

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

MAY 28, 2014

12:00 PM

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 April 23, 2014
5. HPC-53611 – PUBLIC HEARING – For possible action regarding the nomination of the Harrison House to the city of Las Vegas Historic Property Register, located at 1001 F Street (APN 139-27-210-091), R-3 (Medium Density Residential) Zone – Ward 5 (Barlow)
6. HPC-54138 – For possible action regarding draft Phase II Huntridge Neighborhood Historic Resource Survey and Inventory, generally bound by Francis Avenue and Cottonwood Place on the north, Maryland Parkway on the west, Norman Avenue on the south and South Fifteenth Street on the east, multiple APNs, multiple zones – Ward 3 (Coffin)
7. HPC-54139 – For possible action regarding a request for HPC Centennial Legacy funds for a structural analysis of the gun club building at Floyd Lamb Park at Tule Springs, located at 9200 Tule Springs Road (APN 125-04-301-005), R-E (Rural Estates) Zone – Ward 6 (Ross)
8. HPC-54140 – For possible action regarding possible amendments to the First Amendment of the Amended and Restated Memorandum of Understanding Between the Commission for the Las Vegas Centennial and the City of Las Vegas – All Wards
9. Report by Department of Planning regarding May 2014 Historic Preservation and Archaeology Awareness Month awards – All Wards
10. Report by Department of Planning regarding historic and archaeological resources in local media
11. Report by Department of Planning regarding Project Update list
12. Report by Department of Planning regarding Downtown Project list

City of Las Vegas

13. 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.
14. 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
15. 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: 05/28/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: PUBLIC HEARING For possible action regarding the nomination of the Harrison House to the city of Las Vegas Historic Property Register, located at 1001 "F" Street (APN 139-27-210-091), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow)

BACKGROUND

- 02/22/91 Las Vegas City Council adopted an amendment to the Municipal Code of the City of Las Vegas which added a historic preservation ordinance, and established the Historic Preservation Commission.
- 12/04/13 Las Vegas City Council adopted by reference (Ordinance 6289) (TXT-48048) an updated version of the city's Unified Development Code, including corrections, clarifications and updates identified as necessary or appropriate.
- 04/23/14 Historic Preservation Commission received the Application for City of Las Vegas Historic Designation from the Ward 5 Chamber of Commerce, property owner for the Harrison House, located at 1001 "F" Street.

ANALYSIS

The Las Vegas Ward 5 Chamber of Commerce has submitted an application for city of Las Vegas Historic Designation for the Harrison House, located at 1001 "F" Street in West Las Vegas.

Summary of Significance (taken from the attached draft State Register of Historic Places nomination):

Harrison's Guest House is significant for the important role it played in the ethnic heritage of blacks, in the history of entertainment in Las Vegas, and for exemplifying characteristics that Nevadans believe to be important. The period of significance begins in 1942 when Genevieve Harrison moved into the little bungalow on the corner of F Street and West Adams Avenue in Las Vegas' Westside and began renting rooms to black performers who played the Las Vegas showrooms where they were themselves forbidden to stay. The period of significance ends with the Moulin Rouge Agreement in 1960, which effectively ended the segregationist practices. There are many important facets to Las Vegas' black history. Harrison's Guest House reflects one aspect of that history and is a lone survivor of a particularly vibrant period in the history of the Westside, as well as the history of Las Vegas entertainment.

The Historic Preservation Officer has reviewed the attached nomination report for 1001 "F". Street and supports the determination of eligibility to the City of Las Vegas Historic Property Register.

CM

ACTION ITEM 5: HPC-53611

The Harrison House is considered eligible for designation as an Historic Building under Title 19.10.150 Section I. Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects under:

Subsection 1.a. It meets the criteria for listing on the State or national Register of historic Places; or,

Subsection 1.b. It is determined to be of exceptional local significance and expresses a distinctive character because:

1.b.i. A significant portion of it is at least 40 years old;

1.b.ii It is reflective of the City's cultural, social, political or economic past; and

1.b.iii.(A) It is associated with a person or event significant in local, state or national history.

Per Historic Preservation Commission Bylaws, as amended September 25, 2013, Section X. Duties and Responsibilities:

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.

Per Title 19.0.150, Section G. Historic Preservation Commission - Powers, Etc.:

The powers, duties and activities of the HPC include the following:

1. Reviewing applications for the designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects, and making recommendations to the Planning Commission concerning those applications. The review shall be in accordance with Subsection (I) of this Section.

If designated on the city of Las Vegas Historic Property Register, the HPC will be responsible for reviewing any work requiring a permit for 1001 "F" Street.

Staff recommends that the HPC approve the nomination of 1001 "F" Street to the city of Las Vegas Historic Property Register as an Historic Building.

If approved, the nomination for historic designation will be forwarded to the Las Vegas Planning Commission for consideration at the July 8, 2014 meeting, and the Las Vegas City Council at the August 20, 2014 meeting for final action. There is a ten-day appeal period following City Council.

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

Application for City of Las Vegas Historic Designation.

CM



DEPARTMENT OF PLANNING

Application for City of Las Vegas Historic Designation

Name of Property Harrison's Guest House

Address (Location) 1001 F Street Las Vegas, Nevada 89106

Type of Designation (check one) Building ☒ District ☐ Site ☐ Structure ☐

Assessor's Parcel #(s) 139-27-210-091

Current Zoning Designation Residential

Additional Information Please see attached

APPLICANT/

REPRESENTATIVE Ward 5 Chamber of Commerce

Address 1001 F Street

City Las Vegas

E-mail ward5chamberofcommerce@gmail.com

Property Owner? Yes ☒ No ☐

Phone 702-490-2699 Fax: N/A

State NV Zip 89106

Required Submittal Material

FOR STAFF USE ONLY

Statement of Eligibility and Appropriateness for designation..... ☒

Photographs..... ☒

Letter of Property Owner Consent (if property owner is not the applicant)..... ☐

Statement of Financial Interest..... ☒

Letter of Request for Action (if designation is for a district)..... ☐

Deed/Legal Description..... ☒

Signature of Property Owner or Authorized
Representative of the City of Las Vegas

Katherine Duncan

Print Name Katherine Duncan

Subscribed and sworn before me Nakia Woodson

This 7 day of April, 20 14

Notary Public in and for
said County and State



NAKIA WOODSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-08-14
Certificate No: 05-98618-1

FOR DEPARTMENT USE ONLY

Case # HPC-53611

Meeting Date: 5/28/14

Date Accepted: 4/7/14

Accepted By: C. MOONEY

Historic name: Harrison's Guest House

Street and Number: 1005 F Street

City or Town: Las Vegas

County: Clark

Zip: 89106-3311

Assessor's Parcel Number: 139-27-210-091 **Original Location?** Yes

Ownership of Property
Private

Category of Property
Building

Number of Resources within Property
1

Historic Function
Boarding House

Current Function
Offices

Eligibility Criteria: Subparagraph 1.b: It is determined to be of exceptional local significance and expresses a distinctive character because, i) A significant portion of it is at least 40 years old, and ii) It is reflective of the City's cultural, social, political or economic past.

Architectural Style (if applicable)
Mixed (bungalow/vernacular)

Materials
Foundation: concrete
Walls: Stucco
Roof: Composition
Other: N/A

Areas of Significance
Social History

Period of Significance (dates)
1942-1960

Cultural Affiliation
African-American

Significant Person
N/A

Architect/Builder
Unknown

Acreage of Property: 0.15 acres

Verbal Boundary Description: The boundary of Harrison's Guest House City of Las Vegas Register of Historic Places nomination encompasses the legal boundaries of Clark County Assessor's Parcel Number 139-27-210-091 as depicted on the attached Assessor's Parcel Map. The parcel comprises portions of both lots 5 and 6 on Block 18 of the H. F. M. and M. Addition to the City of Las Vegas, Section 27, Township 20, Range 61.

Boundary Justification: The boundary for Harrison's Guest House nomination is the legal boundary of Clark County APN 139-27-210-091.

FORM PREPARED BY

Name/Title: Mella Rothwell Harmon, M.S./Historic Preservation Planner

Organization: N/A

Address: 2042 Meritage Court

City or Town: Sparks, NV 89434

Telephone Number: 775-322-2850

Date: 15 January 2014

**NEVADA REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. NAME OF PROPERTY

Historic name: Harrison's Guest House

Other names: N/A

2. LOCATION

Street and Number: 1001 F Street

City or Town: Las Vegas **County:** Clark **Zip:** 89106-3311

Assessor's Parcel Number: 139-27-210-091 **Original Location?** Yes

3. CLASSIFICATION

Ownership of Property	Category of Property	Number of Resources within Property
Private	Building	1

4. CERTIFICATION

A. BOARD OF MUSEUMS AND HISTORY

As the chair of the Nevada Museums and History Board, I hereby certify that this nomination meets the documentation standards for listing in the Nevada Register of Historic Places.

Signature of the Chair

Date

B. STATE HISTORIC PRESERVATION OFFICE

As the Nevada State Historic Preservation Officer, I hereby certify that this nomination meets the documentation standards for listing in the Nevada Register of Historic Places.

Signature of the State Historic Preservation Officer

Date

Property Name: Harrison's Guest House

5. FUNCTION OR USE

Historic Function
Boarding House

Current Function
Offices

6. ELIGIBILITY CRITERIA (select one or more from instructions)

Criterion A X Criterion B Criterion C Criterion D

7. DESCRIPTION

Architectural Style (if applicable)
Other

Materials
Foundation: concrete
Walls: Stucco
Roof: Composition
Other: N/A

On the continuation sheet, provide a narrative description of the property's present and historical physical appearance (include significant exterior and interior features). See continuation sheet

8. STATEMENT OF SIGNIFICANCE

Areas of Significance
Ethnic Heritage, Entertainment/Recreation

Period of Significance (dates)
1942-1960

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

On the continuation sheet, state the property's historical significance and justification for listing. See continuation sheets

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Brown, Hannah

2012 Hannah Brown Oral History with Claytee White. 27 September 2012. Unpublished manuscript, University of Nevada, Las Vegas Oral History Program.

Burbank, Jeff

2008 McWilliams Townsite. Electronic document available at <http://www.onlinenevada.org/articles/mcwilliams-townsite>. Accessed 15 January 2014.

2010 *Clark's Las Vegas Townsite Auction*. Electronic document available at <http://www.onlinenevada.org/articles/clarks-las-vegas-townsite-auction>. Accessed 15 January 2014.

Cook, Kevin

2013 The Vegas Hotspot that Broke All the Rules. *Smithsonian Magazine*, January 2013. Electronic document accessible at <http://www.smithsonianmag.com/history/the-vegas-hotspot-that-broke-all-the-rules-16580>. Accessed 24 January 2014.

Coray, Michael

1989 Blacks in Nevada. In *Nevada Comprehensive Preservation Plan*. State Historic Preservation Office, Carson City.

Davis, Sammy, Jr., with Jane and Burt Boyar

2012 *Yes I Can: the Story of Sammy Davis, Jr.* Reprint 2012. CreateSpace Independent Publishing Platform.

Geran, Trish

2006 *Beyond the Glimmering Lights: The Pride and Perseverance of African Americans in Las Vegas*. St. Stephens Press, Las Vegas.

Harmon, Mella Rothwell

2005 "500 Black Divorces Annually": The African-American Divorce Trade in Reno, Nevada. *Society for Commercial Archaeology Journal*, Fall 2005.

Las Vegas Review-Journal

1957 Vital Record. G. Harrison death announcement. *Las Vegas Review-Journal* 17 June 1957, 2:2.

G. Harrison Services Set for Wednesday. *Las Vegas Review-Journal* 18 June 1957, 2:5.

Moehring, Eugene. P.

1995 *Resort City in the Sunbelt: Las Vegas, 1930-1970*. University of Nevada Press, Reno.

9. MAJOR BIBLIOGRAPHICAL REFERENCES, continued

Paul Revere Williams Project, website developed by the University of Memphis Art Museum.
<http://www.paulrwilliamsproject.org>.

Suesov, Verna

1948 Top Negro Performers Entertained in Vegas. *Las Vegas Review-Journal* 28 September 1948, 5:1-2.

Walker, Gwen

n.d. *History of West Las Vegas*. Unpublished manuscript. Walker African American Museum and Research Center, Las Vegas.

Williams, Brenda

2013 Brenda Williams Oral History with Claytee White. 24 May 2013. Unpublished manuscript. University of Nevada, Las Vegas Oral History Program.

Interviews held December 20, 2013 at Harrison's Guest House

Hannah Brown (in person). Ms. Brown grew up on the Westside and knew Mrs. Harrison and her illustrious guests personally. There is a complete oral history of Hannah Brown at the Special Collections Library at the University of Nevada, Las Vegas.

Trish Geran (in person). Ms. Geran is the author of the book *Beyond the Glimmering Lights*, which tells the story of the history of the blacks in Las Vegas through the eyes of her family.

Dee Dee Jasmin (by telephone). Mrs. Jasmin was the former actress Harriette Young. Her sister, Aida Smith stayed at Harrison's Guest House in 1949 while waiting for a divorce. Sammy Davis, Jr. was staying there at the same time.

Rolando Larraz (by telephone). Mr. Larraz is the founder and publisher of the *Las Vegas Tribune*. Mr. Larraz was friends with Sammy Davis, Jr. He recalled dropping him off at Harrison's Guest House after a night of clubbing following one of Sammy Davis's performances around Thanksgiving 1960.

Dr. Sarann Knight-Preddey (in person). Dr. Knight-Preddey is a long-time resident of Westside and was involved in the operation of the Moulin Rouge. There is a complete oral history of Dr. Knight-Preddey at the Special Collections Library at the University of Nevada, Las Vegas.

Interview held December 21, 2013

Claytee White, Director of the Oral History Research Center, University of Nevada, Las Vegas Libraries.

Property Name: Harrison's Guest House

10. GEOGRAPHICAL DATA

Acreage of Property: 0.15 acres

Verbal Boundary Description

The boundary of Harrison's Guest House State Register nomination encompasses the legal boundaries of Clark County Assessor's Parcel Number 139-27-210-091 as depicted on the attached Assessor's Parcel Map. The parcel comprises portions of both lots 5 and 6 on Block 18 of the H. F. M. & M. Addition to the City of Las Vegas, Section 27, Township 20, Range 61.

Boundary Justification

The boundary for Harrison's Guest House nomination is the historically legal boundary of Clark County APN 139-27-210-091.

11. FORM PREPARED BY

Name/Title: Mella Rothwell Harmon, M.S./Historic Preservation Planner

Organization: N/A

Address: 2042 Meritage Court **City or Town** Sparks, NV 89434

Telephone Number: 775-322-2850

Date: 15 January 2014

12. ADDITIONAL REQUIREMENTS

Include the following items with your submission:

X **Photographs/Sketch** (provide one or more black-and-white photograph or sketch of the front elevation of the building, minimum size to be 5 inches by 7 inches. Multiple photographs showing additional angles and views would be preferable. Include the name of the photographer, date of photograph and direction the camera was facing).

X **Plan** (provide a line drawing of the floor plan of the building, if possible).

X **Map** (provide a USGS 7.5-minute quadrangle or current city street map with the property marked on it in pencil).

X **Continuation Sheets** (include continuation sheets, as needed, indicating appropriate section numbers).

CONTINUATION SHEET

Section 7: Description

Harrison's Guest House sits on a 0.15-acre lot on the corner of Adams Avenue and F Street in the H. F. M. & M. Addition in Las Vegas, Nevada. The house faces east with the entrance on F Street. The Clark County Assessor's records indicate the house was built in 1942, although it is possible that it was built earlier and possibly moved to the site from another location. Certainly, 1942 is the year in which the house began its period of significance as a boarding house catering to black performers, divorce-seekers, and others (Knight-Preddey interview 20 December 2013). There have been additions made to the house between 1942 and 1955, all within the 1942-1960 period of significance. Currently, the house encompasses 1,716 square feet in an irregular L plan on what appears to be a concrete perimeter foundation, with a gable-roofed carport extending off the north end of the front elevation. The original building and the additions are covered by medium-pitched gable roofs sheathed in composition shingles. The exterior walls are covered in modern stucco over wood framing. There is evidence on the back porch of the original textured stucco siding. The addition built to the rear of the original house is made of painted brick or concrete block. A door in the back wall has been filled in. In this addition, the gable ends are filled in with horizontal weatherboard. Fenestration is varied throughout from double-hung wood sash windows to modern aluminum. A greenhouse window and a door have been added to the south elevation. A small aluminum window in the kitchen has been placed in what appears to have been a larger opening. The area around the window is unpainted.

The original massing comprises the southeast corner of the building (see schematic). It was a modest bungalow laid out in a manner typical of the style, with the living room, dining room, and kitchen on the south side and two bedrooms and a bath on the north, divided by a long hallway. There was a covered front porch and a covered or enclosed back porch.

According to building permit records, five additions were built by the owner between 1946 and 1955, as shown on the attached plan drawing. These spaces added bedrooms and bathrooms to accommodate Mrs. Harrison's boardinghouse business. The latest, built in 1955, is a separate building, referred to as the Guest House, that is connected to one of the 1954 additions by a shed added at an unknown time. While building permits were issued for these additions, the work itself was likely not done by professional contractors. These additions were built to facilitate Mrs. Harrison's boarding house business, and in their own right convey the significance of the entire building.

The next building permit for the property was issued in October 1975, after the period of significance, to Agatha Wilson. Mrs. Wilson was Mrs. Harrison's sister and likely inherited the property when Mrs. Harrison passed away in 1957. The permit was for "exterior remodel only," with no further explanation. The inspection record signed off for framing, and may have referred to the carport structure. It may also have been at this time that the current stucco layer was applied.

In 1983, the City of Las Vegas issued to the current owners, Leandrew and Lounell McDaniel a "Notice and Order to Demolish, Remove, or Repair" the building. The order claimed the

CONTINUATION SHEET

Section 7: Description, continued

building, which apparently was unoccupied at the time, had been vandalized to the point that it was substandard. The owners were given less than a month to remedy the problems or the City would have the building demolished. How the situation was resolved is not known, but in 1985, a new owner, Andrew Bowie, undertook an interior rehabilitation, including electrical and plumbing upgrades. In 1987, Mr. Bowie replaced the roof; and between 1993 and 1998, he installed walls and fences surrounding the property.

Despite the modifications outlined above, the layout of the building reflects both the original house and the additions Mrs. Harrison made to it in order to expand her boardinghouse business. Sufficient integrity exists for Harrison's Guest House to convey its historical significance.

CONTINUATION SHEET

Section 8. Significance

Summary

Harrison's Guest House is being nominated to the State Register of Historic Places under Criterion A for the important role it played in the ethnic heritage of blacks, in the history of entertainment in Las Vegas, and for exemplifying characteristics that Nevadans believe to be important. The period of significance begins in 1942 when Genevieve Harrison moved into the little bungalow on the corner of F Street and West Adams Avenue in Las Vegas's Westside and began renting rooms to black performers who played the Las Vegas showrooms where they were themselves forbidden to stay (Knight-Preddey interview 20 December 2013). The period of significance ends with the Moulin Rouge Agreement in 1960, which effectively ended the segregationist practices. There are many important facets to Las Vegas's black history. Harrison's Guest House reflects one aspect of that history and is a lone survivor of a particularly vibrant period in the history of the Westside, as well as the history of Las Vegas entertainment.

The Westside

The H., F. M. & M Addition was platted in 1924 by Roy Marlin, Forrest Mildren, William Ferron, and A. W. Ham. The addition abuts the Original Townsite of Las Vegas to the north. Also known as the McWilliams Townsite, the Original Townsite was platted by J. T. McWilliams in 1904 west of the route of the San Pedro, Los Angeles and Salt Lake Railroad that was being built by Montana Senator William Clark on lands he had purchased from Helen J. Stewart. The Original Townsite attracted settlers until May 1905, when Senator Clark upstaged McWilliams with his own Clark's Las Vegas Townsite on the opposite side of the railroad tracks. The auction for lots in Clark's Townsite was held on May 15, 1905 (Moehring 1995:4). The success of Clark's Townsite overtook McWilliams's Townsite, which became known as West Las Vegas or Westside. Westside, which included the McWilliams Townsite and the H. F. M. & M. Addition, would become the focus of racial segregation in Las Vegas in the 1930s.

Overt racial segregation was not practiced in the early years of Las Vegas. The black population was small; in 1925, there were only 25 blacks in town. Most of the men worked for the railroad, while the women worked as housekeepers and maids for white families. Because initially racial discrimination was not openly practiced, into the 1930s, the blacks lived downtown, mostly in Block 17 of the Las Vegas Townsite, roughly bounded by First, Fifth, Ogden, and Stewart Streets (Moehring 1995: 174).

However, things began to change in the early 1930s. Various major federal projects, such as Hoover Dam, attracted scores of workers, both whites and blacks, from across the country. A significant number of these newcomers were from the American South, where racial segregation and discrimination had been a matter of course for generations. As Las Vegas's population grew, a rift in what had been relatively harmonious race relations, grew also. Job discrimination and segregation in housing, hotel and restaurant accommodations began to develop (Walker n.d.).

CONTINUATION SHEET

Section 8. Significance, continued

In 1931, the Nevada Legislature legalized casino-style gambling. Neither the new white tourists nor the white dam workers enjoyed the company of blacks as they engaged in the pleasures of Las Vegas. So gradually, blacks were forced out of Block 17 and over the tracks to the McWilliams Townsite and the H., F. M. & M Addition. Las Vegas city officials forced the process by refusing to renew business licenses to black business owners in the downtown area. If the owners wanted to keep their businesses going, they would have to move to Westside, where the City was all too happy to issue licenses (White interview 21 December 2013).

Over the course of the next decade, blacks settled in Westside, but real estate lending practices, known as redlining, limited the availability of mortgage loans in what was considered high-risk zones. Not surprisingly, these so-called high-risk zones often corresponded to areas where racial minorities lived. The new occupants of Westside were all hardworking people with jobs. Part of the irony of these discriminatory lending practices was that the blacks in the Westside could get car loans while being denied home loans. As a result many were forced to rent small, often substandard houses, outside of which they parked their Cadillac automobiles (Knight-Predy interview 20 December 2013).

After a decade of casino gaming in downtown Las Vegas, a new entertainment concept evolved, a resort that offered a wide array of entertainment from gambling, dining, and shopping to a showroom with top-name performers. Thomas Hull, who had developed resorts in other cities, launched such a property outside of town in 1941—he called it El Rancho Vegas. Soon to follow in the same vein was the Last Frontier, in 1942 (Moehring 1995:44-51).

Because Las Vegas's discrimination practices had become more overt since the 1930s, and the fact that a good number of the entertainers hired to perform at the new resorts were blacks, entrepreneurial opportunities presented themselves in the Westside catering to tourists, divorce-seekers, and performers who had no place else to stay, eat, or recreate. To this end, people such as Genevieve Harrison saw the economic benefit of operating boarding houses for blacks who were prevented from staying elsewhere.

At its peak, between the 1940s and 60s, there were several rooming houses on the Westside, including Harrison's Guest House, Mrs. Shaw's, and Mrs. Cartwright's (Moehring 1995:182). In his autobiography *Yes I Can*, Sammy Davis, Jr. described his first encounter with the policies of the Las Vegas Resorts. The first time the Will Mastin Trio booked into the El Rancho Vegas, Sammy Davis asked the stage manager if rooms came with the deal. The manager replied, "Sorry. We can't let you have rooms here. House rules. You'll have to find a place in the—uh, on the other side of town." The other side of town, of course, was Westside. Once in a cab on their way from the El Rancho, the cab driver said, "There's a woman named Cartwright over in Westside takes in you people" (Davis et al 2012:90). The cab pulled up in front of what Davis described as one of the few decent houses in the neighborhood. The proprietor, presumably Mrs. Cartwright, greeted the trio, assuring them she had three nice rooms for them, but adding insult

CONTINUATION SHEET

Section 8. Significance, continued

to injury with the price: at least twice what they would have paid had they been able to stay at the El Rancho (Davis et al 2012:90; Moehring 1995:182).

While the top-name performers were the more interesting of the boardinghouse tenants, it should be noted that the Westside boarding houses would also cater to customers of another of Nevada's signature enterprises, the migratory divorce trade. The key to the quick divorces was the residency period, which at this time was six weeks. With blacks unable to finding housing in other parts of the city, it would fall to the Westside hotels and boardinghouses to provide the necessary housing and the resident witness who would testify in court on behalf of the divorcee (Harmon 2005).

Reno, which pioneered Nevada's divorce trade, had an African American divorce trade described in some detail in a 1950 *Ebony* article. Reno, like Las Vegas, practiced segregationist policies, and blacks coming to divorce would have to find the local black boardinghouses. The local AME Church in Reno was the social hub and the place where a visiting divorce-seeker would turn for guidance and support (Harmon 2005). Studying the black divorce trade is problematic, because like much of black history it is invisible in the records and it received little in the way of press coverage. We can assume that Las Vegas's divorce trade operated similarly to Reno's, likely attracting blacks from southern California. We do not know what percentage of Mrs. Harrison's business came from the divorce trade, but we do know that Dee Dee Jasmin's sister, Aida Smith, along with her young daughter, stayed at Harrison's Guest House for six weeks in 1949, while awaiting her divorce. She found the guest house to be a lovely place, and Sammy Davis, Jr., who was there at the time, would play with the child (Jasmin telephone interview 20 December 2013).

Mrs. Harrison, who had been married to Roy Dawson, a porter and shoe-shiner at the Fremont Hotel for a short time, contributed her own unique story to Las Vegas's divorce history. In 1957, Genevieve Harrison was suffering from a malignant disease and was unable to make the trip to court for her divorce. Instead the judge, her attorney, the court clerk, and a court reporter came to her bedside to grant her divorce. The May 10, 1957 *Las Vegas Sun* article explained that such service was warranted because Mrs. Harrison had long been a "friend, counselor, and housemother to visiting Las Vegas entertainers." Harrison's Guest House had been a second home to the entertainers for 15 years. The importance of this fact was acknowledged by this unusual judicial service.

