

City of Las Vegas
Department of Planning
13 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JUN 21 2016

City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.
HPC-64622

Historic Preservation Commission Meeting of 06/22/16

93 DRDGNP1 89104

16203414008 Case: BeverlyGreenDistrict
ROGERS ROBERT ALAN
2121 SANTA CLARA DR
LAS VEGAS NV 89104-2614



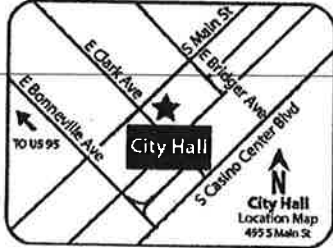
Submitted At Meeting

Date 6/22/16 Item 6

City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JUN 21 2016

City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

HPC-64622

16203421012 Case: BeverlyGreenDistrict
LINDNER FAMILY TRUST
LINDNER JOHN H & MARY C TRS
2217 BEVERLY WY
LAS VEGAS NV 89104-2762

Historic Preservation Commission Meeting of 06/22/16

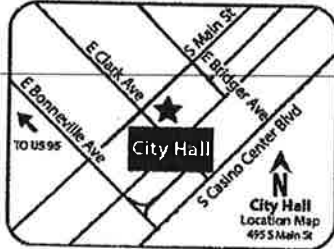
93 DRDGNP1 89104



City of Las Vegas
Department of Planning
3 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

**Return Service Requested
Official Notice of Public Hearing**



RECEIVED

JUN 21 2016

City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

93 DRDGNP1 89104

Case: BeverlyGreenDistrict

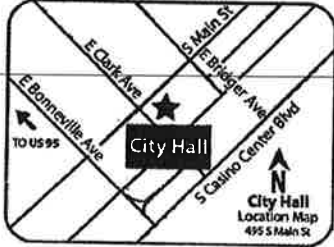
16203316013
ANDERSON SUSAN E
1722 S 6TH ST
LAS VEGAS NV 89104-2837



City of Las Vegas
Department of Planning
3 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

**Return Service Requested
Official Notice of Public Hearing**



RECEIVED

JUN 21 2016

City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.



I SUPPORT
this Request



I OPPOSE
this Request

16203316018 Case: BeverlyGreenDistrict
GUILLORY JOHN A
1708 S 6TH ST
LAS VEGAS NV 89104-2837

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

93 DRDGNP1 89104



City of Las Vegas
Department of Planning
North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

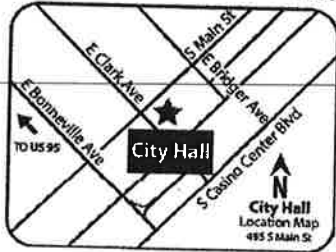
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

RECEIVED

JUN 21 2016

City of Las Vegas
Dept. of Planning



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

16203315038 Case: BeverlyGreenDistrict
VANDORMOLEN ROBERT J TRUST
VANDORMOLEN LUCILLE D TRUST
1920 S 6TH ST
LAS VEGAS NV 89104-2831

93 DRDGNP1 89104



City of Las Vegas
Department of Planning
3 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

RECEIVED

JUN 21 2016

City of Las Vegas
Dept. of Planning



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.



I SUPPORT
this Request



I OPPOSE
this Request

*Both: Gary Kilmer
and Mark Moreau*

16203315007 Case: BeverlyGreenDistrict
KILMER GARY T
MOREAU MARK
569 BONITA AVE
LAS VEGAS NV 89104-2803

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

99 DRDCNPI 89104



City of Las Vegas
Department of Planning
3 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

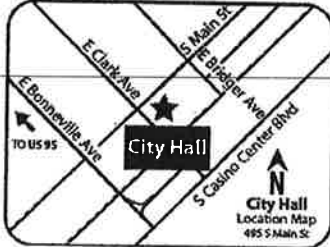
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

JUN 15 2016

City of Las Vegas
Dept. of Planning

Return Service Requested
Official Notice of Public Hearing



About time!!

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

16203713029 Case: BeverlyGreenDistrict
KELLER BENJAMIN
1815 S 8TH ST
LAS VEGAS NV 89104

93 DRDGNP1 89104



City of Las Vegas
Department of Planning
3 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JUN 15 2016

City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.

I SUPPORT
this Request

I OPPOSE
this Request

Case: BeverlyGreenDistrict
16203314014
SWANK SCOTT & HEIDI
546 BARBARA WAY
LAS VEGAS NV 89104

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

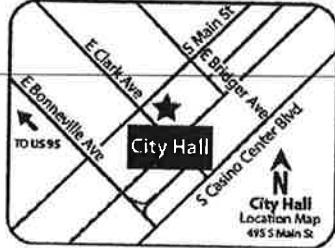
93 DRDGNP1 09104



City of Las Vegas
Department of Planning
3 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUN 15 2016
City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

16203314031 Case: BeverlyGreenDistrict
SWANK SCOTT & HEIDI
546 BARBARA WY
LAS VEGAS NV 89104-2858

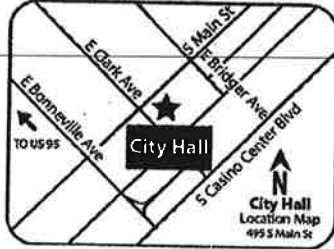
93 DRDGNP1 89104



City of Las Vegas
Department of Planning
33 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.
HPC-64622

16203212016 Case: BeverlyGreenDistrict
MOONEY COURTNEY
ROGERS JOSHUA MICHAEL
1608 HOUSSELS AVE
LAS VEGAS NV 89104-1431

Historic Preservation Commission Meeting of 06/22/16

93 DRDGNP1 89104



City of Las Vegas
Department of Planning
3 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested Official Notice of Public Hearing



RECEIVED

JUN 14 2016

City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 467-7499.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

16203211014 Case: BeverlyGreenDistrict
PENA MARINA
1331 REXFORD PL
LAS VEGAS NV 89104-1405

53 04061010030104



City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.

