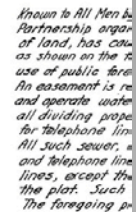


Phase II Huntridge Neighborhood Historic Resource Survey and Inventory

Summary of Results – May 2014

ICF International

IN THE CITY OF LAS VEGAS, NEVADA



In witness whereof
1942, at Los F

State of Nevada
County of Clark
On this 20th day of
THOMAS A. OR
DEVELOPMENT
instrument, and
own voluntary

My commission

APPROVED :
Board of the

CHECKED in :
technically G

APPROVED 7

Intensive Level Survey to Determine:

- If any properties appear eligible for National Register of Historic Places
- If neighborhood as a whole or portions of it appear eligible as National Register historic district

Project Deliverables

- Updated Historic Context
- 134 ARA Forms with Photographs
- Excel Spreadsheet of Findings
- Final Report

Huntridge Tract 3

- 134 Single-Family Residences + Circle Park
- Constructed primarily between 1943 and 1944

Applicable Historic Context

- Land Usage: Development of FHA-approved tract housing in Las Vegas during World War II

Period of Significance: 1943 – 1944

- The war years when most of the tract's houses were built according to FHA Guidelines

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 the 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

The homes are of brick, stone, finished with
interior, and 1 1/2 bathrooms. A complete kitchen
appliance, the modern kitchen and a 20 square foot
carport, the modern kitchen is included. Additional features
include modern decor, new to all homes, carpet
and tile on entrance, new to all homes, carpet
and tile on entrance, new to all homes, carpet
and tile on entrance, new to all homes, carpet
and tile on entrance. Lot average 48 ft. x 148 ft.

Huntridge Homes are located in a self
contained community, which will in-
clude:

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

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.

HUNTRIDGE DEVELOPMENT COMPANY

OFFICE 1109 SO. 10th ST.

PHONE 79

WALL MOUNTING BOARD: F55 SERIAL NUMBER 1441 AND SERIAL NUMBER 2005

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

...located,
...are happy and
...and Mrs. Johnny Hughes.



I selected Huntridge because I wanted the feeling of expanse and freedom I had been accustomed to on the ranch where I formerly lived. This combined with all the features of City life, have more than fulfilled my home ideals.