Mrs. Harrison and Her Guest House

What little else is known about Mrs. Harrison herself comes from the obituary that ran in the *Las Vegas Review-Journal* on June 18, 1957. Genevieve Harrison was born on March 28, 1902 in Marshall, Harrison County, Texas. She was survived by a brother in New York City, and sisters Mary Clark and Hettie Middleton of Los Angeles, M. B. Wise of Tulsa, Oklahoma, and M. J. Johnson of Dallas. One sister, Mrs. Henry (Agatha) Wilson, lived at 24 Stewart Street in

CONTINUATION SHEET

Section 8. Significance, continued

Las Vegas, and it was she who inherited Harrison's Guest House and operated it for several years after Mrs. Harrison's death. According to building permit records, Agatha Wilson was the owner of record of the house as late as 1975. Apparently, Mrs. Harrison, possibly with her sister Agatha, came to Las Vegas in the early to mid-1930s. It is conceivable that Mrs. Harrison settled in Westside in the 1930s. However, her notable association with Westside and this particular house came as the result of the opening of the resorts in 1942 and arrival of the popular and famous black entertainers.

From all accounts, Harrison's Guest House was a popular place to stay. Mrs. Harrison made a comfortable home-away-from-home spot for all of her guests. Gwen Walker, director of the Walker African American Museum and Research Center, described some of the features of Harrison's Guest House:

The interior of the house had a cozy Persian rug and patterned wallpaper complemented a roomy sofa and assorted chairs. There was an array of pictures and mementos. A desk was tucked conveniently in a corner between two windows, thus permitting a writer to have sunlight on either side of him. Guests, including Sammy Davis, Jr.—then part of the Will Mastin Trio, Lena Horne, and Arthur Lee Simpkins, would often relax in this room and either take a nap on the roomy sofa or engage in lively conversations. One of the extras of the Harrison Guest House was a small, comfortable guest house situated at the back of the main house used by the likes of Pearl Bailey and her family. (Walker n.d., 2)

Probably the most endearing story of Harrison's Guest House and its famous occupants comes from Hanna Brown, the prominent businesswoman and community activist who grew up on the Westside. She tells of being a young girl when the stars stayed at Harrison's Guest House. She was especially enamored of Nat King Cole, who would sit on the porch and smoke. The local children, Hannah included, would do all they could to get his attention. He would speak to them and ask how they were doing in school. Hannah, who was a star student, was ready and eager to answer that question, presenting Cole with her latest report card. These exchanges went on until Hannah went off to high school and got a job at a local record store, Larry's Music Bar. Larry's was also popular with entertainers, who would come in and buy records. One day, several years after Hannah had visited with Nat Cole at Harrison's Guest House, she saw Cole getting a haircut in the barbershop next to Larry's Music Bar. Finding an excuse to cross paths with Nat Cole, Hannah greeted him and to her utter delight he recognized her and remembered her name and her stellar academic accomplishments (Brown interview 20 December 2013).

The local newspapers provided little in the way of positive coverage of the Westside and its residents. While the following article by Verna Suesov, which ran in the *Las Vegas Review-Journal* on September 28, 1948, lauds the events at Harrison's Guest House, the opening paragraph makes it clear that it is written for the majority audience:

CONTINUATION SHEET

Section 8. Significance, continued

How would you like to nonchalantly have Clark Gable, Gregory Peck, Betty Hutton, and maybe Sophie Tucker as dinner guests some evening? (And some smelling salts for yourself?)

Mrs. G. Harrison, 1001 North "F" Street in the Westside, can boast the counterpart of such notables, having hosted last week the top Negro performers in the entertainment world all at one time!

The interesting array of guests came to pass as Eddie (Rochester) Anderson, Bob Parrish, the Edwards Sisters, the Jubalaires, and Mr. and Mrs. Arthur Lee Simpkins all chanced to be in town at one time.

Mrs. Harrison, resident of Las Vegas for 15 years, maintains a boarding house, which is comfortably claimed by many noted Negro entertainers whenever any of them happens to be in town.

"We're just one big happy family," Mrs. Harrison declares as she reported that her guests dine together and later gather in her ample living room to swap entertainment gossip and stories.

Anderson, who concluded a week's engagement at the Thunderbird hotel, planned to return to Los Angeles to join Jack Benny again as "Rochester" over the radio show, which begins October 8.

Parrish, a well-known singer, performed at Club Bingo and en route to Europe, while the Edwards Sisters arrived in Las Vegas for a nightclub engagement. The Jubalaires were Flamingo hotel headliners.

Rounding out the list of notables was Arthur Lee Simpkins and his wife, who stopped here overnight en route to New York for a fall engagement.

Mrs. Harrison disclosed that her musical household this time was without a piano and thus no song fests materialized.

"Arthur Lee usually brings his piano with him, but he didn't this time," she added. (Traveling light, eh?)

Westside 1950 to 1960

By 1950, Las Vegas's black population had grown to 5,000; and while there were hotels, nightclubs, and stores on the Westside, it was clear that something needed to be done to improve the area and the lives of those who lived there. In 1948, the Westside Chamber of Commerce was formed, and a group of investors and the City of Las Vegas petitioned the Federal Housing Authority (FHA) to develop a 40-acre housing tract of 154 two-bedroom houses "for colored people" (Paul Revere Williams Project). This development came to fruition in 1955 as Berkley Square, located north of the McWilliams Townsite and the H., F. M. & M Addition. (Berkley Square Historic District was listed in the National Register of Historic Places in 2009.)

CONTINUATION SHEET

Section 8. Significance, continued

Despite these efforts, racial discrimination continued. In 1949, Stanley Hunter had attempted to turn the Biltmore Hotel into an all-black establishment. The City responded by revoking the hotel's liquor and gaming license. In 1955, however, an event took place that would change life for Las Vegas's African American residents and visitors. The event was the opening on May 24, 1955 of the Moulin Rouge Hotel and Casino in Westside. The Moulin Rouge was the brainchild of several white businessmen who billed it as "America's First Interracial Hotel." No doubt influenced by national events such as the desegregation of the U. S. military by President Truman in 1948 and the Supreme Court's ruling in *Brown v. Board of Education* in 1954, the Moulin Rouge hired black waiters, waitresses, and dealers. The former heavy-weight boxing champion Joe Lewis was given a small share of the ownership to serve as the Moulin Rouge's official greeter. Both whites and blacks patronized the Moulin Rouge and thrilled to the three nightly stage shows. The brilliant experiment lasted only five months. Its closure in October of 1955 was a shock and a disappointment to employees and patrons alike. While the reason for the sudden end is unknown, Professor Michael Green suspects it was a mix of bad management, bad location, bad timing, and bad luck (Cook 2013:1-7).

Despite its short life, the Moulin Rouge boosted the civil-rights movement in Las Vegas, ultimately providing the impetus to end segregation on the Las Vegas Strip. In 1960, under threat of a protest march down the Strip against racial discrimination by Las Vegas casinos, Nevada's governor Grant Sawyer called a meeting between hotel owners, city and state officials, local black leaders, and Dr. James McMillan, the president of the Las Vegas chapter of the NAACP. The meeting, mediated by local newspaper owner Hank Greenspun, was held on March 26 at the closed Moulin Rouge. The outcome of the meeting was the so-called Moulin Rouge Agreement, which called for the desegregation of all Strip casinos.

The Agreement effectively put an end to the need for places such as Harrison's Guest House and represents the end of its period of significance. Black entertainers, tourists, and divorce-seekers were free to stay where they wished. However, racial discrimination continued well into the 1970s, in particular in education and employment. The divorce trade also came to an end by 1970, giving way to liberalized divorce laws in other states.

Summary

Over the years since the Agreement, buildings in Westside have been demolished or have suspiciously burned. Harrison's Guest House is the last remaining boarding house that catered to the black entertainers. The current owners of Harrison's Guest House, the Ward 5 Chamber of Commerce, and others are working to develop a plan for the historic Westside. Harrison's Guest House, which serves as the headquarters for the Ward 5 Chamber of Commerce, is undergoing a remodel directed by Rick Van Diepen, executive director of Green Chips, with a goal to

CONTINUATION SHEET

Section 8. Significance, continued

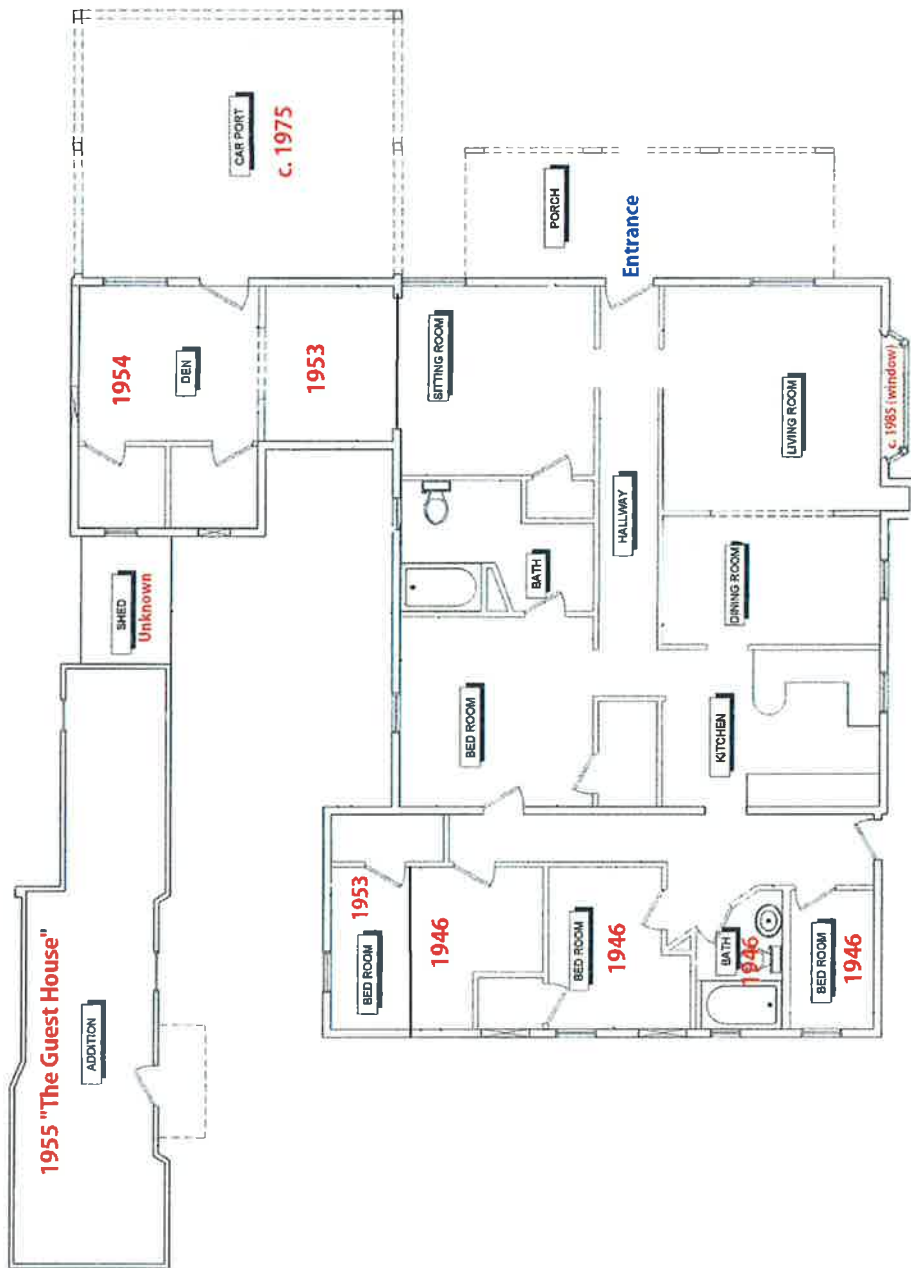
become a state-of-the-art, net-zero energy, LEED-certified model demonstration home as well as a cultural and community resource center.

The Harrison Guest House served several important functions in Las Vegas. It provided housing for a group of people who were prohibited from staying, eating, or being entertained in those places that catered to the general public (i.e., whites). It also served two enterprises important to the reputation and economy of Las Vegas, the casinos, clubs, and resorts, and the divorce trade.

Harrison's Guest House is recognized locally as an important historic site. It is stop No. 8 on the Las Vegas Pioneer Trail, which "celebrates the early history of Las Vegas by offering glimpses of the people and places that made Las Vegas thrive." As the last remaining example of a Westside enterprise developed to cope with segregation as it was practiced in Las Vegas, Harrison's Guest House is a worthy candidate for listing in the Nevada State Register of Historic Places under Criterion A for the important role it played in the ethnic heritage of blacks and in the history of entertainment in Las Vegas as well as for exemplifying characteristics that Nevadans believe to be important.

Acknowledgements

Special thanks go to the following people who provided information, assistance, and support for this nomination: Katherine Duncan and Stanton Wilkerson of the Ward 5 Chamber of Commerce; Claytee White, UNLV Oral History Program; Courtney Mooney, City of Las Vegas; Bob Stoldal, City of Las Vegas Historic Preservation Commission; and Dr. Sarann Knight-Preddey, Hannah Brown, Trish Geran, Dee Dee Jasmin, and Rolando Larraz, who shared their personal experiences with Genevieve Harrison and Harrison's Guest House.



Harrison's Guest House, 1001 F Street, Las Vegas, NV
 Dates of additions Indicated in red
 Original house built 1942 or earlier



Harrison's Guest House, facing southwest. 19 December 2013



Harrison's Guest House, front elevation, facing west. Original bungalow to the left of the carport.
19 December 2013



Harrison's Guest House, south elevation, facing northwest. Original bungalow in front view.
19 December 2013



Harrison's Guest House, north elevation showing additions, facing southwest. The guest house is in the rear view. 19 December 2013



Harrison's Guest House, west (rear) elevation showing the first of the additions, facing northeast.
19 December 2013



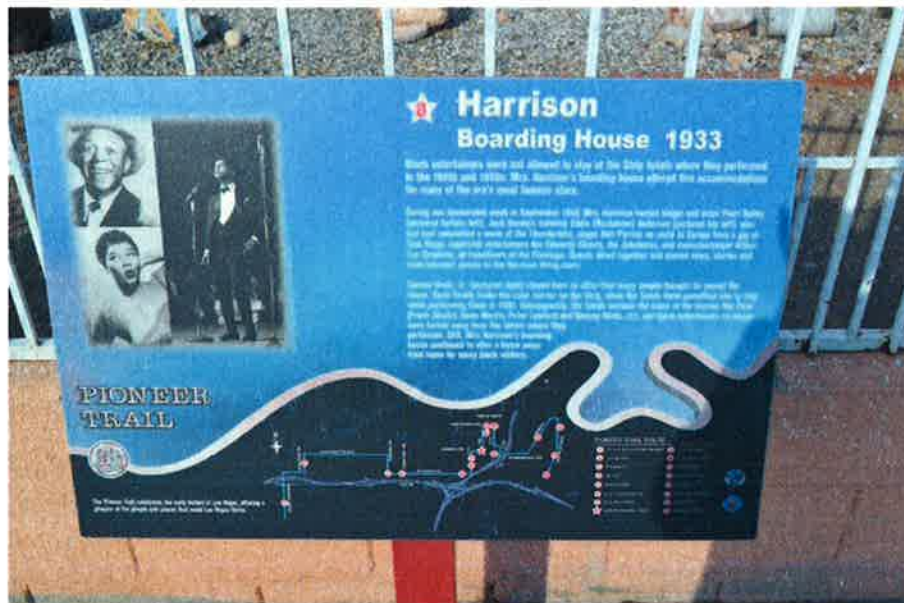
Harrison's Guest House, connector between guest house and northernmost addition, facing north.
19 December 2013



Harrison's Guest House, south elevation of original bungalow showing modern modifications, facing northeast. 19 December 2013



Harrison's Guest House, original stucco on rear façade, visible from the rear porch. 19 December 2013



Pioneer Trail Marker at Harrison's Guest House on wall facing Adams Avenue.
19 December 2013

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE FEET WHEN MAP REDUCED FROM TEXT ORIGINAL

0 100 200 300 400 500

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
PMLD BOUNDARY
ROAD EASEMENT
MATCH/LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PMLD BOUNDARY

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafer - Assessor

T20S R61E

BOOK 27 **MAP** S2 NW 4

139-27-2

139 140
163 161

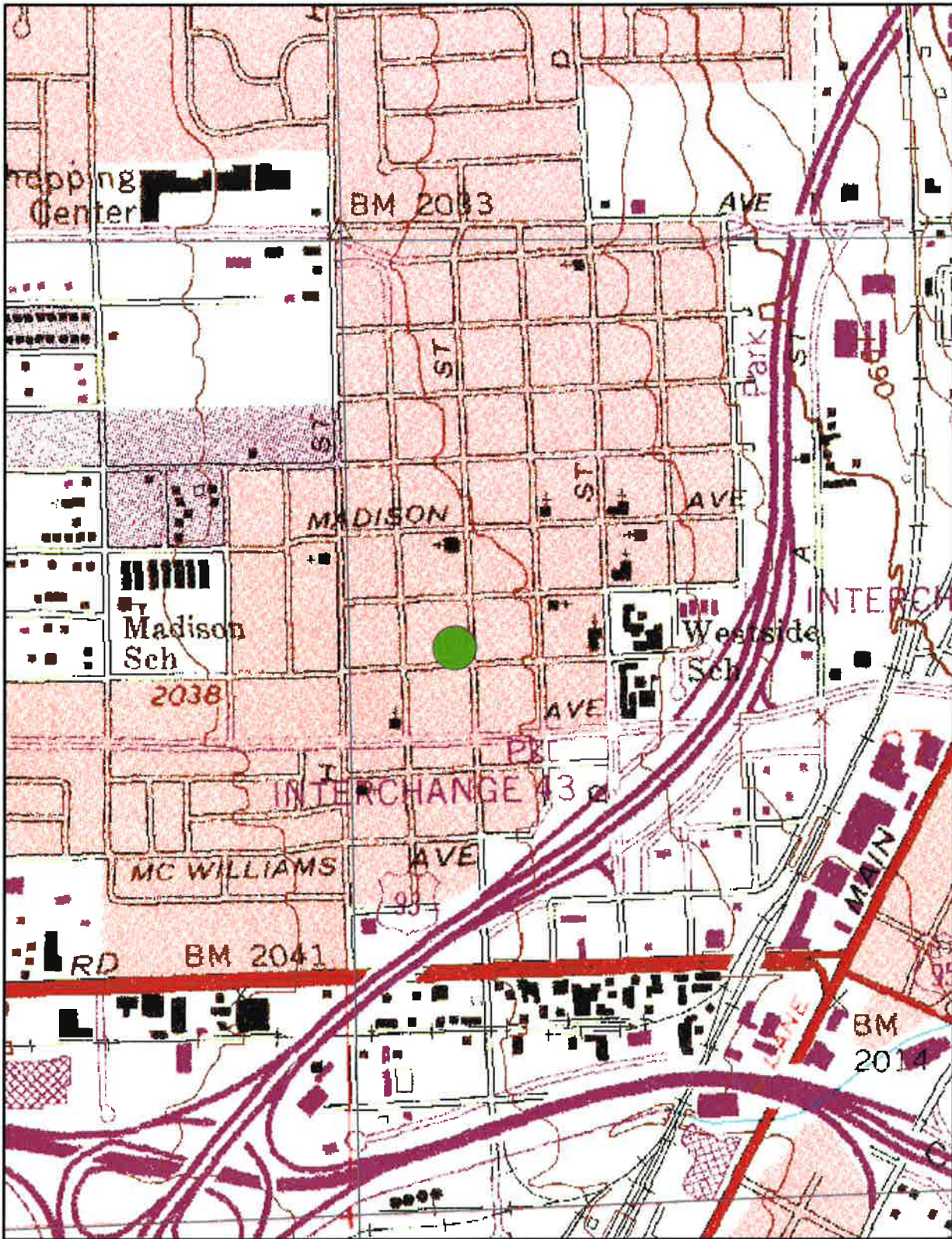
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001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUBSEQ NUMBER
PG 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
0.5 GOV LOT NUMBER

Scale: 1" = 200' **Rev: 10/21/2013**

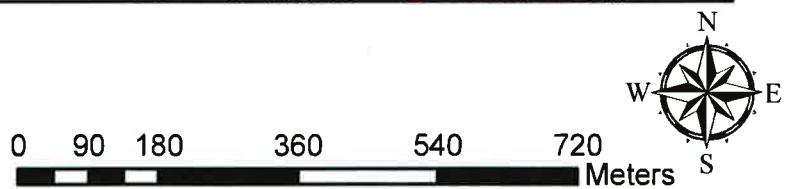


TAX DIST 200,204

Harrison's Guest House
1001 F Street, Las Vegas, Clark County, NV
APN 139-27-210-091



Harrison's Guest House
1001 F Street, Las Vegas, NV
Easting: 666385.93
Northing: 4005732.78



Harrison House
1001 F Street, Las Vegas, Nevada
Application for City of Las Vegas Historic Designation
April 23, 2014



0 35 70 140 Feet



GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-0301



City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 05/28/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding draft Phase II Huntridge Neighborhood Historic Resource Survey and Inventory, generally bound by Francis Avenue and Cottonwood Place on the north, Maryland Parkway on the west, Norman Avenue on the south and South Fifteenth Street on the east, multiple APN, multiple zones, Ward 3 (Coffin)

BACKGROUND

- 09/30/05 Historic resource survey and inventory of Huntridge Neighborhood Tract I and a portion of Tract II was completed as part of the 2005 Historic Preservation Fund grant. Due to a lack of architectural integrity in the survey area, the consultant recommended no further studies.
- 10/24/12 Historic Preservation Commission voted to approve (HPC-47140) the historic resource survey and inventory of a portion of tract two and all of tract three of the Huntridge neighborhood, generally bounded by E. Charleston, S. Maryland Parkway, Franklin Avenue and S. 15th Street on the north, west, south and east, respectively, multiple APNs, multiple zones, Ward 3 (Coffin), as part of the 2013 HPF grant scope of work.

ANALYSIS

ICF International has completed the draft Phase II Huntridge Neighborhood Historic Resource Survey and Inventory. The draft is hereby submitted for HPC review and comment. If approved, the report will be submitted with any comments to the State Historic Preservation Office for review.

Findings (abbreviated from draft "Phase II Huntridge Neighborhood Historic Resource Survey and Inventory" report):

A total of 134 buildings and Huntridge Circle Park were documented within the survey area known as Huntridge Subdivision – Tract 3 in the City of Las Vegas, Nevada. The buildings are modest one-story, single-family dwellings constructed primarily in 1943 and 1944. Several that face South Maryland Parkway have since been converted for commercial use.

While the components of Huntridge Subdivision Tract 3 continue to share the historic associations of a district, the current survey has shown, due to alterations, that the great majority of the properties in Tract 3 have lost integrity such that the neighborhood no longer conveys the sense of the historic environment that existed in 1943-1944, the period of the tract's significance. As a result, there would be an insufficient number of contributing properties to suggest the existence of a NRHP eligible district.

CM

ACTION ITEM 6: HPC-54138

STAFF RECOMMENDATION

APPROVAL of draft report

BACKUP DOCUMENTS

Draft “Phase II Huntridge Neighborhood Historic Resource Survey and Inventory” report

Phase II Huntridge Neighborhood Historic Resource Survey and Inventory



Prepared for the City of Las Vegas
Department of Planning

Prepared by ICF International
May 2014

Executive Summary

ICF International performed an intensive level survey and inventory of Huntridge Subdivision Tract 3 as part of the City's ongoing effort to understand the development and history of the neighborhood within the context of Las Vegas, Clark County, Nevada. The purpose of the survey was to assess (a) if any of the residential properties in Tract 3 met individual eligibility criteria for inclusion in the National Register of Historic Places (NRHP), and (b) if Tract 3 as a whole or portions of it met eligibility criteria for listing as a NRHP historic district.

The intensive level architectural survey of Huntridge Subdivision Tract 3 resulted in the identification of 134 single-family residences and a neighborhood park located within one of five tracts built in the Huntridge Subdivision primarily between 1942 and 1944. An examination of previous and current research led to the identification of an applicable historic context in which to evaluate the subject properties. Land Usage: Development of FHA-approved tract housing in Las Vegas during World War II. For the purposes of this report we restricted our analysis of significance to the FHA period of construction, which is 1943-1944, the war years when most of the tract's houses were built according to FHA Guidelines.

Each Tract 3 property, and the tract as a whole, was evaluated according to NRHP eligibility criteria. As part of this evaluation, the integrity of the properties was also examined to determine if they retained a sufficient degree of integrity to convey their significance within the identified historic context. Under Criterion A, it was found that almost all of the Tract 3 dwellings have experienced substantial alterations such that they no longer retain the essential physical features associated with FHA approved tract houses built in 1943-1944 as war-related worker housing. Under Criterion B, it does not appear that any of the extant individual dwellings in Tract 3 are associated with historic personages. And under Criterion C, the current survey reveals that since World War II the great majority of houses in Tract 3 have experienced substantial alterations resulting in a significant loss of integrity of design, materials, and workmanship. For similar reasons, the Tract 3 neighborhood as a potential district no longer conveys the sense of the historic environment that existed in 1943-1944, the period of the tract's significance. Consequently, there were an insufficient number of contributing properties to form a NRHP eligible district.

However, the current survey identified a trio of Tract 3 properties representing each of the tract's three distinct architectural designs that retain sufficient integrity to meet NRHP Criteria A and C.

- 1320 Jessica Avenue – Model A: Cross Hipped
- 1433 Cottonwood Place – Model B: Cross Gabled
- 1425 Francis Avenue – Model C: Cross Hipped with Raised Center Hip

As a result, all three of these properties qualify for individual listing in the NRHP at the local level of significance.

Project Name

Phase II Huntridge Neighborhood Historic Resource Survey and Inventory

Participating Architectural Historians**Peter Moruzzi, Senior Architectural Historian, Project Manager**

Peter Moruzzi has extensive experience as Project Manager and Lead Investigator for historic resources surveys, including a survey of the entire City of Santa Monica. As a Senior Architectural Historian with over 17 years of experience, Mr. Moruzzi conducts field investigations, performs historic research, assesses properties for historic significance, and writes context statements. Mr. Moruzzi was the author of the successful nomination of the El Cortez Hotel and Casino in downtown Las Vegas that was listed in the National Register of Historic Places in 2013. For the City of Las Vegas, he served as Project Manager and Architectural Historian for the overall survey project. Peter Moruzzi is a 36 CFR Part 61 U.S. Secretary of the Interior qualified architectural historian.

