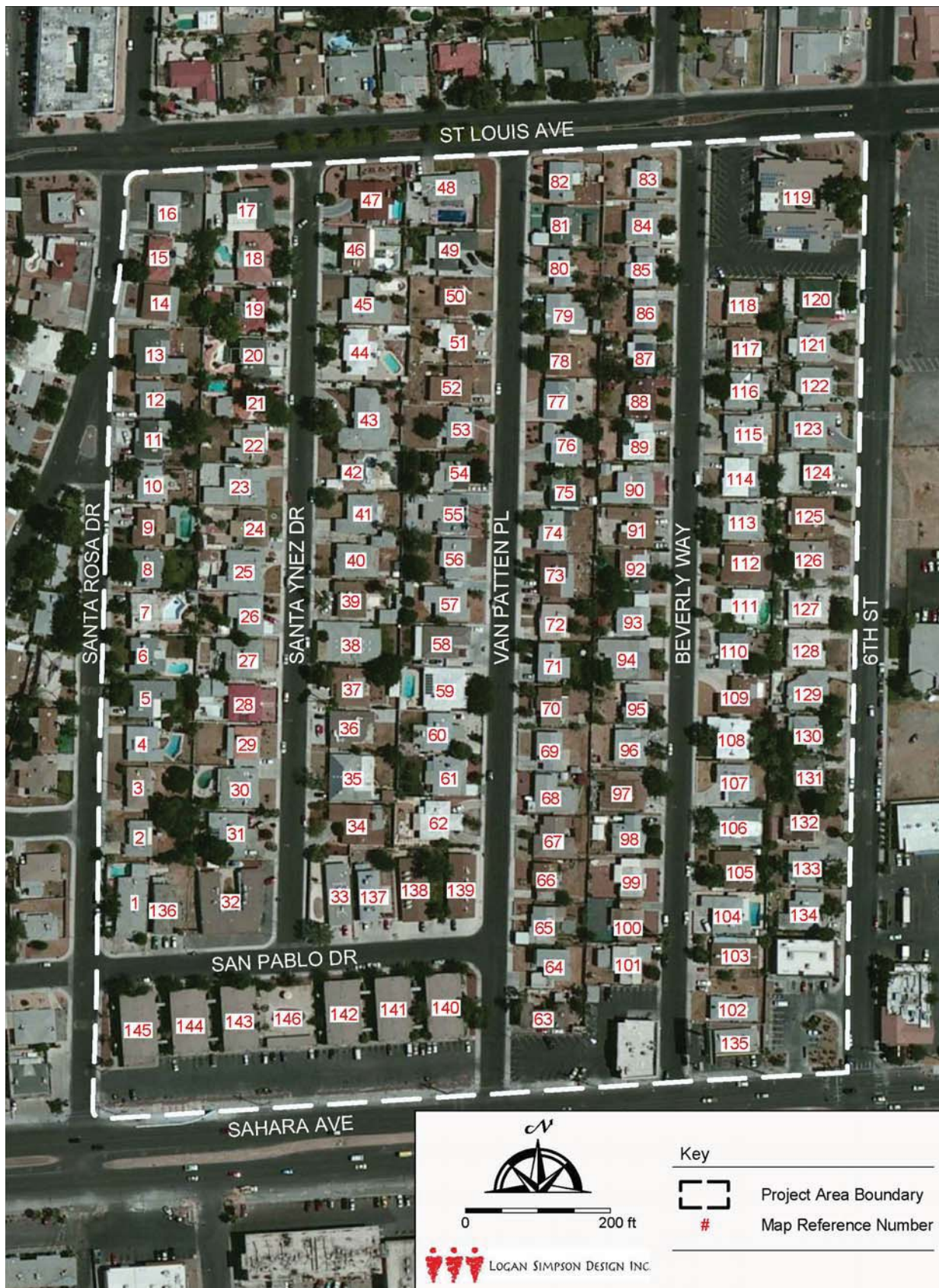


Figure 16. Documented buildings within the Phase III Beverly Green survey area.

Table 7. Documented properties within the Phase III Beverly Green survey area.

Map reference no. ^a	Property address	Property type	Year built	Architectural style	Materials	No. of outbuildings	Individual Eligibility status	Contributor/ Non-contributor to Historic District	Comments
1	2303-2309 Santa Rosa Drive	Multiple-family dwelling (four-plex)	c. 1957	WWII/Post-war, Ranch	Concrete block	1 (non-contributing)	Undetermined	Non-Contributor to the historic district	This building is surrounded by 6-foot-high concrete block wall, making it difficult to determine if modifications have been made.
2	2301 Santa Rosa Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Individually eligible (Criterion C)	Contributor to the historic district (Criteria A & C)	The building's only alteration is a 30-foot storage room addition on the rear elevation at its northeast corner.
3	2221 Santa Rosa Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and stone veneer	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include enclosure of the building's original carport and a rear addition.
4	2217 Santa Rosa Drive	Single family dwelling	c. 1954	WWII/Post-war, Contemporary	Concrete block and wood paneling	1 (non-contributing)	Individually eligible (Criterion C)	Contributor to the historic district (Criteria A & C)	Alterations include a small addition to the rear elevation.
5	2213 Santa Rosa Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Non-Contributor to the historic district	Alterations include enclosure of the building's original carport; construction of a 110-square foot to addition to the rear of the carport; and two large additions to the northern portion of the rear façade.
6	2209 Santa Rosa Drive	Single family dwelling	c. 1954	WWII/Post-war, Contemporary	Concrete block and wood paneling	—	Individually eligible (Criterion C)	Contributor to the historic district (Criteria A & C)	Alterations include a small addition to the rear elevation.
7	2205 Santa Rosa Drive	Single family dwelling	c. 1953	WWII/Post-war, Contemporary	Concrete block, vinyl siding, and stucco	—	Not eligible	Non-Contributor to the historic district	Alterations include enclosure of the building's original carport, as well as the application of faux vigas, stucco, an arched front portal, and wooden lintels to create the appearance of a Pueblo Revival/Southwest style dwelling.
8	2201 Santa Rosa Drive	Single family dwelling	c. 1953	WWII/Post-war, Contemporary	Concrete block and wood paneling	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include carport and porch enclosure.
9	2121 Santa Rosa Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include enclosure of the building's original carport.
10	2113 Santa Rosa Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block, wood paneling, and brick veneer	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include the application of wood paneling and brick veneer to the main elevation.
11	2109 Santa Rosa Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block and wood paneling	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include enclosure of the building's original carport.
12	2019 Santa Rita Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block and wood frame	—	Not eligible	Non-Contributor to the historic district	Alterations include carport enclosure and installation of a wood frame bay window which alters the building's original massing.
13	2017 Santa Rita Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include three additions on the rear elevation.
14	2013 Santa Rita Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block and stucco	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include the application of stucco to the building's exterior. One of these additions was designed by Donald B. Van Camp in 1953.
15	2007 Santa Rita Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block and stucco	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include replacement of the original roofing material with red ceramic tile.
16	2001 Santa Rita Drive	Commercial, The Las Vegan Korean Association	c. 1953	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Non-Contributor to the historic district	Assessor records confirm that the building was originally a single family dwelling that was changed to a commercial property sometime after 1979. Alterations include two additions to the rear elevation.

continued

Table 7. Documented properties within the Phase III Beverly Green survey area.

Map reference no. ^a	Property address	Property type	Year built	Architectural style	Materials	No. of outbuildings	Individual Eligibility status	Contributor/ Non-contributor to Historic District	Comments
17	2000 Santa Ynez Drive/ 550 E. St. Louis Ave.	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block, wood paneling, and stone veneer	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include window replacement and the addition of a two-car garage and storage room to the eastern and southern elevations of the building.
18	2006 Santa Ynez Dr.	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block and brick veneer	1 (non-contributing)	Not eligible	Non-Contributor to the historic district	Alterations include the application of brick veneer to the main elevation; enclosure of the building's original carport to form a garage; and replacement of the original roofing materials with red ceramic tile.
19	2014 Santa Ynez Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include replacement of the original tropical roofing material with red ceramic tile.
20	2020 Santa Ynez Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block and wood paneling	1 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include enclosure of the building's original carport with wood frame.
21	2100 Santa Ynez Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block and stucco	1 (non-contributing)	Not eligible	Non-Contributor to the historic district	Alterations include a large hipped roof addition on the southern portion of the main elevation and a smaller addition to the rear of the building.
22	2108 Santa Ynez Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include carport enclosure and two additions on the rear elevation of the building.
23	2112 Santa Ynez Drive	Single family dwelling	c. 1953	WWII/Post-war, Contemporary	Concrete block and wood paneling	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include a possible carport addition and three additions to the rear elevation of the building.
24	2120 Santa Ynez Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block and wood paneling	1 (non-contributing)	Not eligible	Non-Contributor to the historic district	Alterations include enclosure of the building's original front porch to create additional living space.
25	2200 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Contemporary	Concrete block, stone veneer, and wood paneling	1 (non-contributing)	Not eligible	Non-Contributor to the historic district	Alterations include the application of stone veneer to the building's exterior; enclosure of the original carport to create additional living space; and four additions to the rear elevation.
26	2204 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include the addition of an aluminum carport on the building's main elevation.
27	2208 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include two concrete block additions to the rear elevation of the building.
28	2212 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	2 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include replacement of the building's original roofing material with red ceramic tile.
29	2216 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include the installation of metal awnings and replacement of the original roofing materials with red ceramic tile.
30	2220 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	Non-Contributor to the historic district	Alterations include wood shutter installation; enclosure of the building's original carport to create an additional entryway on the main elevation; window replacement; and two additions to the building's rear elevation.
31	2300 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include a 24-foot-long by 15-foot-wide addition to the northern portion of the rear elevation and possible carport installation at the building's northern end.
32	2304 Santa Ynez Drive	Multiple-family dwelling (courtyard apartment building)	c. 1959	WWII/Post-war, Other	Concrete block	—	Not eligible	Non-Contributor to the historic district	The building does not appear to have been modified. The original building permit indicates that the building was designed and constructed by the engineering and architecture firm of Moffitt and Hendricks.

continued

Table 7. Documented properties within the Phase III Beverly Green survey area.

Map reference no. ^a	Property address	Property type	Year built	Architectural style	Materials	No. of outbuildings	Individual Eligibility status	Contributor/ Non-contributor to Historic District	Comments
33	2303 Santa Ynez Drive	Multiple-family dwelling (four-plex)	c. 1956	WWII/Post-war, Ranch	Concrete block	1 (non-contributing)	Undetermined	Non-Contributor to the historic district	The building does not appear to have been modified, although its main elevation is obscured by a 6-foot-tall concrete block fence.
34	2301 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block and wood paneling	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include installation of wood paneling beneath the gable ends of the building and a 14-foot-long by 23-foot-wide addition along the northern portion of the rear elevation.
35	2217 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block, stucco, and wood paneling	1 (non-contributing)	Not eligible	Non-Contributor to the historic district	Alterations include enclosure of a 10-foot-wide carport at the southern portion of the main elevation; the application of stucco sheathing; installation of projecting screen porch on the main elevation; enclosure of a rear patio; and the construction of two additions on the rear elevation of the building.
36	2213 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Contemporary	Concrete block	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include a 364-square-foot rear addition and a concrete block room addition to the side of the building. The building also has a carport addition which may be original, or minimally represents an early modification.
37	2209 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include enclosure of the original carport with concrete block to create a storage room; the addition of two 15-foot-long by 12-foot-wide concrete block additions to the rear elevation; and window installation. The 242 square foot storage structure was in place by 1983.
38	2205 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Non-Contributor to the historic district	Alterations include installation of a flat-roofed carport at the northern end of the building; possible carport enclosure to create a single-car garage; and a 990 square foot addition to the building's rear elevation.
39	2201 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and vinyl siding	1 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include replacement of the building's original roofing material with red ceramic tile.
40	2121 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include the addition of a wood frame porch above the main entryway and the installation of decorative security bars over the building's windows. The age of the detached single-car garage to the north of the building is not known.
41	2113 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	Non-Contributor to the historic district	This residence was constructed by the noted architectural firm of Zick & Sharp. Alterations include enclosure of the building's original garage to create additional living space, installation of decorative wooden shutters, and possible carport installation at the southern end of the building. The age of the wood frame garage to the rear of the residence is unknown.
42	2109 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and stucco	—	Not eligible	Non-Contributor to the historic district	Alterations include the metal awning installation; installation of a wood frame porch over the building's main entry; possible carport installation at the southern end of the building; enclosure of the building's original carport with concrete block; and window installation and replacement.
43	2105 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Contributor to the historic district (Criteria A & C)	This residence was designed by Cedrick M. Allen. Alterations include the installation of decorative metal security bars over the building's windows; a 180 square foot concrete block addition (possibly carport enclosure); installation of a wood frame porch over the building's main entry; and enclosure of a 420 square foot rear patio to create an addition. The circular driveway was also added at a later date.
44	2019 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include window installation; and the addition of a 180 square foot concrete block den (possibly in the area of the former carport) and 210 square foot patio to the building's rear elevation.

continued

Table 7. Documented properties within the Phase III Beverly Green survey area.

Map reference no. ^a	Property address	Property type	Year built	Architectural style	Materials	No. of outbuildings	Individual Eligibility status	Contributor/ Non-contributor to Historic District	Comments
45	2013 Santa Ynez Drive	Single family dwelling	c. 1954	WWII/Post-war, Contemporary	Concrete block and stucco	—	Not eligible	Non-Contributor to the historic district	This residence was designed by Zick & Sharp and functioned as the Sharp family's primary residence during the 1950s. Alterations include the application of stucco to the building's exterior; window replacement and installation; and possible carport enclosure.
46	2007 Santa Ynez Drive	Single family dwelling	c. 1953	WWII/Post-war, Minimal traditional	Concrete block and vinyl siding	—	Not eligible	Non-Contributor to the historic district	Alterations include infill of original entry with vinyl siding; window installation; relocation of the original front entryway; possible carport installation at the northern end of the residence; and installation of metal security bars over some of the building's windows.
47	2001 Santa Ynez Drive	Single family dwelling	c. 1953	WWII/Post-war, Ranch	Concrete block and wood paneling	1 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Architect Elmo Bruner designed this residence. Alterations include infill of a window on the main elevation of the building and a possible garage addition to western elevation at the northern end of the building.
48	560 E. St. Louis Ave.	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	Non-Contributor to the historic district	Alterations include garage enclosure; installation of metal security bars; window installation and replacement; and a possible addition to the rear of the building.
49	2006 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and stucco	1 (non-contributing)	Not eligible	Non-Contributor to the historic district	Alterations include the application of stucco to the building's exterior; and a large garage addition on the eastern elevation at the northern end of the building.
50	2012 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include enclosure of the building's original carport with concrete block and window installation and replacement.
51	2016 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and vinyl siding	—	Not eligible	Non-Contributor to the historic district	Alterations include the application of vinyl siding and possible reconstruction/reconfiguration of the front porch.
52	2100 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include enclosure of the building's original carport with concrete block and window installation and replacement.
53	2104 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and wood paneling	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include the installation of metal security bars across the building's recessed front porch and windows.
54	2108 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include possible carport enclosure at the southern end of the building.
55	2112 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and wood paneling	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include carport enclosure at the northern end of the building and the installation of decorative metal awnings over the building's windows.
56	2120 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	Non-Contributor to the historic district	Alterations include an addition (with fireplace) to the southern elevation and the installation of metal awnings over the building's windows.
57	2200 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include window replacement
58	2204 Van Patten Place	Single family dwelling	c. 2006	Modern infill	Concrete block and stucco	—	Not eligible	Non-Contributor to the historic district	The original house was razed and rebuilt ca. 2006, with the current dwelling representing modern infill.
59	2208 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block, synthetic siding, wood frame, and stucco	2 (non-contributing)	Not eligible	Non-Contributor to the historic district	Alterations include a carport addition to the northern elevation; carport enclosure; and installation of synthetic siding on the exterior of the building.

continued

Table 7. Documented properties within the Phase III Beverly Green survey area.

Map reference no. ^a	Property address	Property type	Year built	Architectural style	Materials	No. of outbuildings	Individual Eligibility status	Contributor/ Non-contributor to Historic District	Comments
60	2212 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Individually eligible (Criterion C)	Contributor to the historic district (Criteria A & C)	Alterations include patio enclosure on the rear elevation and the installation of wooden shutters. The building retains its original port cochere.
61	2216 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and synthetic siding	—	Not eligible	Non-Contributor to the historic district	Alterations include possible carport enclosure at the southern end of the building; the addition of a roof on the rear elevation to cover an existing concrete patio; installation of an aluminum carport and rear decorative concrete block curtain wall on the southern half of the main elevation; and installation of decorative metal awnings over the building's windows.
62	2300 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and vinyl siding	—	Not eligible	Contributor to the historic district (Criteria A & C)	Alterations include the application of vinyl siding; possible alteration/enlargement of the original port cochere to create a hipped roof; and the installation of wooden shutters and decorative metal security bars.
63	2319 Van Patten Place	Multiple-family dwelling (two-story apartment building)	c. 1958	WWII/Post-war, Contemporary	Concrete block and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include window replacement; installation of wood paneling around the windows on the western elevation of the building, and stucco application.
64	2315-17 Van Patten Place	Multiple-family dwelling (two-story apartment)	c. 1956	WWII/Post-war, Contemporary	Concrete block and stucco	—	Individually eligible (Criterion C)	N/A	This two-story duplex was designed by architect John G. Lyndt. Alterations include installation of a two-bay carport with a wood frame storage addition to the rear.
65	2313 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	N/A	Alterations include infill of the original carport to create additional living space; a carport addition to the southern end of the building; the addition of a wood frame storage building to the rear of the existing carport; a rear addition; and the installation of metal bars and shades on the building's windows.
66	2309 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Individually eligible (Criterion C)	N/A	No visible alterations.
67	2305 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block and wood frame	—	Not eligible	N/A	Alterations include a large garage addition to the northern elevation which is sheathed in synthetic siding.
68	2301 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block and synthetic siding	2 (non-contributing)	Not eligible	N/A	Alterations include window replacement; carport installation with a possible addition to the east; the installation of faux wooden shutters around the building's windows; and stucco application.
69	2217 Van Patten Place	Single family dwelling	c. 1956	WWII/Post-war, Ranch	Concrete block	2 (non-contributing)	Not eligible	N/A	This residence was designed by architect Ira Marshak. Alterations include infill of the original carport to create additional living space; fireplace installation; installation of decorative metal awnings over the building's windows; and a garage addition to the building's southern elevation.
70	2213 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Individually eligible (Criterion C)	N/A	Alterations include the installation of a decorative concrete block curtain wall around the main entry.
71	2209 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block and stucco	—	Not eligible	N/A	Alterations include carport enclosure; window installation; the installation of decorative stucco sills and surrounds around all of the building's windows; and an addition to the rear elevation.
72	2205 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Contemporary	Concrete block and stucco	—	Not eligible	N/A	This residence was designed by Richard Bledsoe. Alterations include window installation and replacement; carport enclosure at the southern end of the building; and recent replacement of the building's roof, including fascia.
73	2201 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block and stucco	—	Not eligible	N/A	Alterations include carport enclosure and installation at the southern end of the building and stucco application.

continued

Table 7. Documented properties within the Phase III Beverly Green survey area.

Map reference no. ^a	Property address	Property type	Year built	Architectural style	Materials	No. of outbuildings	Individual Eligibility status	Contributor/ Non-contributor to Historic District	Comments
74	2121 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block	—	Not eligible	N/A	Alterations include carport enclosure and extension of the original carport roof to create a covered parking area and installation of wood frame lathe covered patio on the building's southern elevation.
75	2113 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Contemporary	Wood frame and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include enclosure of the detached carport to create a garage; installation of a wood frame addition between the garage and main elevation of the building; window installation and replacement; and possible reorientation of the building's front entryway;
76	2109 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Contemporary	Wood frame and stucco	—	Not eligible	N/A	Alterations include enclosure of the detached carport to create a storage room and a possible addition (with fireplace) to the rear elevation of the building.
77	2105 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block and wood frame	1 (non-contributing)	Not eligible	N/A	Alterations include carport enclosure at the southern end of the dwelling; application of wooden siding on the southern elevation; and installation of metal security bars over the building's windows.
78	2101 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Individually eligible (Criterion C)	N/A	The original building permit indicates that this residence was designed by noted Las Vegas architect, John Replogle. Alterations include stucco application. The windows have geometric etchings which may be original. It also retains its original wood frame carport.
79	2019 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block, stucco, and brick veneer	1 (non-contributing)	Not eligible	N/A	Alterations include the application of stucco and brick veneer; window installation; carport enclosure at the northern end of the building; and the installation of metal awnings over the building's windows.
80	2013 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block	—	Individually eligible (Criterion C)	N/A	Alterations include infill of the southern wall of carport to create a screening wall and installation of decorative metal bars and metal awnings over the building's windows.
81	2007 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	2 (non-contributing)	Not eligible	N/A	Alterations include enclosure of the carport on the southern elevation of the building to create a 18-foot-long by 11-foot-wide garage or storage room; carport installation; and installation of metal awnings and security bars over the building's windows.
82	2001 Van Patten Place	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include reconfiguration of the front entryway; window replacement and installation; stucco application; concrete stoop installation; and installation of decorative metal bars over the building's windows.
83	2000 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Individually eligible (Criterion C)	N/A	Alterations include a 27-foot-long by 12-foot-wide covered patio addition to the rear elevation of the building; removal of a 20-foot-long by 4-foot-wide wood frame porch which once spanned the main elevation; and installation of metal awnings.
84	2006 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block	1 (non-contributing)	Not eligible	N/A	This residence was designed by noted Las Vegas architect, John Replogle. Alterations include window replacement; reconfiguration of the porch over the main entryway; and enclosure of the building's original carport to create a garage addition at its northern end.
85	2012 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include enclosure of the building's original garage; bay window installation; installation of metal awnings over the building's windows; aluminum patio/enclosure addition to the rear of the residence; and installation of decorative wooden shutters.
86	2018 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block	1 (non-contributing)	Not eligible	N/A	The original building permit indicates that this residence was designed by noted Las Vegas architect, John Replogle. Alterations include replacement of the original casement window with a fixed pane window.
87	2100 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include carport enclosure.

continued

Table 7. Documented properties within the Phase III Beverly Green survey area.

Map reference no. ^a	Property address	Property type	Year built	Architectural style	Materials	No. of outbuildings	Individual Eligibility status	Contributor/ Non-contributor to Historic District	Comments
88	2104 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	N/A	Alterations include carport enclosure; window installation and replacement; and the installation of metal awnings over the building's windows.
89	2108 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block	1 (non-contributing)	Not eligible	N/A	Alterations include reconfiguration of the building's main entry; installation of and a carport addition to the northern end of the building.
90	2112 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include stucco application; replacement of the original steel casement windows with vinyl; and installation of metal security bars over the building's windows. The building retains its original carport.
91	2120 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block, stucco, and brick veneer	—	Not eligible	N/A	The original building permit indicates that this residence was designed by noted Las Vegas architect, John Replogle. Alterations include modification of the front entry porch; window replacement; stucco and brick veneer application; and carport enclosure at the northern end of the residence to create a garage.
92	2200 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block	—	Not eligible	N/A	Alterations include carport enclosure to create a garage; infill and reconfiguration of the front entry; and the addition of a wood frame and stucco building to the north of the garage addition. The building's windows were obscured by wire screens.
93	2204 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block	2 (non-contributing)	Individually eligible (Criterion C)	N/A	Alterations include the installation of metal awnings over the building's windows and replacement of the building's original wood frame carport with an aluminum carport.
94	2208 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block	—	Not eligible	N/A	Alterations include enclosure of the building's original carport to the north with frame and stucco to create a garage.
95	2212 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and vinyl siding	—	Not eligible	N/A	Alterations include vinyl siding application and the installation of wooden shutters around the windows and entryway.
96	2216 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block	1 (non-contributing)	Not eligible	N/A	Alterations include window replacement; the addition of a roof over the rear patio; enclosure of the building's original 234-square foot carport with concrete block to create an additional bedroom; and installation of decorative metal bars over the building's windows.
97	2300 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include window replacement; enclosure of the building's original carport with concrete block; and installation of decorative metal bars over the building's windows.
98	2304 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and synthetic siding	2 (non-contributing)	Not eligible	N/A	Alterations include window replacement; modification of the roofline of the original carport; numerous additions to the rear elevation of the building; and the application of synthetic shingles.
99	2308 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Minimal traditional	Concrete block and vinyl siding	1 (non-contributing)	Not eligible	N/A	Alterations include vinyl siding application and the installation of metal bars and awnings over the building's windows. The building retains its original carport, however.
100	2312 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block	—	Not eligible	N/A	The original building permit indicates that this residence was designed by noted Las Vegas architect, John Replogle. Alterations include the window replacement; the installation over the building's concrete stoop; and the installation of wooden shutters and metal bars around and over the building's windows. The building retains its original carport, however.
101	2316 Beverly Way	Single family dwelling	c. 1954	WWII/Post-war, Ranch	Concrete block and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include window installation and replacement; two concrete block additions to the north and west elevations; reconfiguration of the original entryway; the addition of a flat-roofed porch and carport to the building's main elevation; and the installation of metal security bars over the building's windows.

continued

Table 7. Documented properties within the Phase III Beverly Green survey area.

Map reference no.	Property address	Property type	Year built	Architectural style	Materials	No. of outbuildings	Individual Eligibility status	Contributor/ Non-contributor to Historic District	Comments
102	2321-2323 Beverly Way	Multiple-family dwelling (duplex)	c. 1958	WWII/Post-war, Ranch	Concrete block	—	Not eligible	N/A	Windows covered with plywood; otherwise, the building appears to be unmodified.
103	2317-2319 Beverly Way	Multiple-family dwelling (duplex)	c. 1956	WWII/Post-war, Ranch	Concrete block	—	Individually eligible (Criterion C)	N/A	No visible alterations.
104	2315 Beverly Way	Single family dwelling	c. 1957	WWII/Post-war, Minimal traditional	Concrete block and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include stucco application; window installation and replacement; replacement of fascia with lattice; installation of metal security bars and wooden shutters over and around the building's windows; and a carport enclosure and a flat-roofed carport addition at the northern end of the building.
105	2309 Beverly Way	Single family dwelling	c. 1957	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include window infill on the main elevation; stucco application; and a possible carport enclosure at the southern end of the building.
106	2305 Beverly Way	Single family dwelling	c. 1957	WWII/Post-war, Minimal traditional	Concrete block and stucco	—	Not eligible	N/A	Alterations include stucco application; the addition of a flat-roofed extension to the main elevation to create an arched and covered front porch; window installation; and carport enclosure at the northern end of the building.
107	2301 Beverly Way	Single family dwelling	c. 1957	WWII/Post-war, Ranch	Concrete block, wood frame, and stucco	—	Not eligible	N/A	Alterations include enclosure of the building's carport with frame and stucco; a possible addition (with fireplace) to the southern elevation; and the installation of a metal awning creating a covered front porch along the main elevation.
108	2217 Beverly Way	Single family dwelling	c. 1957	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include modification and extension of the front porch; carport enclosure and the installation of a two-bay carport at the northern end of the building and the installation of metal awnings over the building's windows.
109	2213 Beverly Way	Single family dwelling	c. 1957	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	N/A	Alterations include window installation and replacement; the installation of metal awning's over some of the building's windows and a possible carport addition at the southern end of the building.
110	2209 Beverly Way	Single family dwelling	c. 1957	WWII/Post-war, Minimal traditional	Concrete block	2 (non-contributing)	Not eligible	N/A	Alterations include possible carport enclosure and the construction of a lathe roof extending the original front porch over the building's main entry.
111	2205 Beverly Way	Single family dwelling	c. 1957	WWII/Post-war, Minimal traditional	Concrete block	2 (non-contributing)	Individually eligible (Criterion C)	N/A	Alterations include the installation of metal awnings over the building's windows; otherwise, the building has no visible alterations.
112	2201 Beverly Way	Single family dwelling	c. 1956	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include window installation and replacement; the installation of metal awning's over some of the building's windows; and the installation of a metal awning creating a covered front porch along the main elevation.
113	2115 Beverly Way	Single family dwelling	c. 1957	WWII/Post-war, Ranch	Concrete block and stucco	—	Not eligible	N/A	Alterations include installation of stucco arch supports to the patio; stucco application; and the addition of stucco surrounds to the windows.
114	2113 Beverly Way	Single family dwelling	c. 1956	WWII/Post-war, Minimal traditional	Concrete block and stucco	—	Not eligible	N/A	Alterations include relocation of main entry to rear carport addition; angled frame support at corner of carport creating patio; stucco application and stucco surrounds to the windows; built-up roofing.
115	2109 Beverly Way	Single family dwelling	c. 1956	WWII/Post-war, Minimal traditional	Concrete block and stucco	—	Not eligible	N/A	Alterations include carport enclosure at the southern end of the dwelling and stucco application.
116	2105 Beverly Way	Single family dwelling	c. 1956	WWII/Post-war, Minimal traditional	Concrete block and stucco	2 (non-contributing)	Not eligible	N/A	Alterations include enclosure of carport to living space including a reoriented double entry; stucco application; and window installation.

continued

Table 7. Documented properties within the Phase III Beverly Green survey area.

Map reference no.	Property address	Property type	Year built	Architectural style	Materials	No. of outbuildings	Individual Eligibility status	Contributor/ Non-contributor to Historic District	Comments
117	2103 Beverly Way	Single family dwelling	c. 1955	WWII/Post-war, Minimal traditional	Concrete block, wood frame, and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include enclosure of the building's original carport with frame and stucco.
118	2019 Beverly Way	Single family dwelling	c. 1955	WWII/Post-war, Minimal traditional	Concrete block and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include enclosure of the building's original carport to create additional living space and stucco application.
119	591 E St Louis Avenue	Religious property, Lutheran Reformation Church	c. 1956	WWII/Post-war, Other	Concrete block	—	Not eligible	N/A	Alterations include a large two-story addition to the south of original building.
120	2018 Sixth Street	Single family dwelling	c. 1955	WWII/Post-war, Minimal traditional	Concrete block and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include window replacement; enclosure of the building's original carport to living space; stucco application; and the installation of stucco surrounds to window.
121	2100 Sixth Street	Single family dwelling	c. 1955	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include removal of port cochere and rear additions.
122	2104 Sixth Street	Single family dwelling	c. 1955	WWII/Post-war, Minimal traditional	Concrete block and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include carport enclosure to living space with a separate entry, window installation and replacement; stucco application; and the installation of stucco surrounds around the building's windows.
123	2108 Sixth Street	Single family dwelling	c. 1955	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Individually eligible (Criterion C)	N/A	No visible alterations.
124	2112 Sixth Street	Single family dwelling	c. 1955	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include infill of window on front facade and stucco application.
125	2116 Sixth Street	Single family dwelling	c. 1955	WWII/Post-war, Minimal traditional	Concrete block and stucco	1 (non-contributing)	Not eligible	N/A	Alterations include addition of hipped roof carport extension to the southern portion of main facade.
126	2200 Sixth Street	Single family dwelling	c. 1955	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	N/A	Alterations include enclosure of the building's original carport with concrete block.
127	2204 Sixth Street	Single family dwelling	c. 1956	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	N/A	Alterations include enclosure of the building's original carport with concrete block.
128	2208 Sixth Street	Single family dwelling	c. 1955	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	The building retains its original tropicool roof. Alterations include addition of a hipped roof carport extension.
129	2212 Sixth Street	Single family dwelling	c. 1956	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Individually eligible (Criterion C)	N/A	No visible alterations.
130	2216 Sixth Street	Single family dwelling	c. 1956	WWII/Post-war, Minimal traditional	Concrete block	1 (non-contributing)	Not eligible	N/A	Alterations include window installation and replacement and a possible carport enclosure to north.
131	2300 Sixth Street	Single family dwelling	c. 1956	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include enclosure of carport with wood frame and synthetic siding to create a garage.
132	2304 Sixth Street	Single family dwelling	c. 1957	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include window installation and replacement.
133	2308 Sixth Street	Single family dwelling	c. 1957	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include addition of hipped roof carport extension to the north.
134	2312 Sixth Street	Single family dwelling	c. 1956	WWII/Post-war, Minimal traditional	Concrete block	—	Not eligible	N/A	Alterations include concrete block enclosure of the building's original carport.
135	536-538 Sahara Avenue	Commercial, Nevada Title and Payday Loan	c. 1958	WWII/Post-war, Ranch	Concrete block	—	Not eligible	N/A	The building was originally a multiple-family dwelling or duplex converted for commercial at unknown date. Alterations include installation of parapet; door enclosure; concrete block screen wall; installation of asphalt on lot.
136	547 San Pablo Drive	Multiple-family dwelling (two-story four-plex)	c. 1957	WWII/Post-war, Other	Frame and stucco	—	Not eligible	N/A	This residence was designed by Richard Bledsoe. Alterations include window installation and replacement with projecting stucco window surrounds.

continued

Table 7. Documented properties within the Phase III Beverly Green survey area.