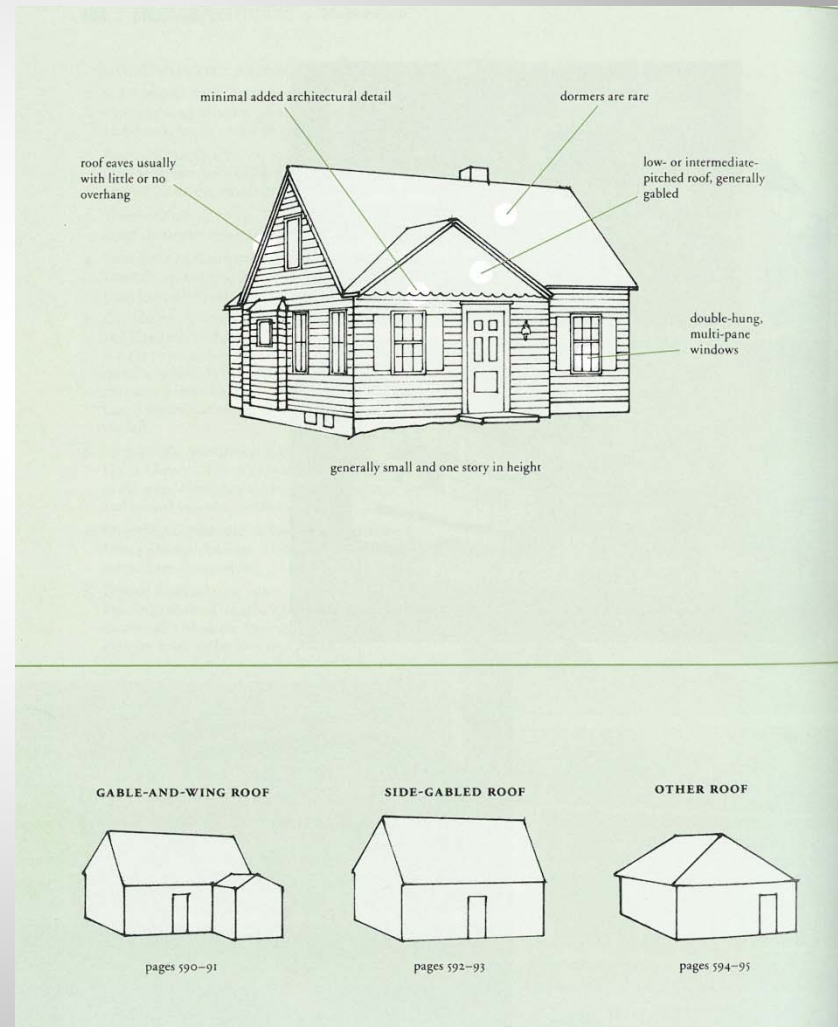
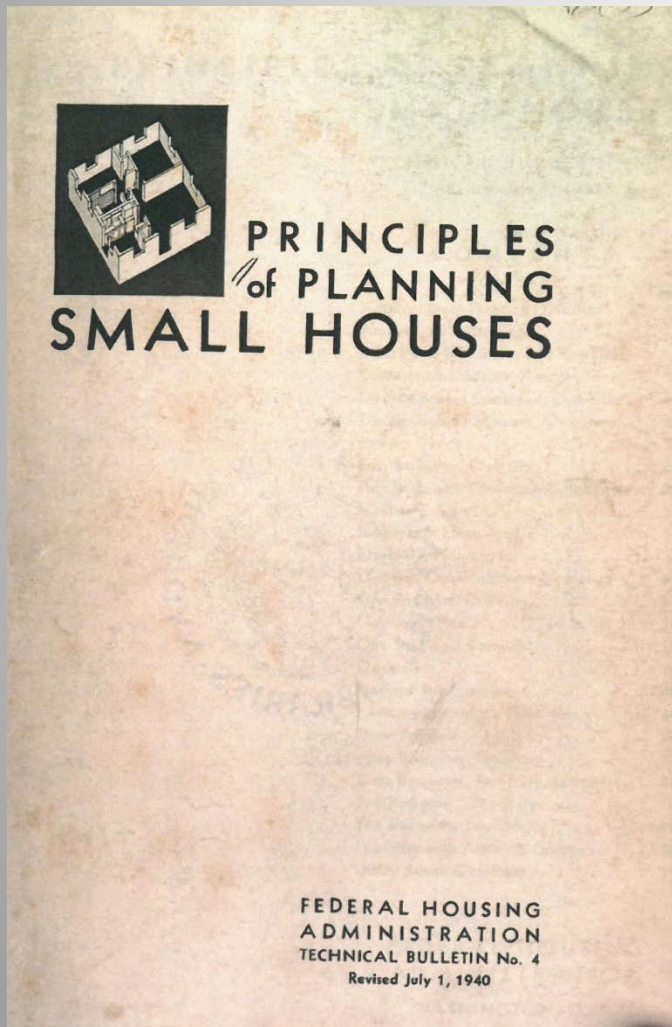
—Mrs. Ethyle A. Harrison.

Huntridge Tract 3 Occupations 1943-1944

42% Occupancy of Houses

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 Rep	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

Huntridge Tract 3 Architectural Style – Minimal Traditional



Huntridge Minimal Traditional Style

- Small size – 800 to 1000 square feet
- One-story
- Cross-gabled or cross-hipped roof
- Shallow eaves
- Wood-framed, double-hung sash windows
- Stucco finish and horizontal boards
- Single-Bay carport
- Minimal architectural detail

Loss of Integrity

Typical Huntridge alterations:

- Enclosure of carport
- Visible additions
- Replacement of wood windows
- New cladding over original stucco
- Porch enclosures
- Brick or rock veneer
- Covered rear patios
- Exterior chimneys

National Register Criterion A: Historic Associations

Conclusion

- Properties no longer retain essential physical features associated with FHA-approved war-related worker housing built in 1943-1944

National Register Criterion B: Important Personages

Conclusion

- It does not appear that any of the individual dwellings are associated with historic personages

National Register Criterion C: Architectural Merit

Conclusion

- Since WWII the great majority of houses have experienced substantial alterations. Result: Loss of integrity of design, materials and workmanship

As a potential district, due to loss of integrity, the neighborhood no longer conveys the sense of the historic environment that existed in 1943-1944



Identification of 3 Properties Appearing Eligible for Individual Listing in the National Register

Each property represents one of 3 distinct architectural designs typical of Huntridge Tract 3 with sufficient integrity to meet Criteria A and C

1320 Jessica Avenue
Cross Hipped
Most numerous model



1433 Cottonwood Place
Cross Gabled
Second most numerous model



1425 Francis Avenue
Cross Hipped with Raised Center Hip
Approximately 10% of this model



Recommendations

- National Register and local designation of the 3 identified Tract 3 properties
- Windshield surveys of Huntridge Subdivision Tracts 4 and 5
- Windshield surveys of Biltmore and Mayfair tracts

Outcome

- Will reduce required budget
- Will verify compromised integrity
- Will identify excellent individual examples for local and National Register designation

Outcome

Designation of these properties would encourage preservation of key representatives of modest World War II worker housing in Las Vegas

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