Daniel Paul, Senior Architectural Historian

Daniel Paul meets the Secretary's Professional Qualification Standards (PQS) as an architectural historian with a wide range of work experience. This multi-year experience includes: Section 106 reviews, state regulatory setting analysis, the drafting of Programmatic Agreements, and all aspects of individual property evaluation at the local, state, and federal levels. Daniel has been the signatory architectural historian on numerous California Department of Transportation (Caltrans) cultural resources technical reports and has multiyear experience in the research, authorship, and compilation of successfully listed NRHP, CRHR, and local level landmark nominations.

Andrew Bursan, Architectural Historian

Andrew Bursan is a federally qualified professional (36 CFR 61) with seven years of experience working on issues related to urban land planning and historic preservation. With ICF he has supported various projects through archival, library, and Internet research. Andrew also is experienced conducting historic resources surveys and in the preparation of SHPO assessments, historic context statements, and property descriptions. While working for the City of Arroyo Grande, California, he assisted in the creation of a historic resources committee, citywide historic register, and a historic preservation overlay zone.

Statement of Project Objectives

The City of Las Vegas Planning & Development Department contracted with ICF International (ICF), a qualified historic preservation consultant, to complete Phase II of the Huntridge Neighborhood Historic Resource Survey and Inventory, an intensive level historic resource survey of a portion of

the Huntridge Neighborhood. The Phase II survey builds upon a previous Huntridge Neighborhood historic resource survey and inventory completed in August, 2005. The Huntridge Neighborhood is comprised of five tracts. The 2005 survey included Huntridge subdivision tracts 1 and 2, and a portion of the Huntridge Subdivision Amended Tracts 1, 2 and 3. The 2005 survey found that the surveyed portion of the Huntridge Neighborhood was not eligible for listing in the National Register as an historic district.

The Phase II survey area is generally bounded by Francis Avenue and Cottonwood Place on the north, Maryland Parkway on the west, Norman Avenue on the south and South Fifteenth Street on the east. The survey area consists of the Huntridge Subdivision Tract 3 and Huntridge Circle Park (designated as a part of Huntridge Tracts 2, 3 and 4). The area contains approximately 134 properties, almost all of which are single-family homes. Survey of this area will help inform a Mid-Century Historic Context Report for WWII and post-WWII development within the City of Las Vegas.

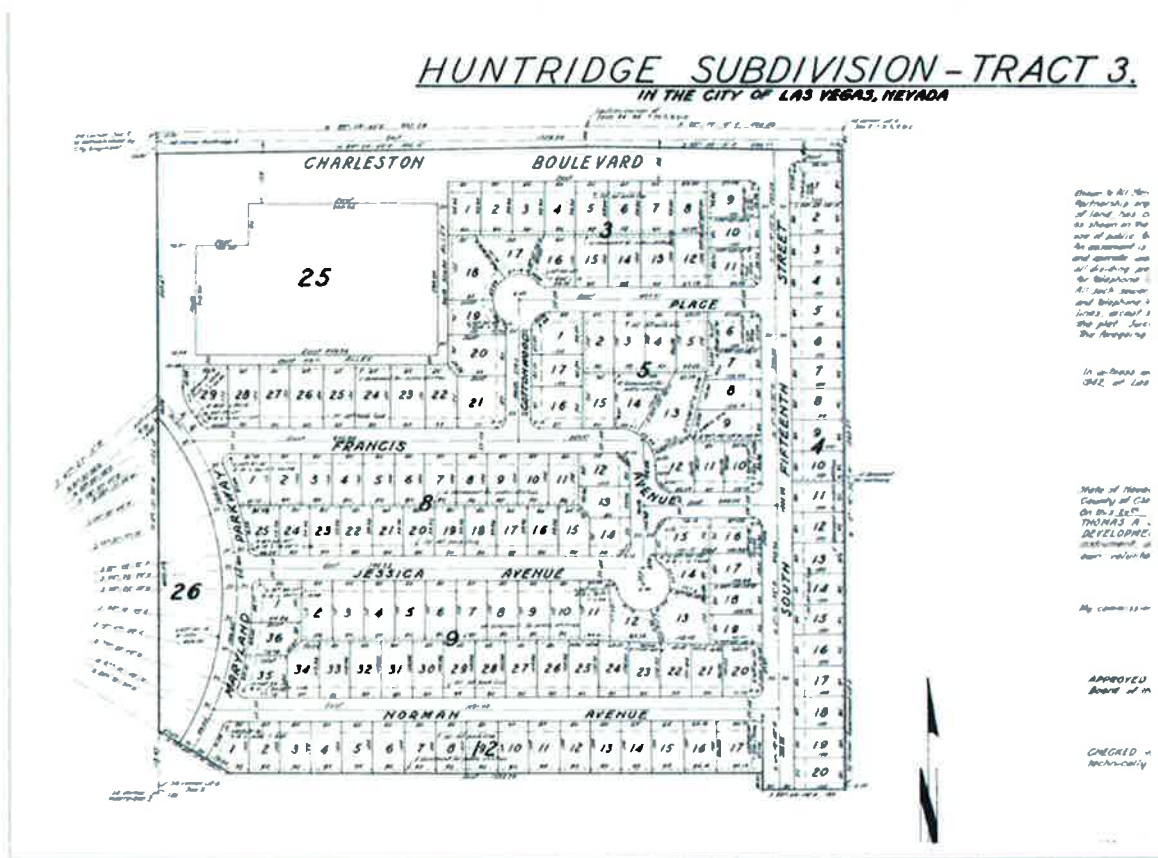


Figure 1. Clark County Assessor's Map of Huntridge Subdivision – Tract 3

Scope of Services

- Conduct research using available resources as necessary to gain and understand the development and history of the neighborhood within the context of Las Vegas, and if applicable, the state of Nevada and the nation.
- Complete the Nevada State Historic Preservation Office's (SHPO) Architectural Resource Assessment (ARA) forms in accordance with the instructions therein, for each individual building. This includes determinations of eligibility and justifications for each building.
- Document each building using color digital photographs per the SHPO Guidelines.
- Compile data in Excel format utilizing the required fields as follows: street name, street number, historic/current building name, APN, SHPO Resource No., acreage, date of construction, associated structures, individual eligibility, whether property is a contributor or non-contributor to a historic district.

Research Methodology

ICF architectural historians Peter Moruzzi, Daniel Paul, and Andrew Bursan conducted all research and survey activities pertinent to Huntridge Subdivision Tract 3.

Early in the process, ICF architectural historians contacted the City of Las Vegas regarding original records and other information. No original building permits were located by the City. However, the City uncovered subsequent permits documenting additions and alterations, and a handful of inspection permits.

ICF architectural historians reviewed the 2005 Historic Resources Survey and Inventory for Huntridge Tracts 1 and 2, which proved helpful for understanding the general context of the Huntridge Neighborhood.

To assist in understanding Las Vegas during the early 20th century, ICF architectural historians reviewed the historic context section of Mr. Moruzzi's 2012 National Register of Historic Places nomination for the El Cortez Hotel and Casino.

For research purposes, sites visited included the University of Nevada Las Vegas (UNLV) Lied Library including Special Collections, and the Cahlan Research Library of the Nevada State Museum, Las Vegas. At each location, all available city directories pertinent to the period of significance (1943-1944) were reviewed to identify names and occupations of residents. Because of a lack of cross-reference directories from the 1940s, Moruzzi reviewed the entirety of the 1943-1944 Las Vegas city directory, notating the name and occupation of any listed resident at an address within the survey area. Oral Histories reviewed at UNLV focused upon those done as part of the John S. Park neighborhood oral history project. Sanborn Fire Insurance Maps were reviewed; unfortunately, the survey area is not present in any of them. Early USGS 7.5 minute

quad maps were also reviewed. At the Nevada State Museum, the primary items reviewed were microfilm copies of the *Las Vegas Review-Journal* where a variety of early advertisements and articles were copied. One 1944 advertisement showed five separate houses within Huntridge and identified residents by name.

ICF architectural historians contacted Las Vegas historian Lynn Zook whose assistance proved useful, particularly in leading ICF to Senator Richard Bryan, whom ICF interviewed about Huntridge, its residents, and the experience of growing up in the neighborhood.

A fair amount of research was conducted online, particularly through various UNLV historical databases. A review of Google Books led to the transcripts of a March 1942 Senate Hearing focused on BMI and Las Vegas.

Various documents from the Las Vegas Public Library and the Los Angeles Public Library main branch were consulted. Previous Las Vegas histories, Federal Housing Administration (FHA) Bulletins, and other relevant books and serials were reviewed.

Survey Methodology

ICF architectural historians conducted the Phase II field survey in Las Vegas from January 28 to January 31, 2014. The architectural historians walked the entirety of Huntridge Subdivision Tract 3 to take photographs and field notes. Regardless of integrity or age, each house in the tract was documented from the front, at least one side view, and in the context of its immediate vicinity, street, and neighborhood. All photographs were shot with a digital camera in a large size (+ 5MB) for purposes of viewing details as needed from the desktop. In understanding the broad context of World War II era FHA approved housing tracts, ICF architectural historians also conducted a brief windshield survey of the Mayfair and Biltmore tracts, photo documenting select buildings within each tract.

Historic Development of Las Vegas¹

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. 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.

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

¹ Excerpted from "Intensive Level Historic Resource Survey and Inventory of the Phase III Beverly Green Neighborhood," by Greta J. Rayle and Helana Ruter for The City of Las Vegas Development Services Center and Historic Preservation Commission. June, 2013.

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. 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.

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 McWilliams'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. 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 x 140 foot lots, platted on 300 x 400-foot blocks, were laid out identically.

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. 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.

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.

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. 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. Fifth Street had been platted as part of the 1909 Clark's Townsite and ran parallel to the railroad line. The route, renamed Las Vegas Boulevard, was paved in the 1930s and helped to spur tourism in Las Vegas.

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. 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. 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 Las Vegas Boulevard/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 Las Vegas Boulevard/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. Throughout the 1950s there was dramatic growth of casinos on both Fremont Street and Las Vegas Boulevard/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 postwar growth of the city.

Early Residential Development in Las Vegas²

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 Dam project and the legalization of gambling; by 1940, population of the city had reached more than 8,400 persons.

Las Vegas Army Air Field and Gunnery School

Originally called Las Vegas Army Air Field when first established in October 1940, the primary impetus for establishing the Field was for a flexible gunnery school. "Flexible gunnery" refers to the use of bomber-mounted machine guns, primarily upon B-17 bombers and later upon the B-29 Super Fortress for in-air combat.³ The site of the Air Field was originally a dirt runway and associated small amenities for Western Air Express (WAE) a privately operated carrier that used the landing strip to fly tourists into the City. At the time the gunnery school was established, Las Vegas was still a relatively small town with a population of 8,422.⁴

The WAE site seen as ideal by Major David Schlatter of the U.S. Army Air Corps as the gunnery school location.⁵ The Las Vegas Valley weather with its year round clear skies and vast, open sight lines were optimal for gunnery training and a military air base. Additionally, the site was selected in part for its considerable distance from vulnerable-to-attack Western coastal cities, as well as the abundant presence of open public domain land.⁶

In order to establish the gunnery school, Western Air Express, with some pressure from Senator Pat McCarran and the Army itself, sold the airfield to the City. Mayor Jon L. Russell then signed

² Excerpted from "Intensive Level Historic Resource Survey and Inventory of the Phase III Beverly Green Neighborhood," by Greta J. Rayle and Helana Ruter for The City of Las Vegas Development Services Center and Historic Preservation Commission. June 2013.

³ U.S. Air Force, "U.S. Air Force Fact Sheet: Nellis Air Force base" viewed online: http://www.nellis.af.mil/library/factsheets/factsheet_print.asp?fsID=4096&page=1

⁴ "Timeline," *Las Vegas Sun* viewed online: <http://www.lasvegassun.com/history/timeline/>

⁵ U.S. Air Force, "Nellis AFB History," *Nellis Air Force Base: The Official Website of Nellis Air Force Base*, viewed online: <http://www.nellis.af.mil/library/nellisafhistory.asp>

⁶ Ibid. and Perry Kaufman, "City Boosters, Las Vegas Style," *Journal of the West* Vol. XIII, No. 3 (July, 1974). Page 49.

over much of the property to the U.S. Army Quartermaster Corps to develop the gunnery school.⁷ WAE was given a 30 year lease with landing privileges as part of the agreement which included permission for WAE to allow their tourist planes to land at the base.⁸

The Las Vegas Army Air Corps Gunnery School was established on the airfield in January 1941, with the mission of "training of aerial gunners to the degree of proficiency that will qualify them for combat duty."⁹ On-site construction of barracks to house 3,000 people began a few months later. The opening of the gunnery school and airfield substantially increased the population of Las Vegas—not just from servicemen, but those associated with other related activities such as contractors and other business people.¹⁰ This influx of workers and their families supporting the quickly growing airfield and gunnery school required new housing, the availability of which was severely lacking in 1941. This urgent situation was one reason behind the government's insistence in 1941 that new FHA-approved tract housing be immediately constructed in Las Vegas and vicinity. The other primary reason, discussed below, was the opening of the massive Basic Magnesium Incorporated (BMI) facility that employed 14,000 workers in 1941 just for its construction alone, with 6,000 regular workers by its 1943.¹¹

By 1942, 4,000 tail gunners every six weeks were graduating from the gunnery school.¹² During the peak period of World War II in 1943 and 1944, over 15,000 men and women were present at the base.¹³ By the end of the war, less than four years after being established, approximately 48,000 gunners had been trained at the Las Vegas Army Air Field.¹⁴

With the ending of World War II, the gunnery school closed and the primary function of the base was exit duties—physicals and last paychecks—for those leaving the military and returning to civilian life.¹⁵ Much to the dismay of Las Vegas Chamber of Commerce officials, the Las Vegas Army Air Field was inactivated on January 31, 1947. The Chamber later reached out to the military, requesting that the airfield become a permanent facility and the government agreed, on the condition that tourist and other commercial traffic be relocated off-site.¹⁶ To facilitate this, the City passed a 1947 bond issue funding the construction of McCarran Field.¹⁷

On March 31, 1948, the base was reactivated as Las Vegas Air Force Base, hosting a pilot training wing and gunnery school. With the onset of the Korean War, the base's mission changed from flight training of advanced single-engine aircraft to the training of jet fighter pilots. In 1950, the air force base was renamed in honor of Las Vegas Valley native First Lieutenant William Harrell Nellis,

⁷ Robert D. McCracken, *Las Vegas: The Great American Playground* (Reno, Las Vegas: University of Nevada Press, 1997) Page 45.

⁸ Eugene P. Moehring and Michael S. Green, *Las Vegas: A Centennial History* (Reno & Las Vegas: University of Nevada Press, 2005) Page 104.

⁹ U.S. Air Force, "Nellis AFB History."

¹⁰ McCracken, *Las Vegas*, Page 45.

¹¹ Ibid.

¹² Hal Rothman, *Neon Metropolis: How Las Vegas Started the Twenty-First Century* (New York: Routledge, 2002) Page 9.

¹³ MilitaryBases.US, "Nellis AFB". *MilitaryBases.US* [A Sun Key Publishing Company] viewed online: <http://www.militarybases.us/air-force/nellis-afb/>

¹⁴ Ibid.

¹⁵ U.S. Air Force, "Nellis AFB History."

¹⁶ McCracken, *Las Vegas*, Page 45.

¹⁷ Ibid.

a young P-47 aircraft pilot having flown 69 missions who was killed-in-action over Luxembourg on Dec. 27, 1944 during the Battle of the Bulge.¹⁸

Basic Magnesium Incorporated during World War II

Basic Magnesium Incorporated (Figure 2) is an entity of substantial historic significance for Southern Nevada. Located in what is today Henderson, the sole purpose of constructing the BMI plant was to produce magnesium: referred to as the “miracle metal” for both its light weight and its strength. The Germans were the first to construct warplanes and munitions from magnesium in the 1930s, giving them an early advantage over the Allies.¹⁹

The existence of BMI is largely due to Howard Eells, a Cleveland based industrialist of fire brick and other heat resistant materials.²⁰ His company had previously secured mining rights to a site in Gabbs, Nevada east of Carson City that contained 70 million tons of two of the basic components for producing magnesium: magnesite and brucite.²¹ Additionally, Eells had secured magnesium production patents from a German company after World War I. When the U.S. Government decided it needed its own magnesium production facility in 1941, it collaborated with Eells in establishing a plant. The influence of Nevada Senators Pat McCarran and Key Pittman helped direct the plant’s construction to their state.

The British designed the BMI facility, which was constructed by Los Angeles based McNeil Construction Company.²² The site selected was in a barren, wide open desert area with no immediate availability of water or power. However, the site was nearby a substantial water source, Lake Mead, and a major power source in the Boulder Dam.²³ Additionally the site was near Las Vegas, at that time still a relatively small town but one having a Union Pacific Railroad depot and rail stop.

¹⁸ Royston, Mark W. *The Faces Behind the Bases: Short Biographies for Whom Military Bases are Named* (Bloomington, IN: Universe, 2009) Pages 99-100; Department of the Air Force, “U.S. Air Force Fact Sheet.”

¹⁹ The LandWell Company, *Battle Born: The History of Basic Magnesium, Inc.* moving image (Henderson, NV: The LandWell Company, 2003).

²⁰ A.D. Hopkins, “Howard Eells,” *Las Vegas Review-Journal* Feb 7, 1999 viewed online: <http://www.reviewjournal.com/news/howard-eells>

²¹ The LandWell Company, *Battle Born*.

²² Ibid.; “Investigation of the National Defense Program: Hearings Before A Special Committee Investigating The National Defense Program, United States Senate, Seventy-Fifth Congress, Second Session, Pursuant to S. Res 71: A Resolution Authorizing and Directing an Investigation of the National Defense Program. Part 13: March 9, 10, 13, 14, 15, 23, and 24, 1942: Light Metals, Defense Problems in California, Basic Magnesium, Inc.” (Washington: United States Government Printing Office, 1942) Page 5594.

²³ Moehrig and Green, *Las Vegas*, Page 101; McCracken, *Las Vegas*, Page 46.

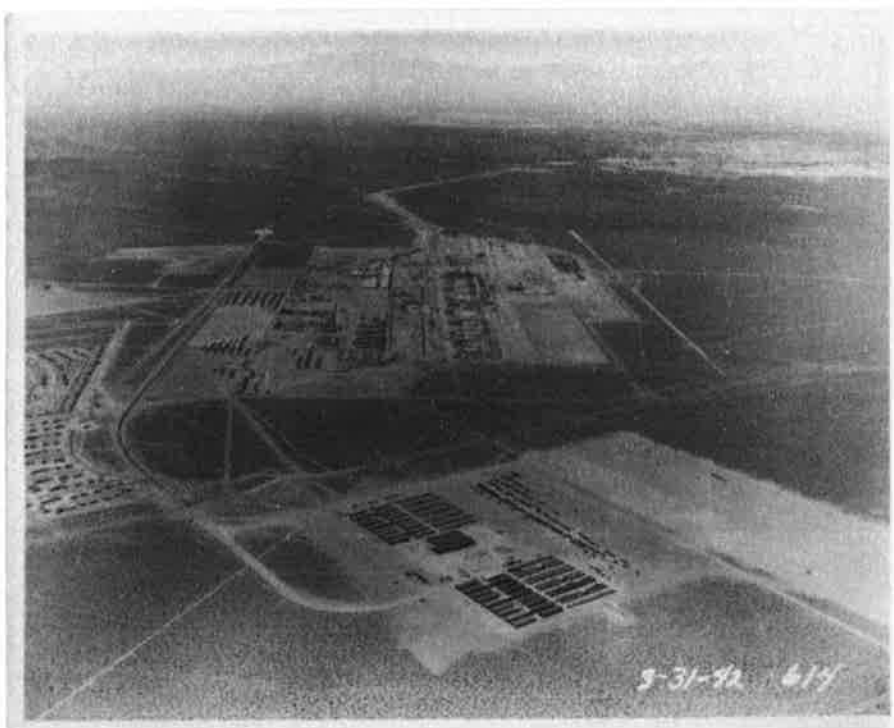


Figure 2. Basic Magnesium Inc. plant, Basic (Henderson), Nevada. March 31, 1942.²⁴

The construction of the BMI plant was a remarkable achievement. Ground broke on September 15, 1941 and its first output of magnesium was poured just 11 months later. 13,000 people constructed the plant on a parcel 1.75 miles long and .75 miles wide.²⁵ Construction cost was 130 million dollars in 1941, nearly two billion dollars in 2014 money adjusted for inflation.²⁶ Completed facilities included a chlorine plant, ore preparation plant, chlorination plant, metals recovery plant, electrolysis plant, and support facilities for each.²⁷

BMI (Eells) managed the plant operation, although the government financed the plant's construction and paid its employees.²⁸ At the end of 1942, Eells sold BMI to Anaconda Copper Company, which ran the operation until the government ordered all production halted in November, 1944.²⁹ At that time the government determined that it possessed enough magnesium for what it saw as the duration of the war. The plant closed at the peak of production when over 13,000 people – 10% of Nevada's population at the time – were employed at the BMI plant.³⁰ When it closed, over 166 million pounds of magnesium had been produced at BMI since its opening just three years earlier.

²⁴ Photo courtesy UNLV University Libraries, Digital Collections. <http://digital.library.unlv.edu/objects/hln/1187>

²⁵ The LandWell Company, "Basic Magnesium and Henderson," *Landwell Restoration Project* viewed online: <http://www.landwellco.com/index.php/past/basic-management-inc-story/magnesium-henderson>

²⁶ Ibid.

²⁷ Ibid.

²⁸ Hopkins, "Howard Eells."

²⁹ Ibid.

³⁰ Ibid.; McCracken, *Las Vegas*, Page 46.

BMI Housing Concerns

Housing was a major concern beginning immediately upon plant construction. Initially, tents, shacks and other gerrymandered forms of shelter were erected along Boulder Highway outside the construction site.³¹ Anticipating the housing crisis, Eells had originally wanted an employee townsite established in Boulder City, Nevada. That city had just recently been developed by the U.S. Government for the construction of Boulder Dam. The City of Las Vegas, fearing that it would lose out economically if Boulder City was chosen, fought Eells and pressured the federal government to locate the townsite in Las Vegas.³² Instead, federal authorities selected a townsite near the plant with construction beginning on February 17, 1942. It would soon contain approximately 1,000 houses erected on wooden foundations for easy relocation after the war. All of the houses were built by the McNeil Construction Company, the primary contractor responsible for erecting the tract housing in Huntridge.³³

Confirming Eells' housing concerns was Rolla E. Clapp, chairman of the national housing research organization who, in October of 1941, presented a report to the Las Vegas Chamber of Commerce.³⁴ Clapp predicted that the population in Las Vegas would increase by 13,000 persons in the coming 18 months, effectively doubling the City's current population.³⁵ Clapp "urged the necessity of an immediate large housing campaign in Las Vegas and stressed the need to keep the cost to a minimum in order to provide quarters for families of small incomes."³⁶ As relates to the planned BMI facility, Clapp said that he expected 3,000 or more families would be located in Las Vegas in connection with the BMI plant.³⁷

A senate hearing led by Harry Truman and held in March of 1942 in Las Vegas addressed a variety of issues related to BMI, including the housing crisis. In the transcripts, various senate members and others discuss the possibility of "an expansion of Las Vegas" for housing purposes. In order to ensure accommodations for BMI workers in Las Vegas, the City guaranteed the immediate construction of 2,000 houses as BMI was being completed.³⁸ The subsequent announcement of the Biltmore, Mayfair, and Huntridge tract developments would have been the direct result of the City's housing commitment. The Huntridge and Mayfair developments were both located on the eastern edge of Las Vegas, directly off Boulder highway for direct highway access to the BMI plant (Figure 3). City directory research discussed below indicates that approximately 39% of residents living in Huntridge Subdivision Tract 3 (the subject survey area) in 1943-1944 were BMI employees, confirming the need for Huntridge housing as predicted in late 1941.

³¹ McCracken, *Las Vegas*, Page 46.; The LandWell Company, *Battle Born*.

³² Hopkins, "Howard Eells."

³³ "Chronology," *Henderson Home News* (Industrial Days Edition) Apr 22, 1965, Page 13.

³⁴ "Las Vegas Housing Needs Growing, City to Double in 18 Months, Said," *Las Vegas Evening Review Journal*. October 28, 1941.

Page 1.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Ibid.

³⁸ "Investigation of the National Defense Program," Page 5620.



Figure 3. The far eastern edge of Las Vegas, looking west, 1945 (detail).³⁹

The Huntridge development is to the left just south of Charleston Blvd. To the right, just north of Charleston and south of Boulder Highway (Fremont St.), is the 1942 Mayfair development. Downtown Las Vegas is in the background. The intersection at the image's lower right corner is that of Charleston Blvd. and Boulder Highway – the direct route to BMI.

The Federal Housing Administration (FHA)

The Federal Housing Administration was established as an independent agency under the June 27, 1934 passage of the National Housing Act (Public Law 73-479, 48 Stat. 1246). The two primary components of the National Housing Act focused upon:

Housing Renovation and Modernization (Title I) "Authorized the Administrator to insure banks, trust companies, personal finance companies, mortgage companies, building and loan associations, installments lending companies, and other such financial institutions approved by him against losses on loans and purchases of obligations representing loans for financing alterations, repairs, and improvements upon real property. [...]"⁴⁰ and:

Mutual Mortgage Insurance (Title II) "Insurance of Mortgages on One- to Four-Family Homes: Authorized FHA in Section 203 to insure, and to make commitments to insure mortgages on one- to four-family homes with obligations not exceeding \$16,000 or 80 percent of the appraised value of the property covered by the mortgage. Maturity of a mortgage could not exceed 20 years, and

³⁹ Photo Courtesy UNLV University Libraries, Digital Collections. <http://digital.library.unlv.edu/objects/hln/321>

⁴⁰ The Congressional Research Service, "A Chronology of Housing Legislation and Selected Executive Actions, 1892-2003: Committee Print 108-D for the U.S. House of Representatives, one hundred eighth congress, second session." printed brief (Washington, DC: U.S. Government Printing Office, March, 2004) np.

the interest rate could not exceed five percent- or six percent if the Administrator found that in certain areas or under special circumstances the mortgage demanded it. [...]”⁴¹

One of a variety of government measures aimed at restoring economic health to the nation, the National Housing Act passed during the depths of the Great Depression, a time when the housing industry was suffering mightily, and “flat on its back,” according to HUD.⁴² At that time, two million construction workers were unemployed, mortgage loans were limited to 50 percent of a property’s market value, and terms were difficult to meet for homebuyers seeking mortgages. In fact, only four in 10 households owned their homes.⁴³ The collapse of the banking industry during the Great Depression further discouraged potential homeowners.