Map reference no. ^a	Property address	Property type	Year built	Architectural style	Materials	No. of outbuildings	Individual Eligibility status	Contributor/ Non-contributor to Historic District	Comments
137	555 San Pablo Drive	Multiple-family dwelling (two-story four-plex)	c. 1956	WWII/Post-war, Other	Frame and stucco	—	Not eligible	N/A	This residence was designed by Richard Bledsoe. Alterations include window installation and replacement
138–139	557– 559 San Pablo Drive	Multiple-family dwelling (2 building apartment complex)	c. 1956 and c. 1959	WWII/Post-war, Ranch	Concrete block	—	Individually eligible (Criterion C)	N/A	The building on 162-03-417-052 was built in 1959, three years after the first building was constructed.
140–146	500–520 San Pablo Drive	Multiple-family dwelling, Park East Apartments (comprised of 7 detached buildings)	c. 1961	WWII/Post-war, Contemporary	Concrete block	—	Individually eligible (Criterion C)	N/A	Original swimming pool in the courtyard has been infilled; otherwise, no visible alterations.

McAlester 2003:477). The earliest of these, the Minimal Traditional style, reflects the dominant style of houses constructed in the post-war period of the 1940s and 1950s. In the early 1950s, the style was replaced by the Ranch style, which dominated American domestic buildings through the 1960s and is still popular in many areas of the country today (McAlester and McAlester 2003:477). The Contemporary style is a subset of the Modern style which emerged in the post-war era, but gained popularity during the 1960s and 1970s (Maxwell and Massey 2005). It is presumed that architects Walter Zick and Harris Sharp, John Replogle, Elmo Bruner, and others designed the homes for the Phase III Beverly Green Neighborhood in these particular styles because their simplicity and uniformity allowed for expedient and large-scale production. By utilizing prefabricated building materials and streamlined assembly methods for home construction, crews could work efficiently and quickly, thereby keeping the costs of the finished homes low (Ames and McClelland 2002:66). This allowed lower to moderate-income families, as well as veterans returning from WWII, to purchase homes in the development (Ames and McClelland 2002).

Tax assessor records indicate that the houses within the Phase III Beverly Green survey area were built in numerous phases. The records indicate that 39 of the residences, or 28 percent of the homes in the Phase III survey area, were constructed by the Desert Development Company, Inc. All of the single family residences ($n = 37$) were constructed in 1954, 18 of which are situated within Van Patten Tract No. 1 along the east side of Van Patten Place. The remaining residences ($n = 19$) are located on the west side of Beverly Way within Van Patten Tract No. 2. Two multi-family residences are located at the southern portion of Tract No. 1 on the east side of Van Patten Place and these were constructed in 1956 and 1958.

A total of 65 residences, or 48 percent of the homes in the Phase III survey area, are located within the Paradise Park Subdivision and were constructed between 1953 and 1961. Tract No. 1 is composed of a single property with six apartment buildings and an accessory building, all constructed by 1963. Paradise Park Tract No. 2, contains 16 single family houses built in 1953, nine of which are situated on the east side of Santa Rosa/Rita Drives and 7 of which are on the west side of Santa Ynez Drive. Thirteen homes within Tract No. 2, constructed in 1954; of these, five are situated on the east side of Santa Rosa/Rita Drives and eight are on the west side of Santa Ynez Drive. A total 3 multi-family properties are located in Tract No. 2, one faces San Pablo Drive, and consists of a multi-family dwelling constructed in 1957, one on the east side of Santa Rosa Drive was constructed in 1957 and one on the west side of Santa Ynez Drive was constructed in 1959. Within Paradise Park Tract No. 3, a total of two single family houses were built in 1953 both of which are situated on the east side of Santa Ynez Drive. Twenty seven homes single family homes within Tract No. 3 were constructed in 1954, 13 are situated on the east side of Santa Ynez Drive and 14 are situated on the west side of Van Patten Place. A total three multi-family properties are located in Tract No. 3; one located on the east side of Santa Ynez Drive was constructed in 1956, and two face San Pablo Drive, and consist of a multi-family dwelling constructed in 1956 and another multi-family property comprised of two buildings, one constructed in 1956 and the other in 1959.

A total of 32 residences, or 24 percent of the homes in the Phase III survey area, are located within the Paradise Park Subdivision and were constructed between 1955 and 1957. Paradise Park contains 10 single family houses built in 1955, two of which are situated on the east side of Beverly Way and eight of which are on the west side of Sixth Street. Eleven of the homes were constructed in 1956, five of which

are situated on the east side of Beverly Way, including two multi-family residences, and six of which are on the west side of Sixth Street. A total of 11 single family houses were built in 1957, nine of which are situated on the east side of Beverly Way and two of which are situated on the west side of Sixth Street. One duplex was constructed in 1958 and is situated on the east side of Beverly Way.

Nearly all of the single family and multiple-family dwellings in the Phase III Beverly Green Neighborhood are constructed of concrete block, although four wood frame and stucco buildings (547 San Pablo Drive, 555 San Pablo Drive, 2113 Van Patten Place, and 2109 Van Patten Place) are also present (Photograph 23, Photograph 24, and Photograph 25; see Photograph 12). With the exception of three multiple-family properties—the Park East Apartment complex at 500–520 San Pablo Drive, and the two apartment buildings at 547 San Pablo Drive and 555 San Pablo Drive—all of the residences are one-story in height. The predominant architectural style observed in the Phase III survey area is Minimal Traditional ($n = 87$). Common in the years immediately following WWII, the Minimal Traditional style often incorporates earlier architectural forms, such as the Eclectic, Colonial Revival, and Tudor Revival, but lacks the elaborate ornamentation of Period Revival styles (McAlester and McAlester 2003:478).

Interestingly, nearly all of the Minimal Traditional style homes are present within the Paradise Park and Paradise Plaza No. 1 Tracts, both of which were developed by Paradise Realty and the Tee Construction Company between and 1953 and 1956. Minimal Traditional style homes, designed by architect John Replogle, are also present within the Van Patten Tracts along the east side of Van Patten Place and the



Photograph 23. Wood frame and stucco four-plex at 555 San Pablo Drive, facing northwest.



Photograph 24. Wood frame and stucco Post-WWII/Contemporary style home at 2113 Van Patten Place, facing east.



Photograph 25. Wood frame and stucco single family dwelling at 2109 Van Patten Place, constructed in the Post-WWII/Contemporary style, facing east.

west side of Beverly Way. While all of the Minimal Traditional style homes observed in the survey area are L-shaped or rectangular in shape and have low-pitched hipped roofs with open eaves and rakes, small entry porches, and minimal ornamentation (Photograph 26 and Photograph 27), the Replogle-designed homes feature off-set rooflines, raised cinderblock foundations, and short concrete stub walls framing the entryway (Photograph 28). Additionally, five of the Minimal Traditional style homes have a central porte cochere on the main elevation. These homes are located within the Paradise Park Tract on the west side of Van Patten Place ($n = 2$) and the east side of Beverly Way ($n = 1$), and within the Paradise Plaza Tract No. 1 on the west side of South Sixth Street ($n = 2$). All of these homes were constructed by the Tee Construction Company in 1954, 1955, and 1957. Building permit records indicate these residences were originally 1,300 square feet and had an attached carport; at the time of their construction, the buildings had a valuation of \$13,000.

In comparison, 31 of the dwellings in the Phase III Beverly Green neighborhood are constructed in the Ranch architectural style. These homes became popular after WWII and their simple architectural style was instrumental in the development of large housing tracts for WWII veterans (McAllester 2003:478). Unlike Minimal Traditionalist style homes, the ranch houses were long and rectangular and were typically oriented horizontally to the street (McAllester 2003:478). Whereas the majority of the Ranch style homes in the Phase III Beverly Green survey area, or 78 percent, are single family dwellings, seven of the buildings are multi-family dwellings. Nearly all of the 25 single family dwellings built in the Ranch architectural style are located along the west side of Van Patten Place and the east side of Beverly Way within Van



Photograph 26. Example of a Post-WWII/Minimal Traditional style home at 2100 Van Patten Place, facing west.



Photograph 27. Example of a Post-WWII/Minimal Traditional style home, designed by John Replogle and built by Desert Development Company, Inc. at 2309 Van Patten Place, facing east.



Photograph 28. Example of a Post-WWII/Minimal Traditional style home at 2212 Van Patten Place with a central porte cochere on the main elevation, facing southwest.

Patten Tracts No. 1 and 2, although three are present within the Paradise Park subdivision on Santa Ynez Drive. Building permit records indicate that the Ranch style homes within the Van Patten Tracts were designed by John Replogle (see Photograph 11). Additionally, two of the Ranch style homes along Santa Ynez Drive—2001 and 2105 Santa Ynez Drive—were designed by architects Elmo G. Bruner and Cedwick M. Allen (see Photograph 15 and Photograph 17). All 25 of the single family ranch homes in the Phase III survey area are rectangular or L-shaped, have low-pitched hipped and side-gabled roofs with wide, open eaves, and are relatively simple in appearance (Photograph 29 and Photograph 30). In particular, the Replogle-designed homes feature off-set rooflines, large steel casement picture windows to one side of the entry, low concrete stoops, and attached carports with a central storage building to the rear (Photograph 31).

The Ranch style multi-family residences consist of two duplexes, two four-plexes, and one small two-building apartment complex. With the exception of the two duplexes, which are situated on adjacent lots at 2317–2319 Beverly Way (see Photograph 1) and 2321–2323 Beverly Way (Photograph 32), all of the Ranch style multi-family buildings are along the north side of San Pablo Drive. The apartment complex is located at 557–559 San Pablo Drive (Photograph 33), and the four-plexes are situated at 2303–2309 Santa Ynez Drive (Photograph 34) and 2303–2309 Santa Rosa Drive (Photograph 35), respectively. Although the multi-family dwellings differ in size and massing, all of the buildings are rectangular or U-shaped in plan and feature concrete block construction, 2- and 3-part steel frame casement windows, low to medium-pitched side or front-gabled roofs, symmetrical fenestration, and simple ornamentation.



Photograph 29. Example of a Post-WWII/Ranch style single family dwelling with an attached carport at 2301 Van Patten Place, facing east.



Photograph 30. Example of single family dwelling at 2217 Van Patten Place designed in the Post-WWII/Ranch architectural style, facing east.



Photograph 31. Example of single family dwelling at 2018 Beverly Way designed by architect John Replogle in the Post-WWII/Ranch architectural style, facing southwest.



Photograph 32. 2321–2323 Beverly Way, a duplex built in the Post-WWII/Ranch architectural style, facing southeast.



Photograph 33. Two-building apartment complex at 557–559 San Pablo Drive built in the Post-WWII/Ranch architectural style, facing northeast.



Photograph 34. Four-plex at 2303–2309 Santa Ynez Drive, built in the Post-WWII/Ranch architectural style, facing north.



Photograph 35. 2303–2309 Santa Rosa Drive, a multi-family dwelling or four-plex built in the Post-WWII/Ranch architectural style, facing north.

In addition to the Minimal Traditional and Ranch style dwellings, seven of the buildings in the Phase III Beverly Green survey area are Post-WWII/Contemporary homes. This style, which drew from the Modernist Movement of the German Bauhaus and American Prairie School, was popular in the post-war era of the 1950s and relied heavily on geometric shapes with rectilinear or irregular floor plans; low-pitched front-gabled, flat, or shed rooflines; and minimal decorative embellishment (Maxwell and Massey 2005). Most of the Contemporary style homes in the Phase III survey area are rectangular in shape and have low-pitched, rear- or side-facing, angular shed roofs with wide overhanging eaves, small entry porches, and a projecting ell at one or both ends.

An unusual shed roof variant is found within the neighborhood which is herein referred to as a “double shed” roof. The side-facing shed roof extends out over the front projecting ell, while the soaring shed roofline continues along the stepped back portion of the main facade and abruptly ends over a flat roof (Photograph 36). These dwellings are similar to those observed in the Paradise Village Neighborhood during the Phase II inventory, and particularly along Santa Clara Drive, where nine were documented along the west side of the street (Rayle and Ruter 2012). Although building permits for the homes do not list an architect, the similarity of these residences to the Contemporary style homes in the Phase II survey area suggest that they were also designed by Zick and Sharp (Photograph 37; see Photograph 36).



Photograph 36. Example of a Post-WWII/Contemporary style home at 2217 Santa Rosa Drive, with “double shed” roofline, facing southeast.



Photograph 37. Example of a Zick and Sharp designed Post-WWII/Contemporary style home (2316 Santa Clara Drive) in the Phase II Beverly Green Neighborhood, facing west.

Other variants of the Contemporary style evident in the Phase III survey area include the Harris Sharp home at 2013 Santa Ynez Drive, which features an extremely low shed roof and decorative geometric curtain wall at its front entry (Photograph 38), and a front-gabled residence at 2205 Van Patten Place which has an overlapping shed roof at its central apex (Photograph 24). Additionally, two adjacent Contemporary style residences are present along the east side of Van Patten Place. These frame and stucco buildings have low-pitched front-gabled roofs, triangular fixed pane windows beneath the roof eaves, and detached shed-roofed garages at their northern ends (see Photograph 24 and Photograph 25). The garages are oriented perpendicular to the residences, forming an enclosed courtyard between the two buildings. Building permit records indicate that both of these buildings were constructed in 1954 by M. Leavitch and originally consisted of 1,096-square foot dwellings with six rooms and an attached 264-square foot carport.

Other Residential Buildings

Eight of the multi-family dwellings in the Phase III Beverly Green survey area do not conform to a particular architectural style. Three of these buildings are four-plexes, two are apartment buildings, and one is a large apartment complex (Park East Apartments) comprised of seven detached buildings; all of the buildings are located at the southern end of the project area along the north and south sides of San Pablo Drive. For purposes of this survey, all of these buildings were classified as Post-WWII/Other.



Photograph 38. Example of a Post-WWII/Contemporary style home at 2013 Santa Ynez Drive, facing southeast.



Photograph 39. Example of a Post-WWII/Contemporary style home at 2205 Van Patten Place, facing east.

The four-plexes are located at 2319 Van Patten Place, 547 San Pablo Drive, and 555 San Pablo Drive. The two four-plexes on San Pablo Drive are located on adjacent lots and consist of two-story frame and stucco buildings with extremely low-pitched hipped roofs (see Photograph 12 and Photograph 23). Each of the buildings has four units (or two units on each story), with the upper floors accessed via internal stairwells. Porches for the upper story units are present on the eastern elevations of both buildings. Building permit records indicate that at least one of the buildings, 547 San Pablo Street, was designed by Las Vegas architect, Richard Bledsoe. The four-plex at 2319 Van Patten Place is also two-stories and is constructed of wood frame, stucco, and concrete block (Photograph 40). The building is U-shaped in plan with two units each on the upper and lower stories. Fenestration is symmetrical with the four centrally-located entryways flanked by 2-part and fixed pane aluminum windows. A metal staircase on the main elevation provides access to the upper story units.



Photograph 40. Frame and stucco four-plex at 2319 North Van Patten Place, facing southeast.

The two apartment buildings are located at 2304 Santa Ynez Drive (see Photograph 19) and 2315–2317 Van Patten Place (see Photograph 14). The building at 2315–2317 Van Patten Place consists of a two-story, L-shaped apartment house with an attached carport and the other at 2304 Santa Ynez Drive is a single story, U-shaped apartment building with a partially enclosed courtyard. Building permit records confirm that the U-shaped apartment building was designed by the architecture and engineering firm of Moffitt and Hendricks in 1958. The frame and stucco building originally contained eight units. In comparison, the two-story building at 2315–2317 Van Patten Place was designed by architect John G. Lynott in 1956 as a frame, stucco, and concrete block apartment building with a detached carport. The upper stories of the building are accessed by a wood frame staircase that originates on the southern

elevation of the building's projecting ell. A second staircase leading to the second story is present on the rear elevation of the building.

McKellar and Associates was the contractor for the large apartment complex currently known as the Park East Apartments located at 500–520 San Pablo Drive (see Photograph 3). The complex was originally planned in 1961 as a single, two-story apartment building containing 16 units. However, an aerial photograph of the Phase III survey area confirms that all seven of the buildings currently comprising the complex were present by 1963 (see Figure 9). The apartment complex currently has 96 units located in six detached buildings. Each of the buildings has a side-gabled roof with 16 units, or eight units each on the upper and lower stories (Photograph 41). The east and west elevations of each building have wrought iron staircases at either end which provide access to the units on the upper stories. Additionally, a seventh building, oriented perpendicular to and at the center of the apartment buildings is present within the complex. This building, which currently serves as storage, was originally a pool house for a large swimming pool that was once located in a courtyard to the north (Photograph 42). Building permit records suggest that the pool was filled in to create a landscaped “island” sometime after 1973.



Photograph 41. One of the six detached buildings comprising the Park East Apartment complex, located at 500–520 San Pablo Avenue, facing east.



Photograph 42. Storage building located at the center of the Park East Apartment, facing southeast. Note the landscaped “island” in the center of the courtyard which was originally a swimming pool.

Alterations to Residential Buildings

Alterations are common for both the single family and multi-family dwellings in the Phase III survey area and include the use of synthetic siding and stucco; installation of decorative concrete block curtain walls and planters; fence and concrete block wall installation; window and door removal and replacement; construction of small concrete block and wood frame ell-additions to the front and rear elevations; the addition of metal security bars and awnings over the windows and doorways; and porch installation and enclosure. Additionally, nearly all of the homes in the Phase III survey area have attached carports. Although building permits indicate that attached carports, ranging in size from 252 to 400 square feet, were included in the original design for at least 16 of the neighborhood’s homes, the similarity in style and method of construction for the majority of the carports in the Phase III survey area suggest that most were added during the historic period, shortly after the homes were constructed. Building permits also suggest that carports were originally present on many of the homes, as subsequent permits for renovations to existing carports were filed for 13 of the neighborhood’s homes between 1954 and 1962. Interestingly, the majority of the homes that had carports as part of their original design are located within the Paradise Plaza subdivision along the east side of Beverly Way and the west side of South Sixth Street. With the exception of one Ranch style dwelling at 2215 Beverly Way, all of the homes with original carports were constructed in the Minimal Traditional architectural style (2205, 2201, 2113, and 2019 Beverly Way and 2100, 2104, 2304, and 2312 South Sixth Street).

Three unique types of carports were identified in the Phase III survey area. The most common of the unique types is the central porte cochere, which is present on five of the Minimal Traditional style homes in the Paradise Park and Paradise Plaza No. 1 Tracts. Unaltered porte cocheres remaining in the survey area suggest that these structures originally had flat roofs supported by four angled wooden posts set in a low, 6-course-high slump block wall (see Photograph 28; Photograph 43). Another common type of configuration observed in the Phase III survey area consists of a wood frame carport with a centrally located concrete block storage building at the rear (Photograph 44). Residences with this type of carport were noted in the Van Patten development on the west side of Beverly Way, where three of these original carports remain. All of these homes were designed by John Replogle and were built by Desert Development Company, Inc. in 1953. Interestingly, original building permits for all of the homes do not mention a carport as part of their original design.

The last type of carport observed in the Phase III survey area has a hipped roof and forms an L-shaped projection from the main elevation (Photograph 45). These carport types were observed at 2108 and 2116 South Sixth Street and 2213 Beverly Way. A building permit for 2116 South Sixth Street suggests that carports constructed in this style were not original.

While porte cochere style carports or those with rear storage buildings appear to be unique to the Phase III survey area, comparable types of carport/storage additions were noted on 20 residences in the Phase II Beverly Green Neighborhood (Rayle and Ruter 2012). In particular, these carport/storage additions



Photograph 43. Example of residence with a porte cochere at 2304 South Sixth Street, facing west.



Photograph 44. Example of residence with a carport and rear concrete block storage building at 2212 Beverly Way, facing southwest.



Photograph 45. Example of hipped roof carport projection at 2108 South Sixth Street, facing west.

generally measured 10 to 14 feet long and had a 5- to 6-feet-long by 10- to 11-feet-wide concrete block storage addition to the rear which projected from the building's main elevation (Photograph 46). While many of the carports within the Phase III survey area have been enclosed to create additional living space for the buildings' occupants, original or historic-age carports have been retained at 42 of the homes.



Photograph 46. Example of a similar type of carport/storage addition in the Phase II Beverly Green project area at 2320 Santa Paula Drive (visible at left), facing southwest.

Commercial and Religious Properties

Building permit records indicate that both of the commercial properties documented within the Phase III Beverly Green Neighborhood were originally single family or multi-family dwellings. One of these buildings is located at the intersection of Santa Rita Drive and East Saint Louis Avenue. The second building is located at the intersection of Beverly Way and Sahara Avenue.

Building permits and Clark County Assessor's information indicate that 2001 Santa Rita Drive was originally a single family residence and that the property at 536–538 East Sahara Avenue, which was originally classified as 2325 Beverly Way, was a duplex. The Jack and Dorothy Leavitt family owned the building at 536–538 East Sahara Avenue from 1965 until 2011 (Photograph 47). However, it is unclear at what point the Leavitt family converted the duplex to a commercial property. The rectangular-shaped concrete block dwelling with a hipped roof has been modified through the construction of a parapet along the front facade which created space for signage. One window or door on the front facade has been infilled and a decorative concrete block screening wall spans the western facade. The lot has been paved with asphalt to provide parking for the building.



Photograph 47. 536-538 East Sahara Avenue, duplex converted to a commercial property, looking northwest.

Andrew and Mary Nuspl were the original owners of 2001 Santa Rita Drive, which was constructed in 1953. The Nuspl family continued to own the residence until 1997 when they sold the property to James Cho and Jin Young. In 2006 Cho and Young sold the property to the Las Vegas Korean Association. The property is still classified by the Clark County Assessor as “Single Family Residential,” which suggests that its conversion to non-residential use did not occur until after 2006, when the Las Vegas Korean Association acquired the property. The modest L-shaped concrete block residence with a hipped roof has a small addition to the rear elevation, which occurred in 1960. One window along the main (western) elevation has been modified and replaced with a fixed aluminum window; otherwise, the building has not undergone modifications and continues to retain the appearance of a single family residence. The remaining windows are steel casement, the concrete block retains its original decorative weeping mortar treatment, and the single car carport has been retained under the existing roofline at the southern end of the building. Expect for a small border of grass at the northern and western portions of the lot adjacent to the sidewalk, the remainder of the lot has been paved with asphalt. This paving is the most prominent indicator of the building’s non-residential function (Photograph 48).



Photograph 48. 2001 Santa Rita Drive, now used by the Las Vegas Korean Association, looking east.

In addition to the two commercial properties, one church—the Reformation Lutheran Church—was documented within the Phase III Beverly Green project area. The church is located on East Saint Louis Avenue and spans a block between Beverly Way and South Sixth Street. Although tax assessor records indicate that the church was constructed in the project area in 1963, a bronze dedication plaque on the northern elevation of the building shows it as having been constructed in 1956. Similarly a 1956 article in the *Las Vegas Review-Journal* indicates that the congregation of the Lutheran Church of the Reformation (as it was formally known) was building a church at South Sixth Street and Beverly Way at that time (*Las Vegas Review-Journal*, 1 January 1956:10).

An aerial photograph of the survey area dating to 1963 shows the initial configuration of the church as a large, L-shaped building fronting the corner of East Saint Louis Avenue and South Sixth Street. The larger building is intersected by a smaller L-shaped building, forming an interior courtyard (see Figure 9). Both of the buildings were situated on the eastern portion of the lot allowing for ample parking on the west or Beverly Way side of the church. The concrete block building with its medium pitched front gables was evocative of the surrounding Ranch style residential architecture. The main chapel possessed a higher roofline, at roughly one-and-a-half stories, providing more interior height. In comparison, the subsidiary buildings, where operational and accessory rooms were located, were one story in height. By 1965 a two-story building was constructed to the rear of the two L-shaped buildings completely encircling the interior courtyard (Photograph 49).



Photograph 49. Reformation Lutheran Church, showing the large two-story addition at the southern end of the building, facing east.

Character-Defining Features of the Phase III Beverly Green Neighborhood Streetscape

The term “streetscape” is an amalgamation of street and landscape, and refers to not only the view of the street but to features adjacent to the right-of-way, such as buildings and ornamental vegetation. Following Murray and Morse (2010), the features of a streetscape are taken to comprise the following (Murray and Morse 2010:8):

- the paved roadway itself and the edges that define it (referred to as the vehicular streetscape);
- sidewalks, curbs, gutters, ditches, and wasteways;
- the facades and front and side yards of buildings;
- utility and traffic control fixtures, lighting fixtures, parking meters, and parking spaces;
- street-side landscaping;
- signage including those painted on buildings, projecting from buildings, and/or mounted on posts;
- alley accesses, driveways, and parking lots.

Documented properties within the Phase III Beverly Green Neighborhood are situated along nine historic period roadways. One of these streets—East Sahara Avenue (formerly known as San Francisco Street)—was built in association with commercial and residential development in west and south Las Vegas. Although the portion of East Sahara Avenue which extends east of South Las Vegas Boulevard was not formally constructed until the early 1950s, the road was originally conceived as part of the Meadows Addition, which was platted largely to the west of the current survey area in 1909. Although barely visible, the street appears on the 1950 aerial photograph as a 52-foot-wide dirt road to the west of the highway where it passes along the southern edge of the Meadows Addition; east of the highway the alignment

narrows to a width of approximately 40 feet (Figure 17). A city of Las Vegas street map, printed in the 1952 city directory shows the portion of the alignment to the east of the Phase III Beverly Green Neighborhood as a “proposed road” (Luskey Brothers and Company 1952). A 1956 USGS topographic map of Las Vegas confirms that the east-west trending route, which spanned approximately 3 miles between Rancho Drive to the east and Eastern Avenue to the west, was an “unimproved road” during this time. An aerial photograph confirms that the alignment was a paved, four-lane divided highway by 1965 (Figure 18). City directories also confirm that the name of the street had been changed to its current name, East Sahara Avenue, by this date.

Similar to East Sahara Avenue, the other east-west trending street in the Phase III Beverly Green project area—East Saint Louis Avenue—was built in association with early commercial development along South Fifth Street (now Las Vegas Boulevard). The western portion of the route was originally the northernmost extension of Paradise Road, a predominantly northeast-south trending road that paralleled South Fifth Street/US 91 to the east (see Figure 17). A 1949 tract map for the South Fifth Street Tract No. 1 of the Phase II Beverly Green neighborhood shows the road as an 80-foot-wide alignment originating at the intersection of South Fifth and Main Streets. The aerial photograph suggests that the alignment was paved in 1950 (see Figure 18). In the mid-1950s, the northeast section of the road was extended east to Santa Rita Drive as part of the Paradise Village neighborhood project. At this time, the newly-built roadway and the northernmost extension of Paradise Road were designated East Saint Louis Avenue. A city of Las Vegas map indicates that the road had been extended and paved as far east as Van Patten Place by 1954, and a second city map drafted in 1958 depicts it as following its current alignment between the South Fifth Street/US 91 and Fremont Street/Highway 582 (Figure 19). Interestingly, the city maps conflict with a 1956 USGS topographic map which suggests that East Saint Louis Avenue terminated at South Tenth Street, which was at the time a considerable distance to the west of Fremont Street/Highway 582; however, this discrepancy could also be the result from frequent lag periods between an area’s survey and when the topographic map was actually published.

Archival research indicates that the two major roadways defining the survey area, East Sahara and East Saint Louis Avenues, have changed significantly since the 1960s. In 1976, East Sahara Avenue was designated State Route 589. Today, the road is nearly three times its original width and consists of a three-lane divided highway with two turn lanes at major intersections. The road is the main east-west artery immediately north of the Las Vegas Strip and provides access to all of the area’s major highways, including I-15 and the Interstate 515/Las Vegas Expressway. Although the alignment of East Saint Louis Avenue has not changed significantly since it was first constructed, the lots adjacent to it have undergone significant change, particularly during the 1960s and 1970s, when many of the buildings along its frontage were converted from single and multi-family homes to commercial properties. At this time, many of the lots were paved with asphalt to create off-street parking and much of the original vegetation was removed. The substantial alterations occurring to these three streets in the modern era have diminished their historic integrity and many of their original character-defining features have been lost; as such, further evaluation of the streetscapes was not undertaken.



Figure 17. Aerial photograph showing Sahara Avenue (then San Francisco Street) in the Phase III Beverly Green Neighborhood and surrounding area, ca. 1950. The Meadows Park Tract and the Meadows Addition are visible near the left center of the photograph. Note that the remaining seven streets within the Phase III project area have not yet been constructed (Image courtesy of HistoricAerials.com).

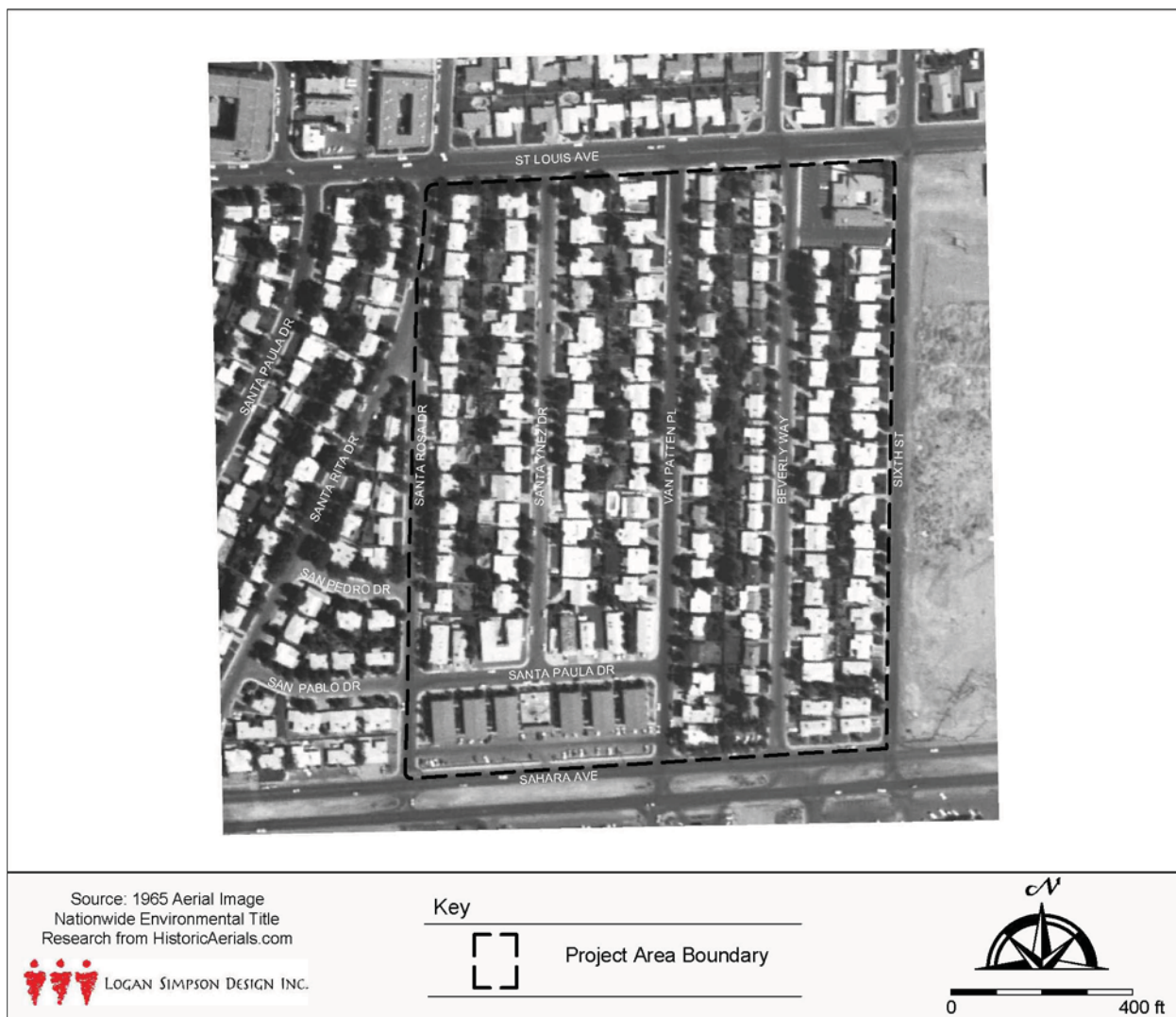


Figure 18. 1965 aerial photograph of Las Vegas showing the Phase III Beverly Green project area (Image courtesy of HistoricAerials.com).