I SUPPORT this Request I OPPOSE this Request

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

93 DRGPN1 89104



PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

JUN 14 2016

City of Las Vegas
Dept. of Planning

16203314032 Case: BeverlyGreenDistrict
DELIKANAKIS JOHN
548 BARBARA WAY
LAS VEGAS NV 89104-2858

06/14/2016 08:48 FAX

001/001

City of Las Vegas
Department of Planning
3 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

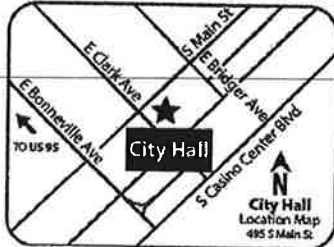
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

JUN 21 2016

City of Las Vegas
Dept. of Planning

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

Case: BeverlyGreenDistrict
16203314015
CEFFALIO PAUL G & CAROL C REV TR
CEFFALIO PAUL G & CAROL C TRS
546 CANOSA AVE
LAS VEGAS NV 89104-2813

93 DRDQNP1 89104



06/14/2016 10:02 FAX 702 366 9413

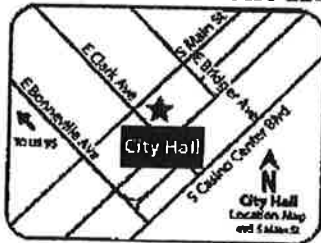
Mary Bartsas Ent., LLC

002/002

City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested Official Notice of Public Hearing



RECEIVED

JUN 14 2016

City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.

I SUPPORT
this Request

I OPPOSE
this Request

16203911002 Case: BeverlyGreenDistrict
BARTSAS MARY
BARTSAS MARY 19 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

87 DRDGNP1 89106



DR RONALD G PENNA

7027370762

06/13/2016 07:37

City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

**Return Service Requested
Official Notice of Public Hearing**



RECEIVED

JUN 13 2016

City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

HPC-64622

Historic Preservation Commission Meeting of 06/22/16

Case: BeverlyGreenDistrict
16203801044
PENNA RONALD G & SANDRA J FAM TR
PENNA RONALD G & SANDRA J TRS
9216 WHITE TAIL DR
LAS VEGAS NV 89134-6128

131 DRDGNP1 89134



06/14/2016 10:02 FAX 702 366 9413

Mary Bartsas Ent., LLC

001/002

City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RECEIVED

JUN 14 2016

City of Las Vegas
Dept. of Planning

**Return Service Requested
Official Notice of Public Hearing**



2117 Santa Rita
2121 Santa Rita
2201 Santa Rita
2200 Santa Rosa
2204 Santa Rosa
2208 Santa Rosa

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1830

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 464-7499.

I SUPPORT
this Request

I OPPOSE
this Request

X (6)

Please use available blank space on card for your comments.
HPC-64622

16203416007 Case: BeverlyGreenDistrict
BARTSAS MARY 16 LLC
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

Historic Preservation Commission Meeting of 06/22/16

67 DRDGNP1 89106



AGENDA SUMMARY PAGE

HISTORIC PRESERVATION COMMISSION MEETING OF: JUNE 22, 2016

DEPARTMENT: PLANNING

DIRECTOR:

TOM PERRIGO

Action

HISTORIC PRESERVATION OFFICER:

COURTNEY MOONEY

Report

SUBJECT:

HPC-64622 – Discussion and possible action regarding an application to designate the Beverly Green Historic District, generally bound by Oakey Boulevard (on the north), Rexford Drive (on the west), East St. Louis Avenue (on the south), and South 6th Street (on the east), to be included on the City of Las Vegas Historic Property Register as a Historic District, multiple APNs, R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

PURPOSE/BACKGROUND:

The Beverly Green Neighborhood Association has submitted an application to nominate the Beverly Green Historic District (boundaries in subject) on the City of Las Vegas Historic Property Register as a Historic District.

If recommended for approval at the June 22, 2016 Commission meeting, the item will be scheduled for consideration by the Planning Commission and City Council.

The Beverly Green Neighborhood Association will schedule an additional informational public meeting in July. The date will be published as soon as it is determined.

FINDINGS:

The Historic Preservation Officer has reviewed the nomination and has found that the district meets the following criteria for designation as a Historic District on the City of Las Vegas Historic Property Register, Chapter 19.10.150, Section I.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;
 - ii. It is reflective of the City's cultural, social, political or economic past; and
 - iii. Either: (A) It is associated with a person or event significant in local, state or national history; or (B) It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Application for historic district designation and required documentation

NOTICES MAILED

707 (By Planning)

Included for 05/25/16	Included for 6/22/16
Application for historic district designation	Application for historic district designation
Statement of eligibility and survey reports	Statement of eligibility and survey reports
Letter of property owner consent	Letter of property owner consent
Letter of request for action.	Letter of request for action.
	Vicinity ownership map
	List of property owners and addresses within the proposed district
	Legal descriptions for four corner properties within the proposed district
	Documentation of a minimum of three public meetings
	Statement of Financial Interest.

Statement of Eligibility
Beverly Green Historic District
Las Vegas, Nevada

Summary

The Beverly Green neighborhood is being nominated to the City of Las Vegas Historic Property Register because it meets several of the criteria for such a designation: (1) all of the included buildings are at least forty years old; (2) it is reflective of the City's cultural, social, political and economic past; and (3) it represents an established visual feature of this area. The proposed Beverly Green Historic District also meets the additional requirements for a historic district because it includes a substantial concentration of contributing and individually eligible buildings; it is bounded by historic boundaries, in this case, subdivision plats; and it includes non-contributing properties only to the extent necessary to establish appropriate boundaries.

The period of significance for the Beverly Green Historic District begins in 1951 when the first tract was platted by David Zenoff and Jerome Mack of Federal Homes. The period of significance ends in 1964 when the bulk of the construction of these homes was completed. Tracts 1 and 3 in the proposed district were developed by a single developer, Federal Homes, and were all custom homes, many designed by well-known local architects. While tract 4 was developed by Melvin Moss' Beverly Green Development Company and designed by David Freedman and Don Van Camp, the design continuity with the two earlier tracts – mainly Ranch style of which some have Modern characteristics – serve to create a coherent look to the proposed historic district.