The FHA administered the Titles of the National Housing Act, and did so by advocating measures to encourage improved housing standards and act as a stabilizing influence on the mortgage market.⁴⁴ Additionally, and perhaps what the FHA is best known for today, the FHA provided a system of mutual mortgage insurance to mortgage or property improvement loans made by private, approved lending institutions.⁴⁵ The FHA, as an insurer of such loans, did not provide the loans directly, and did not build housing.⁴⁶

Various FHA programs served as mechanisms for providing assistance for home sales, rental units, cooperative housing, elderly housing, and housing for the military and defense. Pertaining to the latter, on March 28, 1941, Congress Passed Public law 77-24, called “Title VI” to the National Housing Act. Title VI was an emergency measure authorizing the FHA to issue a total of 100 million dollars in mortgages and the ability to fund them on more liberal terms for one- to four-family homes in critical defense areas. Title VI was the primary focus of the FHA during World War II. By 1946 the total aggregate amount allocated to FHA Title VI for mortgages to be insured was 2.8 billion dollars, with an option by the president to raise this to 3.8 billion dollars if necessary. Interest on Title VI loans was to be capped at 4 percent.⁴⁷ With the end of the War, Title VI was terminated on August 10, 1948, and the FHA turned its focus to the housing of World War II veterans.

On November 9, 1965 FHA became integrated into the US Department of Housing and Urban development (HUD), where it remains at the present time.

FHA’s Principles of Planning Small Houses

⁴¹ The Congressional Research Service, “A Chronology of Housing Legislation and Selected Executive Actions, 1892-2003: Committee Print 108-D for the U.S. House of Representatives, one hundred eighth congress, second session.” printed brief (Washington, DC: U.S. Government Printing Office, March, 2004) np.

⁴² U.S. Department of Housing and Urban Development, “The Federal Housing Administration (FHA): The History of FHA,” *HUD.gov: U.S. Department of Housing and Urban Development* viewed online: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/fhahistory

⁴³ Ibid.

⁴⁴ Poyntz Tyler, ed., *City and Suburban Housing* (New York: H.W. Wilson Company, 1957) Page 39.

⁴⁵ Ibid, Page 40.

⁴⁶ Ibid.

⁴⁷ The Congressional Research Service, “A Chronology of Housing,” np.

The site planning, house plans, and architectural designs for the Huntridge Subdivision as announced in December of 1941 were to be prepared "...in compliance with F.H.A. requirements...."⁴⁸ Those requirements were essentially codified in the FHA's Technical Bulletin No. 4 "Principles of Planning Small Houses" initially published in 1936 and revised in 1940. This modest 44-page booklet, illustrated with floor plans and sketches of various designs, had an enormous impact on the execution of tract housing throughout the United States from the late 1930s through the early 1950s. The reason was, in order for private developers to obtain construction loans they had to be certain that the FHA would insure homebuyers' mortgages. As a result, developers' tended to follow FHA guidelines or "principles" religiously because they were unwilling to risk FHA disapproval.

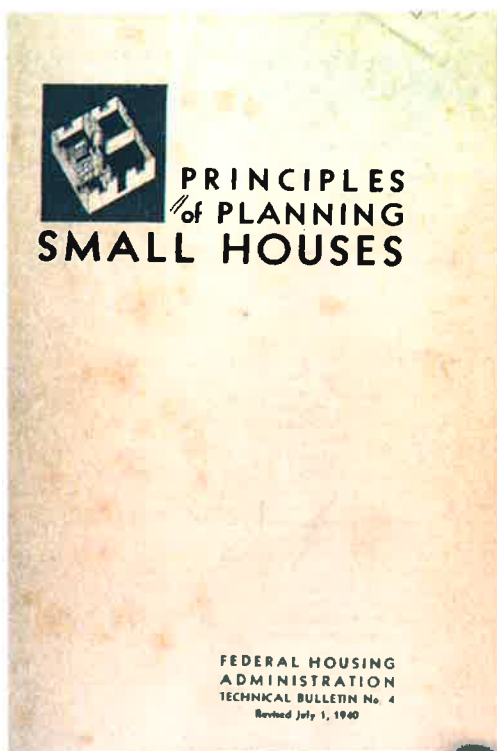


Figure 4. FHA Technical Bulletin No. 4, Revised July 1, 1940

Regarding the small house, the FHA's goal was "a maximum amount of usable space, with as much comfort, convenience, and privacy as possible...obtained for a minimum amount of money."⁴⁹ According to FHA principles as articulated in the technical bulletin, "Economy in planning requires the elimination of waste space, especially hall areas; rooms planned for dual purposes when possible; and rooms whose shape and wall space permit the use and arrangement of essential movable furniture in a minimum floor area."⁵⁰ The document continues,

⁴⁸ "Home Building Program in Vegas Outlined Today," *Las Vegas Evening Review Journal*. December 20, 1941. Page 4.

⁴⁹ *Principles of Planning Small Houses*. Federal Housing Administration, Technical Bulletin No. 4, revised July 1, 1940. Page 3.

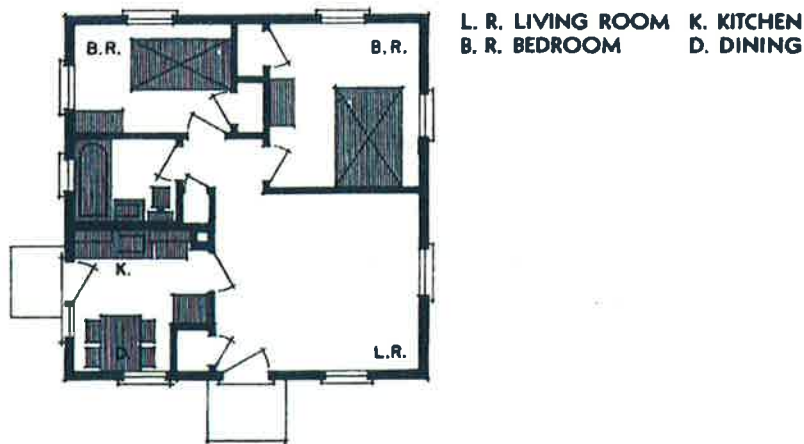
⁵⁰ *Ibid.* Page 4.

*Simplicity in exterior design gives the small house the appearance of maximum size. The fewer different materials used on the exterior the better the appearance usually will be. The use of several different materials, especially those which contrast in color and texture, breaks up the exterior into a series of small units or segments. This has the effect of making the house appear smaller than it is. ... Exterior proportions are improved by setting the house as low on the ground as possible. ... Unnecessary gables and dormers, overelaborate cornices and all nonessential features can profitably be omitted.*⁵¹

As actually constructed by builders, particularly during the war years, the small house was often a boxy two-bedroom, one-bath, one-story house of 1,000 square feet or less. In appearance, the FHA's small house was loosely derived from the modest 17th century Cape Cod house. With its many variations in size, plan, roof form, fenestration, and cladding the FHA's small house has in recent decades been dubbed "Minimal Traditional."⁵²

⁵¹ Ibid. Page 37.

⁵² McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf. 2103. Page 588.



**BASIC PLAN
ONE-STORY
TWO-BEDROOMS**

12

LIVABILITY In this basic small house is assured by separation of sleeping and living areas, privacy obtained with a minimum hall, adequate closet space, and a kitchen which provides space for dining. Room sizes are based upon the use of framing materials of standard length. Economy in construction is assured by the square plan providing maximum floor area with minimum wall area, location of bathroom and kitchen to permit concentration of plumbing pipes, use of an inside chimney for heater and kitchen range, omission of basement to minimize excavation and foundations, and use of simple structural framing and stock millwork. Use of a space heater permits minimum cost and floor area for heating equipment. This plan serves as a starting point from which the variations shown on pages 16 to 19 can be added.

Figure 5. FHA's Basic Plan Small House now known as Minimal Traditional

FHA Tract Design⁵³

Among the concepts promoted by the FHA were curved streets, looping streets and short cul-de-sacs, intended to slow traffic and protect children. Differentiated circulation – that is, the superblock concept with only a few external access points – was intended to reduce the volume of traffic in the subdivision. The subdivisions were to include parks, schools and commercial development. The influences of the standards at the time in Las Vegas can be seen in this 1942 quote about the Huntridge, Biltmore and Mayfair projects: “All of the projects have been carefully laid out on curved streets, to keep traffic slow and protect the lives of children living in the area, and ample provision has been made for landscaping, paved streets, and small parks which will add to the convenience and pleasure of the home owners in the area.”⁵⁴ Shopping areas within walking distance of the homes were promoted “in the interest of national defense and the preservation of automobiles and tires.”⁵⁵

The standards that the FHA established became industry standards. It was unfortunate in a sense that they also became minimum standards. However, they were revolutionary for the fact that they were “objective, uniform, and in writing”, and were enforced through on-site inspection. Standards were set for lot size, setback from the street, separation from adjacent structures, and even for the width of the house itself. They in effect designed American suburbs.

The mass production techniques applied to home construction and tract design that would become famous in the postwar housing boom were already in place prior to World War II in Las Vegas’ Biltmore, Mayfair, and Huntridge housing tracts that broke ground in 1941 and 1942. An article in the December 20, 1941 issue of the *Las Vegas Evening Review Journal* noted that the current method of prefabricating housing elements “...permits a wide variation in design through changing arrangement of panels, varying floor plans, and architectural planning.”⁵⁶ The article concluded that the “basis for prefabrication [of houses], of course, is the assembly line devised by automobile manufacturers.”⁵⁷

Huntridge Subdivision

Thirteen days after the attack on Pearl Harbor marking America’s entry into World War II, the *Las Vegas Evening Review Journal* announced the first phase of the new Huntridge subdivision that was meant to address an acute and growing housing shortage in the City:

A gigantic home building enterprise involving \$2,900,000 worth of construction and quarters for 572 Las Vegas families was launched

⁵³ Excerpted from “Huntridge Tracts 1 and 2 Historic Resource Survey and Inventory” prepared for the City of Las Vegas Development Services Center & Historic Preservation Commission. Prepared by Diana J. Painter or Painter Preservation & Planning. August, 2005. Page 9.

⁵⁴ “Many New Homes Will Be Ready By Early Spring: Landscaping, Curved Streets Featured in All Developments,” *Las Vegas Evening Review Journal*, February 10, 1942. Page 4.

⁵⁵ Ibid.

⁵⁶ “Mass Production Techniques Now Used In Building Homes,” *Las Vegas Evening Review Journal*. December 20, 1941. Page 4.

⁵⁷ Ibid.

*this week by the Realty Development Corporation at Huntridge subdivision located on the south side of Charleston Blvd. between Ninth Street and Fifteenth Street in Las Vegas. ... Builder of the new houses is the Realty Development Corporation, a Nevada corporation. Dr. Francis D. Griffin is president of the corporation, Norman Winston is vice president, and Thomas A. Oakey is secretary. The officials are experienced in this type of project having directed many major housing programs of the same character throughout the country.*⁵⁸

In the same issue of the newspaper, the head of Realty Development Corporation, Dr. Francis D. Griffin, published an open letter "To the People of Las Vegas" introducing the Huntridge housing project and its contractor, McNeil Housing Company:

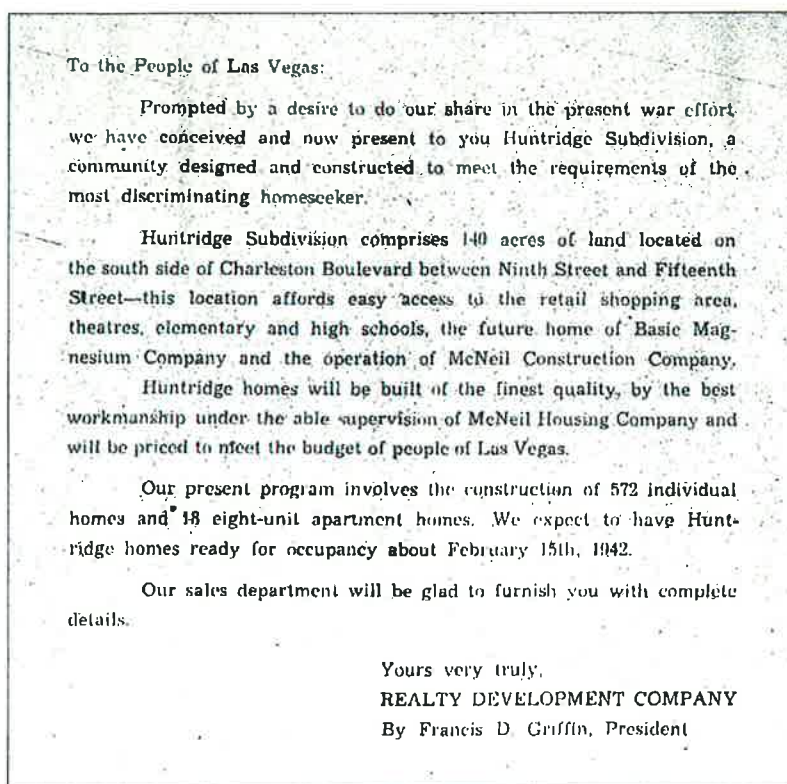


Figure 6. Ad announcing Huntridge Subdivision. *Las Vegas Evening Review Journal*, December 20, 1941. Page 5

Consistent with the array of house designs possible with the mass production techniques introduced in the United States by the early 1940s, Realty Development Company initially

⁵⁸ "Three Million Dollar Residence Building Program in Vegas Near," *Las Vegas Evening Review Journal*. December 20, 1941. Page 1.

presented 14 basic plans and 27 different architectural variations for the new Huntridge development.⁵⁹ Dr. Griffin stated that the 572 dwellings envisioned for the Huntridge Subdivision would be "...designed for character, originality, and dignity in an effort to escape the 'mining town' aspect so prevalent in former planned developments."⁶⁰ He added, "...no two of the same type being included in the same block."⁶¹ Griffin also stated that setbacks would be varied "...to avoid the 'military pup tent' effect."⁶²

A review of aerial photographs and contemporary street views of Huntridge Tracts 1 and 2 indicates that while Griffin may have disliked the "pup tent effect," setbacks along each street appear relatively uniform from parcel to parcel. However, consistent with Griffin's initial program, there was substantial architectural variety within each block with at least five different house models available for buyers to choose from.

In contrast, by 1943 and 1944, when most of the subject Huntridge Tract 3 dwellings were constructed, there were only three house plans/architectural designs available. (See "Huntridge Tract 3 Architectural Designs" below). It can be surmised that because Tracts 1 and 2 were designed in 1941, before America's entry into World War II, the developers could afford to offer more options to potential buyers. By 1943 and 1944, when Tract 3 was designed and mostly completed, the United States was fully engaged in the war. Increased efficiencies in mass construction necessitated by urgent housing requirements most likely led to the focus on only three home designs versus the five or more available before the war.

Circle Park⁶³

The three-and-one-half acre park centering the Huntridge subdivision was dedicated in February 1944, when the Huntridge Development Company deeded the park to the City.⁶⁴ As envisioned, the park was to have a recreational area for small children with a wading pool, sand piles, swings and other playground facilities. "Shaded benches will be built around the sides of the playground for the convenience of attending adults."⁶⁵ Plans were made for a softball diamond and a touch football field. It was to be landscaped with grass and shrubs and outlined with trees. There was disagreement, however, over who should actually construct and landscape the park, and how it was to be funded. Evidently this situation was not resolved quickly, as a photograph published in 1949 shows that the park was still not landscaped.

⁵⁹ "Home Building Program in Vegas Outlined Today," *Las Vegas Evening Review Journal*, December 20, 1941. Page 4.

⁶⁰ Ibid. Note that although the same article stated that the tract was designed by Kenneth Jones, land planning department of the FHA, no evidence was found to verify this. Quite the opposite, the FHA pointedly refrained from designing specific housing tracts, leaving that to private developers who felt obligated to follow FHA guidelines so that their projects would be eligible for FHA-insured loans.

⁶¹ Ibid.

⁶² Ibid.

⁶³ Excerpted from "Huntridge Tracts 1 and 2 Historic Resource Survey and Inventory" prepared for the City of Las Vegas Development Services Center & Historic Preservation Commission. Prepared by Diana J. Painter or Painter Preservation & Planning. August, 2005. Page 10.

⁶⁴ Note that there was a company name change after the completion of Huntridge Tracts 1 and 2. For the remaining tracts, Realty Development Corporation became Huntridge Development Company.

⁶⁵ "Huntridge Park Project Will Get Started Monday," *Las Vegas Evening Review Journal*, September 22, 1944. Page 3.

Marketing Huntridge⁶⁶

A number of different advertising strategies were undertaken to sell the homes in Huntridge. Initially, workers involved in America's defense effort were targeted. Such workers included those employed at BMI and the Army Air Field Gunnery School.

HUNTRIDGE HOMES FOR DEFENSE WORKERS

WAR WORKERS AND THEIR FAMILIES,
Engaged in Defense Work,
Living in Las Vegas, Nevada

Ladies and Gentlemen:

The Partners of HUNTRIDGE DEVELOPMENT COMPANY, in a desire to lend their aid to the fullest extent in WINNING THE WAR, and in the PRESERVATION OF THE AMERICAN HOME, have launched a program providing BETTER living accommodations for the many War Workers and their families engaged in Defense Work in the vicinity of Las Vegas.

In this program, we have the support and cooperation of the War Production Board, Federal Housing Administration, Bank of America, the Bank of Nevada and First National Bank of Nevada.

TO THIS EFFORT THIS PROGRAM IS DEDICATED.

HUNTRIDGE DEVELOPMENT CO.
Thomas A. Oakley, General Partner.

\$ **50** ⁰⁰

RENT

WITH OPTION TO BUY

HERE ARE YOUR SPECIFICATIONS

Two bedrooms or three when finished with bath, new 8' bed room. A complete kitchen, refrigerator included as well as all other appliances, central heating system. Attached Garage will meet needs for all motor vehicles. All modern plumbing fixtures like to suit. Water, sewer, electric and gas are being furnished. Cash savings at \$1.50 per sq.

HERE IS HOW YOU SAVE MONEY

1. Rent is \$50.00 month.
2. Price is \$5,000.00.
If you decide to buy the home within thirty months, your rent payments will build up an equity towards the purchase price.

1. Parks
2. Grammar School
3. Playgrounds
4. Complete Shopping Center
5. Amusement and Recreation

HUNTRIDGE DEVELOPMENT COMPANY

OFFICE 1109 SO. 10TH ST. PHONE 79

AMERICAN LITHOGRAPH BOARD #22 SERIAL NUMBER 1-61 AND SERIAL NUMBER 2703

Figure 7. Ad from *Las Vegas Evening Review Journal*. January 26, 1943. Page 5. Early ads targeted defense workers

⁶⁶ Excerpted from "Huntridge Tracts 1 and 2 Historic Resource Survey and Inventory" prepared for the City of Las Vegas Development Services Center & Historic Preservation Commission. Prepared by Diana J. Painter or Painter Preservation & Planning. August, 2005. Page 11.

An ad in the *Las Vegas Evening Review Journal* on December 4, 1943 noted that, in addition to the schools, parks and bus service, "protective restrictions" would be in place for 25 years; in other words African Americans could not live in the development. These covenants were endorsed by the FHA and occurred in similar projects throughout the United States until 1948, when a United States Supreme Court ruling determined that they were 'unenforceable as law and contrary to public policy.'

A New Group of 2-Bedroom Homes

NOW AVAILABLE IN

HUNTRIDGE

"A Good Place To Live"

Schools — Parks — Bus Service — Protective Restrictions

Some of the Special Features in These Homes Are

Bruce Block Hardwood Floors	Built-in Laundry Room
Bath with Tub and Shower	Double Kitchen Sinks
Built-in Hollywood Bath Tub	▲ Large Wardrobe Closets
Forced Air Oil Burning Furnace	and Complete Cooling Units with Individual
Outlets to Each Room.	

TERMS ARRANGED TO SUIT YOUR CONVENIENCE
Small Down Payment—Monthly Payments Like Rent

COME EARLY AND MAKE YOUR SELECTION
Visit Our Model Furnished Home

HUNTRIDGE DEVELOPMENT CO.

Open Daily and Tuesday and Friday Evenings

Office Corner 10th and Charleston Phone 79

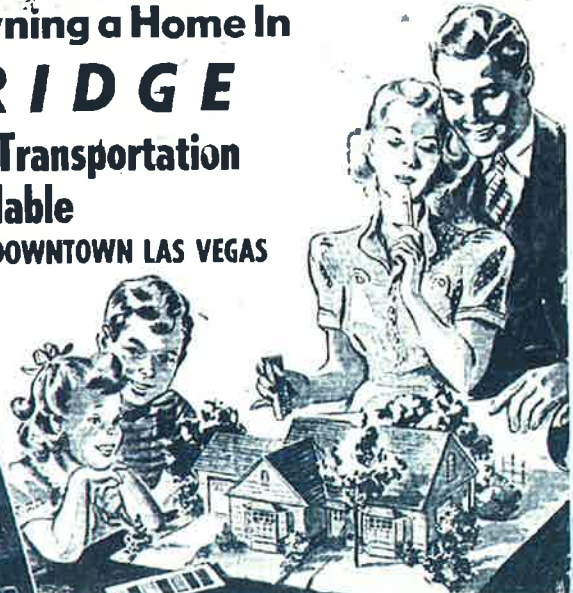
Figure 8. Ad mentioning "Protective Restrictions," *Las Vegas Evening Review Journal*. December 4, 1943. Page 3

An ad on June 16, 1944 promoted the ease and convenience of living in Huntridge, in addition to providing a bus schedule from downtown and suggesting carpooling.

You Will Enjoy Owning a Home In **HUNTRIDGE** Where the Best Transportation Is Available

ONLY FIVE MINUTES FROM DOWNTOWN LAS VEGAS

One of the first questions that goes into a family's mind when they think of purchasing a new home is the location. This question is readily answered at Huntridge. Your new home in this beautiful subdivision will place you in a position to quickly reach the social and business centers of Las Vegas, either by bus or car. A convenient Vegas Transit bus runs every hour to downtown Las Vegas. If you prefer to own your own car, you will enjoy driving on paved streets, including Charleston Boulevard, and all of Huntridge. Yes, Huntridge is the ideal spot for your new home.





HUNTRIDGE BUS SCHEDULE

Bus leaves corner of Fifth and Fremont Streets every hour on the half hour from 6:30 A. M. to 11 P. M. on week days and from 9:30 A. M. to 11:00 P. M. on Sundays and holidays.

Leaves the corner of Maryland Parkway and Oak Streets on return trip at a quarter to the hour.



Choose From Nearly 100 Beautiful Homes Recently Completed

SMALL DOWN PAYMENT

EASY MONTHLY PAYMENTS

TO MEET YOUR BUDGET

OPEN SUNDAY ALL DAY

- Every home FHA inspected and approved.
- Hardwood floors
- Complete cooling and air-conditioning system
- Oil burning furnace, operated by system of ducts bringing heat into every room.
- Modern plumbing fixtures with chromium plate fittings, including square bath tub in a variety of colors.
- Fully equipped with screens and window shades.

- Corner kitchen sinks
- Spacious kitchen cupboards
- Every room has double exposure with large windows.
- Shingle roofs.
- Every home equipped with electric hot water heater.
- Appliances furnished for electric refrigerator and electric cook stove.
- Highly restricted district for twenty five years.

HUNTRIDGE DEVELOPMENT CO.

1105 South Tenth Street
THOMAS A. O'KEY, General Manager
Phone 79

Figure 9. Ad, *Las Vegas Evening Review Journal*. June 16, 1944. Page 7. Later ads such as these focused on proximity to downtown Las Vegas in contrast with early ads targeting defense workers

23

An ad on June 9th, which included testimonials from people who live in the development, accompanied photographs of their home.



I just felt like Huntridge was and is the up and coming place to live in Las Vegas. Everyone here is taking an interest in their home with splendid results. I for one am very interested and intend doing much more to our home this coming year.
—Mr. Stephen Cedzo

Why Pay Rent? Select Your Huntridge Home Now!

- Every home FHA inspected and approved.
- Hardwood floors.
- Complete cooling and air-conditioning system.
- Oil burning furnace, operated by system of ducts bringing heat into every room.
- Modern plumbing fixtures with chromium plate fittings, including square bath tub in a variety of colors.
- Fully equipped with screens and window shades.
- Corner kitchen slabs.
- Spacious kitchen cupboards.
- Every room has double exposure with large windows.
- Hingle roofs.
- Every home equipped with electric hot water heater.
- Pricelike furnished for electric refrigerator and electric stove.
- Highly restricted district for twenty-five years.

OPEN SUNDAYS

**SMALL
DOWN PAYMENT
EASY
MONTHLY PAYMENTS
TO MEET YOUR BUDGET**

HUNTRIDGE DEVELOPMENT CO.

1108 South Tenth Street THOMAS A. OAKLEY, General Manager Phone 79

Figure 10. Ad from *Las Vegas Evening Review Journal*. June 9, 1944. Page 6. Despite its 1944 date, the houses depicted were from Huntridge Subdivision Tracts 1 and 2. Five house designs were depicted. Only one of the models appears in Tract 3 (see “Model C” below)

It is interesting to note that, as the war progressed, the emphasis in the advertisements shifted from promoting the basic services available at Huntridge to comfort, convenience, and the availability of technically advanced, modern conveniences that enhanced family life.



Figure 11. Ad from *Las Vegas Evening Review Journal*. June 9, 1944. Page 6.