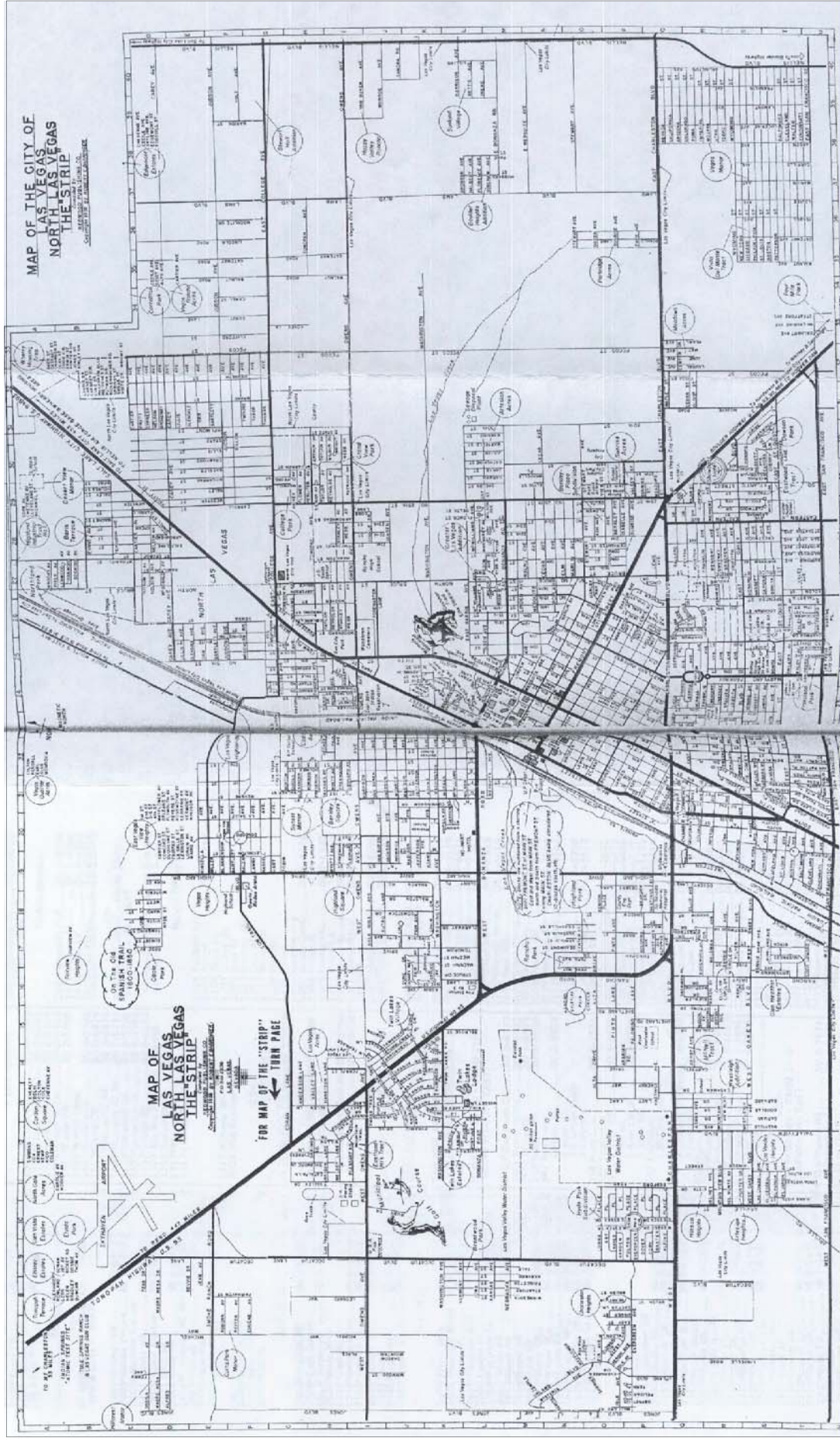


Figure 19. 1959 street map of the Las Vegas (image reprinted from 1959).

The seven remaining streets within the Phase III Beverly Green project area—Santa Rita Drive, Santa Rosa Drive, Santa Ynez Drive, South Van Patten Place, South Beverly Way, South Sixth Street, and San Pablo Drive—were among the first residential streets established to the north of the Las Vegas Strip and east of South Fifth Street/US 91. Four of these streets—Santa Rita Drive, Santa Rosa Drive, Santa Ynez Drive, and San Pablo Drive—were constructed in association with the Paradise Village and Paradise Park subdivisions. Similarly, South Beverly Way and South Sixth Street were southern extensions of north-south trending streets that were developed in 1950 and 1954 as part of the Alta Vista Addition and Beverly Green Estates in the Phase I Southridge and Phase II Beverly Green survey areas (Harmon et al. 2009, 2011). The remaining street, Van Patten Place, was established by Chauncey Van Patten between 1952 and 1953 in association with development of his Van Patten Tracts. Since their inception in the early to mid-1950s, all of these streets have evolved from graded dirt roads to crowned and paved streets that are generally cohesive in both design and condition. The following section provides a summary of the character-defining features of only those streets which contribute to Paradise Village/Park Historic District.

Vehicular Streetscape

Historic maps and building permit records suggest that the four streets comprising the Paradise Park Tract within the Paradise Village/Park Historic District were built from west to east, commencing with Santa Rita Drive and continuing east to Santa Ynez Drive in 1954. Interestingly, the 1954 map conflicts with the USGS topographic map, which suggests that none of the streets had been built by 1956. Nevertheless, by 1959, all but one of the streets—San Pablo Drive—is shown on a Luskey Brothers and Company street map of Las Vegas. An aerial photograph further confirms that all of the streets were present in the survey area by 1965 (see Figure 18). Although the exact date for the initial paving of the streets is unknown, the USGS topographic map and aerial photograph suggest that the streets were paved sometime between 1956 and 1965 (see Figure 18).

According to the Paradise Village Tract No. 3 map, Santa Rita Drive was planned as a 50-foot-wide curvilinear street, similar to the alignments of Santa Clara Drive and Santa Paula Drive to the west. In comparison, the Paradise Park Tract map shows Santa Rosa Drive and Santa Ynez Drive as 50-foot-wide alignments laid out in a north-south grid. Due to their opposing orientations, Santa Rosa Drive and Santa Rita Drive intersect approximately 253 feet south of East Saint Louis Drive, forming a triangular-shaped tract (Paradise Village Tract No. 4) to the south of where the two streets converge (Photograph 50). Because East Saint Louis Avenue was an eastern extension of the earlier Paradise Road alignment, this street was slightly wider and had a planned width of 80 feet. Four-foot-wide concrete sidewalks and a uniform curb and gutter system were planned for all four of the streets. With the exception of East Saint Louis Avenue, which has been modified to include central planting strips and concrete islands in some locations along the route, all of the streets within the core of the Paradise Park Tract continue to possess the same features and character from their initial construction and use. Four-foot-wide concrete sidewalks and a standard curb and gutter system continue to remain along both sides of the streets, as they did historically.



Photograph 50. Triangular-shaped tract (Paradise Village Tract No. 4) to the south of intersection of Santa Rita and Santa Rosa Drives, facing south.

In recent years, the appearance of the vehicular streetscape within the Paradise Park Tract was altered by the construction of Americans with Disability Act (ADA)-compliant sidewalk ramps at all major intersections along the streets. Installation of the sidewalk ramps likely involved saw-cutting and removal of the existing curb and gutter system. Despite these modifications, however, the ramp installation project did not adversely affect the integrity of the vehicular streetscape within the Paradise Village/Park Historic District as the width of the roadways were not changed and the bulk of the vehicular streetscape, including the 1950s-era curb and gutter, along the remainder of the streets was not altered. Additionally, recent modifications to the roads, including the application of slurry seals and on-going maintenance have not affected the historic character of the neighborhood's roadways. Today, the vehicular streetscapes of the four streets within the Paradise Park Tract of the Paradise Village/Park Historic District remain the same tapered, crowned and paved roadways that provide access to the residential properties and commercial businesses that surround the area.

Sidewalks

Continuous concrete sidewalks are currently present along both sides of all four streets comprising the Paradise Village/Park Historic District. A 1950 newspaper article suggests that all of the sidewalks were constructed between 1954 and 1955 as part of the Paradise Village neighborhood project. According to the article, the installation of the 4-foot-wide concrete sidewalks and curbs was included in the cost of the homes (*Las Vegas Review-Journal*, 26 March 1950).

Similar to the Paradise Village neighborhood, ADA-compliant sidewalk ramps are present at all of the major intersections within the Paradise Park subdivision (Photograph 51). All of the ramps are perpendicular curb ramps and have sloped ramp runs and flared sides. Additionally, some of the ramps have a raised transition at the top and bottom of the ramp run between the ramps and the sidewalk, gutter, and street (see Photograph 51).

While the exact date that the ramps were installed is not known, nearly all of the ramps within the survey area appear to comply with ADA standards developed in 1990 and revised in 2008, which mandates that all major renovations, including the construction of public curb ramps and sidewalks, completed after 1991 follow standard design guidelines (United States Department of Justice 2008). This suggests that the majority of the sidewalk ramps within the Paradise Park development were constructed after 1992. This date is partially substantiated by neighborhood resident and homeowner, Bill Keitlow, who recollected that the sidewalks along both sides of the San Pablo Drive were reconstructed in 1996.



Photograph 51. Example of a raised sidewalk ramp at the southeast corner of East Saint Louis Avenue and Santa Ynez Drive, facing southeast.

Driveways and Alley Accesses

All of the residential properties within the Paradise Park Tract have paved driveways. The majority of these driveways lead to garages or carports that have been added to the main elevation of the building, although some provide access to paved or graveled parking areas and/or outbuildings in the backyard or form uncovered off-street parking spaces. Additionally, at least one residence in the neighborhood at 2300 Santa Ynez Drive has an arched driveway dating to the home's construction which passes beneath a

flat-roofed porte cochere on its main elevation (Photograph 52). The age of the residences and information from the *Las Vegas Review-Journal* newspaper article dated March 26, 1950, suggests that the majority of these driveways were installed when the sidewalk was built in the neighborhood between 1954 and 1955. The presence of modern arched driveways, arched driveway extensions, and multiple drives at some of the homes within the neighborhood suggests that additional driveways have been built in the subdivision in more recent years (Photograph 53 and Photograph 54). Driveways have also been widened to create additional off-street parking at many of the homes within the neighborhood (Photograph 55).

Building Facades

With the exception of two multi-family dwellings on the north side of San Pablo Drive, all of buildings within the Paradise Park Tract are constructed of concrete block. Tax assessor's records indicate that all of the buildings were built in the neighborhood between 1953 and 1959. Modifications to the facades of the extant buildings include porch demolition and replacement; carport enclosures and extensions, the application of stucco, wood, vinyl, and synthetic siding, and stone and brick veneer; and window and doorway replacement and removal. Despite these modifications, most of the buildings within the Paradise Park Tract retain integrity and could be considered contributing properties of the Paradise Village/Park Historic District.



Photograph 52. Photograph showing an arched driveway at 2300 Santa Ynez Drive, facing west.



Photograph 53. Photograph showing an arched driveway extension at 2301 Santa Ynez Drive, facing northeast.



Photograph 54. Photograph showing multiple driveways, including a modern arched driveway, at 2105 Santa Ynez Drive, facing southeast.



Photograph 55. Photograph showing a driveway at 2013 Santa Rosa Drive that has been widened to create off-street parking for multiple vehicles, facing northeast.

Setback and Spacing

The single family and multi-family dwellings fronting the streets within the Paradise Park Tract all possess a similar arrangement. Similar to the Paradise Village neighborhood to the west, the residential parcels in the Phase III project area range in size from 0.12 to 0.24 acre, with all of the buildings situated near the center of the lots to provide ample space for both front and rear yards. The largest lot (Lot 1 of Block 1) of the tract is located on the periphery of the neighborhood at the intersection of San Pablo and Santa Rosa Drives; city directories and building permits suggest that the first building constructed in this location was a two-story, 16-unit concrete block apartment building built by Las Vegas contractor McKellar and Associates in 1961. Aerial photography confirms that by 1965, this lot was consolidated with the remaining lots on the block for the construction of a seven building apartment complex known as the Park East Apartments, which remains on the block today.

Original building permits for the homes in the neighborhood indicate that all of the buildings were set back 25 or 35 feet from the street, with a distance of 6, 7, or 8 feet on either side, depending on the size of the building and the lot dimensions. The majority of the homes are accessed by short walks, consisting of linear rows of stone or concrete pavers, which extend from the main entry of the home and connect to the concrete sidewalks that line both sides of the streets. Although carport additions and other modifications have altered the historic setback of some the homes, the overall arrangement and spacing of the neighborhood remains largely as it did during the historic period. The analysis of carport modifications in relation to integrity is discussed further in the *Residential Property Eligibility and Integrity* section of this report.

Streetlighting

Streets within the Paradise Village neighborhood are currently lighted by two types of street lights; the most common type consists of a standard cobra-head street light mounted on a metal pole from a steel mast arm (Photograph 56). These lights are present along one of the streets within the neighborhood—Santa Ynez Drive. The second type is present along Santa Rosa Drive, Santa Rita Drive, and San Pablo Drive and consists of a street light with decorative scroll detailing around the base; a circular stamp in the center of the ironwork along the base of the poles indicates that these street lights were manufactured by the Union Metal Manufacturing Company of Canton, Ohio (Photograph 57). The Union Metal Manufacturing Company was one of America's leading manufacturers of ornamental street lights between 1906 and 1931, and they continue to produce roadway lighting poles and fixtures today (Union Metal Manufacturing Company 2011). Similar streetlights were observed along Santa Rita Drive and San Pedro Drive in the Phase II Beverly Green project area.



Photograph 56. Photograph showing a row of standard street lights along the west side of Santa Ynez Drive, facing north.



Photograph 57. Photograph showing decorative scroll detailing on the base of a historic street light on the south side of Santa Rosa Drive.

Landscaping

The article published in the March 1950 edition of the *Las Vegas Review-Journal* indicates that landscaping was an important component of the Paradise Village/Park housing project. Although the article does not specifically reference homes within the Paradise Park Tract, it does state that the developers of the tract, the Tee Construction Company, “gave particular emphasis to a location that would offer a type of soil acceptable to planting shrubs, trees, and lawns” when siting their development (*Las Vegas Review-Journal*, 26 March 1950). The article goes to state that for homes within the Paradise Village Tracts of the Phase II Beverly Green project area, front landscaping, designed by Zick and Sharp, would be included in the sale price (*Las Vegas Review-Journal*, 26 March 1950). Although the article does not indicate what types of plants were used in the original design of the neighborhood, a 1965 aerial photograph showing the Paradise Village, and the adjacent Paradise Park Tracts of the Phase III survey area, confirms that lawns, mature trees, and other types of vegetation were present in the front and rear yards of nearly all of the homes in both developments (see Figure 18).

Landscaping within the Paradise Park Tract of the Phase III Beverly Green survey area has changed drastically, and today most of the homes have xeric landscaping to reflect the desert climate of the region. Nearly all of the lawns in the project area are dirt or have been replaced with decomposed granite, artificial turf or pavement, and vegetation consists predominantly of native or drought-resistant plants, such as palm trees, mesquite, cacti, and succulents. Some large trees, possibly representing original plantings, remain present on several of the lots in the subdivision (see Photograph 52 and Photograph 54).

Eligibility Recommendations

Buildings were evaluated for NRHP eligibility under the four NRHP criteria. According to the National Park Service (1997), a cultural resource may be considered eligible for listing in the NRHP if it is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); is associated with the lives of persons significant in our past (Criterion B); embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction (Criterion C); or has yielded, or may be likely to yield, information important to an understanding of prehistory or history (Criterion D).

Furthermore, in order for a resource to be considered eligible, it must also retain a sufficient degree of integrity in terms of the NRHP’s seven aspects: location, design, setting, materials, workmanship, feeling, and association. To be eligible for listing in the NRHP, a property must possess integrity of those elements as they relate to the criterion or criteria under which it would be determined eligible (Table 8). For instance those properties recommended eligible under Criterion A and C may exhibit stronger integrity in terms of design, materials, and workmanship than may a property recommended eligible under Criterion A only.

Table 8. Definitions of eligibility categories for the evaluation of historic buildings.

Eligibility determination	Criteria
Individually Eligible	Built within the historic period and retains integrity; excellent example of style or type; unaltered—no alterations or additions; individually eligible for the NRHP for their architectural significance; also includes buildings of known historical significance.
Contributing	Built within the historic period and retains integrity; good example of style or type, but not as well-preserved or well-executed as individually eligible buildings; minor alterations or additions; eligible for the NRHP as part of a potential historic district or primarily for historical, rather than architectural reasons [additions do not detract and alterations may be reversible].
Ineligible/ Non-contributing	Built during the historic period but has major alterations or additions; no longer retains integrity; built outside of the historic period, or no longer shares the historic associations of a historic district.

In terms of assessing the eligibility of a potential historic district, *National Register Bulletin 15* states that the majority of the resources of the district must maintain integrity, despite being “individually undistinguished” (National Park Service 1997). In this regard, the integrity requirements for a building to be considered a contributor to a district are often less stringent than those required for a building to be considered individually eligible for listing. Table 9 presents a summary of buildings documented in the Phase II survey area by street and NRHP eligibility recommendations (

Figure 20).

Residential Property Individual Eligibility

Residential buildings within the survey area were first evaluated for individual significance under Criteria A, B, C, and D. Because the properties were all developed within residential subdivisions, it was felt that the theme Land Usage: Townsite Development/City Planning was the most appropriate context within which to evaluate eligibility under Criterion A. However, none of the properties could individually convey the significance of this broader theme and none were recommended individually eligible under Criterion A.



Figure 20. Eligibility recommendations by street in the Phase III survey area.

Table 9. Summary of NRHP eligibility recommendations by street.

Street	Total no. of Properties	Individually Eligible Properties	Contributing Properties	Ineligible/ Non-Contributing Properties	Undetermined
Santa Rosa Drive	11	3	5	2	1
Santa Rita Drive	5	—	4	1	—
Santa Ynez Drive	31	—	18	12	1
Beverly Way	36	4	—	32	—
Sixth Street	15	2	—	13	—
Van Patten Place	34	6	7	21	—
San Pablo Drive	4	2	—	2	—
St. Louis Avenue	2	—	—	2	—
Sahara Avenue	1	—	—	1	—
Total	139	17	34	86	2

Background research was conducted on the developers and early residents of the subdivisions in order to evaluate if any of the buildings were individually eligible under Criterion B. As none of these buildings were demonstrated to have been associated with the lives of important persons, none were recommended individually eligible under Criterion B.

The buildings were also evaluated for individual significance under Criterion C, as representing “distinctive characteristics of a type, period, or method of construction” (National Park Service 1997). The homes in the survey area are modest and representative examples of post-war Minimal Traditional, Ranch, and Contemporary architectural styles. In this regard it was determined that in order for a property to be considered individually eligible, it must retain all seven aspects of integrity in order to convey its distinctive characteristics. Due to this high threshold for individual eligibility, only 13 of the 139 buildings within the survey area were considered to be individually eligible for listing in the NRHP.

Lastly, the buildings were individually evaluated for significance under Criterion D for research potential; however, as the archival research efforts conducted for this project have exhausted the potential for these properties to yield significant information pertaining to an understanding of an important research domain, none of the buildings were recommended individually eligible under Criterion D.

Residential Property Contributing Status

The Paradise Park, Van Patten, and Paradise Plaza subdivisions were each evaluated for eligibility as historic districts and also jointly as part of a larger potential historic district under Criterion A, under the context of Land Usage: Townsite Development/City Planning, as representative of post-war residential development in Las Vegas; under Criterion B for association with the lives of significant persons; under Criterion C for Design/Construction as a representative example of post-war modern architecture; and under Criterion D for information potential. Furthermore, districts were also evaluated under Criterion C as a “significant and distinguishable entity whose components may lack individual distinction” (National Park

Service 1997). It was found that of these subdivisions, none were individually eligible as a historic district. Only Paradise Park could be classified as significant as part of a larger historic district as a continuation of the adjacent Paradise Village Historic District identified by Rayle and Ruter (2012) during their survey and inventory of the Phase II Beverly Green Neighborhood. All properties within Van Patten and Paradise Plaza subdivisions were evaluated for individual eligibility only as a contributing status was not applicable.

The approach to the evaluation of contributor versus non-contributor status within the portion of the Phase III survey area considered to be associated with the previously identified Paradise Park Historic District, took into consideration all seven aspects of integrity yet focused predominantly on the aspects of design, materials, and association. Many homes have subsequently been modified in terms of design through carport enclosures and/or extensions and general room additions. Similarly, historic materials have been impacted through replacement and/or sheathing. Additionally, one house on the periphery of the newly-proposed historic district (2001 Santa Rita Drive) has been converted from a residential to a commercial property, a change which has altered the building's function/use and has in turn impacted its historic association with the residential historic district.

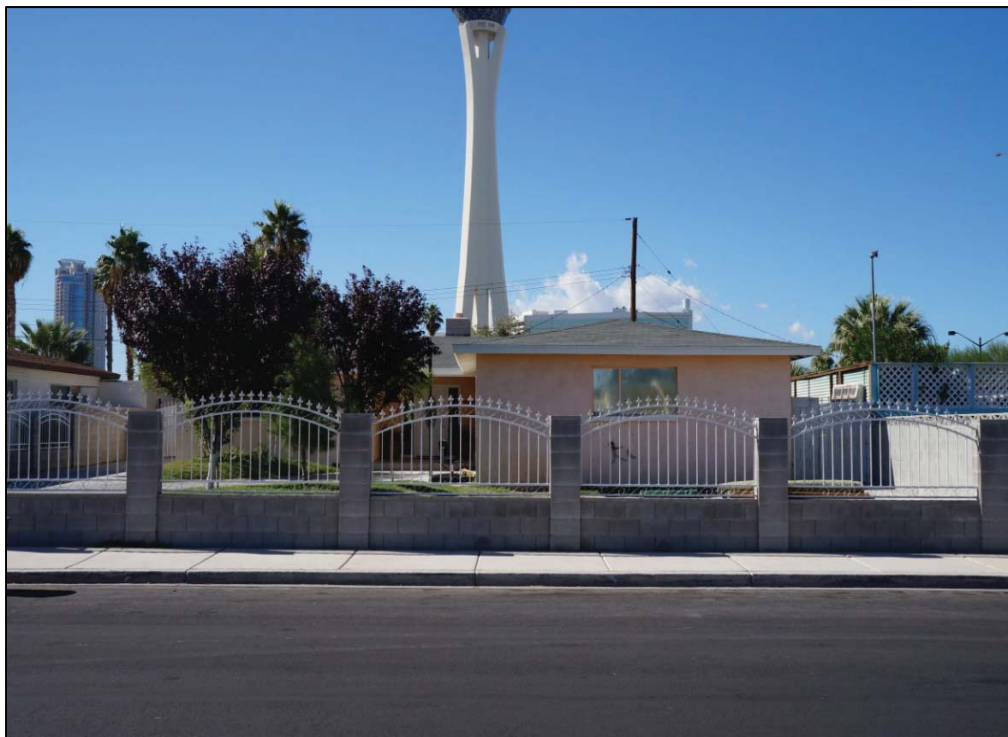
It is recognized that carport conversions into garages and livable space became a common practice during the post-war era. The Arizona State Historic Preservation Office Carport Integrity Policy drafted by Fox and Jeffery in 2005 was consulted in the evaluation of carport enclosures and extensions within the survey area. As noted above, in order to qualify for individual eligibility a property could not have been subject to any alterations and it is recognized that the carport policy as drafted was intended to be applied to residential historic districts to determine contributing property status. The recommendations of this policy were adopted in the district analysis and single car carports converted to single car garages, with compatible materials, were considered to be an acceptable modification. The conversion of a carport into habitable space was also considered acceptable if it was in scale and proportion to the building, had compatible materials, and did not include an additional entry. Although not discussed in Fox and Jeffery (2005), single car carport additions in line with the main facade which occurred within the historic period were considered acceptable additions.

In the district analysis from the Beverly Green Phase II survey area it was determined that the Fox and Jeffery (2005) recommendations regarding carport extensions (which project beyond the line of the main facade) were not appropriate for application to the survey area, as a number of homes had undergone similar types of carport extensions within the historic period. In the potential expanded historic district there were also specific types of carport extensions occurring within the period of significance, including the addition of hipped roof carport extension, flat roof carport extensions, and port cochere extensions. While there are no original building permits to date the construction of these carports, it appears that they were all present by 1963, when the first subsequent appraisal for the properties within the Phase III Beverly Green Neighborhood occurred. It was felt that due to the number of these extensions, which are so similar in design and age, this modification would not automatically render a building a non-contributor to the potential historic district. Changes in design through room additions and facade modifications which altered the size and massing of the building, however, were determined to render a building a non-contributor (Photograph 58).

In terms of materials, it was very common for homes within the survey area to have had the original metal casement windows replaced with aluminum or vinyl sliding windows. Similarly, a number of the concrete block buildings had been sheathed in either stucco or vinyl siding. If a building had undergone both window replacement and sheathing, a combination of alterations that removed all sense of the historic materials from the front facade, the building was recommended a non-contributor (Photograph 59).

Commercial and Religious Property Eligibility and Integrity

Two commercial properties were documented within the Phase III Beverly Green Neighborhood. Both buildings were originally single family or multi-family dwellings. Each building is located on the periphery of the survey area, one of which is at the intersection of Santa Rita Drive and East Saint Louis Avenue and the other at the intersection of Beverly Way and Sahara Avenue. While located within the boundaries of the newly proposed Paradise Village/Park Historic District, the building at 2001 Santa Rita Drive is considered a non-contributor to the residential historic district as it no longer retains integrity of feeling and association (see Photograph 48). The property is also not recommended individually eligible as it cannot singularly convey significance under Criterion A for the context of Land Usage: Townsite Development/City Planning. It is not recommended eligible under Criterion B as background research did not demonstrate that it is associated with a significant person. Similarly, it is not recommended eligible under Criterion C for design/construction as it is not an important representative example of post-war modern architecture, and it is not recommended eligible under Criterion D as the property has limited research potential.



Photograph 58. 2006 Van Patten Place, an example of an ineligible building with a front projecting addition, facing west.



Photograph 59. 2112 Beverly Way, an example of an ineligible building with stucco sheathing and vinyl windows, facing west.

The building at 536–538 East Sahara Avenue was evaluated individually as it is not within the boundaries of the recommended historic district. Due to the alterations to the residence in converting the building to commercial use, including creating a parapet and the enclosure of a front opening, the building has lost integrity of design and materials and it no longer conveys significance under Criterion C for design/construction (see Photograph 47). It is unclear when the building was converted from a duplex to a commercial property; however, this was a commonplace practice for residential buildings located along roads which became major thoroughfares. The building is recommended not eligible under Criterion A for association with commerce, nor is it considered significant under Criterion A for its association with Land Usage: Townsite Development/City Planning as it has lost integrity of materials, design, feeling, and association. It is not recommended eligible under Criterion B as background research did not demonstrate that it is associated with a significant person. It is not recommended eligible under Criterion D as the property has limited further research potential.

One religious property, the Reformation Lutheran Church located at 591 East St. Louis Avenue, was documented within the Phase III Beverly Green Neighborhood. In order for a church to be individually eligible for the NRHP it has to meet Criterion Consideration A “deriving primary significance from architectural or artistic distinction, or historical importance” (National Park Service 1997). The church was originally constructed in 1956. The earliest documentation of the building, dating to 1963, shows two L-shaped buildings which sat adjacent to one another creating an interior patio. Between 1964 and 1965, a large two-story addition was constructed towards the rear of the two existing buildings completely enclosing the existing patio. The addition impacted the building’s integrity of design and feeling (see Photograph 49).

The concrete block church with elements of the Ranch architectural style is not considered a unique property type and due to diminished integrity, it is not considered to demonstrate significance based on architectural or artistic distinction. The church was part of larger post-war religious property development in Las Vegas which sought to meet the needs of an expanding population. However the church is not singularly important in this regard and is not considered to meet Criterion Consideration A. Therefore, it is not recommended individually eligible for listing in the NRHP.

Evaluation of Potential Historic District(s) for the Beverly Green Phase III Survey Area

The Beverly Green Phase III survey area includes several zones of residential development with subdivisions platted by three different developers (see Figure 11). Chauncey Van Patten platted two tracts in the central portion of the survey area in 1952 and 1953. John Replogle platted the Paradise Park subdivision in 1953 to the west of Van Patten, which sat to the east of the Paradise Village Tracts from the Phase II survey area. Finally, Robert Lookabaugh platted the Paradise Plaza Tract in 1954 to the east of the Van Patten Tracts.

The Van Patten Tracts No. 1 and 2, each with 21 lots, are considered to have a separate developmental trajectory from that of the surrounding Paradise Village and Park subdivisions. The homes were either owned and constructed by Van Patten's Desert Development Company, or were developed by the individuals who purchased lots within the tracts. The architectural styles within the Van Patten subdivisions represent a break from the surrounding tracts with a concentration of modest Ranch style homes in side-gabled forms and a very small number of Contemporary styles. Similarly, as opposed to the surrounding tracts, there are few hipped roof examples of Minimal Traditional architecture within the Van Patten subdivision.

The small tracts of the Van Patten subdivision are not considered sufficiently exemplar of post-war residential development in Las Vegas to be eligible under Criterion A, nor are the modest Ranch, Contemporary, and Minimal Traditional styles within the tracts considered to be of the best representative examples of post-war architecture. Thus, although possessing homes over 50 years in age, the subdivision is not recommended as a NRHP eligible district under Criterion C for design/construction. The subdivision is not recommended eligible under Criterion B as background research did not indicate that the developer, Chauncey Van Patten was significant in terms of broader residential development in Las Vegas. The subdivision is also not recommended eligible under Criterion D as there is limited further research potential.

The Paradise Park subdivision, consisting of 81 lots, was platted by John Replogle, a noted Las Vegas architect and contractor. Early development of lots within Blocks 2 and 3 was carried out by Tee Construction Company, the contractor for the adjacent Paradise Village Tracts within the Phase II Beverly Green survey area. Replogle does not appear on any of the building permits for the subdivision he platted. Paradise Realty Company, Inc. and Tee Construction Company, the real estate developer and contractor for the Paradise Village Tracts, do appear on a building permit for a Minimal Traditional style concrete block residence at 2113 Santa Ynez Drive which suggests that there was connection between the Paradise Park and Paradise Village developments. Additionally, homes on Santa Rosa designed in the Contemporary architectural style are nearly identical to designs within Paradise Village, an observation

providing further evidence that Paradise Park represents a continuation of the earlier development. Interestingly, Harris Sharp, of the noted architectural firm Zick and Sharp, who designed Paradise Village, also designed and lived in a home on Santa Ynez Drive within the Paradise Park subdivision. The last tract (Tract No. 4) of Paradise Village was platted in 1952, and Paradise Park was platted in 1953. Because of the development ties to the Paradise Village Tracts, the Paradise Park subdivision was evaluated as an extension of the Paradise Village Historic District, which had previously been recommended NRHP eligible during the Phase II inventory (Rayle and Ruter 2012).

As currently conceived, the recommended Paradise Village/Park residential historic district now possesses 189 properties. The development period spans from the initial platting of the Paradise Village Tract No. 1 in 1950 to a build out date of 1956. The Paradise Park subdivision, platted in 1953, was under construction by Tee Construction Company in 1953 and 1954, at the same time that Paradise Village Tract No. 4 was under construction. The district is representative of the broader post-war shifts in residential planning which became known as vertical planning, and is representative of the post-war implementation of FHA design and construction principles which consisted of block, lot and street layout, and the proscription of uniform construction processes and materials. At the local level, the neighborhood illustrates the rapid phase of suburban growth in Las Vegas in the post-war era, with subdivision development planned outside of the traditional urban core towards new centers of commercial development such as the strip along Las Vegas Boulevard. Paradise Realty Company specifically marketed the neighborhood location adjacent to the burgeoning casino district as “highly advantageous to the future residents of the village” (*Las Vegas Review-Journal*, 26 March 1950); further research supports this vision as many of the residents were indeed employed in the nearby casinos.

The buildings within the Paradise Park/Village Historic District include single family and multi-family homes and are good representative examples of post-war architecture including Minimal Traditional, Ranch and Contemporary style variants. Although modest in style and size, the buildings, designed by prominent Las Vegas architectural firm Zick and Sharp, represent a part of the firm’s larger portfolio of modern design. The Contemporary style homes, in particular, incorporate forward thinking shed style rooflines which do not become generally prevalent in residential design until the 1970s.