Not only is Beverly Green significant for its architecture, but it was also home to many well-known Las Vegans from pit bosses and casino owners to local politicians and business owners. As "Las Vegas' Finest Residential Area" (*LVRJ*, 1960), it was home to many of the early creators of Las Vegas. Coupled with the significant architecture of these homes, Beverly Green serves as an excellent example of both the expansion of Las Vegas and the styles of architecture that were characteristic of mid-century Las Vegas.

The Beverly Green Historic District

Beverly Green is comprised of 117 single family homes and 7 multi-family buildings. It is bounded on the north by Oakey Boulevard and at the south by St. Louis Avenue. The western border of the district is Rexford Drive and includes the buildings on the west side of the street. The eastern boundary is Sixth Street and excludes the homes on the east side of this street. Within these boundaries, three of the four Beverly Green tracts are included. We did not include Beverly Green tract 2 because it differed architecturally and socially has become part of the El Centro area to Beverly Green's immediate west.

The buildings in the district were built between 1952 and 1963 and include tracts 1, 3, and 4 of the Beverly Green neighborhood. Tracts 1 and 3 were platted in 1951 and 1954, respectively, by Federal Homes, which was owned by David Zenoff, Jerome Mack and other members of the Mack family. Tract 1 includes homes north of Canosa Avenue between Beverly Way and Sixth

Street. Tract 3 comprises the majority of the Beverly Green district. It includes all of the multi-family buildings along Rexford as well as the single-family homes on Canosa Avenue and north to Oakey Boulevard. Tract 4 was platted in 1959 by the Beverly Green Development Corporation, with Melvin Moss as the owner. This tract is made up of homes on Bonita Avenue, the north side of St. Louis Avenue, and homes between Beverly Way and Sixth Street that are located south of Canosa Avenue.

Historic Integrity/Eligibility

With the exception of two single-family homes that were built in 1973 (1819 Beverly Way, 544 Oakey Blvd.), the development of Beverly Green places the period of significance at 1951 to 1964. According to the historic survey conducted by the City of Las Vegas, among the 124 homes and buildings in Beverly Green 45 were judged to be individually eligible for a National Register listing, 51 are contributing, 26 are ineligible, and the 2 built in 1973 were not surveyed because at the time of the survey they did not meet the age threshold for possible listing. Please refer to section 4.3 of this survey that states the eligibility recommendations for Beverly Green.

All of the Beverly Green homes and buildings, are at least 40 years old, reflect the city's cultural and social past, and are associated with events significant in local and state history. Not only were the developers of the Beverly Green important in the early years of Las Vegas history, but many of the architects who designed these homes were prolific in their work in our community. In addition, Beverly Green marks an important point in the expansion of Las Vegas.

Las Vegas Development

A significant history of the development of Las Vegas is given in the Beverly Green survey and inventory conducted in 2011 by Kautz Environmental Consultants for the City of Las Vegas. We will provide a brief summary of the relevant information provided in the survey and inventory. Prior to the late 1920s, population growth in the Las Vegas Valley was anything but rapid. There was little water available, resulting in little growth (Mooney, 2002). However, the building of the Hoover Dam brought increased construction and a surge in population. According to Mooney (2002), between 1920 and 1930 the population in the Las Vegas Valley grew from 2,304 to 5,165. These numbers continued to increase with the population rising to 8,422 by the 1940 census.

World War II brought further growth. The military was looking to build inland bases and plants to supply the war effort. It was thought that placing this infrastructure inland made it less vulnerable to attack. In 1941, the Basic Magnesium and Army Air Gunnery Range were completed. While there were jobs, there was a significant shortage in housing. The Federal Housing Administration enabled the mass building of homes in order to help meet the needs of the growing Las Vegas population.

By the 1950s, the population of Las Vegas had exploded to 24,624. And Las Vegas was looking for further growth opportunities to not only create more jobs but also to bring in tourists. "With general economic prosperity, increased defense spending, and the proliferation of casinos, there was an even greater demand for housing units, especially ones that were economical and

profitable. The lack of development policies, and increase property values no doubt contributed to the increase in speculative building. During the 1950s and early 1960s, construction of single- and multi-family residential buildings spread” (Kautz, 2011:17).

The development of much of Las Vegas was significantly influenced by the G.I. Bill’s home size requirements. While the homes in Beverly Green did meet these requirements, according to Harmon et al. (2009) many buyers opted for conventional mortgages rather than federal programs. Yet, many subdivisions built at this time, including Beverly Green, conformed to street layouts, setbacks and other requirements put in place by the FHA.

Major Architects & Architectural Styles

Architecture in Las Vegas during this era was significantly influenced by California Modernism. Many developers during this era were looking for architects who could build in this medium. In Beverly Green, these developers included Labby Construction and Development, Irwin Molasky, Melvin Moss, Tee Construction, several members of the Mack family, and many others (Kautz, 2011).

“Architecturally, the California Modern style express [*sic*] the carefree consumerism trend of the postwar period. The typical suburban home gradually became larger, expanding on the Ranch style while becoming lower with a distinct horizontality, incorporating a more contemporary design element. ... Several of the multi-family buildings in the area followed the International Style, which reflects a more austere mode of Modernist architecture that had its origins in post-World War I Europe for workers’ housing.” (Kautz, 2011:17)

Beverly Green exhibits a significant diversity of architectural styles. While the Ranch style dominates the home designs, other styles of architecture are present. The multi-family buildings along Rexford are mainly in the International style, with flat roofs and little ornamentation. Among the single family homes, there are some more modernist homes with low-sloping (e.g. 544 Canosa) and asymmetrical rooflines (e.g. 549 Canosa). Lastly, a sub-type of the Ranch style is the Cinderella or Storybook ranch of which there are a couple of Beverly Green (e.g. 546 Barbara). For a less than large neighborhood, Beverly Green contains a broad range of home styles that are characteristic of this period of Las Vegas history. For your reference, Kautz (2011) contains photos of many of these homes throughout the survey.