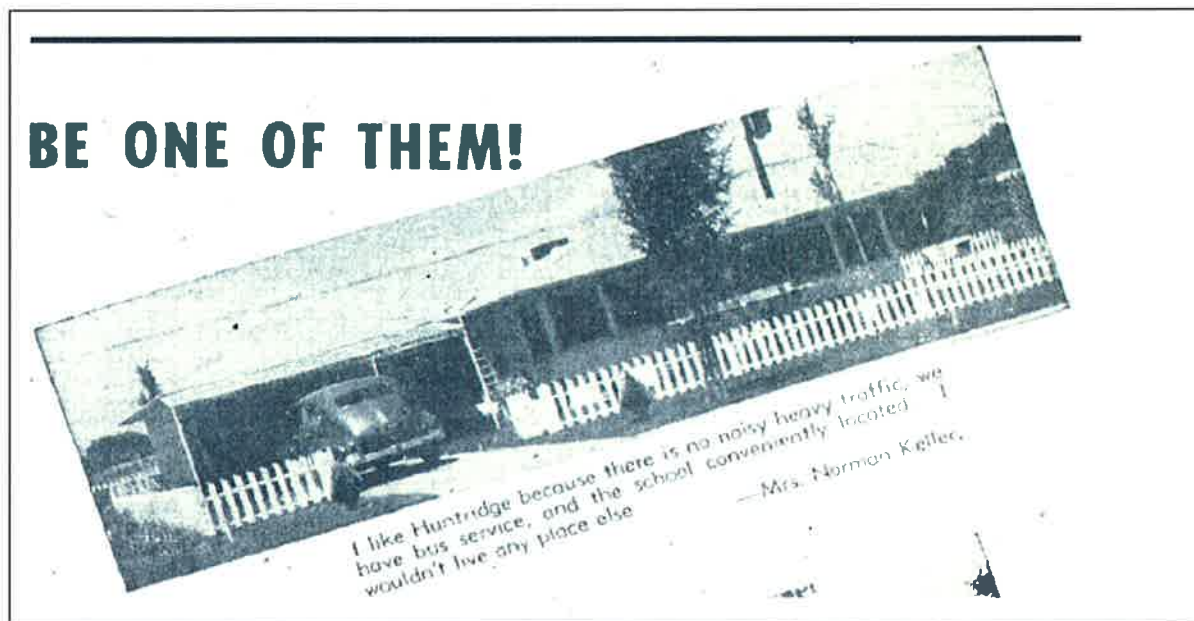


Figure 12. Ad from *Las Vegas Evening Review Journal*. June 9, 1944. Page 6.

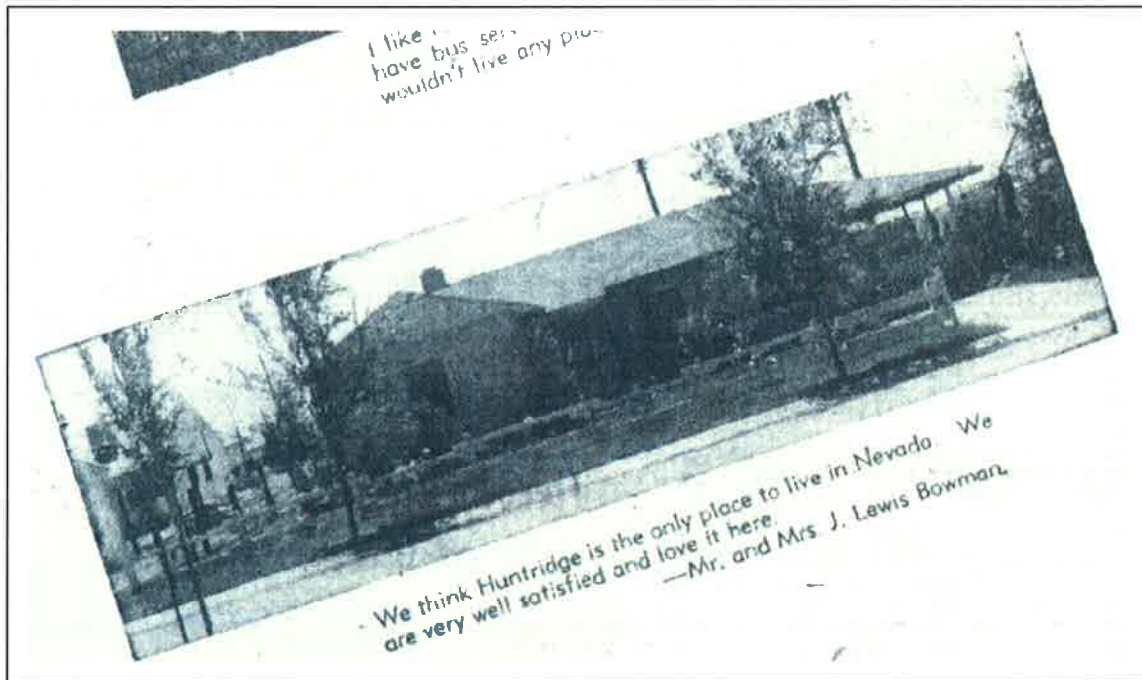


Figure 13. Ad from *Las Vegas Evening Review Journal*. June 9, 1944. Page 6.

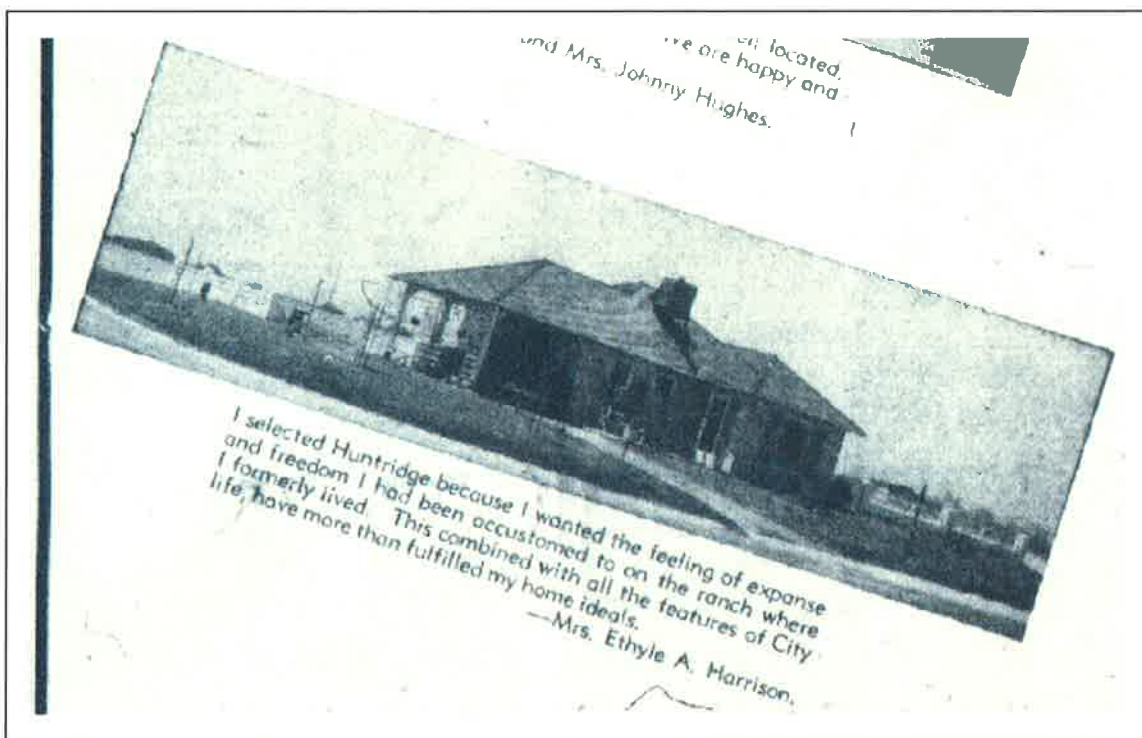


Figure 14. Ad from *Las Vegas Evening Review Journal*. June 9, 1944. Page 6. "Model C"

Huntridge in the Urban Context⁶⁷

The Huntridge Addition was just one development that was eventually built on land owned by speculator Leigh Hunt. He bought 4,000 acres south of Las Vegas in the 1920s. After he died in 1931 his wife Jesse sold the estate to various parties. At the time that Huntridge was developed, the location of the subdivision was still very remote. In fact, the commercial development envisioned as a part of the entire complex was not constructed until the 1950s and 1960s, with the exception of the Huntridge Theater, which opened in 1944. It was the only business on Charleston Boulevard at the time.

The Huntridge neighborhood is located just five blocks east of Las Vegas Boulevard and a little over a mile from Fourth and Fremont, the heart of downtown Las Vegas. There was no development south of Oakey at the time. Even in 1948 Huntridge was surrounded on all four sides by vacant land. The closest subdivision was Vega Verde to the west, which had also developed in the early 1940s.

Maryland Parkway was also to remain relatively undeveloped until the 1950s. The Paradise Development Group built Sunrise Hospital in 1959 and later, a series of professional buildings. They also built the Las Vegas International Country Club along this corridor, and several commercial centers. The city's first indoor mall, Boulevard Mall, was sited on Maryland Parkway in 1967. Finally, the University of Nevada at Las Vegas campus was established here in 1957, making Maryland Parkway from Huntridge to the McCarren Airport a major commercial and institutional corridor.

Huntridge After 1960⁶⁸

In 1961 Huntridge was announced to be the "first sizable development" outside of the old Las Vegas area to "effectively meet the challenge of creeping blight and deterioration."⁶⁹ This was part of an effort by Franklin J. Bills, who was listed as Planning Director and Coordinator for Urban Renewal for the City, and managed the Citizens' Committee for Renewal and Development, to procure funds to improve streets and add sidewalks and streetlights.⁷⁰

In a block meeting in 1961 Mr. Bills announced that "while the area is definitely not a slum it is showing the traditional warning signs, and unless something is done the area will slide downhill and will require the city to move in at a future date on a full-scale urban renewal plan."⁷¹ This seems unprecedented for a development less than 20 years old. The major proposal was a system of having block captains, who would represent the community and coordinate efforts between the city's urban renewal and planning agencies and the neighborhood.

⁶⁷ Excerpted from "Huntridge Tracts 1 and 2 Historic Resource Survey and Inventory" prepared for the City of Las Vegas Development Services Center & Historic Preservation Commission. Prepared by Diana J. Painter or Painter Preservation & Planning. August, 2005. Pages 11 and 12.

⁶⁸ Ibid.

⁶⁹ "Huntridge Plan Set in Motion," *Las Vegas Evening Review Journal*, February 21, 1961. Page 2.

⁷⁰ "Huntridge Residents Form Project Group," *Las Vegas Evening Review Journal*, January 22, 1961. Page 10.

⁷¹ "Huntridge Plan Set in Motion," *Las Vegas Evening Review Journal*, February 21, 1961. Page 2.

The article covering the meeting stated that the results of this coordination effort were planned public improvements, to be followed by private improvements. The City announced that further questions would have to be posed, and would be answered, by mail. The process was likely undertaken by the City to position themselves for Urban Renewal funds.

Comparing Biltmore, Mayfair and Huntridge subdivisions

It is important to recall that the Huntridge Subdivision was not developed in a vacuum but was one of three large FHA-approved housing projects being built in the early 1940s in response to the urgent demand to provide accommodations for the Las Vegas Air Corp Gunnery School, BMI workers, and others. Yet, while all three projects adhered to the FHA's "Principles of Planning Small Houses," there were differences in architectural design among them, particularly when comparing the houses initially constructed in the Biltmore and Huntridge tracts in 1942. The houses in Biltmore were "attractive colonial designs"⁷² of brick masonry construction and steel-frame windows.⁷³ In contrast, the Huntridge dwellings were Minimal Traditional designs of wood frame construction finished in stucco, with wood-frame windows.

BILTMORE HOMES

Corner Main Street and Clark Avenue

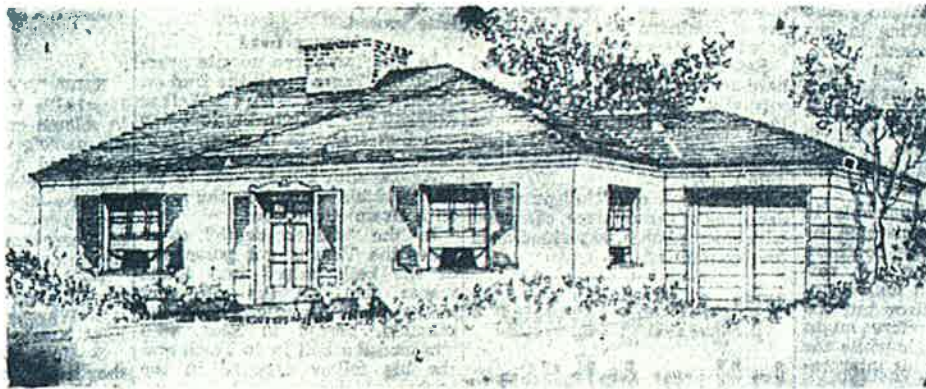


Figure 15. Ad from *Las Vegas Evening Review Journal*. February 2, 1942. Pg 3

⁷² Advertisement "The Beautiful New Biltmore Homes," *Las Vegas Evening Review Journal*, February 2, 1942. Page 3.

⁷³ "Homes Arising in Biltmore Tract, First to be Ready in 40 Days," *Las Vegas Evening Review Journal*, February 10, 1942. Page 4.

The 400 houses of the Biltmore subdivision were to consist of 16 different elevations and, similar to Huntridge, "...be spotted so that no houses of the same exterior construction will be adjacent."⁷⁴ An informal windshield survey did not confirm whether all 16 elevations were available throughout the multi-phase development of the Biltmore subdivision. At Huntridge there were 14 basic plans and 27 different architectural variations planned for the development although, as discussed below, far fewer designs were actually built in Tracts 1 and 2, and only three in the subject Tract 3.



Figure 16. Excellent example of a Biltmore residence. Photographed January 30, 2014.

Similar to Huntridge, the 300 houses of the Mayfair Tract were to be of wood frame and stucco construction. "The entire project has been approved by FHA and the tract has been laid out in accordance with FHA plans for new tracts, eliminating alleys and providing for curved streets to slow traffic in residential areas."⁷⁵ Of the 80 houses to be built in the Mayfair Tract's first phase there would be 10 basic floor plans and an astounding, but currently unverified, 40 different elevations.⁷⁶ And, just as promised at Huntridge, "...no two [Mayfair Tract] dwellings of the same exterior will be in the same block..."⁷⁷ A brief windshield survey of the Mayfair Tract suggests that its Minimal Traditional designs are closer in style to those of Huntridge than the Biltmore designs.

⁷⁴ "Homes Arising in Biltmore Tract, First to be Ready in 40 Days," *Las Vegas Evening Review Journal*, February 10, 1942. Page 4.

⁷⁵ "Mayfair Tract to Provide 300 Homes and Business District on Fremont," *Las Vegas Evening Review Journal*, March 18, 1942. Page 4.

⁷⁶ *Ibid.*

⁷⁷ *Ibid.*



Figure 17. Typical Mayfair Tract residence. Photographed January 30, 2014.

Each of the three subdivisions was of similar size, planned and constructed around the same time, for similar reasons according to FHA guidelines. As a result, it would be inaccurate to conclude that Huntridge – although somewhat larger in size than Biltmore and Mayfair – was more historically significant than the other two within the context of FHA-approved tract development in Las Vegas during WWII.

Architectural Context

Setting⁷⁸

The topography within Huntridge is flat. Huntridge and Las Vegas as a whole is set within a basin nearly surrounded by mountains. To the west are the Spring Mountains; to the east is Sunrise Mountain; and to the north is the Desert Mountain Wildlife Range. The larger urban context is as follows. Charleston Boulevard and Maryland Parkway are the largest arterial streets. The area to the south of Charleston Boulevard is basically a gridiron in design. North of Charleston Boulevard the grid is skewed in alignment with the Union Pacific Railroad tracks (originally San Pedro, Los Angeles, & Salt Lake Railroad) and Clark's Las Vegas Townsite. The oblique angles of the intersecting grids, width of Charleston Boulevard, the amount of traffic carried by the street, and the extensive commercial development divide the primarily commercial and residential area to the north from the residential neighborhoods of Huntridge and immediately surrounding neighborhoods.

⁷⁸ Excerpted from "Huntridge Tracts 1 and 2 Historic Resource Survey and Inventory" prepared for the City of Las Vegas Development Services Center & Historic Preservation Commission. Prepared by Diana J. Painter or Painter Preservation & Planning. August, 2005. Page 14.

The Huntridge neighborhood extends from South 10th Street on the west to Fifteenth Street on the east, and from Charleston Boulevard on the north to Oakey Avenue on the south. ... Maryland Parkway bisects the neighborhood into east and west sectors, and frames an oval-shaped park in the center, historically called Circle Park. Most of the streets are oriented east-west, and the neighborhood as a whole is divided into four super blocks by interior terminating streets. The main arterials that connect the neighborhood to its larger urban context are Charleston, Franklin, and Oakey, running east and west, South 10th (with the exception of John S. Park Elementary School), Maryland and Fifteenth running north and south.

Architectural Character

Arguably the most respected reference book devoted to American residential architectural is *A Field Guide to American Houses* by Virginia and Lee McAlester. Originally published in 1984, a revised and much expanded version by Virginia Savage McAlester (sans Lee) appeared in 2013. A weakness of the original book was its cursory examination of what they termed “Modern Houses” that included Minimal Traditional, Ranch, Split-Level, Contemporary, and Shed. In the new version, each of these is afforded its own chapter.

Virginia Savage McAlester (henceforth, McAlester) dates the Minimal Traditional house circa 1935-1950. Its identifying features are “Low- or intermediate-pitched roof, more often gabled; small house, generally one-story in height; roof eaves usually have little or no overhang; double-hung windows, typically multi-pane of 1/1; minimal amounts of added architectural detail; rarely has dormers.”⁷⁹ McAlester acknowledges the FHA as the guiding force behind the Minimal Traditional house. On the style’s occurrence, she writes:

Minimal Traditional homes can be found throughout the United States. During the early 1940s, concentrations were rapidly built where new sites for World War II production plants created an urgent need for worker housing. After the war, developers built instant communities – such as Levittown, New York, on Long Island, and Brentwood in Denver, Colorado – filled with Minimal Traditional houses, sometimes using only a few designs in a subdivision. ... In postwar subdivisions, the style is found with early Ranch houses (sometimes called Minimal Ranches or Ranchettes).⁸⁰

⁷⁹ McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York: Alfred A. Knopf. 2103. Page 587.

⁸⁰ Ibid. Page 588.

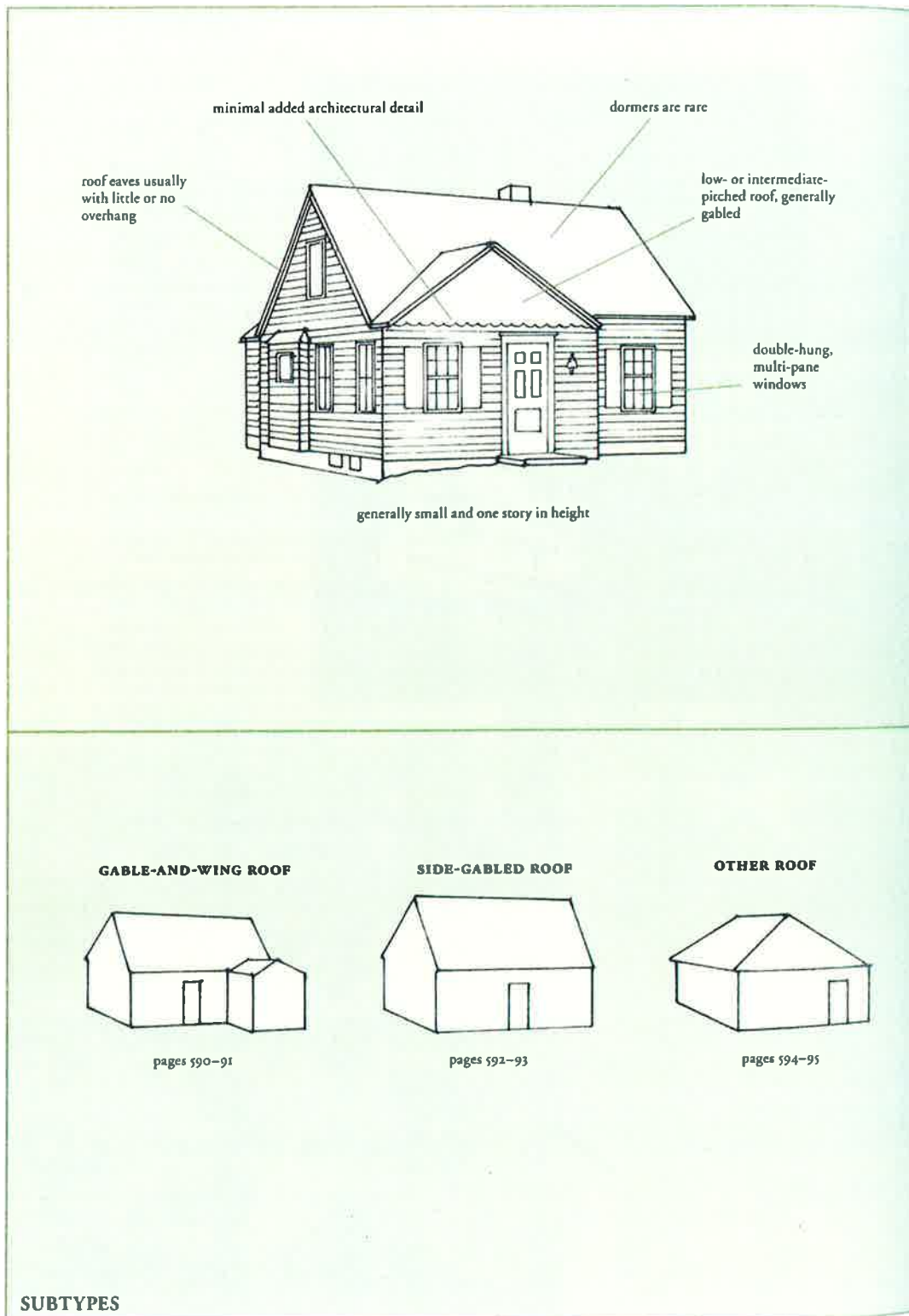


Figure 18. Minimal Traditional style house as defined by Virginia Savage McAlester

As applied to Las Vegas in 1941, the drastic increase in demand for worker housing associated with the defense-related construction of the nearby BMI facility and expanding gunnery range necessitated the government's mandate for large new housing tracts in the city. The result was the Biltmore, Mayfair, and Huntridge subdivisions announced that year. With the FHA firmly behind these projects, the agency's "Principles of Planning for Small Houses" would be realized in the Minimal Traditional designs of the dwellings in the three new tracts.

Huntridge Tract 3 Architectural Designs

Character-Defining Features

The key character-defining features of the Minimal Traditional style as applied to the houses erected in Tract 3 of the Huntridge Subdivision are their small size, one-story height, cross-gabled or cross-hipped roof forms, shallow eaves, lack of dormers, wood-framed double-hung windows, and minimal added architectural detail. In addition, the Tract 3 houses typically included wood shutters. In keeping with FHA principles, exterior surface materials were minimized in color and texture by employing stucco finishes and horizontal boards in gable faces. A consistent FHA-approved variation seen in the original Huntridge Tract 3 houses was the attached single-bay carport (generally termed a 'garage' prior to World War II). The FHA's small house booklet noted, a garage "...makes the small house appear larger due to the increase in building mass."⁸¹ The vast majority of Huntridge carports were enclosed for living space after the war.

A review of the dwellings in Huntridge Tract 3 confirms that there are only three Minimal Traditional models that were actually built. Each is identified below and includes a photograph of the best example retaining the highest level of physical integrity. The use of model names "A," "B," and "C" are only for convenience in identification. They were assigned by ICF and were not identified as such by the developer at the time of construction.

⁸¹ *Principles of Planning Small Houses*. Federal Housing Administration, Technical Bulletin No. 4, revised July 1, 1940. Page 2.

Model A – Cross Hipped

852 square feet, one-story, cross-hipped roof, shallow eaves, stucco finish, four-over-four wood-frame double-hung sash windows, wood shutters, unenclosed entry porch configuration, open single-bay carport. This is the most numerous model constructed in Tract 3.



Figure 19. Model A. 1320 Jessica Avenue. The most numerous of the Tract 3 house designs.

Model B – Cross Gabled

832 square feet, one-story, cross-gabled roof, shallow eaves, stucco finish and horizontal boards in gable faces, six-over-six wood-frame double-hung sash windows, original entry porch configuration, unenclosed single-bay carport. This model is a close second to Model A in number of dwellings built.



Figure 20. Model B. 1433 Cottonwood Place. Second most prevalent Tract 3 house design.

Model C – Cross Hipped with Raised Center Hip

850 square feet, one-story, cross-hipped roof with raised center hip, shallow eaves, original entry porch configuration, six-over-six wood-frame double-hung sash windows, unenclosed single-bay carport. Only about 10% of this model was erected.



Figure 21. Model C. 1425 Francis Avenue. Relatively uncommon Tract 3 house design.

Occupations of Huntridge Tract 3 Residents

A review of the “Directory of Las Vegas and Vicinity for 1943-1944” provides the best window into the occupations of those who lived in Tract 3 of the Huntridge subdivision. When the 1943-1944 edition was printed, 56 (42%) of the 134 residences that would be built in Tract 3 were occupied and listed by address. Of these 56 residents, 22 (39%) were employed by BMI, 10 (18%) were employees of Union Pacific Railroad, 4 (7%) were in the military, and 3 (5%) were public health nurses. The remaining 17 (30%) of the households had a wide variety of occupations as indicated below.

BMI	22	39%
Union Pacific Railroad	10	18%
US Military	4	7%
Public Health Nurse	3	5%
County Health Department	1	2%
Swift and Company	1	2%
Trucker	1	2%
Guard	1	2%
Linotype Operator	1	2%
Metal Worker	1	2%
Standard Oil Representative	1	2%
Manager SNI	1	2%
Electrician	1	2%
Agriculturalist	1	2%
Oil Business	1	2%
Fire Department	1	2%
Carpenter	1	2%
Accountant	1	2%
Service Station Manager	1	2%
Miner	1	2%
No occupation listed	1	2%
Total	56	100%

What is striking about this admittedly small sample is that BMI accounted for only 39% of household occupations, which is less than would have been expected given newspaper accounts of the time that focused so intensely on the need for BMI employee housing. Indeed, the second highest employer of residents in Tract 3 in 1943/1944 was the Union Pacific Railroad at 18%, a company generally not mentioned as in dire need of employee housing by the local press at the time. Nonetheless, Union Pacific was a central player in the early development of Las Vegas and the railroad continued to be an important mode of transportation during the war. The remaining 43% of occupations in Tract 3 ran the gamut from employment in the military, nursing, and trucking, to linotype operator, electrician, agriculturalist, carpenter and accountant.

To summarize, it appears that the initial demand for housing in Huntridge Subdivision Tract 3 was by workers for a wider spectrum of employers than originally reported.