The Paradise Village subdivision within the Beverly Green Phase II survey area and Paradise Park subdivision within the Beverly Green Phase III survey area are significant as a historic district under Criterion A for its association with Land Usage: Townsite Development/City Planning and Criterion C for its association with Architecture. The proposed district boundary is being expanded from the original boundaries of the Paradise Village district defined in the Beverly Green Phase II survey area as Paradise Village Tracts No. 1 through 4, and re-drawn to exclude the commercially redeveloped buildings on the periphery of the neighborhood which front Paradise Road, Saint Louis Avenue, and Sahara Avenue. The district now also includes Blocks 2 and 3 of the Paradise Park subdivision, drawn to exclude Block 1 which was subsequently developed as a large apartment complex (Figure 21). The ratio of contributing to non-contributing buildings in the proposed historic district is 108 to 73, with 6 additional individually eligible properties, which are also considered contributors, and 2 undetermined properties, providing sufficient density of contributing buildings to substantiate an eligible residential historic district. Table 10 presents a

the newly-proposed, expanded Paradise Village/Park Historic District which are also illustrated on Figure 22. The district is not recommended eligible under Criterion B because, while architects Zick and Sharp are important in Las Vegas history, the designs for this subdivision are the best representative examples of their body of work. Similarly, while John Replogle is an important architect and contractor, it does not appear that he personally designed any of the residences in Paradise Park and the subdivision does not represent his importance in the Las Vegas architecture and construction industries. As significant background research has been conducted and the district has been thoroughly documented it is considered to have limited further research potential and is not recommended eligible under Criterion D.

Table 10. Summary of eligibility recommendations within proposed Paradise Village/Park Historic District by street.

Street	Total no. of Properties	Individually Eligible Properties	Contributing Properties	Ineligible/ Non-Contributing Properties	Undetermined
St. Louis Avenue	1	—	—	1	—
Santa Clara Drive	42	—	22	20	—
Santa Paula Drive	41	—	26	15	—
Santa Rita Drive	35	1	19	15	—
San Pedro Drive	2	—	2	—	—
San Pablo Drive	9	1	6	2	—
Santa Rosa Drive	14	3	8	2	1
Santa Ynez Drive	31	—	18	12	1
Van Patten Place	14	1	7	6	—
Total	189	6	108	73	2

The 42 lot subdivision known as Paradise Plaza Tract No. 1 was platted by Robert Lookabaugh in 1954. As with the Paradise Park Tracts platted by John Replogle, Tee Construction Company developed the subdivision. The original building permits for the neighborhood demonstrate that either Richard Toleno or Tee Construction Company was listed as the owner with Tee Construction noted as the contractor and architect. The residences, constructed between 1954 and 1957, were predominantly built in the Minimal Traditional architectural style with rectangular or L-shaped forms and low-pitched hipped roofs. Similar to the residences within the Paradise Park Tract, the homes in the Paradise Plaza subdivision feature steel casement windows, including large front picture windows, and decorative elements such as weeping mortar treatments and scoring between courses to imitate the look of horizontal siding. Many of the homes originally incorporated carports and the style of several are identical to those within Paradise Park. However, while the Minimal Traditional and Ranch styles are similar between the Paradise Plaza and Paradise Park subdivisions there is a break in that none of the homes within Paradise Plaza were designed in a contemporary style which were the hallmark of the Zick and Sharp designs of Paradise Village which carried over into the Paradise Park subdivision. This subdivision is considered to be the last infill within the broader developed and is not unified enough with the development on the other side of Van Patten to be



Figure 21. Proposed boundary for the Paradise Village/Park Historic District.



Figure 22. Eligibility recommendations within the proposed Paradise Village/Park Historic District Boundary.

considered an extension of the Paradise Village/Park Historic District. As an individual district, the small subdivision is not considered an exceptional example of post-war residential development in Las Vegas to be eligible under Criterion A, nor are the modest Ranch and Minimal Traditional styles within the development considered to be of the best representative examples of post-war modern architecture. The historic-age district is therefore not recommended eligible under Criterion C for design/construction. Background research yielded little information about Robert Lookabaugh and his significance in Las Vegas could not be substantiated. Therefore the subdivision is recommended not eligible under Criterion B. Similarly there is limited further research potential based on the existing documentation and recordation of the subdivision and it is recommended not eligible under Criterion D.

Summary and Recommendations

LSD performed an intensive level survey and inventory of the Phase III Beverly Green Neighborhood as part of the city's ongoing process to document historic neighborhoods located within Las Vegas, Clark County, Nevada. The purpose of the survey was to identify historic properties in the survey area and assess if any met the minimum eligibility criteria for inclusion in the National Register of Historic Places (NRHP). The intensive level architectural survey of the Phase III Beverly Green Neighborhood resulted in the identification of 146 buildings of which 143 are residential, two are commercial, and one is a religious building. All of the buildings are located to the east of the Las Vegas Strip, along the east side of Santa Rita/Santa Rosa Drives to the west side of South Sixth Street, and north of East Sahara Avenue (formerly San Francisco Street), which was at one time the southern boundary of the city of Las Vegas. The residential properties consist of both single family and multiple-family dwellings that were built as part of three different residential housing subdivisions including the Paradise Park Tract, platted by noted Las Vegas architect John Replogle in 1953; the Van Patten Tracts No. 1 and 2, platted by Desert Development in 1952 and 1953; and the Paradise Plaza Tract No. 1, platted by Robert Lookabaugh in 1954.

The historic resource survey also resulted in the expansion of one previously-recorded historic district, the Paradise Village Historic District. This district, which is located immediately west of the Phase III Beverly Green project area, was recently identified by LSD as part of their 2012 survey and inventory of the Phase II Beverly Green Neighborhood (Rayle and Ruter 2012). As initially documented the district was comprised of 124 residential properties, of which 77 were recommended contributing and 46 were recommended non-contributing. LSD's inventory identified one individually eligible property within the boundaries of the Paradise Village Historic District, which would also be considered a contributor to the district. LSD recommended the Paradise Village Historic District eligible for listing in the NRHP under Criterion A (event) for its association with Land Use: Townsite Development and City Planning, as a representative example of post-World War II (WWII) suburban development in Las Vegas, and under Criterion C (design) for its collection of post-WWII buildings constructed in the Minimal Traditional, Ranch, and Contemporary architectural styles, designed by the renowned Las Vegas architectural firm of Zick and Sharp.

The Paradise Park subdivision which is located immediately to the east of the Beverly Green Phase II survey area was platted in 1953 and was developed by Tee Construction Company, the contractor for the adjacent Paradise Village Tracts. Paradise Park is considered an extension of the development of the Paradise Village Tracts. The newly recorded portion of the historic district includes 64 residential properties

of which 36 are recommended contributing and 23 are recommended non-contributing. LSD's inventory identified 4 individually eligible properties within the boundaries of the expanded district area, which would also be considered contributors to the district; the eligibility of two properties could not be determined because they were each obscured by roughly 6-foot-tall concrete block fences. One property within the historic district boundaries which was originally a single family residence has been converted to a commercial building and is recommended not eligible.

An apartment complex at 500-520 San Pablo occupies all of the original Tract No. 1 of the Paradise Park subdivision. This complex of seven buildings was constructed between 1961 and 1963 and is considered outside the period of significance for the Paradise Village/Park Historic District and not associated with the residential development of the other two tracts. The property, assessed individually, was considered a good example of postwar apartment complex architecture incorporating ranch style principles and is recommended individually eligible under Criterion C (design) for listing in the NRHP.

A total of 189 properties are located within the boundaries of the new Paradise Village/Park Historic District. This district, as a whole, includes 108 contributing properties, 73 non-contributing properties, 6 individually eligible properties, which are also contributors, and two properties of undetermined eligibility.

The Van Patten Tracts and the Paradise Plaza Tract are recommended ineligible as historic districts; however, each property within these tracts was evaluated for individual eligibility. Within these tracts there was one Church building at 580 East St. Louis Avenue and one commercial building, formerly a duplex, at 536 East Sahara which were recommended not eligible for listing. Ten of the remaining 71 residential properties within these two subdivisions are recommended individually eligible under Criterion C as well preserved examples of postwar residential architectural styles, and 61 were recommended not eligible for inclusion in the NRHP.

REFERENCES

- Abele, Deborah and Elizabeth Wilson
2007 Tucson Post World War II Residential Subdivision Development. City of Tucson Historic Preservation Office, Tucson, Arizona.
- Abele, Deborah and Elizabeth Wilson
n.d., Scottsdale Postwar Multifamily Housing Survey. Scottsdale, Arizona..
- American Institute of Architects
1962 American Architects Directory Second edition. R.R. Bowker LLC. Electronic document <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1962%20American%20Architects%20Directory.aspx>, accessed December 26, 2012.
- 1970 American Architects Directory Second edition. R.R. Bowker LLC. Electronic document <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1962%20American%20Architects%20Directory.aspx>, accessed April 5, 2013.
- n.d. The AIA Historical Directory of American Architects. Electronic document <http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1005597.aspx>, accessed April 5, 2013.
- Ames, D. L. and L. F. McClelland
2002 Historic Residential Suburbs: Guidelines and Evaluations for Documentation for the National Register of Historic Places. United States Department of the Interior, National Park Service.
- Beverly Green/Southridge Neighborhood Planning Team
2003 Beverly Green/Southridge Neighborhood Plan. Electronic document at: http://www.lasvegasnevada.gov/files/Beverly_Green_Southridge.pdf, accessed on May 1, 2012.
- Capriati Construction Corporation
2011 Capriati Construction Company Home Page. Electronic document at: <http://www.capriaticonstruction.com/index.html>, accessed on May 17, 2012.
- City of Phoenix Historic Preservation Office and Ryden Architects, Inc.
2010 *Midcentury Marvels Commercial Architecture of Phoenix 1945-1975*. City of Phoenix, Arizona.
- Collins, William S.
1999 *The New Deal in Arizona*. Arizona State Parks Board, Phoenix, Arizona.
- 2005 *The Emerging Metropolis: Phoenix, 1944-1973*. Arizona State Parks Board, Phoenix, Arizona.
- Dex
2012 Listing for the Hollywood Wedding Chapel. Electronic document available at: <http://www.dexknows.com/>, accessed May 10, 2012.
- Federal Housing Administration
1938 Planning Profitable Neighborhoods. Technical Bulletin no. 7. Washington, D.C.
- Fehner, Terrence R. and F. G. Gosling
2000 Origins of the Nevada Test Site. United States Department of Energy. Electronic document <http://www.dd.anl.gov/ddtraining/50yrsNTSHistory.pdf>, accessed 12 June 2012.
- Finbraaten, Erika
2003 Post World War II Homebuilding: an Industrial Revolution. Master's Thesis, Arizona State University, Tempe, Arizona.
- Fox, Jason and R. Brooks Jeffery
2005 Carport Integrity Policy Arizona State Historic Preservation Office, Phoenix, Arizona.

- Harmon, Mella Rothwell et.al.
 2009 *The Alta Vista, Acres, Oakridge Tracts: A Survey and Inventory in Las Vegas, Clark County, Nevada*. Kautz Environmental Consultants, Inc. Reno, Nevada.
- 2010 *The Huntridge and Southridge Tracts: Phase II Survey and Inventory of the Southridge Neighborhood, Las Vegas, Clark County, Nevada*. Kautz Environmental Consultants, Inc. Reno, Nevada.
- 2011 *The South Fifth Street, El Centro, and Beverly Green Tracts Phase I Beverly Green Neighborhood Survey and Inventory, Las Vegas, Clark County, Nevada*. Kautz Environmental Consultants, Inc. Reno, Nevada.
- Lavigne, Randy
 2006 "A Brief History of AIA Las Vegas." Las Vegas Chapter of the American Institute of Architects. Electronic document <http://www.aialasvegas.org/associations/9424/files/History%20of%20the%20Chapter.pdf> accessed 5 April 2013.
- Longstreth, R.
 2000 *The Buildings of Main Street: A Guide to Commercial Architecture*. AltaMira Press, Walnut Creek, CA.
- Luskey Brothers and Company
 1957 *Luskey's Official Las Vegas Criss Cross City Directory*. Luskey Brothers and Company, Santa Ana, California.
- Mason, Joseph
 1982 *History of Housing in the U.S. 1930-1980*. Gulf Publishing Company. Houston, Texas.
- May, Clifford
 1946 *Sunset Western Ranch Houses*. Hennessey & Ingalls, Santa Monica, California.
- Maxwell, Shirley and James C. Massey
 n.d. "Ranch Days." *Old House Journal*. Electronic document available at: <http://www.oldhousejournal.com/magazine/1508>, accessed May 10, 2012.
- 2005 "Modern for the Masses: How progressive architects and builders brought high-concept houses to the post-war burbs." *Old-House Journal*. Electronic document available at: http://www.oldhousejournal.com/modern_for_the_masses/magazine/1376, accessed May 10, 2012.
- McAlester, Virginia and Lee McAlester
 2003 *A Field Guide to American Houses*. Alfred A. Knopf Inc., New York.
- Moehring, Eugene P.
 2000 *Resort City in the Sunbelt: Las Vegas, 1930–2000*. University of Nevada Press, Reno.
- Moehring, Eugene P. and Michael S. Green
 2005 *Las Vegas: A Centennial History*. University of Nevada Press, Reno.
- Mooney, Courtney
 2002 *John S. Park Historic District National Register Nomination*. Las Vegas, Clark County, Nevada.
- Murray, Vincent and Sam Morse
 2010 *Phoenix Streetscape Conservation Report*. Electronic Document available at: <http://www.azhistory.net/streetsc/phxStreetscapeConservationRpt.pdf>, accessed November 12, 2010.
- National Park Service
 1997 *How to Complete the National Register Registration Form*. National Register Bulletin 16A. National Park Service, Washington, D.C.
- Nicoletta, Julie
 2000 *Buildings of Nevada*. Society of Architectural Historians. University of Oxford Press, New York.

- Norman, Edward
1990 *The House of God: Church Architecture, Style, and History*. Thames & Hudson, New York.
- Online Nevada Encyclopedia
2010 Guy McAfee. Electronic document available at http://www.onlinenevada.org/guy_mcafee, accessed May 30, 2012.
- Paher, Stanley W.
1971 *Las Vegas as It Began and Grew*. Nevada Publications, Las Vegas, Nevada.
- Painter, Diana
2009 Westleigh Neighborhood Historic Resource Survey. Prepared for City of Las Vegas Planning and Development Division and Westleigh Neighborhood Association, Nevada.
- Rayle, Greta and Helana Ruter
2012 Intensive Level Historic Resource Survey and Inventory of the Phase II Beverly Green Neighborhood: The Meadows Addition, South Fifth Tract, South Fifth Tract No.1, and the Paradise Village Tracts Nos. 1, 2, 3, and 4, Las Vegas, Clark County, Nevada. Logan Simpson Design, Inc. Tempe, Arizona.
- Rothman, Hal
2002 *Neon Metropolis: How Las Vegas Started the Twenty-First Century*. Routledge, Great Britain.
- Smith, Caroline
2009 Harris P. Sharp. Electronic biography, UNLV Architecture Studies Las Vegas Architects and Buildings Database, available at <https://www.library.unlv.edu/arch/archdb2/index.php/people/view/52>, accessed on April 4, 2013.
- Solliday, Scott
2001 Post World War II Subdivisions, Tempe, Arizona: 1945-1960. Tempe Historic Preservation Commission, Tempe, Arizona.
- Takahashi, Paul
2010 "Staton Elementary to Mark 10th Anniversary with Community Celebration." Electronic document available at: <http://www.lasvegassun.com/news/2010/oct/14/staton-elementary-mark-10th-anniversary-community-/>, accessed April 4, 2013.
- Taylor, F. Andrew
2011 "Valley Namesake Expanded, Monitored Water Supply." Electronic document available at: <http://www.lvrj.com/view/valley-namesake-expanded-monitored-water-supply-131033288.html>, accessed April 27, 2012.
- The Architect and Engineer, Inc.
1953 *Architect and Engineer*. Vol. 193 June. San Francisco, California. Electronic document available at <http://archive.org/details/architectenginee19654sanf>, accessed April 6, 2013.
1954 *Architect and Engineer*. Vol. 196 January. San Francisco, California. Electronic document available at <http://archive.org/details/architectenginee19654sanf>, accessed April 6, 2013.
1954a *Architect and Engineer*. Vol. 198 July. San Francisco, California. Electronic document available at <http://archive.org/details/architectenginee19654sanf>, accessed April 6, 2013.
1955 *Architect and Engineer*. Vol. 202 September. San Francisco, California. Electronic document available at <http://archive.org/details/architectenginee19654sanf>, accessed April 6, 2013.
1956 *Architect and Engineer*. Vol. 204 January. San Francisco, California. Electronic document available at <http://archive.org/details/architectenginee19654sanf>, accessed April 6, 2013.

The Directory Service Company

1954 *Luskey's Official Las Vegas Criss Cross City Directory*. The Directory Service Company, Santa Ana, California.

Union Metal Manufacturing Company

2011 A Streetlight Manufacturer that Shaped History. Electronic document available at: <http://www.unionmetal.com/history/index.asp>, accessed on October 5, 2011.

United States Department of the Interior

1989 National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. National Register of Historic Places, Interagency Division, National Park Service, Washington, D.C.

United States Department of Justice

2008 *American with Disabilities Act of 1990, Incorporating the Changes Made by the ADA Amendment Act of 2008*. Electronic document available at: <http://www.ada.gov/pubs/ada.htm>, accessed on November 21, 2011.

University of Nevada Las Vegas

1977 Walter Zick Local Oral History Project – Roske. On file at UNLV Lied Library Special Collections, Las Vegas.

n.d. Zick Sharp Associates Historical Photo Archive. UNLV Architecture Library. Electronic document available at: <http://www.library.unlv.edu/arch/aia/awa1999/zicksharpphotos/>, accessed May 11, 2012.

UNLV

n.d. Campus Buildings Directory. Electronic document <http://www.unlv.edu/maps/buildings>, accessed 5 April 2013.

2009 Southern Nevada: The Boomtown Years. "Las Vegas and the Railroad." Electronic document available at <http://digital.library.unlv.edu/boomtown/>, accessed

Western States Historical Publishers

1970 *Nevada: The Silver State (Volume 1)*. Western States Historical Publishers, Westminster, Colorado.

Wilson, Elizabeth

2002 Postwar Modern Housing and a Geographic Information System Study of Scottsdale Subdivisions. Masters Thesis, Department of Environmental Planning, Arizona State University, Tempe, Arizona.

Zook, Lynn M., Allen Sandquist, and Carey Burke

2009 *Las Vegas: 1905–1963*. Arcadia Publishing, San Francisco.

APPENDIX A: DIGITAL PHOTOGRAPHS OF DOCUMENTED PROPERTIES WITHIN THE PHASE II BEVERLY GREEN NEIGHBORHOOD

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

Project No. 115539b
Page 1 of 12



2303-05 Santa Rosa Dr.
(Undetermined)



2301 Santa Rosa Dr.
(Individually eligible)



2221 Santa Rosa Dr.
(Contributor)



2217 Santa Rosa Dr.
(Individually eligible)



2213 Santa Rosa Dr.
(Not eligible)



2209 Santa Rosa Dr.
(Individually eligible)



2205 Santa Rosa Dr.
(Not eligible)



2201 Santa Rosa Dr.
(Contributor)



2121 Santa Rosa Dr.
(Contributor)



2113 Santa Rosa Dr.
(Contributor)



2109 Santa Rosa Dr.
(Contributor)



2019 Santa Rita Dr.
(Contributor)

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

Project No. 115539b
Page 2 of 12



2017 Santa Rita Dr.
(Contributor)



2013 Santa Rita Dr.
(Contributor)



2007 Santa Rita Dr.
(Contributor)



2001 Santa Rita Dr.
(Not eligible)



2000 Santa Ynez Dr.
(Contributor)



2006 Santa Ynez Dr.
(Not eligible)



2014 Santa Ynez Dr.
(Contributor)



2020 Santa Ynez Dr.
(Contributor)



2100 Santa Ynez Dr.
(Not eligible)



2108 Santa Ynez Dr.
(Contributor)



2112 Santa Ynez Dr.
(Contributor)



2120 Santa Ynez Dr.
(Not eligible)

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

Project No. 115539b
Page 3 of 12



2200 Santa Ynez Dr.
(Not eligible)



2204 Santa Ynez Dr.
(Contributor)



2208 Santa Ynez Dr.
(Contributor)



2212 Santa Ynez Dr.
(Contributor)



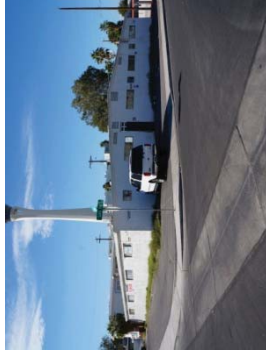
2216 Santa Ynez Dr.
(Contributor)



2220 Santa Ynez Dr.
(Not eligible)



2300 Santa Ynez Dr.
(Contributor)



2304 Santa Ynez Dr.
(Not eligible)



2303 Santa Ynez Dr.
(Undetermined)



2300 Santa Ynez Dr.
(Contributor)



2301 Santa Ynez Dr.
(Contributor)



2217 Santa Ynez Dr.
(Not eligible)

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

Project No. 115539b
Page 4 of 12



2213 Santa Ynez Dr.
(Contributor)



2209 Santa Ynez Dr.
(Contributor)



2205 Santa Ynez Dr.
(Not eligible)



2201 Santa Ynez Dr.
(Contributor)



2121 Santa Ynez Dr.
(Contributor)



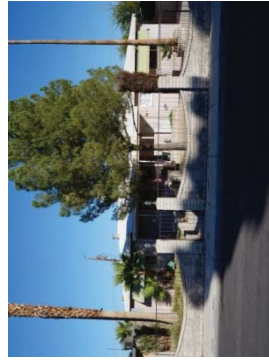
2113 Santa Ynez Dr.
(Not eligible)



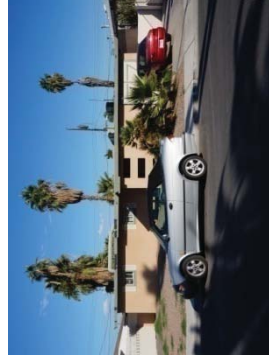
2109 Santa Ynez Dr.
(Not eligible)



2105 Santa Ynez Dr.
(Contributor)



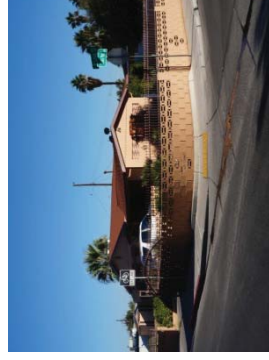
2019 Santa Ynez Dr.
(Contributor)



2013 Santa Ynez Dr.
(Not eligible)



2007 Santa Ynez Dr.
(Not eligible)



2001 Santa Ynez Dr.
(Contributor)

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

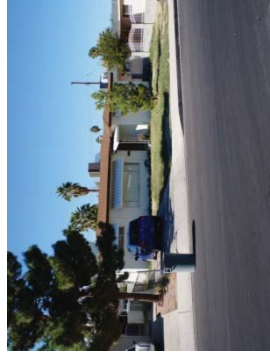
Project No. 115539b
Page 5 of 12



560 E. St. Louis Ave.
(Not eligible)



2006 Van Patten Place
(Not eligible)



2102 Van Patten Place
(Contributor)



2016 Van Patten Place
(Not eligible)



2100 Van Patten Place
(Contributor)



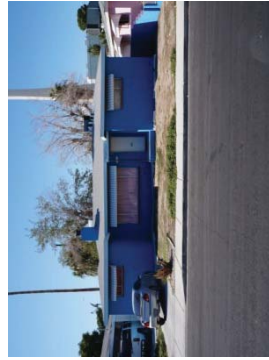
2104 Van Patten Place
(Contributor)



2108 Van Patten Place
(Contributor)



2112 Van Patten Place
(Contributor)



2120 Van Patten Place
(Not eligible)



2200 Van Patten Place
(Contributor)



2204 Van Patten Place
(Not eligible)



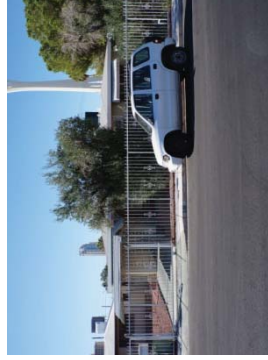
2208 Van Patten Place
(Not eligible)

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

Project No. 115539b
Page 6 of 12



2212 Van Patten Place
(Individually eligible)



2216 Van Patten Place
(Not eligible)



2300 Van Patten Place
(Contributor)



2319 Van Patten Place
(Not eligible)



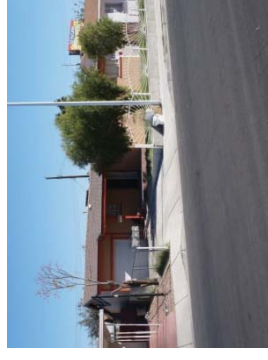
2313-15 Van Patten Place
(Individually eligible)



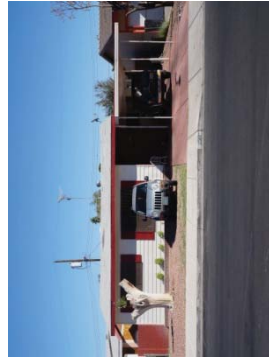
2313 Van Patten Place
(Not eligible)



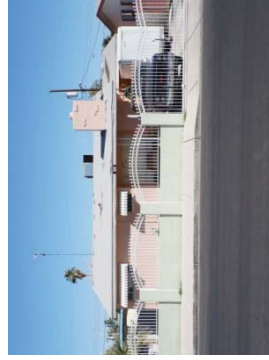
2309 Van Patten Place
(Individually eligible)



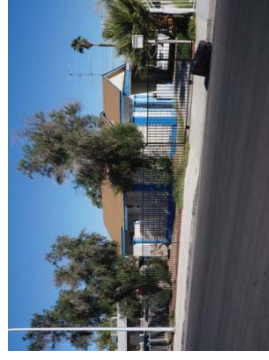
2305 Van Patten Place
(Not eligible)



2301 Van Patten Place
(Not eligible)



2217 Van Patten Place
(Not eligible)



2213 Van Patten Place
(Individually eligible)



2209 Van Patten Place
(Not eligible)

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

Project No. 115539b
Page 7 of 12



2205 Van Patten Place
(Not eligible)



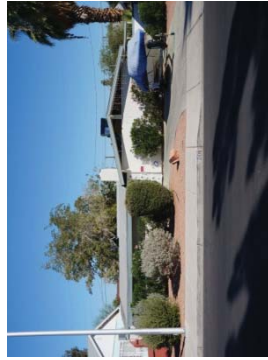
2201 Van Patten Place
(Not eligible)



2121 Van Patten Place
(Not eligible)



2113 Van Patten Place
(Not eligible)



2109 Van Patten Place
(Not eligible)



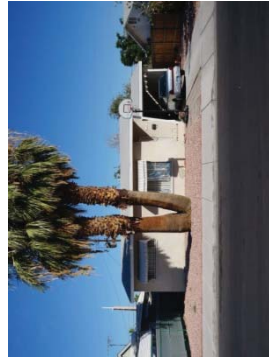
2105 Van Patten Place
(Not eligible)



2101 Van Patten Place
(Individually eligible)



2019 Van Patten Place
(Not eligible)



2013 Van Patten Place
(Individually eligible)



2007 Van Patten Place
(Not eligible)



2001 Van Patten Place
(Not eligible)



2000 Beverly Way
(Individually eligible)

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

Project No. 115539b
Page 8 of 12



2006 Beverly Way
(Not eligible)



2012 Beverly Way
(Not eligible)



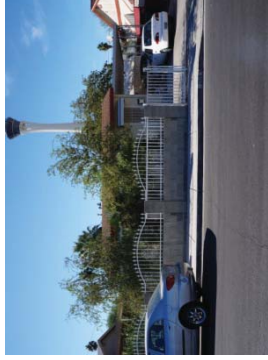
2018 Beverly Way
(Not eligible)



2100 Beverly Way
(Not eligible)



2104 Beverly Way
(Not eligible)



2108 Beverly Way
(Not eligible)



2112 Beverly Way
(Not eligible)



2120 Beverly Way
(Not eligible)



2200 Beverly Way
(Not eligible)



2204 Beverly Way
(Individually eligible)



2208 Beverly Way
(Not eligible)



2212 Beverly Way
(Not eligible)

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

Project No. 115539b
Page 9 of 12



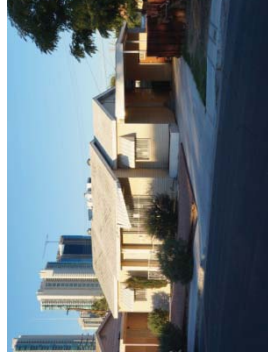
2216 Beverly Way
(Not eligible)



2300 Beverly Way
(Not eligible)



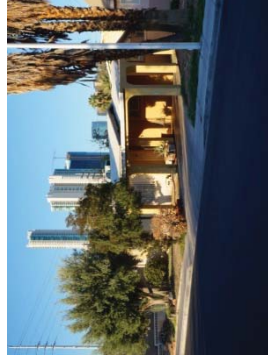
2304 Beverly Way
(Not eligible)



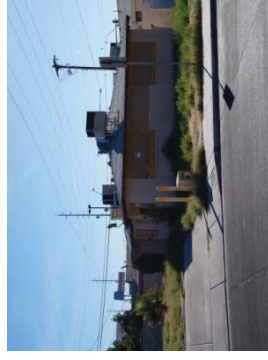
2308 Beverly Way
(Not eligible)



2312 Beverly Way
(Not eligible)



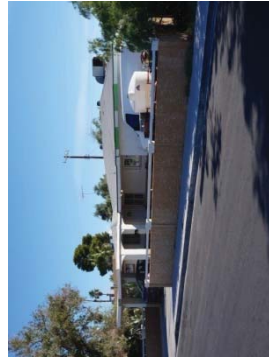
2316 Beverly Way
(Not eligible)



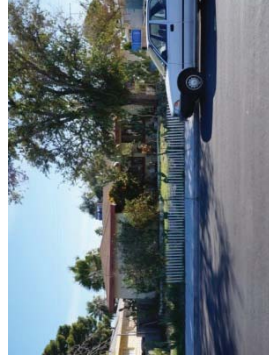
2321–2323 Beverly Way
(Not eligible)



2317–2319 Beverly Way
(Individually eligible)



2315 Beverly Way
(Not eligible)



2309 Beverly Way
(Not eligible)



2305 Beverly Way
(Not eligible)



2301 Beverly Way
(Not eligible)

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

Project No. 115539b
Page 10 of 12



2217 Beverly Way
(Not eligible)



2213 Beverly Way
(Not eligible)



2209 Beverly Way
(Not eligible)



2205 Beverly Way
(Individually eligible)



2201 Beverly Way
(Not eligible)



2115 Beverly Way
(Not eligible)



2113 Beverly Way
(Not eligible)



2109 Beverly Way
(Not eligible)



2105 Beverly Way
(Not eligible)



2103 Beverly Way
(Not eligible)



2019 Beverly Way
(Not eligible)



591 E. St. Louis Ave.
(Not eligible)

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

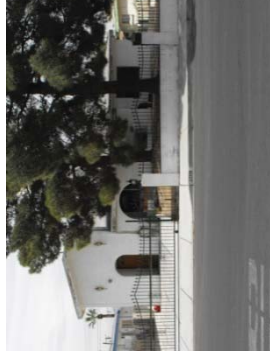
Project No. 115539b
Page 11 of 12



2018 Sixth St.
(Not eligible)



2100 Sixth St.
(Not eligible)



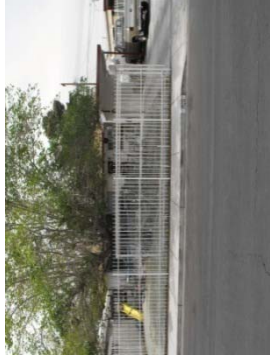
2104 Sixth St.
(Not eligible)



2108 Sixth St.
(Individually eligible)



2112 Sixth St.
(Not eligible)



2116 Sixth St.
(Not eligible)



2200 Sixth St.
(Not eligible)



2204 Sixth St.
(Not eligible)



2208 Sixth St.
(Not eligible)



2212 Sixth St.
(Individually eligible)



2216 Sixth St.
(Not eligible)



2300 Sixth St.
(Not eligible)



Figure 21. Proposed boundary for the Paradise Village/Park Historic District.