Unsurprisingly, this diversity of home/building styles was due to Tracts 1 and 3 of the Beverly Green tracts containing all custom homes, designed predominantly by architects known locally or regionally. Among these were Don Van Camp, Hugh E. Taylor, Jack Knighton, Jim McDaniel, and Jack Belcher. The most prolific architect in the three Beverly Green tracts was Don Van Camp, having designed 16 of the Beverly Green homes. However, there is little known about Mr. Van Camp's work in Las Vegas or elsewhere.

Hugh E. Taylor designed 7 Beverly Green homes. Educated at the University of Southern California, he began his career in Los Angeles. Mr. Taylor is best known for his design of the Desert Inn Casino and many of the Desert Inn Estate homes, including the Morelli House. He

lived in Las Vegas until his death in October 2015 and designed homes and buildings through the late 1980s. While the majority of his work was residential, including the original portion of Paradise Palms (Larime, 2015), much of Southridge, and many homes in Rancho Circle (Hess, 2007), he also designed Sunrise Hospital and the Country Club Towers (Kautz, 2011).

Jim McDaniel, Jack Knighton, and Jack Belcher all designed homes in Beverly Green, though in smaller numbers than Mr. Van Camp and Mr. Taylor. One notable Jack Belcher home is located at 548 Barbara Way, as it has retained the rare tropicool roof and other distinctive features.

The development of tract 4 took a different approach. Developed by Melvin Moss's Beverly Green Development Company, he hired architect David Freedman to design the 22 homes that make up the majority of tract that was called Beverly Green Estate Homes. These homes are located on the south side of Bonita and north side of St. Louis Avenue. There are also four homes on Beverly Way (1909-1921). There were three models: the Contemperama, the Villa and the Nottingham. In order to give this development a more diverse look, these three models had nine distinctive exteriors. Mr. Freedman, a California educated and based architect, specialized in tract-home design. He designed many such neighborhoods in places like Long Beach, Buena Park, and Sunland in California. He was among the top 15 architects chosen to design some Sherman Woods custom homes (Kautz, 2011). Mr. Freedman lived in California until his death in 1999.

Don Van Camp was also employed to design homes along the north side of Bonita. Round Up Realty owned these lots and hired Mr. Van Camp. Owned by a brother and sister group – Murray, Faye, and Dean Petersen, they moved to Las Vegas from Utah in 1954 to avoid a tax evasion charge and start anew. They were best known in Las Vegas realty for their creative financing, including a scheme called house-swapping (Kautz, 2011:47) that allowed potential buyers to use their current home's equity as a down payment on a Round Up Realty home. According to Kautz, at their height the Petersen family business accounted for 63% of the Las Vegas real estate market.

Significant Beverly Green Residents

"Las Vegas' Finest Residential Area"

"...perfect location for perfect living. Near town ... near fun ... near everything!"

Only 3 blocks from schools – shopping -- 'the Strip'"

(Las Vegas Review Journal, 1960)

When Beverly Green was first developed, it catered to many of the well-to-do in Las Vegas. Liberace himself owned several apartments in the Beverly Rexford (1800 – 1818 Rexford Drive) and his mother owned one in the Rexford (1700 Rexford Drive). As with much of urban Las Vegas, Beverly Green saw a period of change starting in the 1980s. The demographics of the neighborhood shifted, including a drop in socioeconomics. Some of the homes fell into disrepair. Over the past decade there has been a slow return of homeowners who care for their homes and a resurgence in neighborhood involvement. Today, Beverly Green is home to a diverse population. Residents' occupations range from lawyers, retirees, casino workers, and a state legislator to

Strip entertainers and artists. There are significant Hispanic and white populations and a fewer number of African American residents. The majority of the homes are owner occupied, indicating that this neighborhood may be returning to a more stable period.

There were many well-known, though few famous, early residents of Beverly Green. On Barbara Way, there was Elmo Ellsworth (at 544 & inspiration for Vegas Vic sign), Ted & Ann Otis (later 544 & of Otis elevator company), Rose & Louis Molasky (546), former City Councilman Wendell Bunker (559), and Louis Prima and Kiely Smith (554). The Mindens of Minden Jewelers lived at 548 Bonita and Vice President of Southwest Gas, Max Nauman, lived at 556 Bonita. Other notable residents include Frank Schivo, Dean and Elaine Shendal (Elaine still resides in her home), Parry Thomas, and Hank and Joann Henry. There were many pit bosses and business owners as well as bank executives and local politicians.

Over the more than fifty years of Beverly Green history there has been a shift in demographics but today with the resurgence in downtown living, Beverly Green seems to be returning to the stability it once had but has become a more diverse community than it was originally.

Conclusions

During the period of significance, 1951 – 1964, Beverly Green was becoming what would be considered one of Las Vegas' premier residential areas. The homes, ranging from 1,200 to 2,000 square feet and selling for \$12,000 - \$20,000 (Kautz, 2011), exemplify some of the architecture that is characteristic of this era. Many of the single-family homes are in the ranch style, with some showing Modernist and International Style influences. Drawing from California Modernism, Beverly Green homes are excellent examples of local and regional architectural trends. In addition to the significant architecture of this proposed district, many prominent people made their home in Beverly Green. Taking the architecture and residents together, Beverly Green is an excellent example of how Las Vegas expanded and the types of architecture that were characteristic of this era.