Survey Results

Resources Identified

A total of 134 buildings were documented during the Phase II Huntridge Neighborhood Historic Resource Survey and Inventory. The survey area is known as Huntridge Subdivision – Tract 3 in the City of Las Vegas, Nevada as recorded in Book 2 of Plats Page 54 in Clark County, Nevada and filed on October 21, 1942. The area is generally bounded by Francis Avenue and Cottonwood Place on the north, Maryland Parkway on the west, Norman Avenue on the south, and South Fifteenth Street on the east. It also includes Huntridge Circle Park. The buildings erected in Tract 3 are modest one-story, single-family dwellings constructed primarily in 1943 and 1944, according to tax assessor records, although a handful were built later. Several that face South Maryland Parkway have since been converted for commercial use. As described above, each building exhibits the Minimal Traditional style of architecture that was associated with FHA approved residential developments just prior to and during World War II.

Evaluating Integrity

The immediate wartime need for inexpensive worker housing designed according to the FHA's "Principles of Planning Small Houses" led the Huntridge Development Company to erect exceptionally modest dwellings in Tract 3. Square footage of the two or three bedroom houses averaged between 800 and 1000 square feet. Instead of enclosed garages, most of the houses came with single-bay carports. Available building permits indicate that in the years immediately following World War II, Tract 3 homeowners began altering their residences. The open single-bay carport that was sheltered by an extension of the main roof was typically the first element to be enclosed for additional living space. Today, it is difficult to find any original carports that have not been enclosed.

Rear additions appeared around the same time as carport enclosures and have continued to be built to the present day as documented in building permits. Aluminum, asphalt, and wood shingle cladding over original stucco was a common exterior alteration. Also, the application of rough-textured stucco over smoother original stucco has occurred on numerous houses in the neighborhood. Other commonplace modifications include porch enclosures, covered rear patios, application of brick or rock veneer, and the installation of exterior chimneys. In recent years, the replacement of wood frame windows with metal sliders or double-hung vinyl sash has affected many residences in the tract.

The totality of these alterations has resulted in a distinct loss of integrity of design, materials, and workmanship to the individual houses in Tract 3. In addition, the feeling and setting of modest

World War II worker housing associated with the original dwellings has been lost as the houses have become increasingly larger over the years.

Individual Property Findings

The current field survey revealed that only three Tract 3 properties retain sufficient integrity to be considered excellent examples of the original designs. As viewed from the public right-of-way, all three retain the key character-defining features of each model: original plan; cross-hipped, cross-gabled, or cross-hipped with raised center hip roof; shallow eaves; wood-framed double-hung windows; unaltered entry porch; unaltered front entrance, and open single-bay carport.

- 1320 Jessica Avenue – Model A: Cross Hipped
- 1433 Cottonwood Place – Model B: Cross Gabled
- 1425 Francis Avenue – Model C: Cross Hipped with Raised Center Hip

Properties that were found to retain much physical integrity but not enough to qualify as excellent examples of Tract 3 dwellings are typified by modifications such as an enclosed carport, replacement cladding, visible addition(s), and/or non-original window(s).

- 1410 Jessica Avenue – Model A. Replacement cladding, large addition to primary elevation
- 1324 Norman Avenue – Model A. Replacement cladding, metal porch enclosure, non-original carport posts
- 1140 South Fifteenth Street – Model A. Masonry replacement of original cladding, non-original carport posts
- 1310 Jessica Avenue – Model B. Replacement cladding, non-original front door, partially enclosed carport
- 1424 Jessica Avenue – Model B. Replacement cladding, partially enclosed entry porch
- 1201 South Fifteenth Street – Model B. Replacement cladding, vinyl window on primary elevation
- 1412 Cottonwood Place – Model C. Replacement cladding, partially enclosed porch, vinyl window on primary elevation
- 1129 South Maryland Parkway – Model C. Enclosed carport, additions

Determinations of Eligibility

Significance

The significance of individual properties or a district is determined by evaluating its importance in terms of historical or architectural context as defined by theme, period of significance, and geographic scope. Based upon the earlier discussion, the context within which Huntridge Subdivision Tract 3 is being evaluated is Land Usage: Development of FHA-approved tract housing in Las Vegas during World War II. For the purposes of this report we restricted our analysis of

significance to the FHA period of construction, which is 1943-1944, the war years when most of the tract's houses were built according to FHA Guidelines.

Properties located within Huntridge Subdivision Tract 3 were evaluated for NRHP eligibility under three NRHP criteria. According to the National Park Service, 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). Criterion D, which is related to yielding information important to an understanding of history or prehistory, does not apply to the subject survey area of mid-twentieth century residences in urban Las Vegas.

Furthermore, in order for a property to be considered individually eligible for the NRHP, it must also retain a sufficient degree of integrity in terms of the seven aspects: location, design, setting, materials, workmanship, feeling and association. To be eligible for 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. For example, those properties recommended eligible under Criterion C, or Criteria A and C, would require stronger integrity in design, materials and workmanship than may a property recommended eligible under Criterion A only.

Individual Properties

Criterion A:

According to the National Park Service, a cultural resource may be considered eligible for listing in the NRHP under Criterion A if it is associated with events that have made a significant contribution to the broad patterns of our history. Specifically, "a property must be associated with one or more events important in the defined historic context."⁸² As noted, the historic context associated with Huntridge Subdivision Tract 3 is Land Usage: Development of FHA-approved tract housing in Las Vegas during World War II. The properties in Tract 3 are, indeed, tract houses built in Las Vegas according to FHA principles to meet the urgent need for accommodating workers in World War II. Indeed, the Biltmore and Mayfair tract developments also fall within the same historic context suggesting that the Huntridge Subdivision was not unique in its contributions to the broad patterns of Las Vegas' history.

In addition to establishing a property's association with important events in the defined historic context, it must retain "...the essential physical features that made up its character, or appearance

⁸² National Register Bulletin 16, "How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. Page 12.

during the period of its association with the important event, historical pattern, or person(s).”⁸³ As has been shown, almost all of the Tract 3 dwellings have experienced substantial alterations such that they no longer retain the essential physical features associated with FHA approved tract houses built in 1943-1944 as war-related worker housing. The three exceptions in Tract 3 that continue to fully express the established historic context and retain sufficient integrity for individual NRHP eligibility under Criterion A at the local level of significance are 1320 Jessica Avenue, 1433 Cottonwood Place, and 1425 Francis Avenue (as depicted on pages 34 - 36)

Criterion B:

The key business partners associated with the Huntridge Development Company who were responsible for the development of Huntridge Subdivision Tract 3 were Dr. Francis D. Griffin, president; Norman Winston, vice president; and Thomas A. Oakey, secretary.⁸⁴ These were the same individuals responsible for Tracts 1 and 2 of the Huntridge Subdivision completed in 1942 who would then go on to develop Tracts 4 and 5 following the completion of Tract 3. Three of the streets in the Huntridge Subdivision were named after the corporation’s officers: Francis Avenue, Norman Avenue, and Oakey Boulevard. Thomas A. Oakey resided in Tract 2 of the subdivision at 1140 South Maryland Parkway during World War II. He later relocated to Santa Monica. No other information was uncovered on these three individuals to suggest that they would be considered persons significant in the overall history of Las Vegas.

As relates to the occupants of the Tract 3 residences as documented in the 1943-1944 city directory, current research does not suggest that any of them would have been considered significant at that time. However, one of the residents of Tract 3 who would definitively grow into prominence, Richard Bryan, served as a U.S. Senator from Nevada from 1989 to 2001. Although born in Washington D.C., Bryan grew up in Huntridge at 1141 South Maryland Parkway. Unfortunately, the house has since been demolished.

In sum, it does not appear that any of the extant dwellings in Huntridge Subdivision Tract 3 meet NRHP Criterion B as relates to persons who would be considered significant in the history of the city, state, or nation.

Criterion C:

In order for an individual property to meet eligibility requirements under Criterion C it must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction. Each of the three distinct house models found in Tract 3 is a modest example of the Minimal Traditional architectural style. Designed according to

⁸³ National Register Bulletin 16, “How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service. Page 46.

⁸⁴ The company was initially called Realty Development Corporation when the Huntridge Subdivision was announced in 1941. Tracts 1 and 2 were constructed under the initial name. Tracts 3 – 5 were built under the Huntridge Development Company.

FHA principles, the dwellings were erected to meet the urgent demand for worker housing arising from the rapid growth of both the City of Las Vegas and nearby employers such as BMI. The current field survey reveals that since World War II the great majority of houses in Tract 3 have experienced substantial alterations resulting in a significant loss of integrity of design, materials, and workmanship. In addition, these alterations have greatly reduced the feeling of humble worker housing that distinguished the dwellings when completed in 1943 and 1944. Therefore, it was determined that in order for a property to be considered individually eligible under Criterion C it must retain a sufficient degree of integrity among the seven aspects in order to convey its distinctive characteristics. As viewed from the public right-of-way, only three houses representing each of the three distinct models built in Tract 3 meet this integrity threshold (as depicted on pages 34 – 36):

- 1320 Jessica Avenue – Model A: Cross Hipped
- 1433 Cottonwood Place – Model B: Cross Gabled
- 1425 Francis Avenue – Model C: Cross Hipped with Raised Center Hip

In addition to physical integrity, each retains integrity of location, setting, feeling, and association. Specifically, the three houses are located at their original addresses and, due to the retention of their original modest size, each evokes the setting and feeling of modest worker housing associated with FHA-approved tract developments erected for defense-related industries during World War II. Therefore, the three individual dwellings appear to meet NRHP Criterion C for architectural merit at the local level of significance.

District

According to National Register Bulletin 16, “A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects unified historically or aesthetically by plan or physical development.”⁸⁵ The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment.⁸⁶ Huntridge Subdivision Tract 3 possesses a significant concentration of dwellings unified historically by their function as modest worker housing designed according to FHA principles to address a housing shortage arising from the opening of the war-related BMI facility and the Air Force Gunnery School.

However, in addition to possessing a significant concentration of historic resources, a historic district must retain integrity.⁸⁷ “For a district to retain integrity as a whole, the majority of the components that make up the district’s historic character must possess integrity even if they are

⁸⁵ National Register Bulletin 16, “How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service. Page 5.

⁸⁶ Ibid.

⁸⁷ National Register Bulletin 16, “How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service. Page 44.

individually undistinguished.”⁸⁸ The Bulletin continues, “A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment” and “a component of a district cannot contribute to the significance if it has been substantially altered since the period of the district’s significance....”⁸⁹ While the components of Huntridge Subdivision Tract 3 continue to share the historic associations of a district, the current survey has shown, due to alterations, that the great majority of the properties in Tract 3 have lost integrity such that the neighborhood no longer conveys the sense of the historic environment that existed in 1943-1944, the period of the tract’s significance. As a result, there would be an insufficient number of contributing properties to suggest the existence of a NRHP eligible district.

Huntridge Circle Park

The historic context associated with Huntridge Subdivision Tract 3 is Land Usage: Development of FHA-approved tract housing in Las Vegas during World War II. Circle Park was a planned component of the Huntridge Subdivision from the project’s inception. Although the three-and-one-half acre park was deeded to the City in February 1944, during the period of significance, there was disagreement over who should actually construct and landscape it, and how the park was to be funded. Indeed, by 1949 the park had still not been landscaped. Therefore, because the oval-shaped acreage was only set aside by the Huntridge Development Company but not improved by it during the period of significance, the park area does not meet Criterion A for important historic associations. Under Criterion B, the park area does not appear to be associated with the lives of persons significant in our past, so it fails to meet this criterion. Finally, under Criterion C for architectural merit, Circle Park was improved sometime after 1949 and, based upon the current field survey, appears to have been substantially renovated and modified in recent years. As a result, the property does not meet Criterion C because it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction.

⁸⁸ National Register Bulletin 16, “How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service. Page 46.

⁸⁹ Ibid.

Recommendations

The conclusion of the previous Huntridge Subdivision Phase I survey and the current Phase II survey is that the integrity of the great majority of dwellings in these neighborhoods has been substantially compromised. As a result, only a handful have been found individually eligible for listing in the National Register.

A cursory survey of the Biltmore and Mayfair tracts finds, similar to Huntridge, that the physical integrity of these neighborhoods has been lost due to incompatible alterations. Therefore, it is recommended that as an alternative to expending resources to conduct future intensive level surveys of Huntridge Subdivision Tracts 4 and 5, and the Biltmore and Mayfair tracts, windshield surveys be conducted of these areas instead. Such efforts could verify the supposition that the overall integrity of these areas has been compromised. In addition, as part of the windshield survey, a few excellent examples of houses in these neighborhoods could be identified and evaluated under the applicable historic context: Land Usage: Development of FHA-approved tract housing in Las Vegas during World War II.

With this information, the City could consider honoring a few selective properties in order to encourage the preservation of such important representatives of modest World War II era worker housing in Las Vegas.

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Appendices

Property Table in Excel Format

Nevada State Historic Preservation Office's Architectural Resource Assessment (ARA) Forms

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 05/28/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding a request for HPC Centennial Legacy funds for a structural analysis of the gun club building at Floyd Lamb Park at Tule Springs, located at 9200 Tule Springs Road (APN 125-04-301-005), R-E (Rural Estates) Zone, 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.
- 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.
- 01/22/14 HPC approved with conditions application for Certificate of Appropriateness (HPC-52543) 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).
- 04/23/14 HPC approved application for Certificate of Appropriateness (HPC-53617) for construction of an arena at Floyd Lamb Park at Tule Springs located at 9200 Tule Springs Road, (APN 125-04-301-005), C-V (Civic) Zone, Ward 6 (Ross).

ANALYSIS

The Gun Club building at Floyd Lamb Park at Tule Springs was constructed in 1954 at the northwest corner of the developed area within the park. It is a brick ranch style building with a carport and partially covered patio with seating. Trap houses are located adjacent to the building (see aerial).

The original developers included William Moore Jur., J.K. Houssels Sr., contractors Joseph Wells and C. D. Stewart, businessmen Whitey Shugart and Cliff DeVaney, resort operator P.J. Goumond, restaurateur Gene McLain and Joe Burgy, who managed the club. Two unnamed Los Angeles businessmen also held shares.

CM

ACTION ITEM 7: HPC-54139

The Gun Club building has been boarded up and fenced since 2010 when the Clark County shooting range ended their lease on the property. Due to the condition of the building, the city of Las Vegas Operations and Maintenance and Park and Recreation Departments have expressed concerns for the safety of park visitors should anyone attempt to enter the building and are recommending demolition of the building and associated structures.

Staff has received a proposal from historical structural engineer Melvyn Green to provide a structural analysis of the building. Staff is requesting \$6,000 from the Historic Preservation Commission operating expenses to fund this analysis. If approved, Mr. Green will begin the analysis as soon as possible.

STAFF RECOMMENDATION

APPROVAL of draft report

BACKUP DOCUMENTS

- Proposal from Melvyn Green and Associates, Inc.
- Images of the Gun Club
- Aerial of the Gun Club

Melvyn Green
& Associates Inc



Structural Engineering
Architectural Preservation
Materials Conservation

3868
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Torrance, CA 90503

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fx 310.792.8092

www.mgreenassoc.com

May 14, 2014

Courtney Mooney,
Historic Preservation Officer
City of Las Vegas, Planning Dept
333 N. Rancho Drive, Floor 3
Las Vegas, NV 89106

Re: Floyd Lamb Tule Springs Park – Park Facilities Building

Dear Ms. Mooney:

This letter will serve as my proposal to undertake a condition assessment of the storage and service building at the park.

As I understand the need, the building is a wood frame structure on grade. It has deteriorated to a point where there is concern about its future usability. The need of the city is to evaluate the building's condition in a manner that would provide guidance on restoring the building to a state of usefulness while respecting its historic nature.

We would propose to perform such an evaluation. In this study we would assess the condition of the building's materials such as wood and concrete. We would determine the load carrying capacity of the roof and compare it to building code requirements. We would review the connections between elements such as the roof and walls to resist gravity, wind and seismic forces. As part of this work we would evaluate the general physical condition of all of the materials including roof coverings, wall deterioration, etc.

The product of this work would be a report with recommendations for preservation. This would include phasing suggestions for immediate "first-aid," and longer term suggestions based on possible adaptive use for public activities and park functions.

Our charges for this work would be a fixed fee of \$6,000 including printing and travel expenses. If desired we could retain the services of a construction cost estimator to develop possible construction costs. This would be an additional charge.

The study would take about 45 days including a review period with the city.

I am familiar with the park and the buildings and look forward to possibly working on this site again.

Please feel free to contact me if you have any questions or require additional information.

Yours truly,

A handwritten signature in dark ink, appearing to read "Melvyn Green", written in a cursive style.

Melvyn Green
Structural Engineer









STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 05/28/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding possible amendments to the First Amendment to the Amended and Restated Memorandum of Understanding Between the Commission for the Las Vegas Centennial and the City of Las Vegas, All Wards

BACKGROUND

- 12/12/05 Commission for the Las Vegas Centennial 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.

CM

ACTION ITEM 8: HPC-54140

- 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).
- 01/22/14 HPC approved the HPC Centennial Legacy Budget (HPC-52545).
- 03/26/14 HPC approved the HPC Centennial Legacy Grant Program for Bricks and Mortar Projects for residential properties designated on the city of Las Vegas Historic Property Register, Ward 3 (Coffin) and Ward 5 (Barlow).
- 04/23/14 HPC approved the HPC Centennial Legacy grant application from Nevada Humanities in the amount of \$2,125.00 for an event titled, "Tourism, Hospitality, and the Myth of the West: How the Harvey Houses Heralded Las Vegas," All Wards.

ANALYSIS

On September 28, 2011 the HPC voted to approve fund reallocations which included eliminating the awards fund category and including awards in operating expenses, and increasing the small grant fund amount to \$25,000.

The HPC Centennial Legacy Budget is divided between the Operating fund and the Small Grant fund. The Operating fund has \$62,856 remaining. The Small Grant fund has a zero balance.

Currently there is no language in either the Amended and Restated memorandum of Understanding between the Commission for the Las Vegas Centennial and the city of Las Vegas, dated September 5, 2007 ["Amended"], or the First Amendment to the Amended and Restated memorandum of Understanding between the Commission for the Las Vegas Centennial and the city of Las Vegas, dated February 20, 2013 ["First Amendment"] which would allow the HPC to reallocate funds from one category to another.

Staff is scheduled to submit an update on HPC Centennial Legacy projects, a current budget and an amendment to the First Amendment for consideration at the July 28, 2014 meeting of the Commission for the Las Vegas Centennial to include bricks and mortar grants as an allowable grant project. The amendment also allocates \$25,000 for small grant funds and the remainder for the operating fund. Staff recommends adding additional language to that amendment that would allow the HPC to replenish the small grant fund to \$25,000 each year during the first grant cycle. If approved, the HPO will work with the Office of the City Attorney to draft the language and submit directly to the Commission for the Las Vegas Centennial for consideration.

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

- HPC Centennial Legacy Budget
- Amended and Restated memorandum of Understanding between the Commission for the Las Vegas Centennial and the city of Las Vegas, dated September 5, 2007
- First Amendment to the Amended and Restated memorandum of Understanding between the Commission for the Las Vegas Centennial and the city of Las Vegas, dated 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 Heildorado Parade, historical tours, honorariums, lectures, brochures and awards
 Awards and Scholarships
 HPC annual membership on Preservation Action!
 HPC annual subscription to NAPC
 HPC annual NTHP Forum membership fees

2,000.00	2,000.00
1,000.00	1,000.00
100.00	100.00
130.00	130.00
250.00	250.00

Small Grants	\$25,000	\$23,344.94	\$1,655.06
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Approved Grant Projects

Ward 5 Chamber of Commerce - Harrison House project \$5,000
 Sarann Knight Preddy - Autobiography project \$5,000

Total Available Funding	\$64,510.69
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**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.

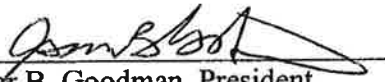
9. Notices. All notices, demands, instruction and other communications required or permitted to be given to or made upon any party hereto shall be in writing and shall be personally delivered or sent by regular mail, addressed as follows:

If to the City:	City of Las Vegas Historic Preservation Commission 731 S. Fourth St. Las Vegas, NV 89101
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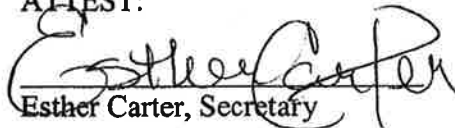
If to the Commission:	Commission for the Las Vegas Centennial c/o Executive Director 400 Stewart Ave., 8 th fl. Las Vegas, NV 89101
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IN WITNESS WHEREOF, the Commission and the City have caused this Agreement to be executed as of the day and year first above written.

COMMISSION FOR THE LAS VEGAS
CENTENNIAL

By: 
Oscar B. Goodman, President

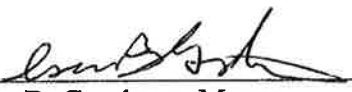
ATTEST:


Esther Carter, Secretary

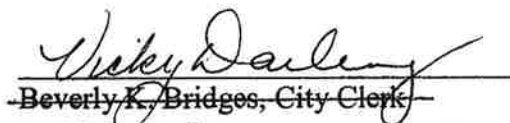
APPROVED AS TO FORM:

 8/14/07
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:

 8/14/07
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:

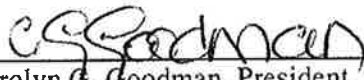
A. City Council Approval. A budget for the Projects will be submitted in conjunction with the annual budget for the Department of Planning. The budget will be accompanied by detailed project descriptions, currently funded project status and a copy of the signed MOU between the Commission and the HPC.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

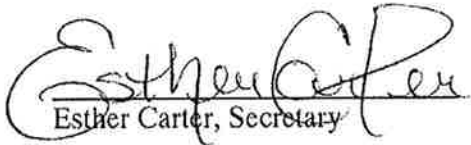
C. **Annual Reporting Requirements.** The City's Historic Preservation Officer will provide a budget on an annual basis to the Commission for consideration at the Commission's budget meeting generally held in July of each fiscal year. The budget will be accompanied by detailed project descriptions and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

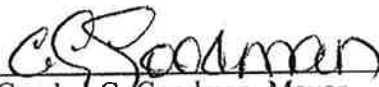
ATTEST:


Esther Carter, Secretary

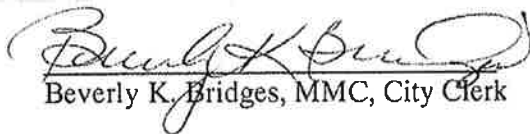
APPROVED AS TO FORM:

 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

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 05/28/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding activities for the 2014 Historic Preservation and Archaeology Month, All Wards

BACKGROUND

No relevant case history.

ANALYSIS

National Preservation Month

May is National Preservation Month. The Nevada State Historic Preservation Office has adopted the theme, "Nevada's Sesquicentennial – 150 Years of Statehood," and the National Trust for Historic Preservation has adopted the theme, "New Age of Preservation: Embark, Inspire, Engage."

Las Vegas Historic Preservation and Archaeology Awareness Month 2014

The following activities are scheduled for 2014 HPAM:

Vintage Vegas Food Tour

The city of Las Vegas Historic Preservation Office partnered with Nevada Humanities and Vegas Valley Food Tours on a food and architecture tour of downtown Las Vegas. The route (for May 10 and May 24) included the Flame Steakhouse at El Cortez Hotel & Casino, Binion's Steakhouse, Hugo's Cellar at the Four Queens Hotel & Casino, Chicago Joe's Restaurant, Las Vegas High School Historic District, John S. Park Historic District, Tiffany's Cafe and Atomic Liquors. Nevada Humanities developed a program of recorded oral histories taken from restaurant owners or long-time patrons to accompany the tour during the bus ride.

Helldorado Days

May 17, 2014, 5:00 pm, Downtown Parade Route. The city of Las Vegas and the Benevolent and Protective Order of the Elks Lodge No.1468 partnered again for the Helldorado Days celebration. The Southern Nevada Model T Club provided cars for the parade, and banners were carried by Boy Scout Troop 144. The parade was listed as an official event on the NV 150 website.

Historic Preservation Commission Annual Awards and Proclamation Ceremony

May 21, 2014, 9:00 am, City Hall Council Chambers. The mayor and HPC Chair read the Historic Preservation and Archaeology Awareness Month proclamation and recognized the following individuals and organizations for excellence in historic preservation:

JG

REPORTS BY STAFF: ITEM 9

- **BRICKS AND MORTAR:**
 - Kent and Lance Johns – for the inspired rehabilitation of the beloved Mid-Century modern Atomic Liquors bar, located at 917 Fremont Street.
 - Sandy Shackelford for volunteering countless hours to sew the drapes and curtains for the visitors center at Historic Floyd Lamb Park at Tule Springs Ranch.
- **PRESERVATION EDUCATION:** David Loge – In recognition of the many hours spent researching, writing and designing the beautiful interpretive markers for Historic Lorenzi Park.
- **ADVOCACY**
 - Beth Hewitt – Old Las Vegas Mormon Fort State Park
 - Ward 5 Chamber of Commerce Las Vegas
 - Nevada Preservation Foundation
 - Huntridge Foundation
- **CAREER ACHIEVEMENT**
 - Dorothy Wright
 - Tom Hawley
 - George Knapp
 - Jim Marsh

May 21, 2014, 9:00 am, City Hall. The mayor or member of the City Council will read the Historic Preservation Month Proclamation and present the annual HPC Historic Preservation Month awards during the ceremonial portion of the City Council meeting.

Nevada SHPO Archaeology and Historic Preservation Month web calendar

The Nevada State Historic Preservation Office will be featuring an interactive calendar of events to publicize the month at www.nvshpo.org.

Nevada's Sesquicentennial

2014 is the 150th anniversary of Nevada's statehood. The state has established the Nevada Sesquicentennial Commission to oversee the celebration of this milestone. Activities for the 2014 HPAM can be considered for inclusion in the NV 150 celebration as either Signature or Official NV 150 events:

Signature Events:

One-time events that will occur only during the Sesquicentennial year with the express purpose of celebrating Nevada's 150th anniversary. Some examples of signature events are a Nevada 150 birthday cake, a 150 mile bike ride and a corn maze with the Nevada 150 logo. If your organization is interested in doing a Signature event during the next year visit <http://www.nevada150.org/event-applications/official-signature-event-application/> to register.