PHASE III BEVERLY GREEN NEIGHBORHOOD INTENSIVE LEVEL SURVEY
Las Vegas, Clark County, Nevada — 2012

Project No. 115539b
Page 12 of 12



2304 Sixth St.
(Not eligible)



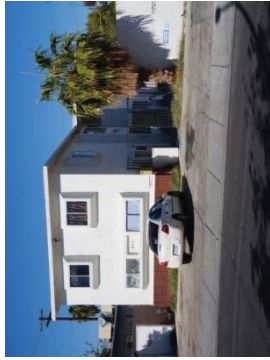
2308 Sixth St.
(Not eligible)



2312 Sixth St.
(Not eligible)



536–538 E. Sahara Ave.
(Not eligible)



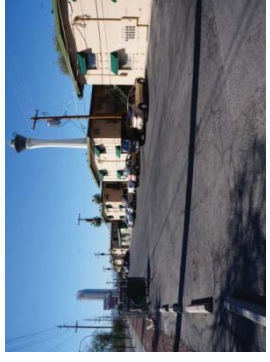
547 San Pablo Dr.
(Not eligible)



555 San Pablo Dr.
(Not eligible)



557–559 San Pablo Dr.
(Individually eligible)



500–520 San Pablo Dr.
(Individually eligible)



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding historic and archaeological resources in local media

BACKGROUND

No relevant case history.

ANALYSIS

Please enjoy the attached articles.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

- "Silver State, mining go deep," www.lvrj.com, 12/02/13
- "Popular '20s singer tuned out by Nevada voters," www.lvrj.com, 12/02/13
- "Nevada State Museum one of best in country," www.lvrj.com, 12/02/13
- "Mormons left their mark on Nevada," www.lvrj.com, 12/02/13
- "Railroad Pass Casino keeps familiar feel from bygone day," www.lvrj.com, 12/02/13
- "Las Vegas Valley agriculture heyday," www.lvrj.com, 12/02/13
- "Good memories of Goodsprings," www.lvrj.com, 12/02/13
- "Pioneer Saloon in Goodsprings celebrates 100 years of memories," www.lvrj.com, 12/02/13
- "Lost City Museum a hidden Nevada cultural gem," www.lvrj.com, 12/02/13
- "Tule Springs preservation proposal advances in Congress," www.lvrj.com, 12/30/13
- "Gambling's roots run deep," www.lvrj.com, 12/31/13
- "'Iron horse' played significant role in growth of Silver State," www.lvrj.com, 12/31/13
- "Howard Hughes changed Vegas," www.lvrj.com, 12/31/13
- "At his Klondike Hotel or the Welcome to Fabulous Las Vegas sign, John Woodrum kept the lights on," www.lasvegassun.com, 01/06/14
- "Upscale theater complex marks inspired change for downtown," www.lvrj.com, 01/07/14
- "As 2014 begins, what's next for downtown Las Vegas?" www.vegasin.com, 01/07/14
- "Former owner of the Klondike 'saw opportunities to do things and then got things done,'" www.lasvegassun.com, 01/07/14
- "Iconic New York-New York marquee headed for Neon Boneyard," www.vegasin.com, 01/07/14

Posted December 1, 2013 - 1:00am | **Updated** December 1, 2013 - 11:32am

Silver State, mining go deep



Miners stand near an underground drilling operations at Cortez Hills Wednesday, Aug. 8, 2012, located about 70 miles southwest of Elko, Nevada. Miners operating jumbo drills bore 50 to 60 holes into 15-foot by 15-foot tunnel ends, or headings. Crews stuff holes with ammonium nitrate and fuel oil, the kind of explosive used in the 1995 Oklahoma City bombing and detonate rounds after workers clear the mine at the end of each shift.(Jeff Scheid/Las Vegas Review-Journal)



By JENNIFER ROBISON
LAS VEGAS REVIEW-JOURNAL

Editor's Note: Nevada 150 is a yearlong series highlighting the people, places and things that make up the history of the Silver State.

Before there was Nevada, there was mining.

In the state's earliest days, mining wasn't just our key industry. It was "essentially our only industry," said Jeremy Aguero, a principal in local research firm Applied Analysis, and author of a September report for the Nevada Mining Association on the role of the sector in our economy.

"The mining industry was instrumental in the formation of the state and the governing laws that we still live with today," Aguero said. "It was, for the vast majority of the history of the state, its largest single employer, and that's still true in many rural counties today. We are the Silver State in so many ways. Our mining legacy is everywhere in Nevada, and our economic landscape clearly reflects its long history here."

Added Tim Crowley, president of the Nevada Mining Association: "We really founded the state."

That's tough to argue. Mining's rich history here traces back to 1859, half a decade before statehood. That's when prospectors began digging up the Comstock Lode, an epic ore body that yielded millions of ounces of silver and gold. The vein birthed some of the biggest boom towns of 19th century America: Virginia City's population exploded to nearly 30,000, making it the biggest town between Chicago and San Francisco in the 1860s and '70s.

A century and a half later, Nevada's 126 mining operators make up a relatively small part of the state's economy, mostly in the north, and in rural areas. It's our seventh largest sector, at only 5.3 percent of gross state product, or \$7 billion in a \$133 billion economy. But the industry still asserts outsized economic effects on the state.

Consider that jobs in metal-ore mining in particular grew 80 percent in Nevada from 2003 to 2013, even as employment in all industries averaged 6 percent gains, according to Applied Analysis. Mining has accounted for 14 percent of all job growth in Nevada since 2009. It also pays some of the state's highest salaries. Metal-ore mining workers averaged \$86,476 in 2012, 98 percent more than the overall average of \$43,680. Wage growth has been huge, too, with incomes spiking 114 percent from 2003 to 2013, compared with 39 percent growth among all jobs. Mining paid \$431.4 million in taxes in 2012, including \$255.6 million in industry-specific net proceeds of minerals and royalties levies, and it generated a total economic output of \$8.8 billion.

Hold on — there's more. Mining's gross domestic product in Nevada expanded at an annual rate of 17.9 percent from 2002 to 2012, compared to overall growth of 4.9 percent, and an increase of 4 percent in accommodations and food. The industry also supports more than 2,000 vendors statewide, Aguero said. That includes some of the Las Vegas Valley's best-known businesses, such as Cashman Equipment Co., which recently sold Barrick Gold Corp. nearly \$200 million worth of ore-hauling trucks, and Ahern Rentals, which quintupled its Elko staff from 2010 to 2012 to handle new business from contractors there.

What that all means is that, amid half a decade of recession-related news about Nevada's foundering construction sector and its relatively stagnant gaming and tourism industry, mining has told an unusual statewide growth story.

That's mostly because of gold.

About 90 percent of the state's gross proceeds from mined commodities come from gold. To understand why, you'll have to go back a little earlier than statehood — about 350 million years earlier, to be exact. That's when explosive volcanic eruptions, heaving fault lines and vast seas across what's now Nevada combined to flood underground cavities with water. Complex chemical reactions caused gold to form and concentrate in the water. As the water cooled and receded, it left gold deposits on subterranean rocks. Those geological bodies today make up one of the world's most productive gold-mining regions.

Nevada now routinely ranks in the top five for global gold production, beating out just about every country save China, Australia and South Africa. Nevada was behind 73.5 percent of all U.S. gold production in 2011, and 11 of the country's top 20 gold-producing mines were in Nevada that year.

The Silver State — so named because silver made up most metals production at the time of statehood — has always yielded an above-average share of gold. But it took a bull market in gold to help mining lead growth in the recession. Gold prices surged more than 500 percent from 2000 to 2012, skyrocketing to nearly \$1,800 an ounce.

Yet, we'd be missing a big part of mining's story if we stuck only with gold. Nevada's also No. 12 in the world

food-and-beverage filters, and No. 4 for barite, which you'll find in drilling muds for the oil and gas industry. The state also produces major supplies of molybdenum for stainless-steel products such as appliances, and lithium for batteries in hybrid cars. And Clark County is a big supplier of gypsum, a component of wallboard for new construction.

Those resources have helped Nevada lead the way on the invention of new mining techniques. Take heap-leaching, which uses cyanide to pull microscopic gold from rock. The 1960s Nevada discovery helped drive global gold production from 47.5 million ounces in 1970 to about 90 million ounces a year today.

"One thing that surprises people is how much technology we've brought into society, in ways most people don't recognize," Crowley said. "There's industry innovation in the use of biofuels, and technological advances in safety that can carry over into any industry. As one specific example, operators are testing fatigue-management technologies in trucks and machinery. We create a lot of technologies that are probably not known to a broader audience."

Not all of mining's contributions have been positive, and the industry's history has come with its fair share of controversy. That part about helping shape state laws? One of those rules enshrines the state's 5 percent mining tax in its constitution. That rubs a lot of Nevadans — particularly advocates for higher education spending — the wrong way. So the Assembly decided in May to put a referendum on the 2014 ballot that would remove the constitutional cap and let lawmakers raise the industry's tax rates.

And then there are mining's environmental impacts. Advocacy groups in Northern Nevada are talking with state officials about how to rein in mines' mercury emissions. What's more, abandoned open-pit mines are filling with water and creating acidic lakes that harm migrating waterfowl. Scientists at the University of Nevada, Reno say three of the state's four largest manmade lakes will be pit lakes in a few decades, with some approaching 450,000 acre-feet of water. That's 150,000 acre-feet more than the entire state of Nevada gets from the Colorado River each year. Another 12 to 15 pit lakes will contain more than 50,000 acre feet, about what Reno's residents consume in a year.

Then there's the industry's boom-and-bust cycle. You can even see shades of the roller-coaster ride today. Gold prices have tumbled about 25 percent in the last year from those \$1,800 highs in 2012. Some operations are feeling the pinch: Barrick plans to temporarily mothball its Ruby Hill mine — Eureka's largest private employer — and Allied Gold said in August that it's delaying construction of a mill at its Hycroft mine near Winnemucca until it can finish a new feasibility study.

But over the long run, Nevada's mining industry is positioned to continue shaping the state's broader economy. Nevada ranked No. 4 in the world, after Greenland, Finland and Sweden, and No. 1 among U.S. states, on the Fraser Institute's latest Mineral Potential Index. Plus, potentially huge new gold finds, including Newmont Mining Corp.'s Long Canyon and Barrick's Goldrush, could keep Nevada among the world's biggest gold producers for the foreseeable future.

Mining operators are optimistic in general, too. Nearly 70 percent said in a recent Nevada Mining Association member survey that they expect to hire new workers in the next five years. Their average projected growth rate for 2013 was 13 percent. They also expect an 8 percent average annual expansion rate through 2018.

That means Nevada's mining history will also be its future for years to come.

Contact reporter Jennifer Robison at jrobison@reviewjournal.com. Follow @J_Robison1 on Twitter.

Posted December 1, 2013 - 10:06pm | **Updated** December 2, 2013 - 7:05am

Popular '20s singer tuned out by Nevada voters



Gene Austin sold more than 80 million records and popularized love songs like "My Blue Heaven" and "Bye Bye Blackbird." He lost to Grant Sawyer in the 1962 race for governor. (Library of Congress)

By ED VOGEL
LAS VEGAS REVIEW-JOURNAL

Editor's Note: Nevada 150 is a yearlong series highlighting the people, places and things that make up the history of the state.

CARSON CITY — Four years before Hollywood actor Ronald Reagan became California governor, Nevada had its own celebrity who tried to cash in on his name to become governor in his adopted state.

He failed miserably. Gov. Grant Sawyer beat singer Gene Austin in the 1962 Democratic Party primary by a vote of 8 to 1.

The name Gene Austin is forgotten today by just about everyone except old 78 record collectors. But Austin's songs remain American classics.

He was the most popular singer in America in the 1920s. Austin (1900-72)

sold 80 million records and popularized sappy little love songs like “My Blue Heaven,” “Bye Bye Blackbird,” “When My Sugar Walked Down the Street” and “Ramona.” Austin wrote the lyrics to many of his songs. Billboard would call him “the Elvis Presley of the 1920s.”

But the old crooner didn’t scare Sawyer, then a former Elko lawyer running for his second term as governor.

A resident of Las Vegas since 1941, Austin had had it with Nevada politics. He was shocked by the poverty he saw in Nevada, a state that he believed potentially was the richest in the nation because of its gold and silver deposits. There needed to be a share-the-wealth philosophy in Nevada, he believed.

So Austin ran for governor on a platform that included giving a monthly \$100 check to every senior citizen in Nevada, paying for a college education for every qualified school kid, creating a Veterans Administration hospital in Las Vegas and establishing a state sweepstakes pool on boat races in Lake Mead. A \$100 check in 1962 would be worth \$775 today.

“Nevada is like a bank, a super bank loaded with more wealth than any bank on earth,” said Austin in his campaign advertising.

Nevada also could become a garden of Eden,” he said, by bringing its water supplies to the surface and growing fruit.

He told the New York Post during his campaign that “campaigning is nothing new to me, after all, it is just show business.”

The Review-Journal endorsed Sawyer and dismissed Austin and two other Democratic gubernatorial candidates as lacking seriousness.

In today’s political world, no one blinks an eye when a celebrity runs for office. In Austin’s era, it still was rare.

Actor George Murphy became a U.S. senator from California in 1964, Reagan followed with his gubernatorial victory in 1966. Clint Eastwood would become the mayor of Carmel, Calif., in the 1980s and wrestler Jesse Ventura became governor of Minnesota in 1998.

The first celebrity to win a major office may have been Louisiana Gov. Jimmie Davis in 1944. He banked his singing of “You Are My Sunshine” into a two-term career as governor.

Nevada’s first celebrity politician was former B western cowboy actor Rex Bell, elected lieutenant governor in 1954 and 1958. Bell also ran unsuccessfully in 1944 for the House of Representatives. His biggest fame, however, may have been his marriage to Clara Bow, perhaps the biggest star in the silent movie era.

Like Davis, Texas-born Austin grew up in Louisiana. In his autobiography at Sam Houston State University, he described his arrival in Louisiana.

“To me it seemed my adventurous days were over because the area was infested with snakes and alligators, creatures I didn’t like, and there were bogs, quagmires and quicksand.”

At age 17, he joined the Army and was stationed in New Orleans where he played piano at night in brothels.

His stepfather (Austin took his stepfather’s last name) had been a blacksmith and taught him all about horses. So the Army sent him to Mexico as part of Gen. John Pershing’s cavalry expedition to capture Pancho Villa. When that expedition ended without success, he was sent to France and World War I.

By 1924, his “When My Sugar Walks Down the Street” made him a singing star. “My Blue Heaven” in 1928 sold 5 million copies and topped the charts for 13 straight records. “Ramona” followed at No. 1 for five weeks. The Beatles’ “She Loves You” ranked No. 1 for five weeks in 1964.

More than two dozen movies have featured Austin singing, the most recent was the acclaimed “Green Mile” whose soundtrack included him singing “Have You Ever Seen a Dream Walking?”

His singing must have had an effect on the opposite sex — Austin would marry five times. One of his wives, Doris Sherrell, starred in 1944’s forgotten “Moon over Las Vegas.” Imagine a movie about Las Vegas without a Strip?

And one of his children, Charlotte Austin, became a Hollywood glamour girl in the 1950s and starred in camp classics like director Ed Wood’s “The Bride and the Beast.”

Austin himself tried movies, even westerns. But unlike his contemporary, Bing Crosby, he never made it as a romantic screen idol.

Unfortunately, Austin looked more like a pudgy Matt Damon instead of Clark Gable. And by the late 1930s, he no longer was churning out hit after hit.

In 1941, he settled in the little desert town of Las Vegas where he could make a good living singing his old favorites to crowds gathered in the new gaming hotels. From Las Vegas he could fly to the engagements he

lined up in clubs around the county.

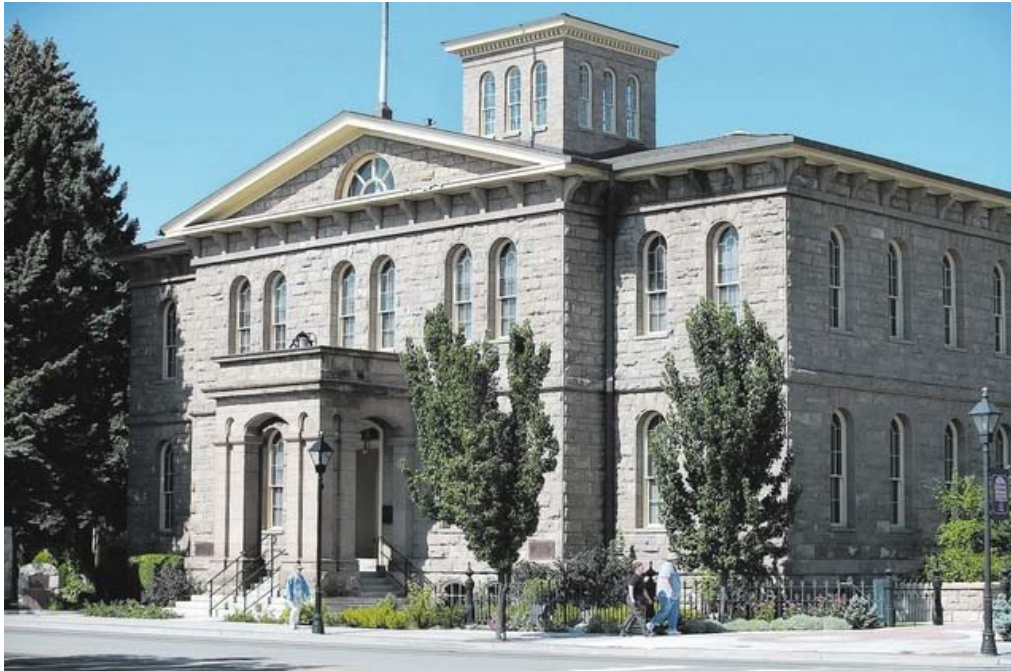
His career revived nationally in 1957 when a biography of his life appeared on television. So he would have been well-known at the time of his race for governor.

He died of cancer in a hospital in Palm Springs at age 71 on Jan. 24, 1972.

Contact Capital Bureau Chief Ed Vogel at evogel@reviewjournal.com or 775-687-3900.

Posted November 25, 2013 - 10:44pm

Nevada State Museum one of best in country



The Nevada State Museum in Carson City is housed in a former U.S. Mint and is on the National Register of Historic Places. (Cathleen Allison/Las Vegas Review-Journal)

By SEAN WHALEY
LAS VEGAS REVIEW-JOURNAL CAPITAL BUREAU

CARSON CITY — One of the best small-town museums in the country can be found in Nevada's state capital, with a diverse collection ranging from a full Columbian mammoth found in the Black Rock Desert to rare basketry created by famed Washoe artist Dat-so-la-lee.

The Nevada State Museum has the added attraction of being housed in a historic former U.S. Mint that converted much of the gold and silver from the Comstock Lode into legal tender.

The mint building was authorized by Congress in 1863 but was not built until several years later, with the actual minting of coins starting in 1870. It ceased coin production in 1893.

Designed by Alfred Mullett, supervising architect of the Department of the Treasury, the Renaissance revival style stone building is on the National Register of Historic Places.

Minted at the building were silver denominations from dimes to dollars and gold pieces ranging from \$5 to \$20. Some of the coins are quite scarce and bring big prices from collectors. The museum has nearly a complete set of the coins on display, but two of the rarest, both minted in 1873, are missing.

It started its service as a museum in 1941.

Gene Hattori, curator of anthropology who has worked at the museum for 14 years, said his favorite display is the mine exhibit, an attraction favored by many children who have visited over the years.

Hattori said he first saw the exhibit as a child visiting on a field trip from his school in Sparks.

Peter Barton, administrator of the Division of Museums and History, called the museum one of the finest of its size he has encountered after 35 years in the museum business. A big reason is the staff and the passion its members have for the work they do, he said.

Even during tough economic times, when the museum had to reduce its hours and employees worked part time, their dedication ensured that visitors had a great experience, Barton said.

"The fact that the museum is found in the U.S. Mint building — to use this artifact to tell the story of Nevada history — is special," he said.

The mine exhibit, which allows visitors to get a sense of what it was like to be a hard-rock miner in Virginia City 150 years ago, is special to many visitors, Barton said.

"We haven't changed it much even though the way museums have approached interpretation has changed dramatically in the last 50 years," he said.

"It's been frozen in time. It's a touchstone."

The museum has some special events planned for the sesquicentennial, including a much-anticipated look at John Fremont's explorations through Nevada 20 years before Nevada statehood.

Barton said the improving state economy has helped the museum expand its days of operation, which now run six days a week, Tuesday through Sunday.

For July and August this year, paid attendance totaled 9,980, a 55 percent increase over the same two months in 2012, he said.

A challenge facing the museum in coming years is acquiring storage space to continue collecting material for display, Barton said.

"If we turn away collections that are offered now, we'll regret it 100 years from now," he said.

Contact Capital Bureau reporter Sean Whaley at swhaley@reviewjournal.com or 775-687-3900. Follow him on Twitter @seanw801.

Posted November 23, 2013 - 11:49pm | **Updated** November 24, 2013 - 11:06am

Mormons left their mark on Nevada



Two members of the Mormon Battalion built a trading post in 1851 in what now makes up Mormon Station State Historic Park, near Carson City. (Courtesy/The Church of Jesus Christ of Latter-day Saints)



By LAURA CARROLL
LAS VEGAS REVIEW-JOURNAL

Editor's Note: Nevada 150 is a yearlong series highlighting the people, places and things that make up the history of the state.

Our state could have been called Deseret instead of Nevada.

Seriously.

In 1849, the Church of Jesus Christ of Latter-day Saints applied for statehood for an area that included most of Nevada and Utah, and parts of California, Arizona, Colorado, New Mexico, Wyoming, Idaho and Oregon.

But it wasn't meant to be.

The proposal was denied by the federal government, however, portions of Nevada became part of the Utah Territory in 1850. At the time, Latter-day Saints were already inhabiting the area now known as Genoa as the first permanent non-native residents.

The area now makes up Mormon Station State Historic Park, about 500 miles northwest of Las Vegas.

According to information from the Nevada Division of State Parks, "two members of the Mormon Battalion, Abner Blackburn and Hampton Beatie, established a temporary trading post on the west side of Carson Valley."

Documents in Brigham Young University's Harold B. Lee Library say the would-be gold miners constructed Nevada's first log cabins. Their trading post was built to supply others en route to gold fields in northern California.

In 1851, their employer, John Reese, and his nephew, Stephen Kinsey, built a permanent trading post about a mile south of the original. The newer post had a blacksmith shop, livery stable and flour and saw mills.

By 1854, the trading post and the community that grew up around it were being led by Mormon apostle Orson Hyde, who was appointed probate judge and spiritual head by Utah Territory's governor, Brigham Young.

By then the trading post area was being called Carson County, Utah. Hyde soon changed the name to Genoa after the city in Italy and made it the county seat.

According to information from the BYU library, Hyde called for more LDS settlers to establish political control of the area and to proselytize and "civilize" the resident native Americans. Eventually about 250 Latter-day Saints arrived. When they did, disagreements developed between them and non-Mormons who had migrated to the area and resented LDS political control.

Genoa was home to the Mormon pioneers until 1857, when Young called all church members back to defend Salt Lake City from the U.S. Army.

In the southern part of the state, a group of 30 Mormon missionaries led by William Bringham in 1855 built a 150-foot adobe fort on Las Vegas Creek. The group made up the first permanent non-native settlers in the Las Vegas area.

The fort was a way station for travelers and featured a post office, while the creek helped the group farm fields and orchards.

When they discovered lead in the southwestern mountains of the Las Vegas Valley, they also tried to mine, but were unsuccessful because they couldn't separate the silver entwined in the ore. The group mostly left the area in 1857 after they also received word of the Army advancing on Utah. While in Las Vegas, the group also worked to proselytize local native Americans. Today the Old Las Vegas Mormon Fort is at 500 E. Washington Ave. and is a part of the state park system.

According to the BYU library records, Young sent colonists to settle on the Muddy River in 1865, in the area now known as Moapa Valley. They were charged with growing cotton, but Nevada Territory was expanded south and by 1871 the settlers were ordered to pay back taxes.

Most Mormons abandoned the area as a result. Even so, the Latter-day Saints who settled the area north of the Muddy River in 1864 remained in the area. Panaca, especially, has remained largely LDS, according to BYU records.

Another Mormon settlement in Nevada, Bunkerville, was colonized in 1877 by Edward Bunker on orders from Young in Salt Lake.

In 1898 the LDS settlements of Lund, Preston and Georgetown were established in White Pine County on land ceded to the church in lieu of property confiscated under the provisions of the Edmunds-Tucker Act of

Posted November 22, 2013 - 11:34pm | **Updated** November 23, 2013 - 8:50am

Railroad Pass Casino keeps familiar feel from bygone day



(Bill Knighton/Las Vegas Review-Journal file photo)



By TIM O'REILEY
LAS VEGAS REVIEW-JOURNAL

Editor's Note: Nevada 150 is a yearlong series highlighting the people, places

and things that make up the history of the state.

As they prepared for the construction of Hoover Dam, U.S. Department of Interior leaders decided that an abundance of bootleg liquor, gambling dens and brothels made the then-tiny Las Vegas far too wicked a place to house the workers.

So they decided on Boulder City, located on federal land that allowed vice to be outlawed.

But they could not control a patch of desert one mile west of the city limits called Railroad Pass, where a true sin city arose for workers wanting to wager, drink or pay for sex. As the project moved to completion in 1935, all the vice establishments disappeared except for the Railroad Pass Casino, the oldest existing casino in Nevada or the entire country, depending on whom you ask.

The Union Pacific Railroad chose the pass, which got its name in the 1890s, as the place to lay the tracks between its main line to the site of the dam. Legend has it that the first cargo it carried was lumber to build the Railroad Pass Club, the casino's predecessor.

When Nevada re-legalized full casino gambling in 1931, Railroad Pass received license No. 4, which it retains to this day. Nos. 1 and 2 were never issued, and No. 3 went out of business decades ago.

At the time, an article in the Las Vegas Review-Journal described it as a "monstrous gambling casino and dance hall" that placed "the booze business and lewd women" within easy reach of workers. One small room with a battery of electric fans when it officially opened on Aug. 1, 1931, the casino and dance floor were essentially the legitimate fronts for the speakeasy in back during Prohibition.

Over the years, ownership changed several times, with the casino being rebuilt in the 1970s and the hotel tower opening in 1987. MGM Resorts International acquired it in 2005 as part of the Mandalay Resort Group purchase and has largely left it as is, a relic of the days before the Strip became a multibillion-dollar industry. At 120 rooms and an 11,000-square-foot casino with six tables and 324 slots, it is easily the smallest of MGM's properties.

Posted November 16, 2013 - 3:47pm

Las Vegas Valley agriculture heyday



Gilcrease Orchard, located at 7800 N. Tenaya Way, is photographed Tuesday, Nov. 12, 2013. (Samantha Clemens/Las Vegas Review-Journal)



**By HEIDI KNAPP RINELLA
LAS VEGAS REVIEW-JOURNAL**

and things that make up the history of the state.

Let's start with a bit of word association.

Kansas? Wheat.

Nebraska? Corn.

Florida? Oranges.

Nevada? Slot machines, showgirls and the vast, vast desert.

OK, so Nevada isn't the first state anybody is likely to think of when they hear the word "agriculture." But some tending of crops has been going on here for thousands of years.

Karen Harry, an archaeologist who is an associate professor and graduate coordinator for the anthropology department at the University of Nevada, Las Vegas, said evidence of farming has been found in the Las Vegas Wash that literally dates to biblical times.

"Agriculture in this area started at the time of Christ," Harry said, with evidence of activity from that time — corn cobs — found in the wash.

It's probable those inhabitants had come up from Arizona, she said, but just who they were remains a mystery.

"In the Las Vegas Wash, it's anybody's guess."

By 200 AD, she said, there were some agricultural undertakings in the Moapa Valley around present day Logandale and Overton. Those people were the Virgin Anasazi, and artifacts have shown that by 500 AD, there was actual farming in the Moapa Valley.

"There were corn cobs, pottery, villages, all the things we equate with gardening," Harry said.

It's only logical that those first attempts at agriculture were in areas where water either collected or naturally occurred.

"Obviously, because we're in the middle of the desert, any agriculture required that you were in a river valley — the Las Vegas Creek, the Virgin River, the Muddy River — basically relying on natural water sources for irrigation," said Peter Michel, a curator of Special Collections of the UNLV Libraries.

Harry said farming in the Moapa Valley, including corn, beans and squash, continued until about 1200, and then just stopped.

"That culture just disappears," she said.

Nobody was farming there until the Paiutes came in, she said. They were primarily hunter-gatherers, but they did some rudimentary horticulture.

"They did plant some crops," said Dena Sedar, archaeologist at the Lost City Museum in Overton. "They would plant things, and then they would go gather and come back. It wasn't like they were tending things every day, but they would plant things and then come harvest it."

Just when the Paiutes came into the area and started farming remains the subject of debate, Harry said.

"In the early to mid-1800s, Anglos arrived. They were the Mormon settlers who arrived and really established farming in the area."

And the area around the Muddy River was a good place for that, she said.

"Once you irrigated, it was a great source. It was really reliable."

When the Europeans came in, they brought wheat.

ranching takes hold

The early Mormon settlers were moving into Northern Nevada about the same time, said James Young, a former longtime research scientist for the U.S. Department of Agriculture in Reno.

Those pioneers farmed in the Carson Valley, but they clearly had an entrepreneurial streak. They provided some supplies and services for those heading west for the gold rush of 1849. At times, they would take in abandoned work animals, restore them to health and sell them to the next group who came by.

Young said this also was the time that Nevada ranching, part of the state's agriculture industry, was born.

"People coming from the East and coming from Western Europe had no idea about this environment," Young said. "Then they realized that the cattle and the horses could be turned out on the desert and they would do quite fine. Occasionally there was a very bad winter, but most years they wintered by themselves."

And Nevada was an anomaly at the time, he said, in that there were very few American bison here.

"At that time, the buffalo on the Great Plains was the most abundant large herbivore here on Earth," Young said. "But they had withdrawn their range from here, probably because of periodic drought."

That meant the animals ranchers turned out in Nevada had no natural competition for the bunch grasses that grew in the desert.

"They just ran the cattle and the horses," Young said. "Horses and mules were a really big thing in the 19th century; they did very well in our environment."

As the end of the century approached, he said, the Mormon pioneers were learning about irrigation.

"People discovered they could grow crops if they irrigated," Young said. "Nobody east of the Mississippi knows a thing about irrigation, because it's rain-fed agriculture."

They also were discovering that the natural forage might not be enough to sustain the cattle and horses. Young said the winter of 1888-89 was the driest on record, and it was followed by the wettest and coldest.

"It just about wiped out the industry," he said. "They realized they had to have forage preserved during the winter as hay, so they could get them through the winter, a ton of hay for each cow. A lot of land had to be brought into production. There were huge fights over water rights. In Nevada, water rights is a fascinating thing."

gilcrease ranch

In Southern Nevada at about the same time, farming was taking place at the Mormon Fort and at the Las Vegas Ranch, famously owned by Helen Stewart after the death of her husband, Archie.

"It was mostly orchards — apricot trees, apple trees, pecans, those sorts of things," Michel said of the ranch. "Although they also grew alfalfa, which they mostly sold on the market as hay, and beans, oats, tomatoes, a certain amount of wheat and corn. There also were grapevines. That was one of the major products of that ranch, grapes, which were usually turned into wine."

Most of the produce at the time was sold to the railroad construction camps.

"Before there was refrigeration, you couldn't ship it very far, which was why they were always looking for a local market for their produce," Michel said. "They were so excited about the railroad coming through, because they could ship it either way," north or south.

And Michel said the founders of Las Vegas had big dreams about the future of agriculture in the area.

"When they were first laying out the town and promoting the town," he said, "they were very much promoting it as an agricultural center. They saw this as a garden spot, almost as though it was going to be another Southern California. All the things that were growing on the ranch and the irrigated areas from the springs. All the artesian wells in this area, they thought this was going to turn into this blossoming agricultural center."

Brochures at the time promoted orange groves and apple orchards.

"Very interesting, given what happened," Michel said.

Others had dreams of an agricultural empire in Nevada. In a 2002 interview, Ted Gilcrease, who is now deceased, said his family came to Las Vegas in 1920. Their ranch initially was 960 acres. Gilcrease said his father, Leonard, "expected to develop a lot of water, but wasn't able to," and ended up farming only 60 acres.

The little town of Las Vegas — population less than 5,000 — couldn't support a fruit-and-vegetable operation, so they produced mostly grain and alfalfa.

As the Great Depression came on, Gilcrease said his father wanted to sell the ranch; but his mother, Elda, wanted to stay put because the land meant security. In 1930, Leonard Gilcrease returned to California, leaving Elda and the boys to run the ranch, much in the spirit of Helen Stewart decades before them. Ted Gilcrease was 16 when he was running the ranch full time.