References

1960. Introducing Nevada's First Homes in the Great Builder Series: Beverly Green Estate Homes. *Las Vegas Review Journal*, 7 February 1960.
- Harmon, M.R., J.R. Breitling, T. Morley, and James McCarty. 2009. *The Alta Vista Acres and Oakridge Tracts: Phase I Survey and Inventory of the Southridge Neighborhood, Las Vegas, Clark County, Nevada*. Prepared for the City of Las Vegas.
- Hess, Alan. 2008. A New Architecture for a New City. In *The Morelli House: A Preservation Project of the Junior League of Las Vegas*. The Junior League of Las Vegas.
- Kautz Environmental Consulting. 2011. *The South Fifth Street, El Centro, and Beverly Green Tracts: Phase I Beverly Green Neighborhood Survey and Inventory, Las Vegas, Clark County, Nevada*. Prepared for the City of Las Vegas.
- Larime, Michelle. 2015. *Hugh E. Taylor: Las Vegas Mid-Century Architect*. On file at the State Historic Preservation Office.
- Mooney, Courtney. 2002. *John S. Park Historic District, Las Vegas, Clark County, Nevada*. National Register of Historic Places Nomination. On file at the State Historic Preservation Office.



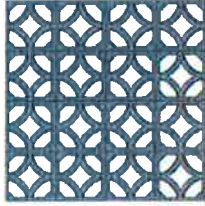
SUPPORT

	House					
Street Name	Number	Last Name 1	First Name 1	Last Name 2	First Name 2	
1 Barbara Way	544	Duro	Michael			
2 Barbara Way	545	Drumm	Jennifer			
3 Barbara Way	546	Swank	Scott	Swank	Heidi	
4 Barbara Way	547	Rosales	Angelica			
5 Barbara Way	548	Delikanakis	John			
6 Barbara Way	549	Ramirez	Guillermo			
7 Barbara Way	550	Havey	Richard	Havey	Geraldine	
8 Barbara Way	551	Harris	Richard			
9 Barbara Way	552	Rude	Jan Leslie			
10 Barbara Way	553	Beck	Harold	McGeorge LLC		
11 Barbara Way	557	Shetler	Michael	Kveck	Wendy	
12 Barbara Way	558	Schlien	David			
13 Barbara Way	559	Saunders	Dennis	Saunders	Petra	
14 Beverly Way	1705	Bovenizer	John			
15 Beverly Way	1711	Morey	Adam Rogers			
16 Beverly Way	1805	Mark	Anthony	Mark	Bruno	
17 Beverly Way	1807	Schultz	William			
18 Beverly Way	1815	DeGrandis	Loretta			
19 Beverly Way	1819	Perlman	Joyce			
20 Beverly Way	1901	Frank	J.			
21 Beverly Way	1921	Lopez	Lilia			
22 Beverly Way	1917	Villanueva	Rodolfo			
23 Beverly Way	1925	Rubio	Jesus	Rubio	Lilia	
24 Bonita Avenue	544	Monahan	Mike	Monahan	Ann	
25 Bonita Avenue	545	Smith	Summer	Smith	Michael	
26 Bonita Avenue	548	Ryan	John	Ryan	Vivian	
27 Bonita Avenue	552	Griffith	Sharon	Griffith	Don	
28 Bonita Avenue	556	Libbon	Robert	Gilbert	Gail	
29 Bonita Avenue	557	Cornthwaite	Sharon			
30 Bonita Avenue	568	Naumann	Alexander			
31 Bonita Avenue	569	Kilmer	Gary	Moreau	Mark	
32 Bonita Avenue	572	Schmitt	John David			
33 Bonita Avenue	573	Ryder	Kirk			
34 Bonita Avenue	577	Knapp	George			
35 Canosa Avenue	544	Swank	Scott	Swank	Heidi	
36 Canosa Avenue	545	Walsh	Kevin			
37 Canosa Avenue	546	Ceffalio	Carol			
38 Canosa Avenue	548	Reid	Richard			
39 Canosa Avenue	550	Prowell	Grover Harry			
40 Canosa Avenue	554	Amora	Matiana			

41 Canosa Avenue	555	Nagy	Paul			
42 Canosa Avenue	556	McAllister	Claire			
43 Canosa Avenue	569	Elsrode	Lauren Earl			
44 Ellen Way	546	Villasenor	Benita			
45 Ellen Way	551	Salguerio	Joseph			
46 Ellen Way	552	Crader	Jerry			
47 Ellen Way	554	Perez	Belem			
		Even Flow				
48 Ellen Way	555	Investments LLC				
49 Ellen Way	556	Larime	Michelle			
50 Ellen Way	559	Blanco	Miguel	Blanco		Rosa
51 Oakey Boulevard	546	Moreno-Marquez	Norberto			
52 Oakey Boulevard	548	Diawatan	Rommel	Diawatan		Angelina
53 Oakey Boulevard	550	Fernandez	Jose Rodrigo			
54 Oakey Boulevard	560	Potter	Richard			
55 St. Louis Avenue	549	Rogers	Thorin			
56 St. Louis Avenue	561	Amial	Arturo			
57 St. Louis Avenue	565	Abadjian	Sossy			
58 Sixth Street	1704	Leslie	Jacob			
59 Sixth Street	1706	Leslie	Jacob			
60 Sixth Street	1708	Guillory	John Adam			
61 Sixth Street	1710	Guerra	Salvador	Guerra		Bertha
62 Sixth Street	1712	Delpino	Sergio			
63 Sixth Street	1718	Mejia	Ana			
64 Sixth Street	1722	Anderson	Susan			
65 Sixth Street	1916	Gardner	Brian	Gardner		Brenda
66 Rexford Drive	1700	Bradley	Bonnie	Hartley		Pam

OPPOSE

1 Beverly Way	1814	Tobias	Darrel			
2 Bonita Avenue	561	Tobias	Darrel			
3 Sixth Street	1700	Kelesis	Paula			
4 St. Louis Avenue	573	Katchen	Samuel			



*Historic Beverly Green Neighborhood
Association*

Downtown Las Vegas, Nevada

HistoricBeverlyGreen@gmail.com

City of Las Vegas,

As the president of the Beverly Green neighborhood association, I am requesting that Beverly Green be named to the Las Vegas Historic Property Register as a historic district.