Official Nevada 150 Events:

Annual community based events that help celebrate all things Nevada and will help bring awareness to and celebrate the 150th Anniversary of Statehood. Some examples of Official Nevada 150 events that the state already has are kids free fishing day, Gift of Hope Golf Tournament, and Tri-County State Fair. If your organization is interested in doing an Official Nevada 150 event visit <http://www.nevada150.org/event-applications/event-designation-application/> to download the application.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

Image from the Vintage Vegas Food Tour, May 10, 2014.



City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 05/28/14

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

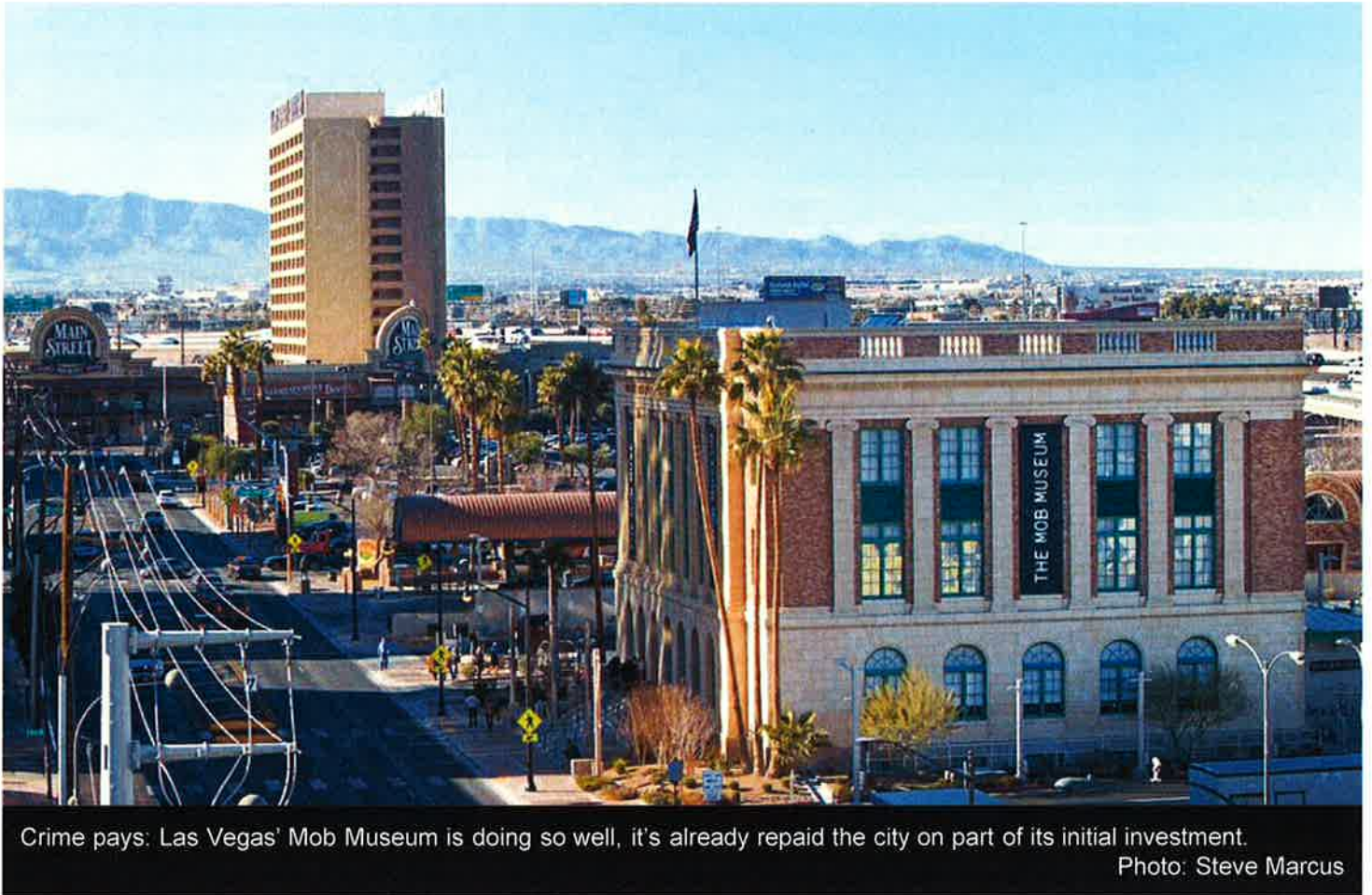
No action required.

BACKUP DOCUMENTS

- “Joe Downtown: Why Is The Successful Mob Museum Asking For A Handout?,” www.lasvegasweekly.com, 04/30/14
- Joe Downtown: Councilman exploring whether city can kick-start Huntridge fundraising effort,” www.lasvegassun.com, 05/02/14
- “Las Vegas casino icon Burton Cohen dies,” www.lvrj.com, 05/06/14
- “Longtime gaming executive Burton Cohen dies at age 90,” www.lasvegassun.com, 05/06/14
- “Vintage Vegas Sites To Check Out During Historic Preservation Month,” www.asvegasweekly.com, 05/07/14
- “Centennial panel considers \$1 million to save aging Huntridge Theater,” www.lvrj.com, 05/11/14
- “Las Vegas centennial panel watching its money closely,” www.lvrj.com, 05/11/14

JG

JOE DOWNTOWN: WHY IS THE SUCCESSFUL MOB MUSEUM ASKING FOR A HANDOUT?



Crime pays: Las Vegas' Mob Museum is doing so well, it's already repaid the city on part of its initial investment.

Photo: Steve Marcus

Joe Schoenmann

Wed, Apr 30, 2014 (3 p.m.)

Bob Stoldal, the white-haired Channel 3 news exec with some 40 years in business, is one of the more likable news people in Las Vegas. And I say that with full appreciation for his innate ability to mellifluously tell someone where to go if they rub him the wrong way.

I was on the receiving end of a somewhat colorful berating more than 10 years ago when I interviewed him for a Las Vegas Life story about the weakness of local television news coverage. At the time, local TV news was infamous among newspaper writers for doing “how-to” stories: how to avoid bee stings; how not to lock a kid in a hot car; how to avoid ... you get the idea.

Las Vegas Life printed some of his @#*&\$-laced tirade in answering my question, and I always thought Stoldal appreciated that. I respected his candor, humor and intelligence, and his knack for staying focused. I asked questions, he answered. He didn't hide from anything and certainly didn't hold a grudge. Over the years, we stayed in contact, so I reached out again recently, this time for a question regarding the Mob Museum.

Stoldal sits on the Mob Museum's board. He's also a member of the Las Vegas Centennial Commission. His obsession with local history is well-known, and maybe stems from the fact that he's reported on many of Las Vegas' comings and goings for almost half of its young life. Visit the Nevada State Museum some weekend and you might find him hunched over books or files, seeking the precise date and time of some event, or the long-forgotten background of a name on a Downtown street sign. He knows history, and he understands reporters. So he was perfect to pepper with my questions.

Earlier this week, the Centennial Commission was to consider a grant request of \$61,400 from the city's Mob Museum. The money was to be used to create a 40-minute audio tour in Spanish and Mandarin. The meeting was canceled Monday and will be held May 5.

My question was simple: Open two years, the museum is doing so well it recently repaid the city the first \$1.5 million of \$6 million. The city's \$1.5 million investment resulted from the Federal Historic Tax Credit Program. The museum cost \$42 million, and was funded through federal, state and local grants, including general fund sources of about \$12.4 million.

So I asked Bob, along with some public relations people: With the museum such a success, why is it asking for more money from the city? Can't it pay for the audio tour from the museum's revenue?

First, Stoldal said, because he sits on both boards, he would recuse himself from voting. Second, he added, he would have been disappointed if the museum had not applied for the money. "Any nonprofit agency has the right to apply for any grant," he said. "I would hope that the Mob Museum, the Nevada State Museum, the Natural History Museum, all would seek as many grants as possible."

Furthermore, Stoldal noted a bit of arcanum from deep in the memory vaults of his armchair-historian mind. The Centennial Commission's available grant money isn't really the city's. Back in 2001, current City Councilman Bob Coffin was a state senator. At the time, he passed legislation with bipartisan support to issue special license plates commemorating Las Vegas' 100th anniversary. Buyers paid an extra fee for the plate, and collected fees went into a fund that could be used to defray the costs of the

city's centennial celebration. The money could also be used for Las Vegas "historical markers, tours of historic sites and improvements to or restoration of historic buildings."

Even in his early 70s, nothing slips by Stoldal, not even the occasional smart-ass remark. As the consummate newsman gave me a tour of the Channel 3 offices on Foremaster Lane, I pointed out that one day, maybe soon, he could be part of a museum himself.

He pointed to an ear, indicating he wanted me to stop mumbling and talk louder.

I didn't repeat myself. He merely smiled.

Joe Downtown: Councilman exploring whether city can kick-start Huntridge fundraising effort



YASMINA CHAVEZ

Volunteer painters from Union #159 paint the Huntridge sign tower from a lift during the BYOB! Bring Your Own Brush community painting party, which is part of the Huntridge revitalization efforts, Saturday, Sept. 28, 2013

By Joe Schoenmann (contact)

Friday, May 2, 2014 | 4:10 p.m.

With potential private investors leery because of a pending lawsuit action against owners of historic Huntridge Theater, the city of Las Vegas is seeking \$1 million to invest in the building itself.

Now 70 years old, the theater at Maryland Parkway and Charleston Boulevard is only one of the oldest standing structures in Las Vegas and is listed on the National Register of Historic Places.

Last summer a group of private investors



operating as Huntridge Revival LLC announced intentions to purchase the building, renovate it and open it with theaters, classrooms, restaurants and more. They figured it would take \$4 million to buy the building and \$11 million more to renovate it.

Huntridge Revival founders Michael Cornthwaite and Joey Vanas put out a prospectus seeking private investors. But Las Vegas Councilman Bob Coffin said a lawsuit looming over the project has caused would-be backers to pause.

The state sued earlier this year on behalf of the Nevada Commission for Cultural Affairs, saying theater owners received \$1.3 million in grants in exchange for certain promises.

Those promises weren't kept, the state alleges, so it wants its money back.

"The lawsuit hurt fundraising," Coffin said. "I came up with this idea to get things off dead center if it looked like cash was needed to assist the group and help them get over the hump."

Coffin's idea is to ask the Commission for the Las Vegas Centennial for a \$1 million grant. The commission's financial reports showed it had \$1.4 million in the bank at the end of fiscal 2013.

The commission is funded from fees on special license plates commemorating Las Vegas' 100th anniversary. The money can be used for "historical markers, tours of historic sites and improvements to or restoration of historic buildings."

In his previous role as state senator, Coffin wrote the bill that created the license plate fund; it passed into law in 2001.

Coffin said using the money to help Huntridge Revival LLC purchase the theater was a "perfectly appropriate" use. However, he added, if the Centennial Commission approves the grant, the city won't give the money to Huntridge Revival freely.

"It wouldn't be a gift or a loan but ownership," he said.

What form the city's ownership might take, Coffin wasn't sure.

Some ideas are being considered, including that Huntridge Revival LLC enter into a lease agreement with the city. Coffin said city staff was working out the details and he expected a clearer picture by 3 p.m. Monday, when the Centennial Commission is scheduled to meet in City Hall.

If the city got involved, it would "make a statement" to investors still sitting on the sidelines, said Scott Adams, Las Vegas chief urban redevelopment officer.

"The private sector may (then) be more willing to be involved," he said.

Adams also said the city was looking into the possibility the state Cultural Affairs Commission might drop its lawsuit against the current owners if the city helps Huntridge Revival purchase the building.

The state agency's "ultimate goal," Adams noted, "is preservation."

The suit against Eli Mizrachi, ECT Holding LLC and King George LLC alleges the defendants broke their covenant with the state by failing to:

"preserve (its) architectural, historical, cultural and/or archeological integrity; make no visual or



structural alterations without prior permission; allow the Commission for Cultural Affairs to inspect the building “at all reasonable times”; be open to the public no less than 12 days per year; and publish a newspaper notice when the building closes for “CCA-assisted improvements.”

When Huntridge Revival announced its plans last year, it stirred an unforeseen community involvement. An online fundraising campaign that originally sought \$150,000 brought in more than \$200,000.

Later, hundreds of residents showed up to whitewash the neglected building, and several businesses promised donations of architectural, design, electrical,

lighting and other services totaling several hundred thousand dollars.

Posted May 6, 2014 - 12:32pm **Updated** May 6, 2014 - 5:16pm

Las Vegas casino icon Burton Cohen dies



MGM exec Burton Cohen takes part in a roundtable discussion during G2E (Global Gaming Expo) in Las Vegas, Wednesday, Nov. 17, 2010. (John Gurzinski/Las Vegas Review-Journal)



By HOWARD STUTZ
LAS VEGAS REVIEW-JOURNAL

Gaming industry icon Burton Cohen, who managed some of the Strip's most iconic resorts during a career that spanned multiple decades, died Tuesday morning at his home in Las Vegas.

Cohen managed the now-demolished Desert Inn on three separate occasions. He also held management positions at the Flamingo, Caesars Palace, Thunderbird and Dunes. He was inducted into the Gaming Hall of Fame in 1995.

His wife of 30 years, Linda, told the Associated Press her husband died in his sleep. His death was unexpected — he had attended a meeting the day before, she said.

Cohen, 90, was a current member of the MGM Resorts International board of directors.

"The entire MGM family grieves the loss of Burton Cohen, who played a pioneering role in the early development of resorts on the Las Vegas Strip," MGM Resorts Chairman Jim Murren said in a statement. "He was a courageous man and an innovator who quickly rose to the top of our industry ranks, and played an instrumental role in the growth of tourism in Nevada over many decades."

Cohen was closely associated with Los Angeles financier Kirk Kerkorian, 98, the founder of what is now MGM Resorts. Kerkorian coaxed Cohen out of retirement to run the Desert Inn for a second time in the late 1980s.

"Burton was a dear friend and trusted colleague for more than 50 years," Kerkorian said in a statement released through MGM Resorts. "I am very saddened to learn of his passing and want to offer my heartfelt thoughts to Linda and their entire family. Burt was a special person and I am deeply honored to have known him and called him a friend."

Cohen is best known for the Desert Inn casino, where the 1970s TV series "Vega\$" was filmed with his support. He is credited with reviving the hotel in the 1990s before it was closed to make way for the Wynn and Encore resorts.

Born in Philadelphia, Cohen served in the Air Force during World War II and worked as an attorney in Florida, his wife said. He came to Las Vegas in 1966 as co-owner and general manager of the Frontier casino, and he helped Jay Sarno open the Circus Circus casino.

In addition to his position on the MGM Resorts board, Cohen was a Sunrise Hospital board member.

Statements of tribute for Cohen poured in as news of his passing became public.

Former Gov. Bob Miller said Cohen's fingerprints can be found throughout the history of the Strip because of the number of casinos he ran.

"He had no peers in his combination of charm and wit," Miller said. "As recently as a few weeks ago he had me rolling in laughter. He was as spry and active as someone half his age. Las Vegas changed in many ways in his nearly 50 years here but Burton's insight was always relevant."

Gov. Brian Sandoval released a statement that also described Cohen's sense of humor, as well as his social conscience.

"Burton was a great man who helped shape his community and had a positive impact on those he came in contact with," Sandoval said. "He was a leader in his industry and his community, and without question will be deeply missed."

Longtime casino industry host Gene Kilroy called Cohen, "a great man. Everyone he met, he made a better person."

Murren said Cohen "left an indelible imprint on Las Vegas-style hospitality as we know it today." He added that Cohen continued to share his expertise with the company as a board member.

"He came to every single meeting with a sharp sense of humor, keen operating insight and immeasurable wisdom," Murren said.

Cohen attended the funeral of downtown gaming icon Jackie Gaughan in March, recalling how Gaughan helped him break into the casino business "as the new kid in town 50 years ago."

In his time in Las Vegas, Cohen was always cordial and ready with a quip, but wasn't one to share secrets. In a Review-Journal interview on his 90th birthday in January, Cohen spoke about his many casino positions.

"Testimony to my managerial ability, all except one have been blown up," he said. "I've left a sea of destruction."

In February, the UNLV Gaming Law Journal at the William S. Boyd School of Law published an oral history given by Cohen in which he chronicled his life and his involvement in the gaming industry.

The oral history can be found at: <http://scholars.law.unlv.edu/cgi/viewcontent.cgi?article=1057&context=glj>

Cohen is survived by his wife, son, two grandchildren, five great-grandchildren and two beloved rescue dogs. Funeral services are pending.

Review-Journal columnist Norm Clark contributed to this report. Contact reporter Howard Stutz at hstutz@reviewjournal.com or 702-477-3871. Follow @howardstutz on Twitter.

Longtime gaming executive Burton Cohen dies at age 90



MONA SHIELD PAYNE

Long-time friends of Jackie Gaughan arrive for the memorial mass for John Davis "Jackie" Gaughan held at St. Viator Catholic Church in Las Vegas on St. Patrick's Day, March 17, 2014. From right to left are Burton Cohen, Gene Kilroy and an unidentified man.

By Ed Koch

Published Tuesday, May 6, 2014 | 12:40 p.m.

Updated Tuesday, May 6, 2014 | 4:13 p.m.

Burton M. Cohen grew with Las Vegas and, over the last half century, he did his best to push the glittering gaming capital's growth to unexpected heights.

Despite his decades at the helm of some of Las Vegas's most vital hotels, Cohen admitted to the Sun in 2005 that he did not foresee just how much and how quickly Las Vegas would grow.

"If you had told me this would be happening 40 years ago, I would have had you committed to an institution," Cohen told the Sun in a Feb. 27, 2005, story about the Nevada Gaming Commission's approval of MGM Mirage's historic \$7.9 billion buyout of rival Mandalay Resort Group.

Cohen, the former three-time president of the Desert Inn and a member of the MGM Resorts International board and Sunrise Hospital board of directors, died in his sleep today at his home at Regency Towers. He was 90.

Services for the Las Vegas resident of 48 years will be Friday at King David Mortuary at 2697 E. Eldorado Lane. A time has yet to be set.

Cohen, who is enshrined in the Nevada Gaming Hall of Fame, is perhaps best remembered for his second and longest tenure at the Desert Inn — 1978 to the mid-1980s — where he brought to town major events including several Ladies Professional Golf Association tournaments.

“My husband golfed a little bit, but the reason he brought major golf tournaments to Las Vegas was because they were good for Las Vegas — and anything that was good for Las Vegas, Burton supported,” said Cohen’s wife, Linda Cohen.

The LPGA tournaments at the DI featured some of the game’s greatest stars, including Nancy Lopez and Donna Caponi Young, and drew thousands of locals and tourists each year.

Despite his advanced years, Cohen had been in generally good health, so his death came as a shock to his closest friends.

“I liked Burton because he was a handshake kind of guy,” said longtime Las Vegas businessman, banker and former Nevada Gaming Commission member Art Marshall, a friend of Cohen’s since the mid-1960s.

“He was generous, kind, totally trustworthy and very smart. When I served on the commission, I could always call Burton, ask him a question about gaming and know I would get a straight-up, honest answer,” Marshall said. “He was very well liked in the industry and loved by those who worked for him.”

Bill Bible, former president of the Nevada Resort Association and former chairman of the Nevada Gaming Commission, said Cohen was “a gaming pioneer who was very knowledgeable about the industry and was a man with a great sense of humor.”

Years earlier, Cohen held the same post at the Resort Association as Bible held in the late 1990s.

Bible, who served on the Mirage Resorts International board with Cohen, also remembered his longtime friend as a man who was especially kind to animals.

“Burton was a regular in the breakfast crowd at Bagelmania (on East Twain Avenue) and after every meal, he would break half a bagel into tiny pieces and feed the pigeons under the canopy on the sidewalk outside the restaurant,” Bible said. “He even named some of the pigeons who showed up every day for those scraps.”

Residents at Regency Towers knew Burton as the kind, elderly gentleman who daily walked his two little mixed-breed dogs, Izzy and Moe, along the sidewalk in front of the posh condominium complex.

Izzy, a schnauzer/terrier mix, and Moe, a poodle/bichon frise mix, are both 14 and today showed signs of depression over their master’s departure, Linda Cohen said.

Cohen, who initially retired from active management of gaming resorts in 1995 and for 15 years did mostly consulting work for gaming companies, accepted the offer to serve on the Mirage Resorts board on April 13, 2010.

But it was at the Desert Inn where Cohen left his most indelible mark in Las Vegas. His first tenure at the DI in the early 1970s was a brief one as he left to develop other properties.

Cohen began his third stint at the Desert Inn in 1992 as its president and chief executive officer and stayed on as president and managing director when ITT Sheraton Corp/ acquired the property in 1993. Cohen oversaw the sale of the hotel he often called “my first love” to gaming giant Steve Wynn.

The Desert Inn was imploded to make room for the Wynn Las Vegas and Encore.

“It seems that almost every hotel I have worked for has been demolished,” Cohen often mused.

Cohen also held key executive posts in the Frontier, Thunderbird and Dunes — all imploded or otherwise destroyed to make room for new structures.

In the mid-1960s, Cohen was part of a team that financed construction of the Frontier and was its co-owner and general manager.

Cohen left the Frontier and helped Jay Sarno open the Circus Circus.

Cohen also was a top executive at the Flamingo — he was executive vice president in the late 1960s and

president in 1973 — and Caesars Palace. He served as president of the Thunderbird in the mid-1970s.

Cohen, who was president and chief operating officer of the Dunes in 1986 and 1987, is credited with bringing the Dunes out of bankruptcy and selling it to Japanese investor Masao Nangaku for \$153 million — one of the biggest turnarounds in gaming history. Today, the Bellagio stands on the spot of the old Dunes.

But Cohen may be most remembered by non-gaming enthusiasts for his role on the 1978-81 TV show “Vega\$” starring Robert Urich.

Although Cohen only appeared as himself in three episodes during the 1980 and 1981 seasons, the DI public address system could be heard loudly blaring several times during almost every episode: “Paging Mr. Cohen, Mr. Burton Cohen.”

In actuality, fellow Southern Nevadan Tony Curtis played the Cohen character “Roth” in “Vega\$.” Linda Cohen said that Curtis claimed he modeled the Roth character after her husband.

Burton Cohen also played himself in the 1987 made-for-TV movie “Glory Days.”

Born Aug. 23, 1923, in Philadelphia, Cohen moved with his family to Miami when he was just 6 months old.

During World War II, Cohen joined the Army Air Corps and trained as a pilot at a base near Biloxi, Miss. The war ended as he was about to be sent overseas.

After his stint in the service, Cohen returned to Florida and graduated with a law degree from the University of Miami in 1948. Shortly thereafter, Cohen entered the resort industry and oversaw the construction and development of hotels in Miami and along costal Florida.

Cohen came to Las Vegas in 1966 and almost immediately established himself as one of the town’s most highly visible casino executives.

In addition to his wife, Cohen is survived by his son Stephen Cohen and Stephen’s spouse, John, of Washington, D.C.; a grandson, Jeremye, of Philadelphia; a granddaughter, Nyssa, and her spouse, Steve Herz, of Philadelphia; and 5 great-grandchildren.

Ed Koch is a former longtime Las Vegas Sun reporter.

VINTAGE VEGAS SITES TO CHECK OUT DURING HISTORIC PRESERVATION MONTH



The Guardian Angel Cathedral was constructed in 1963.

Photo: Steve Marcus

Kristen Peterson

Wed, May 7, 2014 (3:13 p.m.)

We love what the city has done with the old Downtown post office and courthouse. With May being Historic Preservation Month, we thought we'd highlight a few other vintage gems that have stood for decades, keeping history alive in a landscape that's always changing its look. Here's a mini tour to sample Las Vegas through the years:

of Encore at 302 Cathedral Way. **Guardian Angel Cathedral's** sloping roof triangulates a large religious mosaic above the front entrance, and stained glass windows feature images of the then-Hilton and Landmark casinos, as well as nuclear-era imagery. Designed by Paul Revere Williams, architect of the famous La Concha lobby, it was constructed in 1963.

Commonly referred to as Nevada's first minority-built subdivision, the fabulous **Berkley Square** was constructed in 1954 and '55 near Owens Avenue and D Street to improve housing conditions for black residents in segregated Las Vegas. Also designed by Revere Williams, the neighborhood of ranch homes was a Federal Housing Administration Project, still relevant for both its cultural significance and its design.

A run-down mission revival structure that is probably often overlooked, **Victory Hotel**, at 307 S. Main St., is one of the oldest buildings in Las Vegas. Opened in 1910 just five years after the land auction that established Clark's Las Vegas Townsite, this hotel served "notoriously rowdy railroad workers and miners," says Courtney Mooney, historic preservation officer for the City of Las Vegas. Though eligible for historic designation in the 1980s, the owners weren't interested and the building remains threatened.



Photo: **Steve Marcus**

The Victory Hotel opened in 1910, just five years after the land auction that established Clark's Las Vegas Townsite.

While the Fifth Street School (401 S. Fourth St.) and Las Vegas Academy (315 S. Seventh St.) get all the attention for their historic stature and current prominence, the **Westside School** (330 W. Washington Ave.) was built in the early 1920s and remains the oldest schoolhouse in town. Originally constructed as a mission-style two-room schoolhouse, its history includes early integration before it went on to serve the mostly black community. Today the building is home to KCEP, a public nonprofit radio station.

The fact that the **El Cortez**, added to the National Register of Historic Places in 2013, stands as a Downtown centerpiece and has remained true to its architectural integrity, helps make up for the heartache of losing so much. The Spanish Colonial

Revival at Sixth and Fremont Streets was built in 1941 and today looks as much as it did then, renovated and at the heart of Downtown revitalization.

And as long as we're on the Revere Williams theme, we thought we'd finish up at his most famous building—the thin, undulating concrete shell (conch) built in 1961. **The La Concha hotel lobby** once stood on the Strip, but was sliced and trucked north on the Boulevard to serve as the Neon Museum's entrance and gift shop.



Photo: **Christopher DeVargas**

The La Concha's hotel lobby was built in 1961 on Las Vegas Boulevard. The building was sliced and trucked north to serve as the Neon Museum's entrance and gift shop.

Posted May 11, 2014 - 8:42pm

Centennial panel considers \$1 million to help save aging Huntridge Theater



The Huntridge Theater sports a new paint job, seen Monday, Sept. 30, 2013, in Las Vegas. (Jerry Henkel/Las Vegas Review-Journal)

By JANE ANN MORRISON
LAS VEGAS REVIEW-JOURNAL

Countless stories have been written about saving the historic Huntridge Theater, but there's never been a happy ending where it's actually saved.