They raised laying hens and sold eggs, at one time supplying half of the eggs in Las Vegas, Gilcrease said. They eventually expanded the ranch to 1,500 acres, irrigating by drilling wells and cutting a trench to a nearby spring.

The Paiutes weren't out of the picture, though. Gene Hattori, curator of anthropology at the Nevada State Museum in Carson City, said Catherine Fowler, a professor emeritus at the University of Nevada, Reno, quoted the unpublished notes of Isabel Kelly from 1934. In them, Kelly reports that the Southern Paiutes were producing corn, greens, squash, amaranth, sunflowers and European crops introduced by the Spanish and the Mormons at 14 sites in the Las Vegas Valley, seven in the Pahrump Valley, four in the desert south of the Pahrump Valley and five along the Colorado River north of Chemehuevi country.

Elsewhere in Southern Nevada, Bill Tomayasu had a 100-acre ranch near what is now Sunset Road.

sort of a going agricultural concern.”

rise of the blm

In Northern Nevada, Young said, the Carson Valley was largely agricultural until after World War II.

“It was a tremendous dairying thing, because dairy products — cheese and butter — went to the miners in California,” he said.

After the war, the game was changed by halogeton, which had been accidentally introduced from Asia and was poisonous to range foragers.

“Sheep in bands of 1,000,” he said. “They don’t drink water on the salt desert range; they lick snow and lick the frost of plants. They licked the snow off the halogeton, and it would drop 800. The herd is standing there, and they’re falling down dead.

“It brought a lot of money and research out here, and brought a lot of money to the BLM. The BLM wrested control from the ranchers and got some form of management on the rangelands.”

Agriculture in Nevada was pretty much going the way of those doomed sheep. Gilcrease said in 2002 that the brothers had to sell much of their investment to pay inheritance taxes when their mother died in 1968. Vestiges of the ranch exist today as the Gilcrease Orchard and the Gilcrease Nature Sanctuary.

In the Moapa Valley and elsewhere, water rights were worth more than crops, and ranchers started selling them off.

“The basin here in Reno that was an agricultural area is totally gone,” Young said. “That changed like some things all over the West. Some of our most productive agricultural areas are changing.”

There remains a dedicated group of growers who are in large part inspired by the farm-to-table movement. Doug Taylor, an instructor in the Producer to Chef program of the University of Nevada Cooperative Extension and a former chef with the Batali-Bastianich group in Las Vegas, said he saw farms increase “dramatically” during his seven years here.

“Since 2006, there was a huge influx of small, more boutique family farms,” Taylor said. “It went to really being a handful — four or five — in Southern Nevada to now where there are somewhere around 50.”

Most of them are less than 10 acres, he said, which in many cases include the family home. He said they are all over the Las Vegas Valley, in Pahrump, Logandale, Sandy Valley and Caliente, as well as in southern Utah and northern Arizona.

The original market was resort-corridor restaurants, but that has expanded.

For the most part, it started off as chefs only, and then it branched out into the farmers’ markets,” Taylor said. “It even has had quite large success at Whole Foods and even in the bigger distribution companies. Some of the farmers are exporting outside the state.”

Recently, some Smith’s stores were offering locally grown Peri & Sons onions from Yerington. Taylor said Peri & Sons, a family farm that dates to 1918, is one of the largest onion growers in the country. For the smaller and newer operations, though, finding a market can be a challenge.

“It’s a struggle because they’re still trying to find their place,” he said.

Taylor said the Food Cottage Act, which the Legislature passed this year, allows growers to produce shelf-stable products from their crops without having to use a commercial kitchen. That, he said, has helped them sell in another form crops that didn’t sell at market, and also establish side businesses.

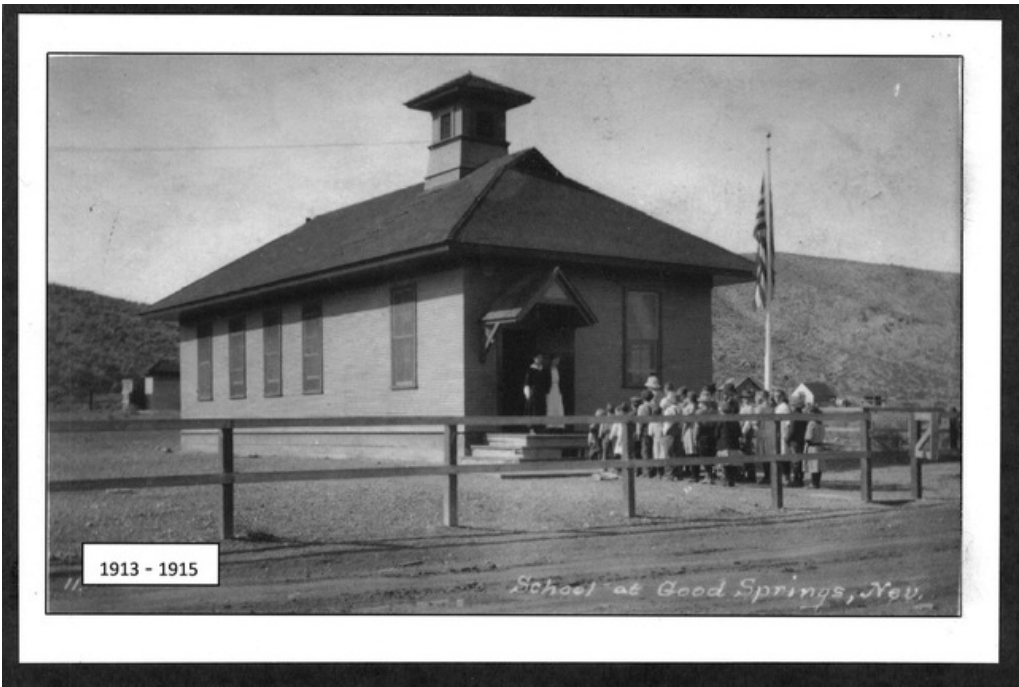
But by and large, Nevada’s agricultural heyday — what there was of it, anyway — is history.

“In the last century, Americans had one thing, a surplus of food,” Young said. “As we go on with this one, some people say that’s not going to be the case. There have been a lot of wars and trouble over food.”

Contact Heidi Knapp Rinella at HRinella@reviewjournal.com or 702-383-0474.

Posted November 9, 2013 - 2:04pm | Updated November 9, 2013 - 3:06pm

Good memories of Goodsprings



Students gather outside the Goodsprings School as one of their peers rings the bell during a morning between 1913-1915 when the state's oldest in-operation school was its original one-room structure. Students then recite the Pledge of Allegiance while looking up at the flag high on the pole, a routine continued to this day. (Courtesy Julie Newberry)



By **TREVON MILLIARD**
LAS VEGAS REVIEW-JOURNAL

Editor's Note: Nevada 150 is a yearlong series highlighting the people, places and things that make up the history of the state.

She was young at the time, but who could forget the flash of an atom bomb beaming through the windows of their school.

It became a local spectacle, entertainment for the children of Goodsprings isolated from the rest of the world by desert and treeless slopes, remembers Bobbie Poole, now 72.

Students would stand outside Goodsprings School, Celluloid 3D glasses protecting their eyes, to watch the mushroom cloud eclipse Mount Potosi in the not too far off distance.

Army officials said it was safe for the town 33 miles southwest of Las Vegas, but they also tested the children's blood and gave them dog tags to wear.

"We wore them religiously," Poole said. "We were so innocent."

Her thyroid was removed in her 20s because of tumors. Others, like her grandfather, who got cancer and died, blamed it on the bomb tests.

The atom bombs of the 1950s long ago subsided. The mining town that sprung up in the early 1900s has gradually fallen into disrepair, regarded now as a ghost town surrounded by the pockmarks of abandoned mine shafts and crumbling concrete foundations.

As the town's lead and zinc production died off after World War II, people left. Businesses left. Remaining are 200 residents, the saloon, a small general store. And the school.

Long the center of the community, the elementary school — teaching all grades of students in one class — remains a constant, the town's source of pride and what they remember most, according to Julie Newberry.

Goodsprings' teacher from 1982 to 1999 and member of the Goodsprings Historical Society, Newberry has spent the past two decades piecing together the history of Nevada's longest-running school still in operation. She has tracked down past students, some of whom have since passed, to tell the school's oral history.

Former students told of Sarah Williams, the school's longest-serving teacher from 1930-1947, who suffered from arthritis. Students would help her by starting fires in the stove, cleaning chalkboard erasers and carrying her books to school. Even with crippled fingers, she would play the piano for them.

From Carson City to Southern Nevada, Newberry scrounged for documents and photos, discovering the state had the wrong date for the school's opening. At 100 years old this year, the schoolhouse is largely unchanged from 1913, when it was one room. The timber school now covered in stucco is unscathed, bell tower and all.

Even more, it's still full of students. All 11 of them.

But its future is always on the table, with the Clark County School Board weighing the importance of keeping history alive against the cost of running the school for \$29,100 per student compared to the district average of \$8,100 per student. The School Board almost closed the school in 2009 to save money, but pulled back because of the town's outcry.

"To the extent that we can preserve some of these rural schools, why wouldn't we do that?" asked board President Carolyn Edwards, a longtime champion of keeping the school open who acknowledges closure is always around the corner. "I'm sure it will come up again."

At Goodsprings School, the days begin like they have since Sept. 15, 1913, with a student pulling on a cord in the corner library to ring the rooftop bell. Students gather outside to recite the Pledge of Allegiance beneath the American flag hoisted high on an aluminum flagpole, which replaced the broken wooden pole in the 1960s.

Teacher Erika Samuel, running the class and the school, skipped the Pledge one day two weeks ago as wind gusts whipped through the valley at 70 mph.

She welcomed students as they walked in but continued organizing papers. She is always multitasking, has to be, said the teacher in her first year at the school. She used to teach in Sandy Valley, 14 miles west, but jumped at the opportunity of teaching kindergarteners through fifth graders, all in one room.

"I knew I wanted that, good, bad or different," she said. "You get to see them grow up. You have a personal investment in them."

Many of her students are from Primm. To keep the school open, Goodsprings officials agreed to have children of the Nevada/California border town 20 miles south come to the school. Before, they were bused to Schorr Elementary School in Las Vegas, 10 miles farther away.

But Goodsprings still has its children. This day, only 10 students showed up. Everyone knew who was missing and where he lives, not far away. Nothing is far in Goodsprings.

"How about we take a field trip over there," a red-headed boy suggested with a smile, repeating what has likely been said many times over dating back to when a potbelly stove warmed the schoolhouse, water came from a pump out front, and children went out back to a pair of outhouses.

That has all changed. Many students have come and gone, most not coming back, Newberry said.

Poole, like many former residents, now lives in Las Vegas. But she returns every month or two. The house she grew up in has been torn down, and the lot is in disarray.

"It makes me want to cry," she said.

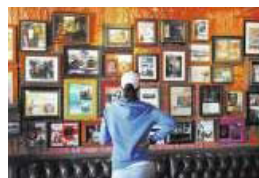
It's not a pretty place.

"But for kids who don't care about those kinds of things, know any different, it was the perfect place," she said. "We tramped the hills and had our fun. And we had our school."

Contact reporter Trevon Milliard at tmilliard@reviewjournal.com or 702-383-0279.

Posted November 6, 2013 - 11:09pm | Updated November 7, 2013 - 9:30am

Pioneer Saloon in Goodsprings celebrates 100 years of memories



**By TREVON MILLIARD
LAS VEGAS REVIEW-JOURNAL**

Everything about the bar holds a story, beginning with the words carved deep

Pioneer Saloon

Goodsprings Nevada

Est. 1913

The 100-year-old bar, oldest in Clark County, may be 33 miles southwest of Las Vegas in a ghost town isolated by an expanse of desolate desert, but it has seen a lot.

Clark Gable supposedly burned holes in the cherry wood bar back in January 1942 as he waited for a search crew to find a plane that went missing in Southern Nevada. On board, the love of his life, actress Carole Lombard.

The saloon served as base camp for the search crew who found the plane and the dead actress on Mount Potosi outside of town. A piece of the wreckage hangs in the bar.

The bar itself was made in Brunswick, Maine, in 1858. To get here, it was put on a ship that traveled all the way around South America's tip and up the west coast to San Francisco. A mule train then transported it to Rhyolite, where it stayed for a few years before coming to Goodsprings.

Then there's the hard-drinking miner by the name of Paul Coski who was shot to death after he was caught cheating at a card game in 1915. The bullets went through him and tore holes in the tin wall. The holes remain below the original coroner's report.

Owner Noel Sheckells, who bought the saloon seven years ago, has learned all the stories. He has experienced some himself, such as the ghost stories that attracted Travel Channel's "Ghost Adventures" to spend a night here earlier this year. Sheckells, 56, has even moved out to the ghost town from Las Vegas to keep the bar running and to maintain its authenticity, stamped tin walls and all.

"Running a 100-year-old bar, it's something every day," said Sheckells, who's adamant that it must be kept authentic. "In Las Vegas, we blow things up, tear them down. But this is how it was 100 years ago."

Although the saloon remains, the town around it has collapsed from a population of about 800 in the early 1900s to 200 people, according to the U.S. Census Bureau. The town boomed through World War I and II producing mostly zinc and lead. A rail line was built leading into town to take out the ore. Pioneer Saloon was the first of seven bars, Sheckells said. The town also had six cafes, one hotel and four brothels.

But all other businesses have disappeared with only some homes, a school and the Pioneer remaining.

"It has dwindled down to this bar and the general store," he said, noting that everything else has burned down or fallen down. "It's a testimony of time."

But locals like the quiet, said Chris Martinez, who grew up in New York City but moved to Las Vegas in 1980 and then came to Goodsprings 14 years ago for his wife who was already here.

"The sky is black," said the engineer for The Mirage while leaning against a post with a bottle of Bud Light dangling from the fingers of his right hand.

The bar, a favorite among bikers, was unusually hectic as Martinez stood there Oct. 19 during the Saloon's centennial celebration.

Sheckells was shocked at the attention.

"We have people flying in from Australia, Europe, Israel," he said.

On top of that, Sheckells planned to build a memorial on a \$5,000 budget by selling commemorative bricks. That soon grew to \$50,000. He has sold 1,600 bricks when he expected to only sell a few hundred bricks. Running out of room to put people's names, he upped the price to \$100 per brick.

"We sold a zillion of these things," he said.

Brick-holders can put items in a titanium time capsule that will be buried next to the saloon. The capsule is the size of double-door refrigerator and will be sealed with the air sucked out of it, like a Mason jar, he said. In another 100 years, it will be dug up and opened to the descendants of the brick buyers.

“As you can see, I have hope for the future,” Sheckells said.

Contact reporter Trevon Milliard at tmilliard@reviewjournal.com or 702-383-0279.

Posted October 28, 2013 - 9:43pm

Lost City Museum a hidden Nevada cultural gem



People tour the Lost City Museum Thursday, Oct. 17 2013, in Overton, Nev. The museum, located at 721 S. Moapa Valley Blvd., contains artifacts found in Southern Nevada that give insight to the native people who lived, worked and survived in the Mojave Desert. (Ronda Churchill/Las Vegas Review-Journal)



The Lost City Museum in Overton is open 8:30 a.m.-4:30 p.m. daily at 721 S.

**By LAURA CARROLL
LAS VEGAS REVIEW-JOURNAL**

The sound of ducks quacking in the distance greets you as you walk up the slight incline toward the adobe building. Cacti surround the property, and a passenger car pulls in the paved parking lot.

Welcome to Pueblo Grande de Nevada.

A drive through Moapa Valley and its plethora of horse properties will net you a visit to the Lost City Museum, a Nevada cultural gem hidden in the desert. Although commonly called Lost City today, the Basketmaker and Pueblo ruins along the 30-mile Muddy River Valley originally were termed Pueblo Grande de Nevada.

An active Anasazi community from 300 B.C. to A.D. 1150, the ruins were reported to Nevada Gov. James Scrugham by Overton natives and brothers John and Fay Perkins, thus launching the site excavation that attracted archaeologist M.R. Harrington in the mid-1920s.

In 1933, the Civilian Conservation Corps, a public work relief program, established a presence in the area, and subsequently built the museum in 1935. A whopping \$5,900 was allocated by Congress for the construction. The project was designed by Harrington.

Originally, the museum was called the Boulder Dam Park Museum, but evolved to the more widely used moniker of the Lost City Museum.

Today, Jesse Davie greets visitors coming in the front door at Lost City, providing them with any detail they need to get their experience going. In fiscal year 2013, the Lost City Museum had 9,447 visitors. Of those, 6,896 were tourists, including international visitors from countries such as Austria, Italy, New Caledonia, Kazakhstan and Estonia.

"It almost has a spiritual quality when you walk in. You see all of these old things and you kind of feel the ancestral Puebloan that still lingers. There are so many things here," said Denise Sins, Lost City's exhibit preparator.

Perhaps that feeling lingers because the museum was built over the original archaeological dig, part of which is preserved inside as an exhibit.

"We're the only archaeological museum in the state that I know of," Sins said.

Throughout the museum, visitors can see artifacts such as field notes from Fay Perkins, South Paiute baskets, an agave knife, pottery and a panel describing St. Thomas, Nev., a ghost town discovered at Lake Mead that once was home to Mormon settlers. Artifacts from St. Thomas at the museum include a notary public seal and an ink bottle.

"The artifacts we have are very unique. The ancestral Puebloans who lived here 1,000 to 2,000 years ago left a lot of their material culture," Sins said. "It's important that we preserve the artifacts because they have no written history."

Another exhibit shows how Nevada geology changed through time, categorized by eras including Middle Paleozoic and Late Cenozoic. Soon, Southern Paiute photographs will be going up on a now-blank wall, and the museum will have a Nevada 150 exhibit during the year-long celebration, with panels, text and photos, replacing the artifact restoration, rock art and petroglyphs exhibit for the duration. The 150 exhibit will feature notable state moments with breakouts from the subject areas of gaming, divorce, women, mining and Native Americans with artifacts to accompany those. One wall will focus on state symbols.

Outside the museum itself, a dirt path leads visitors to the back of the building to reconstructed Basketmaker pithouses and Pueblo surface dwellings. New mud is placed on the reconstructed Anasazi adobes outside each year, to fill in cracks created by the elements.

If you're in the mood to shop, a fully stocked museum gift shop features items such as bandanas, jewelry and books to take home. Lost City operates from a private budget, and it does not receive state funding for exhibits. The museum also obtains grants for specific projects.

The Lost City Museum was listed on the National Registry of Historic Places in 1996. In 1975 the museum was mentioned in book No. 52 in the Nancy Drew series, "The Secret of the Forgotten City," when the lead character visited the Lost City Museum and Valley of Fire.

While making the trek to the Lost City, look out for signs posted in front of the many farm homes in Moapa Valley, advertising the sale of wares such as honey and homemade alligator jelly — a mix of pomegranate and jalapeños. The area also hosts festivals throughout the year, including the Clark County Fair and the annual pomegranate festival, held in fall.

Contact reporter Laura Carroll at lcarroll@reviewjournal.com or 702-380-4588. Follow @lscvegas on Twitter.

Posted December 19, 2013 - 11:01am | **Updated** December 20, 2013 - 9:02am

Tule Springs preservation proposal advances in Congress



A Senate committee passed a bill Thursday that would set aside 22,650 fossil-rich acres as Tule Springs Fossil Bed National Monument in the northern Las Vegas Valley. The bill advances to the full Senate in January. A companion bill awaits action in the House. (Ronda Churchill/Las Vegas Review-Journal)



By STEVE TETREAULT
STEPHENS WASHINGTON BUREAU

WASHINGTON — A proposal to grant special status to thousands of acres

containing prehistoric artifacts north of Las Vegas advanced in Congress on Thursday.

The Senate Energy and Natural Resources Committee approved a bill that would designate a Tule Springs Fossil Bed National Monument on 22,650 acres.

The action was taken by voice vote as the Senate panel met for the final time in the 2013 session.

The bill advances to the Senate floor in January. A companion bill still awaits action in the House.

Besides adding a new feature to the national park system, the bill would redraw the federal land map in parts of the Las Vegas Valley.

It would expand conservation areas of Red Rock Canyon by 1,530 acres, release 9,700 acres along Sunrise Mountain that had been tied up in wilderness studies, convey 645 acres of federal land to North Las Vegas for development, and turn over 660 acres to the city of Las Vegas for the same.

The measure also would deliver 1,211 acres of federal land at Nellis Dunes to Clark County to create a park for off-road vehicle users and set aside 1,886 acres for use by the University of Nevada, Las Vegas for a new campus in North Las Vegas.

"Once again, stakeholders at every level were able to come together to achieve three critical needs for the Las Vegas Valley: conservation, economic development, and recreational opportunities," said Sen. Dean Heller, R-Nev., a bill sponsor with Sen. Harry Reid, D-Nev.

While the measure would make marks around Southern Nevada, the centerpiece is creation of what would be the 109th national monument. That is a designation to recognize a landmark or "other objects of historic or scientific interest."

Conservationists applauded the vote.

Tule Springs "has potential to be a model urban national park that invites global scientific interest, enhances Southern Nevada's tourism-based economy, and provides exceptional onsite education for Nevada's students," said Lynn Davis, senior Nevada program manager for the National Parks Conservation Association.

Southern Nevada leaders urged Congress to act on a Tule Springs preserve in the Upper Las Vegas Wash where paleontologists have discovered troves of Ice Age fossils. Besides its preservation value, they believe it could boost Las Vegas as a destination for scientists and eco-tourists.

In October, North Las Vegas Mayor John Lee told the House public lands subcommittee the legislation would be "a gigantic step in the right direction toward the region's economic recovery."

Contact Stephens Washington Bureau Chief Steve Tetreault at stetreault@stephensmedia.com or 202-783-1760. Follow him on Twitter @STetreaultDC.

Posted December 21, 2013 - 10:28am

Gambling's roots run deep



A vintage photograph of the Railroad Pass hotel-casino, circa 1940, is shown in this photo. (PHOTO COURTESY OF MGM RESORTS INTERNATIONAL)



By HOWARD STUTZ
LAS VEGAS REVIEW-JOURNAL

Editor's Note: Nevada 150 is a yearlong series highlighting the people, places and things that make up the history of the state.

Gambling was part of Nevada's history long before statehood in 1864.

The activity was frowned upon by some and welcomed by others.

From the late 1800s through World War I, state lawmakers attempted to legalize forms of gambling. In 1909, however, the anti-gambling movement pushed through a bill, signed into law by Gov. Denver Dickerson, that made it illegal for a business to operate card games, offer slot machines or make book on horse races.

"But gamblers at least kept a foot in the door," David G. Schwartz, director of UNLV's Center for Gaming Research, wrote in "Roll the Bones," his 2006 book on the history of gambling.

State lawmakers voted to relax some of the laws over the years while card rooms — legal and outlaw — flourished in Reno and Las Vegas.

In 1931, Gov. Fred Balzer signed into law Assembly Bill 98, which was introduced into the Legislature by Phil Tobin, a freshman assemblyman and rancher from Humboldt County. The bill authorized full-on casino gambling, including all forms of card games, roulette, craps and slot machines.

The measure almost went unnoticed. The action that brought the most attention that year was Balzer's signature on a bill that created Nevada's quickie divorce laws, the most liberal in the country.

Schwartz said gaming legalization in Nevada wasn't done for the tax dollars on casino revenues, which is the primary reason given by states that have enacted laws over the past two decades to legalize casinos.

"Businesses, such as taverns, thought they would benefit because gambling would bring in more tourists," Schwartz said in an interview. Legalized gambling "was something other states weren't doing."

Nevada set up a structure to try and regulate its now-growing casino industry, but the authority was placed in the hands of the Nevada Tax Commission.

Sen. Estes Kefauver, a Democrat from Tennessee, began a much-publicized investigation into organized crime in the United States during the 1950s. One of the areas of focus was Nevada's casino market.

A televised Senate committee hearing chaired by Kefauver in 1950 explored organized crime's control of gambling. Reputed gangsters who were subpoenaed to testify at the hearing invoked their Fifth Amendment rights when asked simple questions.

In 1958, Nevadans elected Grant Sawyer as governor. In his first legislative session in 1959, he pushed through changes to Nevada's system of gaming control.

Schwartz said one of the underlying reasons Sawyer sought to change the regulatory structure was a fear the federal government would step in and regulate the industry, placing a high enough tax rate that it would be almost impossible for casinos to turn a profit.

In his 1993 oral history book, "Hang Tough: An Activist in the Governor's Mansion," Sawyer said he decided the Tax Commission should be exclusively dedicated to tax matters.

The law created a full-time investigative Gaming Control Board that would recommend approval or rejection of license applications to the part-time Nevada Gaming Commission, which would make the final ruling.

"In my first state-of-the-state message, I recommended my new regulation system," Sawyer wrote. "Although there was some opposition, no partisan dispute developed, and the proposal was enacted into law."

The basic structure of the system created by Sawyer is still in place today.

"Our approach to gaming regulation has worked out reasonably well, although there is a spirit of competition between the control board and the commission," wrote the former governor, who served two terms between 1959 and 1966.

Sawyer, who died in 1996, went on to a long legal career, establishing the statewide law firm of Lionel Sawyer & Collins.

Sawyer understood the federal government's interest in Nevada's casinos. The new regulatory process served a purpose to try and weed out the elements of organized crime in Nevada casinos during the 1960s. He said the Kefauver hearings embarrassed Nevada.

"We took rather forceful measures to address our problem," Sawyer wrote. "We were dealing with a different brand of gaming than we have today. Many in the industry were alleged to have come from unsavory backgrounds, from the mob as it were, and they were experts at applying leverage and exerting undue influence, if not with money, then by other means, such as catching you in a compromising position."

Sawyer wrote that he surrounded himself with people "who could not be gotten to."

Gaming attorney Bob Faiss, who was Sawyer's assistant in the governor's office and has been with Lionel Sawyer & Collins since the early 1970s, said Nevada's legalized gaming industry was frowned upon by the federal government in the 1960s.

Years later, other states and countries use Nevada's regulatory structure as a blueprint for their own.

"They don't necessarily copy us," Faiss said. "A little part of Nevada is in every new gaming control system."

Nevada's gaming industry has flourished. The state's casino gaming revenue reached an all-time high of \$12.8 billion in 2007. The recession has brought the figures down over the past few years, with revenues of \$10.8 billion reported in 2012.

Meanwhile, gaming has expanded across the United States since the 1990s. Commercial casinos — riverboat, race track and land-based — were located in 23 states as of last year, producing \$37.34 billion in gaming revenues according to the American Gaming Association.

Nowadays, thanks to luxury hotel rooms, conventions, retail, restaurants and other forms of entertainment, Nevada casinos, especially those on the Strip, are less reliant on gaming revenues.

According to the Nevada Gaming Control Board's annual Gaming Abstract Report, nongaming spending by customers accounted for 64 percent of the Strip's overall \$15.3 billion of total revenues in fiscal 2012. With casino options growing throughout the United States, the gap will continue to widen.

"People don't need to come here to play slots and shoot craps," Schwartz said. "There is less demand."

Las Vegas — and Nevada for that matter — will always be relevant to the gaming industry, he added. Gamblers and visitors alike want the experience, amenities and history that only the state's casinos can offer.

"There are some nice suites (at the Grand Victoria Casino) in Elgin, Ill.," Schwartz said. "But they don't have the 'Rain Man' suite" at Caesars Palace.

Contact reporter Howard Stutz at hstutz@reviewjournal.com or 702-477-3871. Follow @howardstutz on Twitter.

Posted December 25, 2013 - 8:11pm

'Iron horse' played significant role in growth of Silver State



The Nevada State Railroad Museum runs the annual Santa Train with Locomotive No. 25 in Carson City, Nev., Sunday, Dec. 1, 2013. The engine, built in 1905, was initially purchased by the Virginia & Truckee Railroad for passenger service between Reno and Virginia City. (Cathleen Allison/Las Vegas Review-Journal)



**By SEAN WHALEY
LAS VEGAS REVIEW-JOURNAL**

Editor's note: Nevada 150 is a yearlong series highlighting the people, places

and things that make up the history of the state.

CARSON CITY

From the construction of the first transcontinental railroad to the development of Las Vegas, the "iron horse" played a significant role in Nevada's early history.

And with significant efforts by train lovers of all stripes, Nevadans and visitors can still enjoy the sound of a steam locomotive whistle while riding the rails in more than one location around the state.

From White Pine County's Ghost Train to the famed Virginia & Truckee Railroad, the "Queen of the Short Lines," railroad buffs can visit different parts of Nevada and learn some history while having fun at the same time.

The two railroads aren't the only options either.

The Nevada State Railroad Museum in Carson City also runs steam locomotives on special occasions in addition to other railroad stock. Its counterpart in Boulder City runs excursions using diesel locomotives reflecting the railroad era of the region.

So if it is trains you want, Nevada has a lot to offer.

"Contemporary Nevada owes more to its railroads than to its mines," said retired University of Nevada, Reno, professor and historian James Hulse in his 1991 book, "The Silver State."

"Nevada was almost uninhabited before the first railroad, the Central Pacific, was built. Between 1868 and 1905, however, half of the state's present county seats originated as railroad towns."

The transcontinental railroad was the first in Nevada. Constructed between 1863 and 1869, the railroad still runs through Northern Nevada, and train lovers can follow much of the route on Amtrak from Sacramento, Calif., to Chicago.

After the completion of the coast-to-coast link, "short lines" began to be built, typically running from mining strikes to the main rail lines.

The Virginia & Truckee, completed between Carson City and Virginia City in 1869, was one of these railroads.

It runs again now between the two communities after a lot of hard work by railroad fans, taking visitors through scenic Gold Canyon to Virginia City.

The Tonopah and Goldfield Railroad, the Eureka and Palisade Railway and others operated throughout Nevada when mining boom towns sprang up.

The Northern Nevada Railway, which still operates in Ely, is another short line that survives. It was constructed in 1905-06 to serve copper mining activities in the region.

Both railroads now serve as tourism draws to their regions.

Las Vegas itself was established as a railroad town in 1905 as a link in the San Pedro, Los Angeles and Salt Lake Railroad. The city was formed with the auction of 110 acres in what is now downtown.

Frank Ackerman, director of the Nevada State Railroad Museum in Carson City, said the exhibits at the facility highlight much of this history.

The museum's acquisition of 19th century railroading equipment makes it one of the few in the country to focus on this period, he said.

The museum has a short stretch of track and on special occasions runs Locomotive No. 25, a Baldwin engine that was one of the last to be purchased by the Virginia & Truckee Railroad in 1905.

Ackerman, who rides Amtrak when he can, said the exhibits demonstrate to visitors that railroads were a tool that helped develop Nevada. It is what the early residents did with the railroad that is so fascinating, he said.

"There is such a story here," Ackerman said. "It is so deeply embedded in Nevada's history."

Posted December 28, 2013 - 4:17pm

Howard Hughes changed Vegas



Businessman and aviator Howard Hughes poses beside his Hughes H-1 racing airplane. Hughes took part in the design of the aircraft, which he flies to set the world land speed record of 352 mph in 1935. (Historic file photo.)



By TIM O'REILEY
LAS VEGAS REVIEW-JOURNAL

Editor's Note: Nevada 150 is a yearlong series highlighting the people, places and things that make up the history of the state.

The Nevada Gaming Commission on Jan. 26, 1989, with little comment OK'd transferring the license for 125 slot machines at McCarran International Airport's private aviation terminal.

Although outwardly routine, the action brought down the curtain on the presence of Howard R. Hughes in the casino and resort industry. Once so powerful, his attempt to buy the Stardust in 1968 was met with federal objections that his economic clout had grown too large. One of Hughes' companies had owned the terminal for two decades.

Nevertheless, plenty of reminders are around to this day that Hughes ranks as perhaps the most influential person in Las Vegas history, not only for what he did, but what he didn't do.

During a buying spree that totaled \$300 million, a monumental sum at the time, Hughes accumulated six resorts or stand-alone casinos in Las Vegas, a seventh in Reno, 2,500 mining claims, a TV station, an airport, an airline and huge tracts of open desert now covered with houses, office towers and industrial buildings.

Perhaps most important, he put a respectable corporate patina on the Strip, largely regarded then as a Mafia subsidiary.

The 25,000 acres he bought for an industrial park near Red Rock Canyon now bears the name of his grandmother, Jean Amelia Summerlin.

He did it all in a way that still sets the standard for bizarre, well beyond any legend tied to Area 51. Even today, theories surround his motivations because he left no firsthand accounts.

Hughes had visited Las Vegas frequently during the 1940s and '50s, before he became a germaphobic recluse. While testing a rescue plane that drew the interest of the Army Corps of Engineers in 1943, he crashed into Lake Mead, killing two passengers and knocking him unconscious.

Local aviation pioneer George Crockett told a historian that Hughes would fly in starting in the mid-1940s and stay at his house because "(h)e liked his privacy and he knew he could have it with me."