Over the past two years, our neighborhood has worked together to inform ourselves and our neighbors on what it means to become a historic district. We have held three neighborhood meetings in conjunction with the city of Las Vegas Historic Preservation Officer, Courtney Mooney. In addition, we have canvassed innumerable times to ensure that all of our neighbors have a chance to have their voice heard in whether or not we become a historic district. We have also sent out mailers to both resident homeowners and to investment property owners who do not necessarily live in Beverly Green asking for their input on this decision. Having started this endeavor in late 2013, we are confident that we have done our due diligence to determine if there is sufficient support for this designation.

Today, we have collected written support from 51% of the Beverly Green property owners and written opposition from only 3 property owners with four total properties in the proposed historic district. We have met the support threshold laid out in the Las Vegas Historic Designation ordinance and met the other requirements for this designation. We ask for your vote to make our neighborhood Las Vegas' second historic district.

Best,

Poly Schmitt

Beverly Green Neighborhood Association President



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: Various

Name of Property Owner: _____

Name of Applicant: SHERRY "POLY" SCHMITT

Name of Representative: Nevada Preservation Foundation

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Sherry Schmitt

Print Name: Sherry "Poly" Schmitt

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



DEPARTMENT OF PLANNING

Application for City of Las Vegas Historic Designation

Name of Property Beverly Green Historic District

Address (Location) Oakey Blvd to St. Louis Ave. & west side of Sixth Street to west side of Rexford Drive

Type of Designation (check one) Building District Site Structure

Assessor's Parcel #(s) Multiple APNs

Current Zoning Designation Single-Family and Multi-Family

Additional Information

APPLICANT/ REPRESENTATIVE Heidi Swank (Nevada Preservation Foundation)	Property Owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Address 620 S. 11th Street, Ste. 110	Phone 855-968-3973
City Las Vegas	Fax:
E-mail heidi.swank@nevadapreservation.org	State NV Zip 89101

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

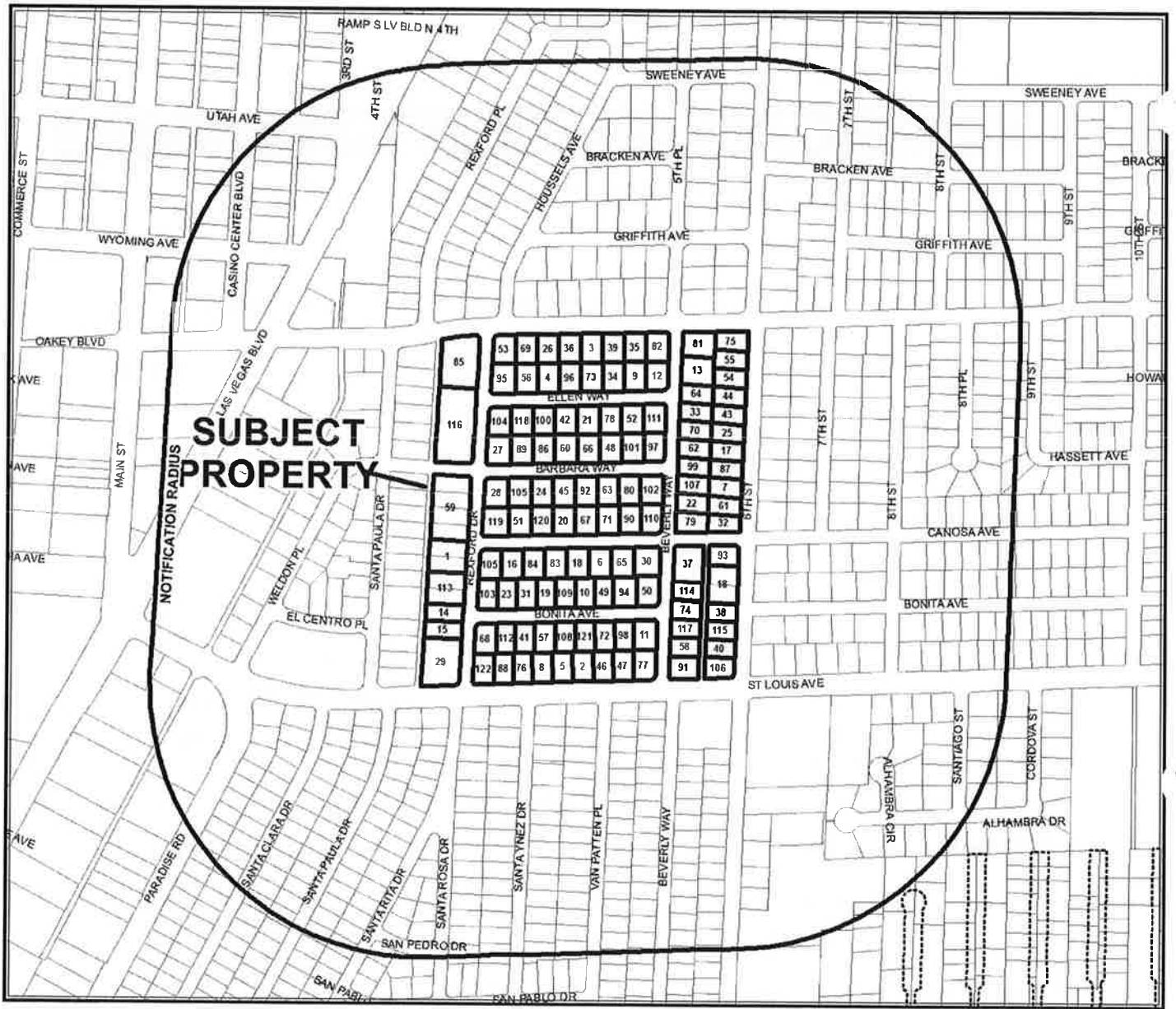
Heidi Swank
Print Name Heidi Swank

~~Subscribed and sworn before me
This _____ day of _____, 20____~~

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	HTC. 64622
Meeting Date:	6/22/16
Date Accepted:	5/9/16
Accepted By:	C. MOONEY