In the latest effort, the Las Vegas Centennial Commission is considering spending \$1 million to buy land under the theater built in 1944 at the corner of Charleston Boulevard and Maryland Parkway.

That would just pay for a plot of land, a one-third acre island really.

The actual job of saving the theater itself would be in the hands of private investors, who would have to raise another \$3 million to buy the rest of the surrounding land, then raise \$8 million, and probably far more, to renovate the theater so it would be able to function.

Joey Vanas, who lives in the Huntridge neighborhood and operates the First Fridays, dreams of reviving the tired theater. So does Michael Cornthwaite, owner of the Beat Coffeehouse and Downtown Cocktail Room, who used to live in the 'hood. They made their pitch to the Centennial Commission on May 5, but commissioners had unresolved legal questions, so they postponed the vote until a special meeting at 3 p.m. May 19.

The theater definitely had glory days and is a memory bank for hordes of Nevadans who went there to see movies, live theater and concerts.

The tower is 75 feet high and was originally built in a style known as "streamline moderne."

Las Vegas Councilman Bob Coffin, who grew up and still lives in the Huntridge neighborhood, is behind the push to spend \$1 million as part of historic preservation.

He serves on the Centennial Commission, which was created to celebrate the city's 100th birthday in 2005. Funding still comes from commemorative license plates, which raise about \$1.6 million a year. The money is spent on restoration and rehabilitation of historical sites and projects related to the history of the city of Las Vegas.

The state has already put \$1.5 million over a five-year period into saving the Huntridge. The roof collapsed in 1995 shortly before a concert and the state stepped up to make the building safe.

Cima Mizrachi, daughter of the owner, had plans to save it. So did her brother, Eli Mizrachi.

The Mizrachi family owns both the theater and the building next door which housed their mattress store. While the door to the shop has "open" scribbled on it, on Thursday it appeared mostly empty and locked with a chain.

Other would-be saviors include Richard Lenz, who sponsored concerts there in the 1990s. The city put in \$150,000 in 1994 at his request and he suggested the city should take over the theater as a cultural center. Didn't happen.

In 2001, the saviors at that time said the state wouldn't need to put any more money into the Huntridge, after accepting a \$100,000 grant from the state Commission for Cultural Affairs.

In 2002, the theater closed, but Eli Mizrachi planned a renovation that was supposed to include a club, a restaurant, lounge, comedy shows and an open mic night. Didn't happen.

In 2004, he planned another renovation. Didn't happen.

In 2008, he spoke of changing the property to a mix of retail and offices. Didn't happen.

In 2012, Cima Mizrachi sought to open a secondhand store. Her father, Aron Mizrachi said if things didn't work out, he planned to tear down the theater, although the state restriction that accompanied its money prevents him from doing that until 2017.

At the daughter's request, the city put in \$19,000 in a 2012 visual improvement grant and granted the family a license to operate adjacent buildings as a secondhand store. The council overruled the Planning Commission which agreed with neighbors who compared it with a pawn shop.

The theater is listed on both national and state registries of historic sites. In its early days, partial owners included movie stars Loretta Young and Irene Dunn. Two Nevada politicians — former Attorney General Frankie Sue Del Papa and former Lt. Gov. Lorraine Hunt-Bono — were ushers at the theater as young women.

The theater is also a symbol of desegregation. Former owner Lloyd Katz refused to segregate the theater when the practice was common.

Now the latest saviors, Vanas and Cornthwaite, with the strong backing of Councilman Coffin, hope to succeed where others failed. They need \$3 million to buy the three acres surrounding the theater. The city's portion would be the one-third of an acre.

Vanas said the plan is to create a performing arts venue that would show art-house movies, off-Broadway shows, high school productions, concerts and live music.

The idea is supported by Bill Arent, director of the Las Vegas Development Agency, who said the solution to saving the Huntridge is to consider this public-private partnership. And if it never comes to reality, the city would own a piece of land. He said the purchase would include some sort of street access, although that parcel is currently landlocked. The city would work with developers, using city resources to obtain tax credits.

"We want to be involved," Arent said.

Commission members were warned that spending \$1 million would leave about \$500,000 in their ending fund balance.

Commissioner Bob Stoldal, who remembers all the other resurrection efforts since 1990, asked bluntly, "Why is it going to work this time?"

Commissioner Tim Cashman also worried they might have nothing to show for the \$1 million.

Councilman Ricki Barlow raised questions about whether the city would own the land or the commission, which is forbidden from owning land, and whether this was an allowable expense under the commission's governing regulations. Those questions delayed a vote.

Vanas said that in previous attempts, the focus was on the theater. In this plan, the next-door buildings would be used for other things, such as a coffee shop and things that would be useful for the neighborhood.

"I'm confident we will get the remaining money we need," he said.

"Have you raised the other \$3 million?" Stoldal asked.

"No," Vanas said. He believes investors will come forward if the city shows its commitment to invest.

Contact Jane Ann Morrison at jmorrison@reviewjournal.com or 702-383-0275.

Posted May 11, 2014 - 10:45pm Updated May 12, 2014 - 7:15am

Las Vegas centennial panel watching its money closely



The Las Vegas Centennial Commission has money to give to historical projects. However, the commission questioned the backing the city of Las Vegas has provided the HellDorado Days rodeo and parade. This year's HellDorado Days has been designated a Nevada Sesquicentennial event. (Las Vegas Review-Journal file)

By JANE ANN MORRISON
LAS VEGAS REVIEW-JOURNAL

Las Vegas' centennial celebration was 2005, but the Las Vegas Centennial Commission still has money to give to worthwhile historical projects — about \$1.6 million a year.

The sale of the centennial commemorative license plates raises money to support history, and insiders know how to apply for the moola, whether they're asking for a little or a lot.

At the May 5 meeting, commissioners did something unusual for them. They turned down applicants or reduced the amounts they'd allow.

They even questioned the generous backing the city of Las Vegas has provided the HellDorado rodeo and

Helldorado officials asked for an additional \$134,000, saying specialized environmental costs for moving the rodeo to Symphony Park created the need. The commission authorized an additional \$98,500. Duane La Duke said that moving the rodeo from spot to spot costs more than if Helldorado was in a permanent location.

He mentioned that ticket sales of about \$10,000 for each of the five nights go to local charities.

Commissioner Bob Stoldal pointed out that if the ticket sales were used to pay some of the costs, that would reduce the amount that city taxpayers spend. Essentially, taxpayers are subsidizing charities. Commissioner Richard Bryan concurred. "Maybe we should not be responsible for giving to charities."

Two other proposals also were carefully scrutinized.

Sarann Knight Preddy applied for a \$66,500 grant. Part of it would help her finish, publish, promote and distribute 1,000 copies of her unfinished book "72 Years in Las Vegas." Preddy was the first black woman to hold a gaming license in Nevada and was the longtime owner of the Moulin Rouge, the first integrated casino in Las Vegas.

After discovering that about \$22,000 would go toward a birthday party at the Smith Center for the Performing Arts to celebrate Preddy's 94th birthday July 27, the commissioners reduced the grant to \$31,000 for preparation and printing of the book.

The Las Vegas Leadership program, sponsored by the Las Vegas Metro Chamber of Commerce, was turned down for \$10,275 it sought for the annual program for 40 or 50 people a year. The money would have been spent on materials for the group's history day.

Commissioners Bryan and Stoldal didn't want to get into the position of funding \$10,000 every year for so few people.

Las Vegas Mayor Carolyn Goodman was frank. "The chamber shouldn't be coming to this body for this. The chamber of commerce is pretty well off. This is not a great deal of money but it would establish a precedent."

The commissioners voted 6-4 to deny the grant.

Other applications were approved exactly as requested.

The Mob Museum asked for and received \$61,740 to create interactive 40-minute audio tours in English, Spanish and Mandarin. Rental for the audio tours will increase the entrance fee between \$5 and \$10, according to museum Executive Director Jonathan Ullman, who said the tours should be a money-maker for the museum. Ullman selected a company with a good reputation rather than the lowest bidder and commissioners asked him to explain how that company was chosen in a no-bid process. Afterward, they approved his request.

Desert Companion, the magazine affiliated with KNPR radio, received a \$14,000 grant to hire freelancers to write historical pieces for future editions.

Assemblywoman Heidi Swank, D-Las Vegas, received \$15,198 as startup money so the Nevada Preservation Foundation can create walking tours for the Beverly Green and Paradise Village neighborhoods and help them become named to the Las Vegas Historic Property Register. The entire project will cost nearly \$23,000.

The neighborhoods built in the 1950s are between Oakey Boulevard and Sahara Avenue off Las Vegas Boulevard near the Stratosphere. Former residents of Beverly Green include entertainers Louis Prima and Keely Smith and restaurateurs Lou and Angie Ruvo. The preservation foundation promotes appreciation of architectural heritage.

Yet to be resolved is whether the Centennial Commission will dip to its lowest funding balance ever by approving a \$1 million grant to buy one-third of an acre underneath the Huntridge Theater.

Contact Jane Ann Morrison at jmorrison@reviewjournal.com or 702-383-0275.

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 05/28/14

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.

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PROJECT UPDATE - 1 -

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
 Potential Historic Preservation Fund (SHPO CLG grant) projects 				
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; ICF International to chosen 11/26/13 to conduct survey; first site visit complete	ICF to present findings to the HPC and Huntridge Neighborhood May 28, 2014	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; received \$24k of \$45k request	Pending SHPO; staff to revise scope and budget and resubmit to 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; the city received the notice to proceed from NDOT to begin designing the infrastructure for the two signs above; NDOT is working with SHPO to complete the Section 106 process	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)				
Berkley Square Historic District	Intern has begun work on state district nomination	Staff to assist intern in state nomination process	8/31/14	District is listed on the National Register of Historic Places
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; CCA awarded \$98,000 for the rehabilitation of the Old Adobe; staff submitted revised scope 5/15/14	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; Centennial Commission meeting 5/19/14 to review CLV request for \$1m to purchase the land	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

PROJECT UPDATE - 2 -

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
Updates Potential Historic Preservation Fund (SHPO CLG grant) projects				
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 Places 12/06/13	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 installed 09/30/13	No pending action	N/A	Property is listed on the local, state and National Register of Historic Places
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 04/28/14; 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: 05/28/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding Downtown Project list

SUMMARY

Map changes since the April map release:

- Project 65 Existing Project: 1,017 square-foot Tavern-Limited Establishment with 1,732 square-feet Outdoor Seating. Project now listed as Proposed with a 05/21/14 City Council meeting date. Site Address – 1028 Fremont Street.
- Project 67 Existing Project: 6,530 square-foot Beer/Wine/Cooler On- and Off-Sale Establishment with 200 square-feet of Outdoor Seating. Project now listed as Approved with a 05/07/14 City Council meeting date. Site Address – 611 Fremont Street.
- Project 68 Existing Project: Facility to provide Testing, Treatment or Counseling for Drug or Alcohol Abuse. Project now listed as Approved with a 04/16/14 City Council meeting date. Site Address – 323 North Maryland Parkway. ***not on map extent, listed only on data table***
- Project 72 Existing Project: 3,243 square-foot Urban Lounge. Project now listed as PULLED with a 04/08/14 Planning Commission meeting date. Site Address – 1039 South Main Street.
- Project 74 Existing Project: 55,329 square-foot Three-Story Recreation/Amusement (Indoor) Facility (Walk-In Theater) and Restaurant. Project now listed as Approved with a 04/08/14 Planning Commission meeting date. Site Address – 814 South 3rd Street.
- Project 76 Existing Project: Conversion of an existing Parking Lot to an Outdoor Plaza. Project now listed as PULLED with a 04/08/14 Planning Commission meeting date. Site Address – 1025 and 1039 South Main Street.
- Project 78 Existing Project: Three Building, 318,975 square-foot Mixed-Use Development consisting of Assisted Living Apartments, Senior Citizen Apartments, General Retail and Office Space, with a Six-Level Parking Facility. Project now listed as Approved with a 05/13/14 Planning Commission meeting date. Site Address – Southeast corner of City Parkway and Clark Avenue.
- Project 80 Existing Project: 1,120 square-foot Tavern-Limited Establishment with 30 square-feet Outdoor Seating. Project now listed as Approved with a 05/13/14 Planning Commission meeting date. Site Address – 1108 South 3rd Street.

REPORTS BY STAFF: ITEM 12

- Project 82 Existing Project: Liquor Establishment (Tavern). Project now listed as PULLED with a 05/13/14 Planning Commission meeting date. Site Address – 445, 455, 475, and 495 South Grand Central Parkway. ***the applicant has requested the item to be pulled***
- Project 84 Existing Project: 3,220 square-foot Facility for Transitional Living for Released Offenders. Project now listed as Proposed with a 06/18/14 City Council meeting date. Site Address – 240 West Philadelphia Avenue.
- Project 86 Existing Project: 47,300 square-foot Commercial Recreation/Amusement (Indoor) Facility (Arena). Project now listed as WITHDRAWN with a 05/13/14 Planning Commission meeting date. Site Address – 1 South Main Street.
- Project 88 New Project: 600 square-foot expansion to an existing 1,962 square-foot Office Building. Project now listed as Proposed with a 06/10/14 Planning Commission meeting date. Site Address – 516 South 4th Street.
- Project 91 New Project: Beer/Wine/Cooler On-Sale Establishment within an existing 1,035 square-foot Restaurant. Project now listed as Proposed with a 06/10/14 Planning Commission meeting date. Site Address – 1203 East Charleston Boulevard, Suite #140.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

Map of downtown projects.

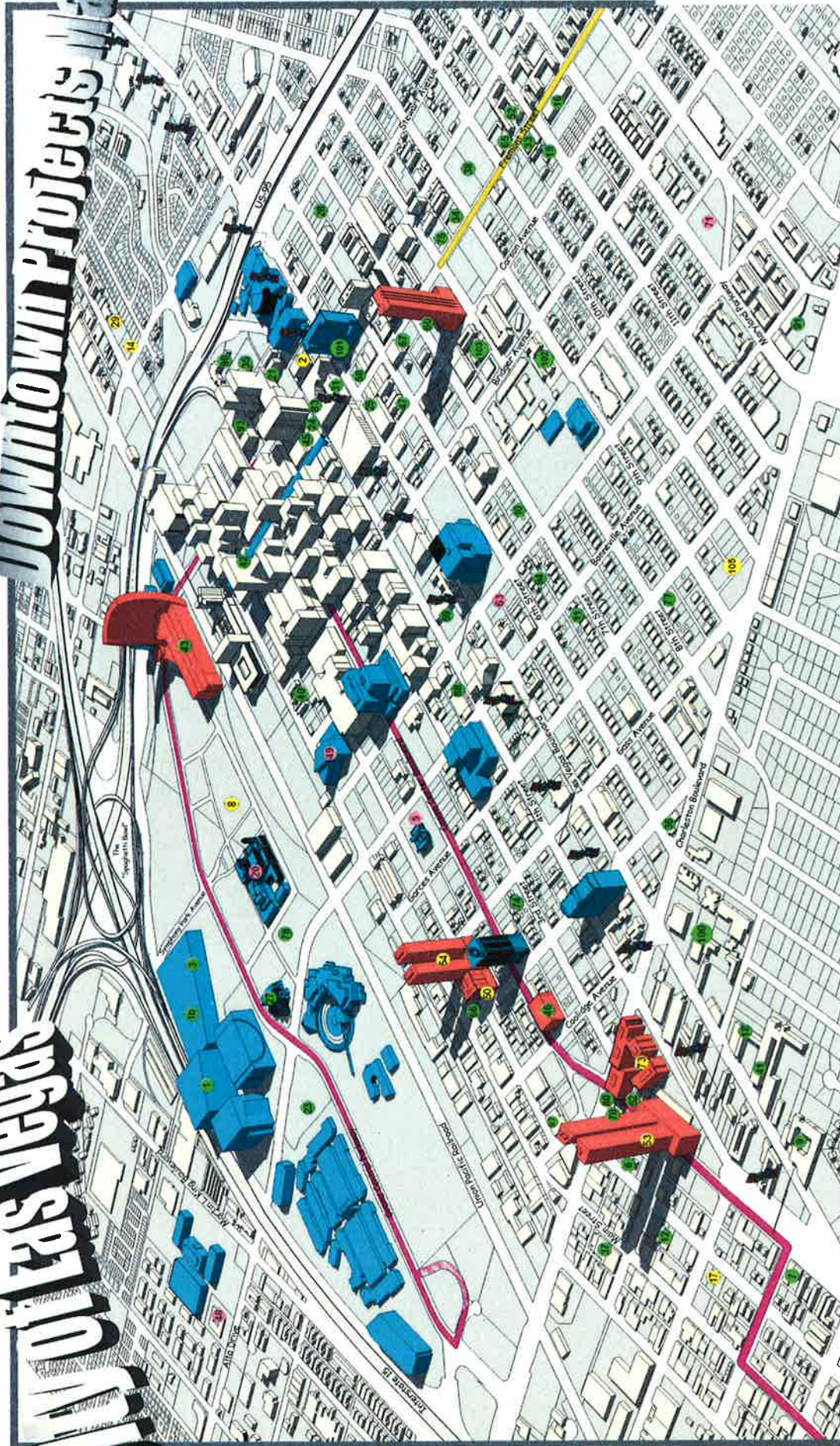
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City of Las Vegas

Downtown Projects Map

M A Y

2 0 1 4



- BRT Streetscape
- Streetscapes
- Commercial Development
- Residential Development
- Government/Public Development
- Signs on Sticks

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

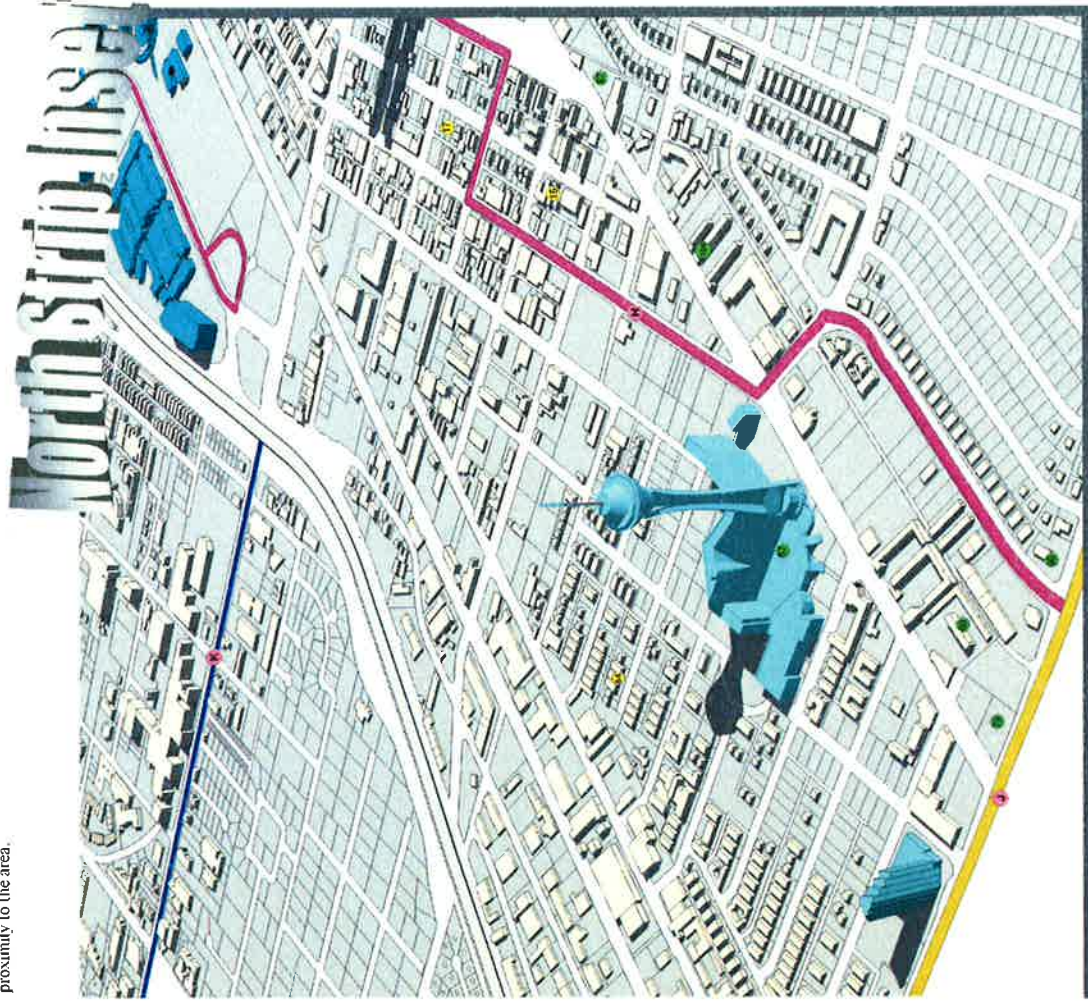
Map Updated: May 14, 2014

Downtown Projects

- 1 World Market Center Furniture Mart Phase II 1.2 Million SF (Completed)
- 1b World Market Center Furniture Mart 2.75M 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 1,250 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 9 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, 5,665 SF - (Approved) CC-11/20/13 50714
- 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-11/17/12 43995
- 22 Commercial Development - 177,200 SF of Retail and Office (Approved)
- 23 LV Premium Outlet Mall - Expansion w/159,251 SF of Commercial & 4 Level expansion of existing parking garage - (Approved) PC-5/6/12 44829
- 24 SUP for 3,643 SF Tavern with 401 SF Outdoor seating (Approved) CC-6/19/13 49816
- 25 15,995 SF Tavern - Limited (Under Construction)
- 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 - (Approved) PC-11/14/14 51443
- 34 Commercial Recreation/Amusement Private Dog Park - (Approved) PC-7/8/13 49532
- 35 SUP for Tavern Establishment - (Approved) CC-12/21/14 51788
- 36 Animal Hospital, Clinic or Shelter with no outside pens - (Approved) CC-7/18/12 45203
- 37 4,084 SF Tavern Limited Establishment - (Approved) CC-1/22/14 51610
- 38 Temporary Parking Lot - (Approved) PC-2/12/13 47923
- 39 23 Story, 402,500 SF Hotel and Parking garage - (Approved) 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 49510
- 42 Tattoo/Body Piercing Studio - (Approved) PC-7/8/13 49523
- 43 47 Story Hotel w/In Gaming, 1,600,000 SF (Approved)
- 44 52,900 SF Three Story Commercial/Recreation/Amusement Facility - (Approved) PC-11/14/14 52106
- 45 Package Liquor Off Sale for existing establishment - (Proposed) CC-7/16/14 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 3 Tavern-Limited SUP's, 2,000 SF, 1,633 SF, and 875 SF (Approved) PC-3/11/14 52706/7/8
- 53 Renzi Towers - 1011 Unit, 2 - 83 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 44886
- 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 - (Approved) ADMIN 12/15/13 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-11/0/12 43975
- 64 7,508 SF Tavern Limited Establishment - (Approved) PC 2/11/14 32371
- 65 1,017 SF Tavern-Limited with 1,732 SF Outdoor Seating (Proposed) CC-5/21/14 32709
- 66 6,452 SF Tavern with 1,236 SF Outdoor seating (Approved) PC-7/8/13 49432
- 67 SUP for 6,730 SF Beer/Wine Cooler Off Sale with 200 SF Outdoor Seating (Approved) CC-5/7/14 32720
- 68 Facility for Testing/Training/Counseling for Drug or Alcohol Abuse/Use (Approved) CC-4/16/14 32717 "not shown on map"
- 69 Restaurant Service Bar (Permitting)
- 70 SUP for a Tattoo Parlor/Body Piercing Studio (Approved) CC - 6/19/13 48865
- 71 Community Recreational Facility within existing 15,000 SF Building - (Proposed) 5/7/5/12 ADMIN - 45262
- 72 3,243 SF Urban Lounge (PULLED) PC - 4/8/14 53048
- 73 Aquarius - 12 stories, 1,100 condo units (Approved)
- 74 55,329 SF Recreation/Amusement Facility and Restaurant (Approved) PC - 4/8/14 53029
- 75 Venue of Vegas - 43,000 SF Tavern & Banquet Facility (Permitting)
- 76 Conversion of Existing Parking Lot to Outdoor Plaza (PULLED) PC - 4/8/14 53047
- 77 730 SF Addition to an existing Office Bldg (Approved) PC-8/14/12 45953
- 78 3 Building, 378,975 SF Assisted Living/Senior Apartments with Mixed-use and 6 level parking garage (Approved) PC - 5/13/14 53067
- 79 2 Story, 21,000 SF Commercial Building, a 547' foot tall roof sign structure and Gaming (EOI) (Approved) CC-9/7/11 42806
- 80 Tavern-Limited Establishment (Approved) PC-5/13/14 53414
- 81 The View - 327 Units, 1 - 25 Story Tower (Approved)
- 82 Tavern (PULLED) PC-5/13/14 53488
- 83 Liquor Establishment - Tavern (Approved) CC-10/17/12 46297
- 84 Transitional Living Facility for released offenders (Proposed) CC-6/18/14 53504
- 85 Private School - 12,480 SF private school facility (Approved)
- 86 47,300 SF Commercial Recreation/Amusement Facility (WITHDRAWN) PC-5/13/14 53485
- 87 37,611 SF Expansion to an existing SOB (Approved) CC-6/15/11 41036
- 88 600 SF Expansion to existing Office Building (Proposed) PC-6/10/14 53792
- 89 Garces Venture - 349 Units, 45 Story Tower w/Commercial (Approved)
- 90 80,000 SF Shopping center & 8 Story Parking garage (Approved) CC-10/16/13 48556
- 91 Beer/Wine Cooler on-sale within existing Restaurant (Proposed) PC-6/10/14 53827
- 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 45550
- 98 6,772 SF Tavern (Approved) CC-11/7/12 45576
- 99 3,320 SF Tavern (Approved) CC-11/7/12 45569
- 100 1,044 SF addition to existing Financial Institution (Approved) PC-9/12/13 48152
- 101 2 Tavern SUP's - (Approved) CC-1/23/13 47293 & 47295

G: RTC - "Green Line" BRT Line (2011) H: RTC - "Gold Line" BRT Line (2010)
J: RTC - "Sahara Avenue" BRT Line (2012) A: Charleston Corridor - Study Area

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.



Commercial Development ● Residential Development ○ Government/Public Development ■ BRT Streetscape ■ Streetscapes ■

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 05/28/14

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.