By early 1953, Hughes had completed assembling the land that was long called Hushite, where he said he would relocate his aircraft company from Southern California and give Southern Nevada an industrial base that community leaders had long craved. However, he had to scrap the plan when employees balked at moving to a small town in the desert.

However, not until his private train pulled up to a siding in North Las Vegas early on Thanksgiving Day in 1966, avoiding prying eyes, did his presence grow into legend. He and his entourage checked into the top floor of the Desert Inn after having someone go in on a stretcher to draw attention while he walked alongside unnoticed.

When Desert Inn owner Moe Dalitz asked the group to clear out of the luxury suites to make way for high rollers on New Year's Eve, Hughes refused.

Instead, he bought the hotel for \$13.3 million and received a gaming license without having to go through the normal background check or even appear in front of the Nevada Gaming Commission.

The Clark County Gaming Licensing Board called a special midnight meeting on April 1, 1967, to whisk through his application. "This is the best way to improve the image of gambling in Nevada by licensing an industrialist of his stature," District Attorney George Franklin said.

Regarded as a billionaire when the world's population of the superrich could be counted on the fingers of one hand, Hughes started writing checks. Castaways, Frontier, Sands, Silver Slipper and the Landmark all came under his ownership, making him the state's largest employer at 8,000 people. However, a massive expansion of the Sands, meant partly to scare Kirk Kerkorian from building the International, never came to pass.

Along the way, several other fantasies never came into existence. He planned to build an airport as a western hub for supersonic airliners, then sell it to the county at cost plus take control of McCarran International Airport. The Federal Aviation Administration, however, debunked the idea. This prompted Hughes to issue his first public statement in 15 years, printed in whole by the Review-Journal.

Testimony at one of the trials after Hughes' death in 1976 revealed he had developed an agenda to assume near imperial powers in the state, including lobbying the Legislature on every bill proposed, ban rock concerts in Clark County, stop expanding the Las Vegas Convention Center, deny a gaming license to competitor

Just as quietly as he arrived, Hughes departed Las Vegas through a fire escape on Thanksgiving Day in 1970 having never met with anyone outside his inner circle or left the Desert Inn; even Gov. Paul Laxalt talked to him on the phone only. Speculation at the time said he had merely taken a trip, but he spent the rest of his life as a gypsy with a private jet, never returning to Las Vegas.

By the time of his departure, he had started to wear out his welcome. "It kind of looks like the racketeers ran a better business than Mr. Hughes does," said County Commissioner James Ryan, a couple of weeks after his departure. "At least when (mobsters) were here, people played by the rules and when there was a problem with the rules, they went outside the county line."

Some people at the time blamed a palace coup for causing Hughes to leave; others have said it stemmed from nuclear weapons testing to the north of Las Vegas; still others pointed to a federal probe into possible kickbacks tied to his purchases. When Hughes applied for new gaming licenses reflecting a corporate reorganization, Gov. Mike O'Callaghan demanded proof that they were legitimate.

In addition, complaints arose that he had cut out the personal service and luxury touches that came with Mafia ownership of resorts.

Whatever the case, litigation ensued over control of his business realm, the validity of a series of wills and who would inherit his riches. Ultimately, the successors decided to sell all his gaming interests, many of which lost money. The mining claims were deemed worthless.

Instead, what became the Howard Hughes Corp. concentrated on real estate development, including the business center east of the Strip, the industrial park south of McCarran and the signature community, Summerlin.

Contact reporter Tim O'Reiley at toreiley@reviewjournal.com or at 702-387-5290.

At his Klondike Hotel or the Welcome to Fabulous Las Vegas sign, John Woodrum kept the lights on



LAS VEGAS SUN

John Woodrum looks out from the Klondike in this 2006 photo.

By **John Katsilometes** ([contact](#)) 

Monday, Jan. 6, 2014 | 5:39 p.m.

Several years ago, long before any elected or appointed official authorized building a parking lot and staging area at the Welcome to Fabulous Las Vegas sign, John Woodrum promoted doing just that.

Woodrum had for decades been concerned about the safety of “amateur models,” to use his term, racing across a busy Las Vegas Boulevard from his Klondike Hotel, which was built just across the

Related news

- [Former owner of the Klondike 'saw opportunities to do things and then got things done'](#)

street to the east of the sign.

In the [summer of 2006](#), he said, "It happens at all hours. I've watched it every day for about 30 years, and it's not getting any better."

Sending out that warning was just one of Woodrum's sensible moves. Years later, of course, an entrance and exit with parking spaces and even a staging area decorated by a patch of artificial grass were constructed to address the high volume of visitors to at that site.

By then, Woodrum's Klondike had long been demolished. The little red motel-casino had previously been used as a sort of parking lot for the Welcome to Fabulous Las Vegas sign, but it was a lot more than that.

The Klondike was a popular hideaway for such Vegas dignitaries as Bob Stupak and an array of entertainers ranging from Tom Jones to Cook E. Jarr, who had finished their shows and were looking for a convenient late-night hang.

So I was saddened to hear that Woodrum died just as the calendar was flipped to 2014, on Friday night at Summerlin Hospital of an undisclosed illness at age 75. He was an old-time Vegas figure, no question.

Woodrum was an original business partner of Bill Boyd who in 1975 split with Boyd to embark on his own hotel-casino venture, paying Ralph Engelstad \$1.2 million for the Klondike. Woodrum began running the hotel on May 12, 1976, and even by then the 153-room hotel was already fairly aged, as it had been open since 1961, originally as a Motel 6. The Klondike was famous for its easy entrance and exit off Las Vegas Boulevard (maybe a little too easy, as hoards of pedestrians would discover), and also for its value.

The casino promoted its \$2 limit blackjack tables and a pair of 10-cent-a-spin roulette wheels. The 24-hour cafe offered a 99-cent breakfast special of two hotcakes and an egg. The hotel [closed in June 2006](#) as Woodrum accepted an offer of \$48 million for the six-acre parcel from Royal Palm Communities of Boca Raton, Fla.

The investment group had planned to build a \$1 billion condominium high-rise with an 80,000 to 90,000 square-foot casino that Woodrum said at the time would ascend to 25 stories. Construction was to begin in the first quarter of 2007, but the economic downturn doused plans for construction of the project.

In the meantime, Woodrum's family, principally his son Mike, operated the Klondike Sunset in Henderson. Similar to the original Klondike, that little hotel-casino was favored by those looking for a good time at a fair price. As Woodrum said in the [summer of 2008](#), "It's like 'Cheers' all over again. People can just be themselves."

Woodrum was vital in the preservation of Vegas history, especially helping sustain the very existence of the Welcome to Fabulous Las Vegas sign on Las Vegas Boulevard. In 1976, just after he took over the Klondike, he ran a power line out to the sign, which had been dark for about three years.

But that move wasn't exactly up to code, as they say.

"I fired it up," Woodrum said in the spring of 2006, just a month before the Klondike closed. "It started running then. But someone cut the line — the County Commission didn't like the line running from my place to the sign. There was a big dispute about who would pay for the power to the sign, and the meter had been turned off."

So ...

"I said, 'I'll keep the sign lit, and I'll pay the power bill.'"

The dispute was soon settled, with the county agreeing to pay to keep the sign illuminated, for all time. In the years since, the Klondike has been torn down and fenced off, and those taking photos probably have no idea the rich history forged on that nondescript patch of dirt.

But when I drive past all those crowds lining up for photos, I recall that crimson hotel, the glowing Klondike "CASINO" sign and remember John Woodrum.



[SAM MORRIS](#)

Klondike Sunset owner John Woodrum dresses up a 99-cent hamburger special Thursday, July 10, 2008.

Follow **John Katsilometes** on Twitter at [Twitter.com/JohnnyKats](https://twitter.com/JohnnyKats). Also, follow "Kats With the Dish"

Posted January 1, 2014 - 7:18pm

Upscale theater complex marks inspired change for downtown



The exterior of Inspire, a three-story building featuring a news cafe, a theater and a few bars, is photographed Tuesday, Dec. 31, 2013 at the corner of Fremont Street and Las Vegas Blvd. (Samantha Clemens/Las Vegas Review-Journal)



By BENJAMIN SPILLMAN
LAS VEGAS REVIEW-JOURNAL

not after Inspire Theater is up and running.

To say Inspire will operate in renovated space of the former 7-Eleven at Fremont Street and Las Vegas Boulevard is to undersell the word “renovated.”

It's a more than \$5.5 million rebuild of a structure that has long been a blight at the intersection that connects the Fremont Street Experience casino corridor to the quirky bars of the Fremont East Entertainment District.

Not only did business partners Future Restaurant Group and the Downtown Project completely gut and replace the interior of the building, they rebuilt the exterior, adding a third level complete with rooftop bar and patio with panoramic downtown views.

Future Restaurant Group, owned by Michael Cornthwaite, includes the Beat Coffeehouse, Downtown Cocktail Room and several other bars and restaurants. Downtown Project is the business entity Zappos CEO Tony Hsieh and his investment partners are using to invest about \$350 million in everything from real estate development to technology start-ups.

The most striking exterior feature at Inspire is the northwest corner's vertical neon sign with the Inspire name and large video screen facade.

Jennifer Cornthwaite, Michael Cornthwaite's wife and business partner, said she expects replacing a dark, blighted property with a bright, multistory building will lure more people out from under the Fremont Street Experience canopy and into Fremont East.

“I've seen people turn right there and go back,” Cornthwaite said, pointing from a second floor balcony to the sidewalk that marks the end of the Fremont Street Experience. “I think having all these lights and people, it will just be a lot more inviting.”

The ambitious project includes a theater with more than 150 seats, a coffee shop and newsstand, four bars and myriad nooks and crannies suitable for everything from a quiet place to tap on a laptop to drinking a cocktail while watching the crowds on Fremont Street.

Cornthwaite said the idea is to create downtown spaces downtown to rival some of the area's best spots for a nice cocktail, which include the Petrossian Bar at Bellagio or Sage in Aria.

She was particularly enthusiastic about a secluded, second-floor bar that will likely be limited to members-only, with a locked door equipped with a fingerprint scanner.

Cornthwaite said they plan to bring in a bartender who will specialize in the detailed, Japanese-style bar service rituals.

“There is nothing snooty about it,” she said. “It is just so much care and precision you just feel totally special.”

Closer to the street is the Wayfarer bar, which is already open for business. It's a dark, mid-century style room with lots of leather and wood and sleek lighting. The bar will likely open at 5 p.m. six days per week, Cornthwaite said.

The bar opens onto the theater, which has auditorium style seating, a balcony level with general seating and a private viewing area, surround sound and the ability to send feeds from the stage to screens throughout the property.

“I think it is going to be a fantastic place for film screenings and discussions with directors,” said Dayvid Figler, a longtime writer and performer.

Figler was among the first performers to do a show from the Inspire stage on Friday.

“It is a really nice stage, you are probably no further than 30 or 40 feet from anybody,” he said. “I think it is really good to establish rapport with the audience to bring them into events.”

The theater also has a nicely appointed green room for performers with its own access to the street and a private washroom. Cornthwaite said the idea was to create a small venue that might still be attractive to experienced, widely known performers.

“There is no expense that has been spared,” she said. “I hope performers who are in Las Vegas, they will want to come down to Inspire.”

Also on the first floor is a coffee and pastry bar that opens to a newsstand with seating for work, conversation or quiet reading. Cornthwaite said there is Wi-Fi throughout the property, and customers will find places to sit and spend time on all three floors. The coffee shop and newsstand hours will likely be from 9 a.m. to 9 p.m., six days per week.

Various features of the property will open as they're ready in coming weeks, she said. A grand opening is anticipated in February.

“I think one of the most important things is finally having this not be an abandoned 7-Eleven,” Cornthwaite

said.

Contact reporter Benjamin Spillman at bspillman@reviewjournal.com or 702-383-0285. Follow him on Twitter @BenSpillman702.

As 2014 begins, what's next for downtown Las Vegas?



"Zarkana" cast members perform on Fremont Street during Life Is Beautiful Day 1 on Saturday, Oct. 26, 2013.

Corlene Byrd

By **Joe Schoenmann (contact)**

Monday, January 6, 2014 - midnight

By the end of 2014, parts of downtown Las Vegas will look much different than they do now.

Old motels and hotels surrounded by Keep-Out fencing will be refurbished and transformed for new uses. Ground is expected to be broken on much needed mid- and high-rise residential projects. Developers, triggered by Zappos' move into old City Hall and the Downtown Project's recent property grab, will likely move into parts of the neighborhood that barely got a look before.

On the flip side, while redevelopment will continue, it might not come as quickly as some might expect.

Dan Palmeri, an office specialist with the commercial real estate firm Cushman & Wakefield Commerce, fields calls from businesses that want to move downtown to get away from the blandness of the suburbs. But their office space needs are larger than anything available in the area.

Large contiguous tracts of land around East Fremont Street have been purchased by the Downtown Project, but the developers don't appear to be interested in raising office buildings.

"I love what the Downtown Project is doing, but there's going to come a point that what they're doing with the available land is not conducive to creating a true, urban environment," Palmeri said. "You need to build up and go vertical, because there are only so many parcels."

If Fremont Street redevelopment slows a bit, however, that could bode well for less-publicized efforts in the Arts District, roughly a mile to the southwest. If Fremont Street gets locked up, developers hellbent on pursuing projects downtown are expected to head west.

Several projects already have been proposed for the Arts District, including a movie theater and a mid-rise residential-office building complex.

Terry Murphy, owner of Strategic Solutions consulting, seconds Palmeri's feeling that the Arts District could be the next frontier.

"I think that's where you will see more commercial activity and retail," she said.

She also believes Commerce Street will get more attention.



Mona Shield Payne / Special to the Sun

"You're going to see the seed of a very interesting little district — more entertainment-related — because of the buildings, which are warehouses and that kind of thing," Murphy said. "There might even be residential over there, if it's far enough away from the railroad."

Murphy also expects 2014 to be the year the city delves more seriously into a downtown master plan that considers connectivity, public spaces and zoning. Advertisement

Guest gamble at the craps table during the opening of the Downtown Grand Las Vegas Hotel and Casino in Las Vegas Sunday, October 27, 2013.

Brand Wiegand, a broker at Focus Commercial Properties, said residential development downtown would be great, but maybe not yet. Developers still have to figure out "how to get something out of the ground that makes sense," Wiegand said. "Rents have to be higher to make that work."

Will people pay \$2 a square foot to rent an apartment downtown when they can get similar space in the suburbs for \$1?

While downtown is the second-densest employment area in the valley — the Strip is the first — Wiegand isn't sure that a 20-minute drive from Summerlin or Henderson is so daunting that people will pay more to live there.

That's why the Downtown Project's efforts to bring in bars, restaurants and retail plazas like Container Park are so important, he said. Creating an environment that's lacking in the suburbs could help tenants overcome wariness about higher rents.

What else is on the horizon for 2014?

- A downtown developer expects about 1,000 new residential units to be built over the next 24 months. Offerings will include high rises, mid-rises and micro-apartments. They will be aimed at locals, not tourists, unlike the high rises of the early 2000s.
- The Downtown Project's march eastward on Fremont Street is expected to include repurposing the Ferguson Motel, 1028 Fremont St.; the John E. Carson hotel, 124 S. 6th St.; and the Eden Inn, 120 S. 6th St. The motels will be transformed into bars, galleries, restaurants, offices and retail space.
- A flurry of entertainment venues are anticipated for the area near 10th and 11th streets.
- Expect the return of the Bunkhouse before the middle of the year. This bar-club was bought by the Downtown Project, which expected to reopen it within weeks. But it had so many structural issues, developers had to gut and rebuild it. It is slated to open in the second quarter of the year.
- A long-awaited grocery store is planned for an empty storefront on Fremont Street between 6th and 7th streets near El Cortez.

- PublicUs, a “fresh American” restaurant at Maryland Parkway and Fremont Street, is expected to open in the coming months.
- Banger Brewing is scheduled to open in Neonopolis, and another brewery is planned for farther east on Fremont Street.

Joe Schoenmann doesn't just cover downtown; he lives and works there. Schoenmann is Greenspun Media Group's embedded downtown journalist, working from an office in the Emergency Arts building.

JOHN WOODRUM, 1938-2013:

Former owner of the Klondike 'saw opportunities to do things and then got things done'



Klondike Sunset principal John Woodrum pictured in front of the Henderson casino in this file photo.

By Ed Koch

Tuesday, Jan. 7, 2014 | midnight

In the mid-1970s, the famous “Welcome to Fabulous Las Vegas” sign on the south end of the Strip went dark, the victim of electrical problems.

John Woodrum, the new owner of the nearby 153-room Klondike Hotel and Casino, which was then the southernmost casino on the Strip, felt it was vital that the prominent landmark that had long greeted visitors should be illuminated. So much so, he ran a power line from his resort to the sign and repowered it.

That led to a showdown between Clark County officials and Woodrum over just who was going to pay that electric bill. Woodrum ended the

Related news

- [At his Klondike Hotel or the Welcome to Fabulous Las Vegas sign, John Woodrum kept the lights on](#)

county, apparently shamed by Woodrum, eventually acquiesced, ran its own lines and paid to keep the iconic symbol shining brightly to this day.

John G. Woodrum, the son of a dirt-poor Kentucky tobacco sharecropper, who in just six short years rose from a casino sales representative to a downtown casino general manager and finally to owner of the Klondike — which later relocated to Henderson and became the Klondike Sunset — died Friday at Summerlin Hospital. He was 75.

The cause of death was complications of kidney and heart disease. Woodrum had been a kidney dialysis patient for 2 1/2 years, his family said.

Services for the Las Vegas resident of 49 years will be at 4 p.m. Thursday at the Dragon Ridge Country Club, 552 S. Stephanie St. in Henderson.

“When it came to Las Vegas, my father was old school,” said Michael Woodrum of Henderson. “He always had an affection for that sign. If it were not for my father, it likely would have fallen into decay and, like so many other old historic sites in Las Vegas, could have been torn down.

“My father saw opportunities to do things and then got things done.”

John Woodrum purchased the 7,700-square-foot Klondike on 6 acres from late Imperial Palace owner Ralph Englestad for \$1.2 million on May 12, 1976. It had operated in Las Vegas since 1962, first as a Motel 6.

After buying the property, he and his wife, Ellen, drove southbound on the Strip so he could show her the acquisition. After they passed the old Hacienda Hotel at what was then the southernmost tip of the Strip, a growingly concerned Ellen exclaimed, “John, are you sure the place you bought is not in California?”

The Klondike, which in its heyday offered 99-cent breakfast specials and 10-cent roulette, was used as a location site for films including “Miss Congeniality 2: Armed and Fabulous” (2005) and “Vegas Vacation” (1997).

John Woodrum closed the Klondike in 2006 and later opened the Klondike Sunset, a neighborhood casino off North Boulder Highway.

Born Aug. 24, 1938, in Albany, Ky., he grew up in a wood plank house that had no indoor plumbing. He attended the University of Eastern Kentucky in Richmond, where he played basketball, and had a short stint in the National Guard before moving to Las Vegas in 1965.

From 1965 to 1970, John Woodrum was sales manager for three Las Vegas men’s clothiers.

In May 1970, he entered the gaming industry, working for Del E. Webb Corporation as western sales manager for the old Thunderbird Hotel on the Strip.

He then helped open two downtown casinos — the Union Plaza (today called the Plaza) in 1971 as director of sales and the California Hotel in 1974 as the first general manager of that Boyd family-owned operation. Two years later, he bought the Klondike.

In addition to his son and wife of 45 years, John Woodrum is survived by a daughter, Lisa Woodrum of Las Vegas; three grandchildren Lauren, Cole and Logan; and a sister, Kathy White of Kentucky.

Ed Koch is a former longtime Sun reporter.

Iconic New York-New York marquee headed for Neon Boneyard



By **Ed Komenda (contact)**

Electric sign workers on Tuesday will dismantle New York-New York's iconic neon marquee to make way for a new facade.

The crew from Young Electric Sign Company (YESCO) plans to retire the 30-foot, gold-border neon reader board and canopy — unveiled in 1997 — to the Neon Museum.

YESCO's main tool will be a towering crane to take the marquee down in three parts, which will end up at the Neon Boneyard.

The new facade is part of a \$100 million project to freshen up the walkway between the Monte Carlo and New York-New York, adding new retailers, such as a Hershey's Chocolate World.

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding Project Update list

SUMMARY

The project update list is updated every month, with updated information showing in red.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

Project Update List.

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
---------	-------------------	----------------	------------------	----------------

 Potential Historic Preservation Fund (SHPO CLG grant) projects

[Updates](#)

GRANT APPLICATIONS / PROJECTS				
2013 HPF Grant	HPC voted to request funding for historic resource survey and inventory of a portion of the Huntridge Neighborhood 10/24/12; application submitted 12/3/12; awarded \$30k of \$45k request; submitted revised budget and scope 8/21/13; IFC International to chosen 11/26/13 to conduct survey	Pending contract negotiations	09/30/14	Work includes historic survey of a portion of the Huntridge Subdivision Amended Tracts 1, 2 and 3, all of the Huntridge Subdivision Tract 3, and the Huntridge Circle Park and 2) administration of the Certified Local Government program in the city of Las Vegas
2014 HPF Grant	HPC voted to request funding for historic resource survey and inventory of a portion of the Huntridge Neighborhood 10/23/13; application submitted on or before 12/06/13	Pending SHPO	9/30/15	Work includes historic survey of Tract 4 of the Huntridge Neighborhood and administration of the Certified Local Government program in the city of Las Vegas.
Scenic Byway Grants	2009 - \$313,760 Grant for restoration and installation of the Apache Motel and Golden Inn historic neon signs in Las Vegas Boulevard median	Planning to coordinate with Public Works and Neon Museum to restore and install the signs	6/30/14	Historic neon signs are provided by the Neon Museum
HISTORIC PROPERTY UPDATES (*City-owned properties)				
Bonanza Underpass	Eligible for inclusion on local register	No pending action	N/A	Property is listed on the National Register of Historic Places
Historic El Cortez Hotel & Casino	National Register plaque installed 5/8/13, unveiling event 5/9/13	No pending action	05/11/13	Property is listed on the National Register of Historic Places
Floyd Lamb Park at Tule Springs*	Centennial Commission approved request for \$21,150 for archaeological, engineering and feasibility study for restoration of adobe 10/17/11; draft engineering study has been submitted; installation of markers and exhibits complete; Mel Green, historic structural engineer, presented findings of adobe study to the Centennial Commission on 4/22/13 and to the HPC on 5/22/13; Staff submitted an application for funds from the NV Commission of Cultural Affairs to rehabilitate the “Old Adobe”	P&D and Parks, Recreation and Neighborhood Services to continue to work together on implementation of historic preservation plan	N/A	Centennial funds used for existing conditions report. Property is listed on the local and National Registers of Historic Places
Huntridge Theatre	Development plan approved by City Council 12-3-08; property is eligible for inclusion on the local register; CCA covenants expire 2017	No pending action	N/A	Property is listed on the state and National Register of Historic Places
J.D. Smith House	Eligible for inclusion on local register	No pending action	N/A	Property is listed on the National Register of Historic Places
Springs Preserve	Eligible for inclusion on local register	No pending action	N/A	Property is listed on the National Register of Historic Places
Lorenzi Park*	NV Board of Museums and History approved nomination to NR on 12/5/08; designated as historic district by City Council 5/20/09; NR nomination denied by NR; Consultant revised and resubmitted; NV Board of Museums approved listing on the State Register of Historic Places12/06/13	No pending action	N/A	Property is listed on the city of Las Vegas Historic Property Register and the Nevada Register of Historic Places
Morelli House	National Register plaque ordered 5/20/13; National Register plaque installed 09/30/13	No pending action	N/A	Property is listed on the local, state and National Register of Historic Places

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
 Potential Historic Preservation Fund (SHPO CLG grant) projects				
Updates				
Mormon Fort	Eligible for inclusion on local register	No pending action	N/A	Property is listed on the state and National Register of Historic Places
Moulin Rouge	Majority of historic buildings destroyed by demolition or fire – portion of original hotel building remains	Historic sign is stored at Neon Museum	N/A	Property is listed on the local and National Register of Historic Places
Railroad cottages	Springs Preserve to receive \$11 million in SNPLMA funds, a portion of which will go toward cottage restoration/interpretation; HSR complete; cottages have been moved to their permanent location; presentation from Springs Preserve re: status 05/22/13; Restored railroad cottage dedication held 11/16/13 at the Clark County Museum	Work with the LV Springs Preserve on cottage project as necessary	N/A	Cottages are listed on the National Register of Historic Places
Westside School*	HPC to receive quarterly updates	Historic Westside School project on hold pending budget resolution	N/A	Property is listed on the local, state and National Register of Historic Places
CENTENNIAL PROJECTS				
HPC Legacy Funds	City Council approved revised MOU on 9/5/07. HPC approved projects and cost estimates for Legacy funds 2/27/08; LVA would like to schedule an event; meeting of HPC budget subcommittee held 8/17/11	Move forward with projects	N/A	Grant funds received from the Las Vegas Commission for the Centennial
ENDANGERED PROPERTIES, SITES				
Victory Hotel	Property owned by Oakbrook Realty and Investment II, LLC since 2008; entire city block including Victory Hotel is for sale; Councilman Coffin has requested a rehabilitation assessment – RFP released 03/05/13; RFP review 4/16/13; Logan Simpson Design submitted draft historic rehab analysis 09/19/13; LSD submitted final report 10/21/13; HPC approved resolution of support for preservation of Victory Hotel 12/11/13	Application for funding from the Centennial Commission to be considered 01/27/14; staff and Ward 3 council office to work with property owner on next steps	10/31/13	Report funded by the Las Vegas Commission for the Centennial



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding Downtown Project list

SUMMARY

Map changes since the December map release:

- | | |
|------------|--|
| Project 19 | Existing Project: Expansion of a legal non-conforming Liquor Establishment (Tavern). Project now listed as Approved at the 12/10/13 Planning Commission meeting date. Site Address – 124 South 11 th Street. |
| Project 33 | Existing Project: 7,270 square-foot Tavern with a 7,293 square-foot Commercial Recreation/Amusement (Outdoor) space. Project now listed as Proposed with a 01/14/14 Planning Commission meeting date. Site Address – 1023 East Fremont Avenue. |
| Project 35 | Existing Project: 28,700 square-foot Liquor Establishment Tavern. Project now listed as Proposed with a 01/22/14 City Council meeting date. Site Address – 300 Stewart Avenue. |
| Project 37 | Existing Project: 4,084 square-foot Tavern-Limited Establishment. Project now listed as Proposed with a 01/22/14 City Council meeting date. Site Address – 1120 South Main Street. |
| Project 47 | Existing Project: 3,920 square-foot Tavern-Limited Establishment. Project now listed as Approved with a with a 12/18/13 City Council meeting date. Site Address – 124 South 6 th Street. |
| Project 64 | New Project: 7,508 square-foot Tavern-Limited Establishment. Project now listed as Proposed with a 02/11/14 Planning Commission meeting date. Site Address – 10 East Charleston Boulevard. |

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

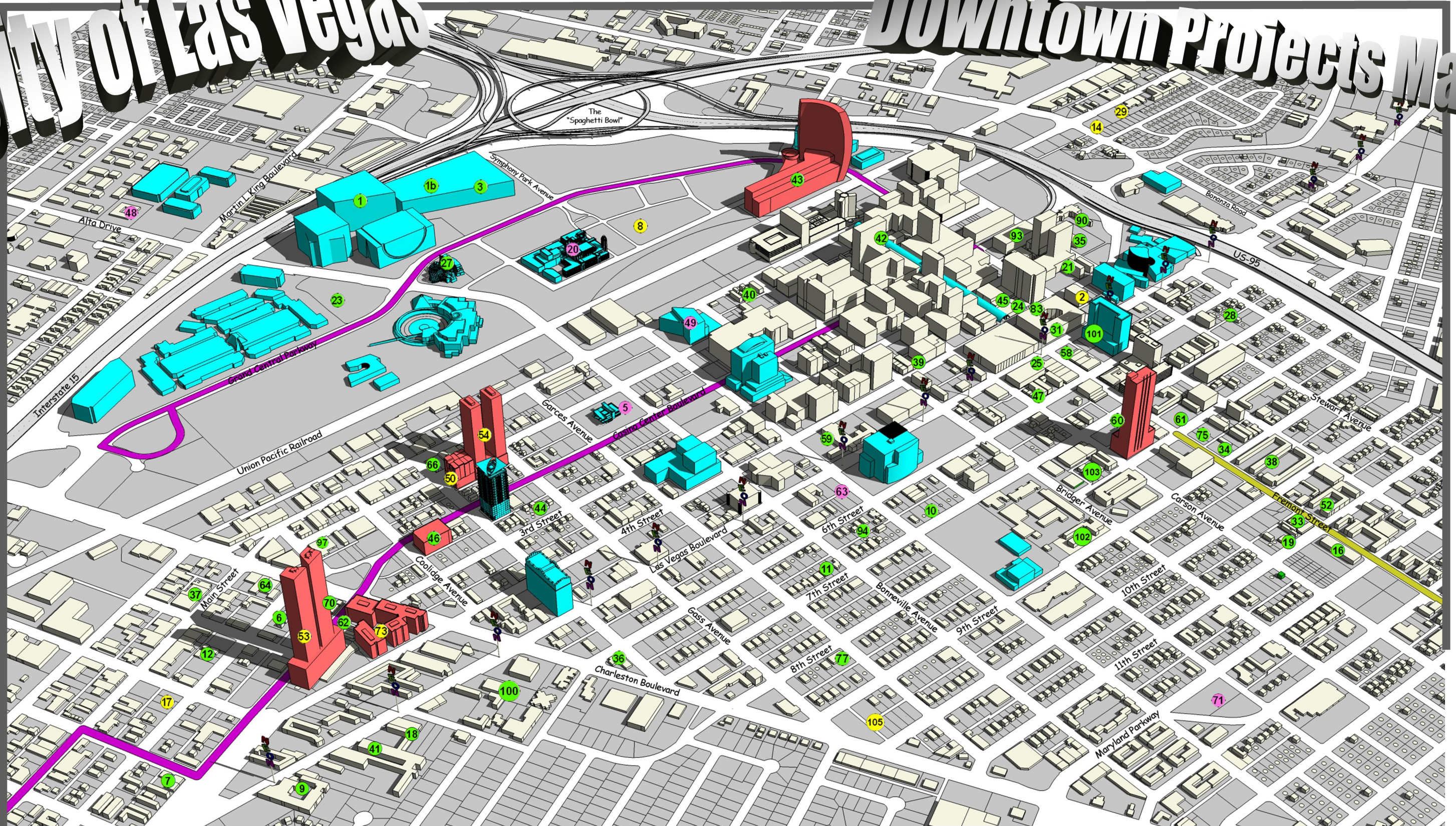
Map of downtown projects.