CASE: Beverly Green Historic District

RADIUS: 1000 FEET



- 1 A S Y S L L C ETAL
- 2 ABADJIAN SOSSY
- 3 ALBINO MARIA DEL PILAR NAWOR
- 4 ALEXANDERS SVEINBJORG
- 5 AMIALARTURO & MARIA
- 6 AMORA MATIANA
- 7 ANDERSON SUSAN E
- 8 ARROYO GONZALO & IRENE
- 9 AUSTIN-GEMAS BRIAN L
- 10 AYSON AUGUSTO & EUZABETH
- 11 BIAVALUCILLE E REVOCABLE TRUST
- 12 BLANCO MIGUEL & ROSA MARIA
- 13 BOVENIZER JOHN
- 14 CABRERAABELARDO & E REV LIV TR
- 15 CABRERA MANAGEMNET L L C
- 16 CEFFALIO PAUL G & CAROL C REV TR
- 17 CHAVEZ AGATA
- 18 CHAVEZ AGATA LIVING TRUST
- 19 CORNTHWAITE SHARON & ARTHUR B
- 20 CORREO-RAMIREZ ROMUALDO
- 21 CRADER JERRY TRUST
- 22 DEGRANDIS LORETTA F
- 23 DELANEY THOMAS A & CAROL
- 24 DELUKANAKIS JOHN
- 25 DELPINO FAMILY TRUST
- 26 DIAWATAN ROMMELS & ANGELINA A
- 27 DRUMM JENNIFER LYNN
- 28 DURO MICHAEL A
- 29 E-RIO VENTURES LLC
- 30 E R S O F INC
- 31 ECKERT RUBY MARGOT REV LIV TR

- 32 ELSRODE LOREN E
- 33 ESTEFANOS HABTE
- 34 EVEN FLOW INVESTMENTS SERIES III
- 35 FAVELA ERASMO
- 36 FERNANDEZ JOSE RODRIGO
- 37 FRANK JOSHUA
- 38 GARDNER BRIAN C & BRENDA L
- 39 GARDUQUE ANTHONY
- 40 GILBERT BRUCE STEVEN
- 41 GRIFFITH DON L & SHARON
- 42 GUERRA ANA
- 43 GUERRA SALVADOR & BERTHAA
- 44 GUILLORY JOHN A
- 45 HAVEY REVOCABLE LIVING TRUST
- 46 HERMAN EDA M
- 47 KATCHEN SAMUEL M
- 48 KAUPPINEN CHRISTINE M REV TR
- 49 KILMER GARY T
- 50 KNAPP GEORGE
- 51 KNOLLER RANDALL D
- 52 LARIME MICHELLE M
- 53 LAU LORETTA
- 54 LESLIE JACOB M
- 55 LESLIE JOHN H & JACOB M
- 56 LEVIN LESLIE G & MICHELLE B
- 57 LIBBON ROBERT P
- 58 LOPEZ PAUL E & LILIA I FAMILY TR
- 59 MAGNES MICHAEL
- 60 MALEY PETER ARMSTRONG
- 61 MARCUS BARBARA
- 62 MARK ANTHONY B

- 63 MARSCHNER JOHN D
- 64 MARTIN LETHA
- 65 MCALLISTER CLAIRE
- 66 MCGEORGE I LLC
- 67 MIERSWA MI K
- 68 MONAHAN MICHAEL & ANN MARIE
- 69 MORENO-MARQUEZ NORBERTO
- 70 MOREY ADAM R
- 71 NAGY PAUL E & KIMBERLIE L
- 72 NAUMANN ALEXANDER
- 73 NGUYEN THERESA
- 74 OLIVEROS MIGUEL SILVA
- 75 P P K L L C
- 76 PATEL JITENDRA & JAYSHREE J
- 77 PAYAN SAM
- 78 PEREZ ANGEL & BELEM
- 79 PERLMAN 1991 TRUST
- 80 PETERSEN MELISSA 2012 SPEND THRI
- 81 POTTER RICHARD J
- 82 PREECHAYOS SANAN
- 83 PROWELL GROVER TRUST
- 84 REID RICHARD P
- 85 REXFORD INC
- 86 REYES PATRICK & KERI
- 87 RODRIGUEZ ANA K MEJIA
- 88 ROGERS THORIN
- 89 ROSALES ANGELICAR
- 90 ROZOLYO YIZHAQ
- 91 RUBIO JESUS & LILIA
- 92 RUDE JAN L LIVING TRUST
- 93 RUIZ MARCO A & TRINIDAD

- 94 RYDER KIRK
- 95 S J C PROPERTIES L L C
- 96 SALGUEIRO JOSEPH A REVOCABLE TR
- 97 SAUNDERS PETRAM & DENNIS W
- 98 SCHMITZ JOHN D
- 99 SCHULTZ WILLIAM D
- 100 SHENDAL ELAINE FAMILY TRUST
- 101 SHETLER-KVECK FAMILY TRUST ETAL
- 102 SHLIEN DAVID J
- 103 SMITH MICHAEL & SUMMER
- 104 SOTELO JACQUELIN
- 105 SWANK SCOTT & HEIDI
- 106 T O V INVESTMENT S L L C
- 107 TECUANHUEHU PEDRO H
- 108 TIPACTI LUIS ALEJANDRO
- 109 TOBIAS DARREL J
- 110 TOBIAS DARREL L REVOCABLE TRUST
- 111 TRUE KURT W
- 112 TUNQUEN TRUST
- 113 UCHIZONO FAMILY TRUST
- 114 VALDES MARLENE BARZAGA
- 115 VANDORMOLEN ROBERT J TRUST
- 116 VEXFORD 1 L L C
- 117 VILLANUEVA RODOLFO
- 118 VILASENOR BENITA C
- 119 WALSH KEVIN
- 120 WEGNER HART L & ALEXANDRA S
- 121 WU SUNG CHENG & CHEN Y
- 122 Y S O D L L C