JG

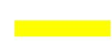
City of Las Vegas

Downtown Projects Map

JANUARY 2014



 BRT Streetscape

 Streetscapes

 Signs on Sticks

 Commercial Development

 Residential Development

 Government/Public Development

Additional Map Information:
LIGHT BLUE buildings are recently built or points of interest, RED buildings are proposed, approved or under construction, further information is available on the backside of this map under the project label number. This map is updated continually due to development activity

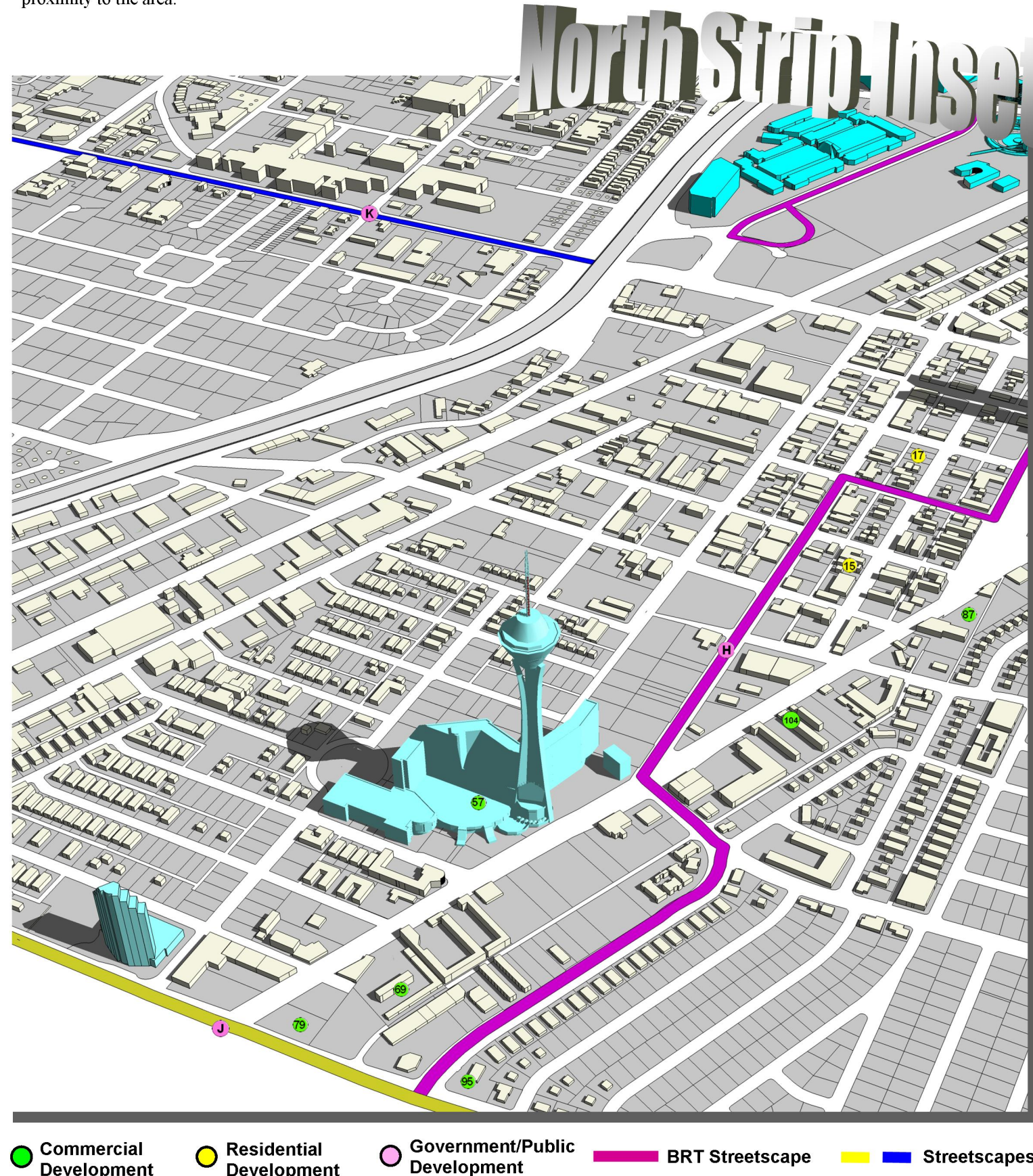
Map Updated: January 8, 2014

- 1 World Market Center Furniture Mart Phase III 1.2 Million SF (Completed)
- 1b World Market Center Furniture Mart 2,175 Unit Parking Structure (Completed)
- 2 Private Pedestrian Plaza & 162 Unit Hotel to Single Room Occupancy Residence - (Approved) CC-11/20/13 50826
- 3 World Market Center Phase IV—1.1 Million SF Wholesale/Retail (Approved)
- 4 601 Fremont – 627 Units, 2 – 35 Story Towers (Approved)
- 5 Transit Passenger Facility — (Completed)
- 6 1,280 SF Urban Lounge - (Approved) CC-10/16/13 50296
- 7 Tattoo Parlor/Body Piercing Studio - (Approved) CC-10/16/13 50419
- 8 Symphony Park (61 Acre site) – Mixed-use Development with 3,200 Residential Units (Approved)
- 9 Tavern Limited, 6,683 SF - (Approved) CC-11/20/13 50850
- 10 5 Story, 120 Feet Tall, 55,132 SF Office Building (Approved) CC-12/01/10 39121
- 11 Conversion of SF Residence to 1,418 SF Office Bldg (Approved) CC-6/19/13 48832
- 12 SUP for a Hotel, Residence (Approved) PC - 5/14/13 48741
- 13 Urban Lofts – 85 Unit Residential Development (Permitting)
- 14 Verge – 296 Unit, 7 Story Building (Permitting)
- 15 54 Unit Apartment Complex — (Approved)
- 16 Tattoo Parlor/Body Piercing Studio - (Approved) CC-11/20/13 50810
- 17 Mixed-use Project – 60 Unit, 60,000 SF Development (Approved)
- 18 Tavern Limited Establishment, 5,669 SF - (Approved) CC-11/20/13 50774
- 19 Tavern Expansion - (Approved) PC-12/10/13 51434**
- 20 The Smith Center for the Performing Arts — (Completed)
- 21 10,780 SF Expansion of existing Gaming Establishment (Approved) PC -1/10/12 43968
- 22 Commercial Development – 177,200 SF of Retail and Office (Approved)
- 23 LV Premium Outlet Mall – Expansion w/159,257 SF of Commercial & 4 Level expansion of existing parking garage - (Approved) PC-5/8/12 44929
- 24 SUP for 3,643 SF Tavern with 401 SF Outdoor seating (Approved) CC - 6/19/13 48816
- 25 15,995 SF Tavern - Limited (Approved) CC-12/19/12 46294
- 26 Medical Office - 15,000 SF (Under Construction)
- 27 Cleveland Clinic Lou Ruvo Center for Brain Health – 62,616 SF of Medical Research (Completed)
- 28 Temporary Parking Lot - (Approved) PC - 5/14/13 ADMIN 49158
- 29 Main Street Tower – 109 Unit, 8 Story Tower (Approved)
- 30 Commercial Development— 39,420 SF New Structure (Approved)
- 31 1,030 SF Tattoo Parlor/Body Piercing Studio - (Approved) CC-7/18/12 45076
- 32 Neon Heights – 352 Units, 47 Story Building (Approved)
- 33 7,270 SF Tavern with 7,293 SF Commercial/Recreation outdoor space - (Proposed) PC-1/14/14 51443**
- 34 Commercial Recreation/Amusement Private Dog Park - (Approved) PC-7/9/13 49532
- 35 SUP for Tavern Establishment - (Proposed) CC-1/22/14 51788**
- 36 Animal Hospital, Clinic or Shelter with no outside pens - (Approved) CC-7/18/12 45203
- 37 4,084 SF Tavern Limited Establishment - (Proposed) CC-1/22/14 51810**
- 38 Temporary Parking Lot - (Approved) PC-2/12/13 47823
- 39 23 Story, 402,500 SF Hotel and Parking garage - (Proposed) PC-1/14/14 51999**
- 40 1,176 SF General Retail store with Package Liquor - (Approved) PC-3/12/13 48091
- 41 4,000 SF Tavern-Limited - (Approved) PC-8/13/13 49910
- 42 Tattoo/Body Piercing Studio - (Approved) PC-7/9/13 49523
- 43 47 Story Hotel with Gaming, 1,600,000 SF (Approved)
- 44 52,900 SF Three-Story Commercial/Recreation/Amusement Facility - (Proposed) PC-1/14/14 52106**
- 45 Package Liquor Off Sale for existing establishment - (Proposed) CC -2/05/14 49543**
- 46 16 Story, Mixed-use Development with 16,000 SF of Commercial & 330 Multi-family Units (Approved) CC-9/7/11 41829
- 47 SUP for Tavern-Limited - (Approved) CC-12/18/13 51430**
- 48 Social Service Provider with 16,576 SF - (Approved) CC-8/17/11 42006
- 49 New City Hall Building - (Completed)
- 50 Solterra Lofts - 130 Units, 14 Stories (Approved)

- 51 Grandview Towers – 1445 Units, 20 Stories (Approved)
52 Motel conversion to 50,768 SF retail center with 3 Taverns (Suites 100, 140 & 145) (Approved) CC-10/02/13 49548
53 Renzi Towers – 1011 Unit, 2 – 63 Story Towers (Approved)
54 Solterra Towers - 700 Units, 50 Stories (Approved)
55 1,918 SF Second Floor addition to existing building - (Approved) CC-6/6/12 44942
56 71 Unit, Live/Work Development, 3 Stories (Approved)
57 Tattoo/Body Piercing Studio - (Approved) PC-5/8/12 44896
58 3,166 SF Tavern Limited - (Approved) PC-8/14/12 45934
59 Historic 5th Street School, Site Re-use (Completed)
60 Commercial Development and Plaza - (Approved) CC-10/17/12 45945
61 **3,000 SF Rooftop Seating Area - (Proposed) PC-1/14/14 52131**
62 13 Story Mixed Use development— (Approved) CC-7/1/09 33587
63 10 Story, 131,228 SF Office Building and 8 Story Parking Garage (Approved) PC-1/10/12 43975
64 **7,508 SF Tavern Limited Establishment - (Proposed) PC 2/11/14 52371**
65
66 6,452 SF Tavern with 1,236 SF Outdoor seating (Approved) PC-7/9/13 49432
67
68
69 Restaurant Service Bar (Permitting)
70 SUP for a Tattoo Parlor/Body Piercing Studio (Approved) CC - 6/19/13 48861
71 Community Recreational Facility within existing 15,000 SF Building - (Proposed) 5/15/12 ADMIN - 45262
72
73 Aquarius - 12 stories, 1,100 condo units (Approved)
74
75 Venue of Vegas - 43,000 SF Tavern & Banquet Facility (Permitting)
76
77 730 SF Addition to an existing Office Bldg (Approved) PC-8/14/12 45963
78
79 2 Story, 21,000 SF Commercial Building, a 547 foot tall roof sign structure and Gaming (EOT) (Approved) CC-9/7/11 42606
80
81 The View – 327 Units, 1 – 25 Story Tower (Approved)
82
83 Liquor Establishment - Tavern (Approved) CC-10/17/12 46297
84
85 Private School – 12,480 SF private school facility (Approved)
86
87 37,611 SF Expansion to an existing SOB (Approved) CC-6/15/11 41038
88
89 Garces Venture – 349 Units, 45 Story Tower w/Commercial (Approved)
90 80,000 SF Shopping center & 6 Story Parking garage (Approved) CC - 10/16/13 48856
91
92
93
94 Office Building - 3,284 SF Professional Office (Approved)
95 Commercial Building – 2,956 SF (Under Construction)
96
97 5,020 SF Urban Lounge (Approved) PC-8/14/12 45950
98 6,772 SF Tavern (Approved) CC-11/7/12 46576
99 3,320 SF Tavern (Approved) CC-11/7/12 46569
100 1,044 SF addition to existing Financial Institution (Approved) PC-3/12/13 48152
101 2 Tavern SUP's (Approved) CC-1/23/13 47293 & 47295
102 Private School (Approved) PC-12/11/12 47297
103 Alternative Parking Standard Site (Approved) PC-12/11/12 47504
104
105 6 Story Mixed-use w/166 Residential Units & 47,100 SF Commercial (Approved) CC-5/15/2013 48464
106
107
108
109
110

Not all projects listed to the left are shown on the illustrated maps. Some projects fall outside the boundaries of the maps in this document, but are still included as Downtown Projects due to their proximity to the area.

G: RTC - “Green Line” BRT Line (2011) **H:** RTC - “Gold Line” BRT Line (2010)
J: RTC - “Sahara Avenue” BRT Line (2012) **K:** Charleston Corridor - Study Area



City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding administrative reviews of applications for building permits for properties listed on the city of Las Vegas Historic Property Register

BACKGROUND

No relevant case history.

ANALYSIS

11/18/13 Historic Preservation Officer administratively approved an application for a Certificate of Appropriateness (HPC-52505) to install a parking booth at the former U.S. Post Office and Courthouse (National Museum of Organized Crime and Law Enforcement) at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Ward 5 (Barlow). A concurrent application was submitted to the National Park Service to amend Part 3 of the Historic Preservation Certification application. The application was approved by the National Park Service on 11/18/13.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

- Application for Certificate of Appropriateness for 300 Stewart Avenue, 11/18/13.
- Parking booth elevations and site plans.
- Parking booth location images.
- Parking booth image.
- Amendment to Part III of the Historic Preservation Certification Application.

1280 8th Place



1101 5th Place



Location of fence.

CM

**DEPARTMENT OF PLANNING****HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Page 1 of 3

Application/Petition For: Parking booth at the Mob MuseumProject Address (Location) 300 Stewart Avenue, Las Vegas, NVProject Name Mob MuseumAssessor's Parcel(s)# 139-34-501-007Ward# 5General Plan Designation: _____ Existing Zoning Designation: C-VGross Acres 2Additional Information Designated on the Las Vegas Historic Property Register and the state and National Register of Historic Places**PROPERTY OWNER** City of Las VegasAddress 495 S. Main StreetCity Las VegasState NVZip 89101E-mail Address cmooney@lasvegasnevada.govPhone 702-229-5260

Fax _____

APPLICANT/REPRESENTATIVE Courtney Mooney, Historic Preservation Officer, City of Las VegasAddress 333 N. Rancho DriveCity Las VegasState NVZip 89106E-mail Address cmooney@lasvegasnevada.govPhone 702-229-5260Fax 702-474-7463

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLYCase # HPC-52505Approved for administrative review? Yes ☒ No ☐Project meets P&D requirements? Yes ☒ No ☐Meeting Date: 1/22/14Date Accepted: * 1/6/14Accepted By: C. MOONEY

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Type of Application

- ☐ **Conceptual Review (recommended):** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☒ **New Construction:** Construction of a new building, additions or garages, sheds, etc. See Unified Development Code for guidance.
- ☐ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building that require a building permit, such as windows, doors, roofing, etc. See Unified Development Code for guidance.
- ☐ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☐ **Variance or Zoning change:** Complete this application and submit a stamped copy of the variance or rezoning application filed with the city's Department of Planning for the requested variances.
- ☐ **Demolition:** Removal of any building feature(s) or razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation. See Unified Development Code for guidance.
- ☐ **Lot Split**
- ☐ **Other:** _____

Work Description

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

Please refer to the Secretary of the Interior's Standards for Rehabilitation (below) for additional information.

Installation of a concrete pad and electrical equipment for a pre-fabricated enclosed parking booth. The parking booth is constructed of aluminum with a bronze finish and has glass windows. The booth will be installed in the landscaped area of the southeast corner of the parking lot located to the west of the museum.

Materials to submit with the application (as needed):

- ☒ **Color photos:** 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☐ **Drawings for conceptual review, new construction or graphics/signage:** One complete set, color where applicable, must be submitted, no larger than 11" x 17". If presentation boards will be used, copies of the boards must be submitted in no larger than 11" x 17" format.
- ☐ **Material Samples/Manufacturer's Brochures:** material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☒ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, and fencing. The plan must show property lines, all existing structures, and their relationship to adjacent structures. One complete set, color where applicable, must be submitted, no larger than 11" x 17".
- ☒ **Elevations:** Elevations must be included for new construction, additions, site graphics, demolitions and fencing. Elevations must show all existing structures on the parcel. One complete set, color where applicable, must be submitted no larger than 11" x 17".

GENERAL BUILDING SPECIFICATIONS:

GENERAL:

Pre-assemble building fabricated from low maintenance, lightweight corrosive resistant aluminum (factory fabricated). Building exterior shall have no exposed fasteners.

1 DIMENSIONS:

4'-0" wide x 6'-0" long and 94" nominal outside height. Interior dimension from floor to ceiling shall be 90".

2 FRAME CONSTRUCTION:

Provide structural framing of 6063-T6 aluminum alloy extrusions. Members shall have a QUAKER BRONZE finish. Connections shall be fastened internally to framing system using mechanical fasteners or MIG welded where necessary. Exposed fasteners on framing system are not acceptable.

3 BASE/FLOOR:

Floor structure shall be layered assembly, 1-1/2" thick, 2pieces of plywood laminated together with a .023 mill finish aluminum underside and an aluminum anti-slip finished floor.

4 LOWER WALL PANEL:

Exterior shall be .032 QUAKER BRONZE aluminum, 2 3/4" THERMAX insulation (R-18) and .032 interior aluminum. Overall thickness of panel shall be 3" .

5 CEILING/ROOF:

Constructed using Hardboard- Factory coated FRP with white finish exterior and interior. Roof drains into full perimeter gutter system.

6 WINDOWS:

Fixed windows shall be single pane 1/4" clear tempered safety glass. Sliding window shall have aluminum frame (QUAKER BRONZE) and 1/4" clear tempered safety glass, insect screen, and locking device. Glass shall be glazed within wall system extrusions and not fastened to exterior wall. Glass sealed with concealed gasket system.

7 DOOR:

Sliding door shall be extruded aluminum frame, half glass, top hung style using an overhead track and heavy duty ball bearing nylon tires with steel hub. Door shall be supplied with mortise hook bolt lockset with removable cylinder. Door color shall be QUAKER BRONZE.

8 ELECTRICAL:

Building shall be wired according to N.E.C. standards. Load center shall be a 125 amp main lug, 120/240 unit with 8/16 open circuits. Wiring shall be within surface mounted EMT conduit, and included shall be (qty-1) GFI duplex receptacle with tester.

9 LIGHTING:

Lighting shall be a dual bulb fluorescent light with pull switch.

10 HEAT:

Heating shall be wall mounted electric with fan forced operation, 1500w/5120 BTU and thermostat in a enamel coated 20 ga. steel cabinet.

11 COUNTER:

Full width x 24" deep x 3/4" thick white melamine work counter with (qty-1) cable grommet.

CUSTOMER APPROVAL

- ☐ APPROVED
- ☐ APPROVED AS NOTED
- ☐ REVISE AND RESUBMIT

SIGNED: _____

DATE: _____

Notice - Austin Mohawk & Co., Inc claims proprietary rights in the information disclosed on this drawing. It is issued in confidence for engineering information only and may not be used, in whole or in part, to manufacture anything whether or not shown hereon, reproduced or disclosed to anyone without direct written permission from Austin Mohawk & Co., Inc

AUSTIN FABRICATING

2175 BEECHGROVE PLACE
UTICA, NY 13501



AUSTIN MOHAWK & CO.,
INC.

2175 BEECHGROVE PLACE
UTICA, NY 13501

PHONE: 315.793.3000
TOLL FREE: 1.800.765.3110
FAX: 315.793.9370

WEBSITE: www.austinhawk.com
E-mail: info@austinhawk.com

TITLE:	4'-0" x 6'-0" Aluminum Building
JOB NO.:	
LOCATION:	UTICA, NY
MOD NO.:	ALB4 6G3 0STFK1DR
COLOR:	QUAKER BRONZE
DATE:	11/30/11
DRAWN BY:	JWL
APPROVED BY:	
SCALE:	NONE
SHEET:	1

AUSTIN FABRICATING

2175 BEECHGROVE PLACE
UTICA, NY 13501



AUSTIN MOHAWK & CO.,
INC.

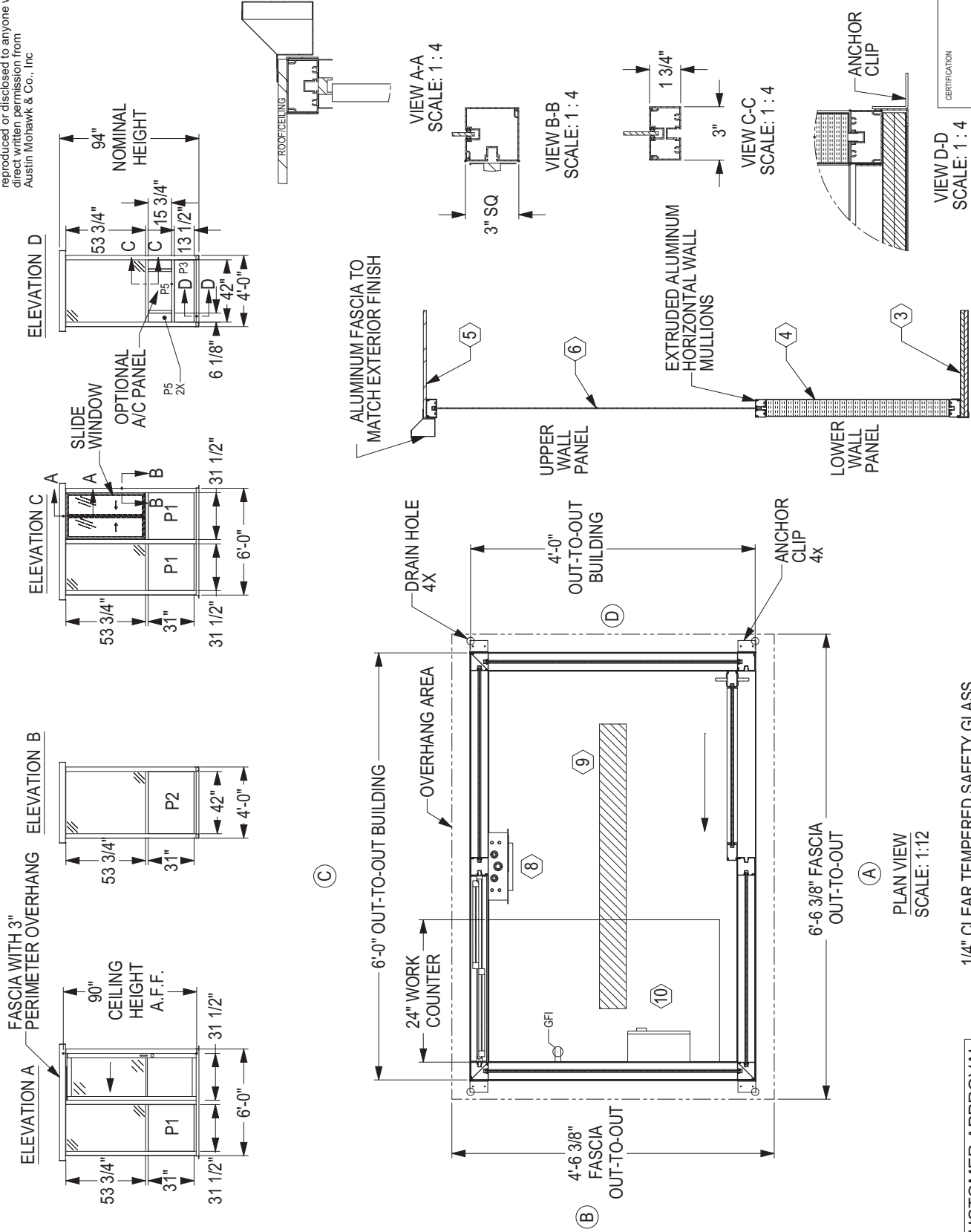
2175 BEECHGROVE PLACE
UTICA, NY 13501

PHONE: 315.793.3000
TOLL FREE: 1.800.765.3110
FAX: 315.793.9370

WEBSITE: www.austinmohawk.com
E-mail: info@austinmohawk.com

TITLE:	4'-0" x 6'-0" Aluminum Building
JOB NO.:	
LOCATION:	UTICA, NY
MOD NO.:	ALB46G30STK1DR
COLOR:	QUAKER BRONZE
DATE:	11/30/11
DRAWN BY:	JWL
APPROVED BY:	
SCALE:	NONE
SHEET:	2

Notice - Austin Mohawk & Co., Inc. claims proprietary rights in the information disclosed on this drawing. It is issued in confidence for engineering information only and may not be used, in whole or in part, to manufacture anything whether or not shown hereon, reproduced or disclosed to anyone without direct written permission from Austin Mohawk & Co., Inc.



- CUSTOMER APPROVAL
- ☐ APPROVED
 - ☐ APPROVED AS NOTED
 - ☐ REVISE AND RESUBMIT

SIGNED: _____
DATE: _____

1/4" CLEAR TEMPERED SAFETY GLASS

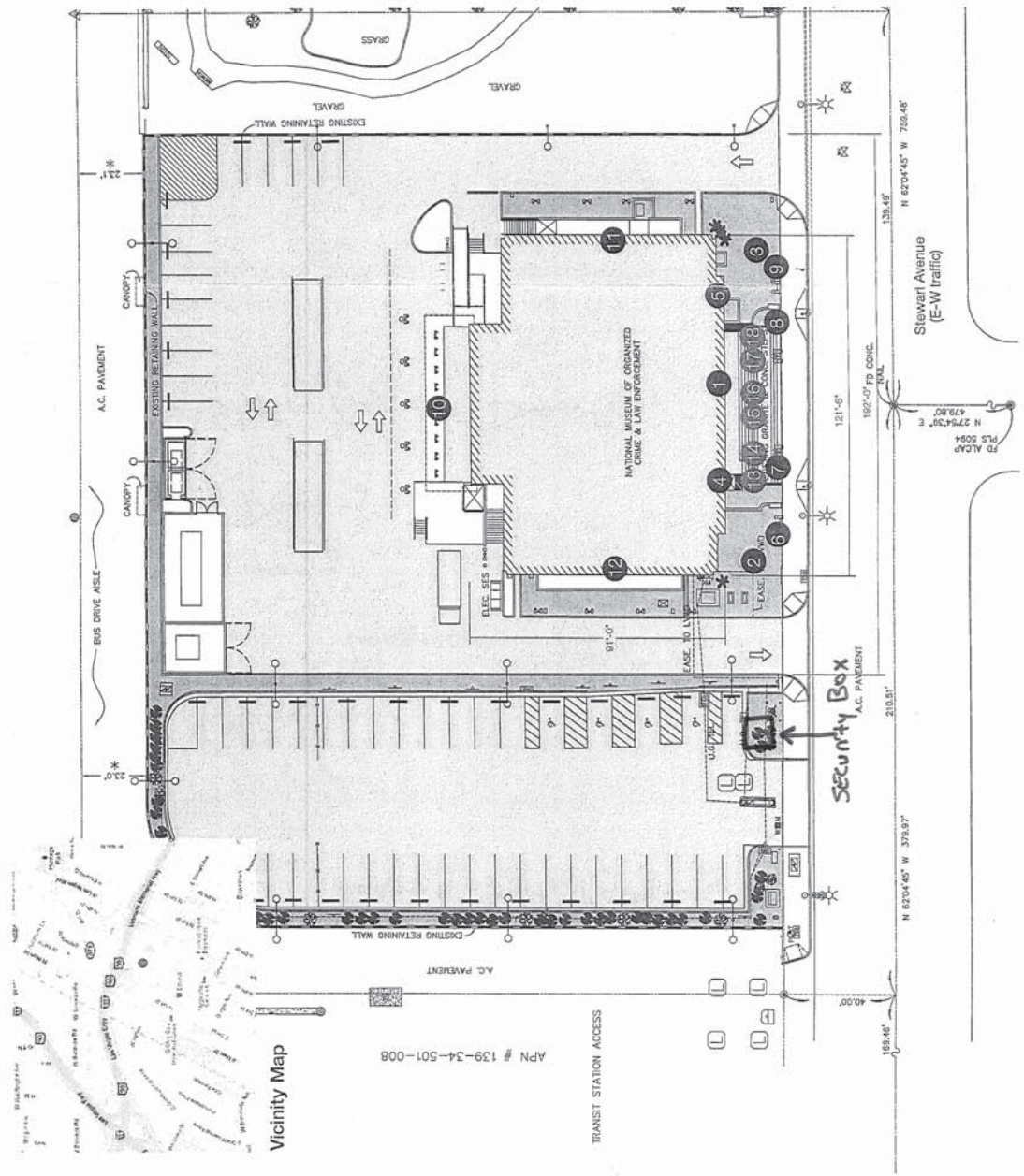
- 2@ 54 3/4" X 32 1/2"
- 2@ 54 3/4" X 43"
- 1@ 51" X 27" (SLIDE DOOR)
- 2@ 49 1/8" X 14 5/16" (SLIDE WINDOW)

PLAN VIEW
SCALE: 1:12

VIEW D-D
SCALE: 1:4

CERTIFICATION

WALL SECTION DETAIL



Site Plan

General Information:
Building Size 40,940 s/f
Property Size 87,000 s/f
Street Frontage 192'-0"

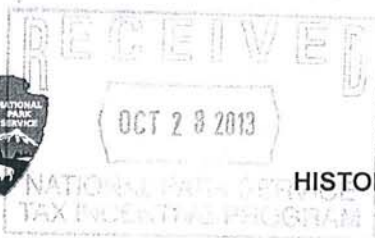
Sign Analysis Table

Sign #	Sign Type	Sign Location	Height	Width	Area	Burial/Location	Amendment	Code Compliance Issue?
1	A. Wall-Mounted Sign	South Facade	1'-4"	6'-0"	50 sq ft	None	None	No
2	B. Freestanding Sign	South Facade	18'-0"	2'-0"	14 sq ft	Internal Backlot	None	Yes - sign is in 12'-0" W of building facade. We are requesting a 12'-0" W setback for the sign.
3	B. Freestanding Sign	South Facade	18'-0"	2'-0"	14 sq ft	Internal Backlot	None	Yes - sign is in 12'-0" W of building facade. We are requesting a 12'-0" W setback for the sign.
4	C. Wall Sign	South Facade	25'-1"	6'-2"	142.3 sq ft	None	None	No - under 25% of window area and 10% of wall area
5	C. Wall Sign	South Facade	25'-1"	6'-2"	142.3 sq ft	None	None	No - under 25% of window area and 10% of wall area
6	D. Freestanding Sign	South Facade	9'-0"	18'-0"	18 sq ft	None	None	No
7	D. Freestanding Sign	South Facade	9'-0"	18'-0"	18 sq ft	None	None	No
8	D. Freestanding Sign	South Facade	9'-0"	18'-0"	18 sq ft	None	None	No
9	D. Freestanding Sign	South Facade	9'-0"	18'-0"	18 sq ft	None	None	No
10	B. Wall Sign	North Facade	2'-0"	10'-0"	20 sq ft	None	None	No
11	C. Wall Sign	East Facade	25'-1"	6'-2"	142.3 sq ft	None	None	No
12	C. Wall Sign	West Facade	25'-1"	6'-2"	142.3 sq ft	None	None	No

Sign Analysis Table - Window Signs

Sign #	Sign Type	Sign Location	Height	Width	Area	Burial/Location	Amendment	Code Compliance Issue?
13	F. Window Sign	South Facade	4'-11"	1'-4.31"	5 sq ft	None	None	No - under 25% of window area and 10% of wall area
14	F. Window Sign	South Facade	4'-11"	1'-4.31"	5 sq ft	None	None	No - under 25% of window area and 10% of wall area
15	F. Window Sign	South Facade	4'-11"	1'-4.31"	5 sq ft	None	None	No - under 25% of window area and 10% of wall area
16	F. Window Sign	South Facade	4'-11"	1'-4.31"	5 sq ft	None	None	No - under 25% of window area and 10% of wall area
17	F. Window Sign	South Facade	4'-11"	1'-4.31"	5 sq ft	None	None	No - under 25% of window area and 10% of wall area
18	F. Window Sign	South Facade	4'-11"	1'-4.31"	5 sq ft	None	None	No - under 25% of window area and 10% of wall area





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED

OCT 4 2013
OMB Approved
1024-0009
Form 10-168
Rev. 2011

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT SHEET

STATE HISTORIC
PRESERVATION OFFICE

Property name National Museum of Organized Crime and Law Enforcement (U.S. Post Office and Courthouse) NPS Project Number 20746

Property address 300 E. Stewart Avenue, Las Vegas, NV 89101

Instructions: This page of the form must appear exactly as below and must bear the owner's original signature.

Amendments: Summarize changes to previously submitted application in the space provided; describe in detail in attachments.

Requests for an advisory determination that a completed phase of a rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation: List phase number, completion date, and cost, and summarize completed work items. Continue in attachments if necessary.

This sheet ☐ amends Part 1 ☐ amends Part 2 ☒ amends Part 3
☐ requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date: _____
Cost of this phase: _____

The National Museum of Organized Crime and Law Enforcement (Mob Museum) has submitted a request to the City of Las Vegas to install a concrete pad and electrical equipment for an enclosed parking booth. The parking booth would be constructed of aluminum with a "Quaker Bronze" finish, and have glass windows. The booth would be installed in the landscaped area at the southeast corner of the parking lot located to the west of the Mob Museum.

Attachments: A) site plan, B) parking booth specifications, C) image of constructed parking booth, D) images of booth location at Mob Museum site.

☒ See Attachments

Project Contact (if different from Owner)

Name Courtney Mooney, Historic Preservation Officer, City of Las Vegas Department of Planning
Street 333 N. Rancho Drive, 3rd Floor City Las Vegas
State NV Zip 89106 Telephone 702-229-5260, cmooney@lasvegasnevada.gov

Owner

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations on this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.

Name [Signature] Signature ACTING CITY MANAGER Date 10-2-13
Organization City of Las Vegas Social Security OR Taxpayer ID Number _____
Street 495 S. Main Street City Las Vegas
State NV Zip 89101 Telephone 702-229-6501

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- ☒ meets the Secretary of the Interior's Standards for Rehabilitation.
☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.

Advisory Determinations:

- ☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 11/18/2013 National Park Service Authorized Signature [Signature]

☐ See Attachments

Angela C. Shearer



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/22/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Discussion regarding topics for future agenda items by the Historic Preservation Commission. Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal

SUMMARY

No items to report.

STAFF RECOMMENDATION

Take appropriate action.

BACKUP DOCUMENTS

None.