Report of All Selected Parcels**Case Number:**

Beverly Green District Owners

Printed On: Mon: June 13, 2016

Owner	Address	Parcel Number
A S Y S L L C ETAL	A S Y S L L C 9108 COVERED WAGON AVE LAS VEGAS NV 89117	16203314007
A S Y S L L C ETAL	A S Y S L L C 9108 COVERED WAGON AVE LAS VEGAS NV 89117	16203314008
ABADJIAN SOSSY	565 E ST LOUIS AVE LAS VEGAS NV 89104-2564	16203315024
ALBINO MARIA DEL PILAR NAVVOR	AVALOS LUIS MIGUEL 552 E OAKY BLVD LAS VEGAS NV 89104-1442	16203314066
ALEXANDERS SVEINBJORG	2620 S MARYLAND PKWY BOX 623 LAS VEGAS NV 89125-0623	16203314059
AMIAL ARTURO & MARIA	561 E ST LOUIS AVE LAS VEGAS NV 89104-2564	16203315023
AMORA MATIANA	554 CANOSA AVE LAS VEGAS NV 89104-2813	16203314019
ANDERSON SUSAN E	1722 S 6TH ST LAS VEGAS NV 89104-2837	16203316013
ARROYO GONZALO & IRENE	557 E ST LOUIS AVE LAS VEGAS NV 89104-2564	16203315022
AUSTIN-GEMAS BRIAN L	557 ELLEN WY LAS VEGAS NV 89104-2859	16203314055
AYSON AUGUSTO & ELIZABETH	MORALES ESPERANZA 18202 E HESPERO ST ROWLAND HEIGHTS CA 91748-3505	16203315006
BIAVA LUCILLE E REVOCABLE TRUST	BIAVA LUCILLE E TRS 1720 INDIAN SUMMER DR LAS VEGAS NV 89123-2456	16203315010
BLANCO MIGUEL & ROSA MARIA	559 ELLEN WY LAS VEGAS NV 89104-2859	16203314054
BOVENIZER JOHN	1705 BEVERLY WAY LAS VEGAS NV 89104-2832	16203316002
CABRERA ABELARDO & E REV LIV TR	9428 BERKSHIRE LN VALLEJO CA 94591-3856	16203314011
CABRERA MANAGEMNET L L C	9428 BERKSHIRE LN VALLEJO CA 94591-3856	16203314012
CEFFALIO PAUL G & CAROL C REV TR	CEFFALIO PAUL G & CAROL C TRS 546 CANOSA AVE LAS VEGAS NV 89104-2813	16203314015
CHAVEZ AGATA	1912 S 6TH ST LAS VEGAS NV 89104	16203316015
CHAVEZ AGATA LIVING TRUST	CHAVEZ AGATA TRS 1912 S 6TH ST LAS VEGAS NV 89104-2831	16203315036
CHAVEZ AGATA LIVING TRUST	CHAVEZ AGATA TRS 1912 S 6TH ST LAS VEGAS NV 89104-2831	16203315035
CHAVEZ AGATA LIVING TRUST	CHAVEZ AGATA TRS 1912 S 6TH ST LAS VEGAS NV 89104-2831	16203314018
CORNTHWAITE SHARON & ARTHUR B	557 BONITA AVE LAS VEGAS NV 89104-2803	16203315004
CORREO-RAMIREZ ROMUALDO	ROJAS-GOMEZ MARIA 551 CANOSA AVE LAS VEGAS NV 89104-2812	16203314026
CRADER JERRY TRUST	CRADER JERRY WILLIAM TRS 552 ELLEN WAY LAS VEGAS NV 89104-2860	16203314050
DEGRANDIS LORETTA F	1815 BEVERLY WAY LAS VEGAS NV 89104-2833	16203316009
DELANEY THOMAS A & CAROL	549 BONITA AVE LAS VEGAS NV 89104-2803	16203315002
DELIKANAKIS JOHN	548 BARBARA WAY LAS VEGAS NV 89104-2858	16203314032
DELPINO FAMILY TRUST	DELPINO GABRIELLE & SERGIO TRS 1712 S 6TH ST LAS VEGAS NV 89104-2837	16203316016
DIAWATAN ROMMEL S & ANGELINA A	7780 NORCANYON WY SAN DIEGO CA 92126-1160	16203314064
DRUMM JENNIFER LYNN	545 BARBARA WY LAS VEGAS NV 89104-2857	16203314045
DURO MICHAEL A	544 BARBARA WY LAS VEGAS NV 89104-2858	16203314030
E R S O F INC	5823 BARGULL BAY AVE LAS VEGAS NV 89131-2169	16203314021

Report of All Selected Parcels**Case Number:**

Beverly Green District Owners

Printed On: Mon: June 13, 2016

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ECKERT RUBY MARGOT REV LIV TR	ECKERT RUBY MARGOT TRS 553 BONITA AVE LAS VEGAS NV 89104-2803	16203315003
ELSRUDE LOREN E	569 CANOSA AVE LAS VEGAS NV 89104-2817	16203316011
E-RIO VENTURES LLC	P O BOX 1380 BEVERLY HILLS CA 90213	16203314013
ESTEFANOS HABTE	TESFAZION ALGANESH 1709 BEVERLY WY LAS VEGAS NV 89104-2832	16203316004
EVEN FLOW INVESTMENTS SERIES III	10091 PARK RUN DR LAS VEGAS NV 89145	16203314056
FAVELA ERASMO	1821 LOCH LOMOND WAY LAS VEGAS NV 89102	16203314068
FERNANDEZ JOSE RODRIGO	550 E OAKEY BLVD LAS VEGAS NV 89104-1442	16203314065
FRANK JOSHUA	1901 BEVERLY WAY LAS VEGAS NV 89104	16203315033
GARDNER BRIAN C & BRENDA L	1916 S 6TH ST LAS VEGAS NV 89104-2831	16203315037
GARDUQUE ANTHONY	554 E OAKEY BLVD LAS VEGAS NV 89104-1442	16203314067
GILBERT BRUCE STEVEN	1924 S 6TH ST LAS VEGAS NV 89104-2831	16203315039
GRIFFITH DON L & SHARON	552 BONITA AVE LAS VEGAS NV 89104-2869	16203315016
GUERRA ANA	550 ELLEN WY LAS VEGAS NV 89104-2860	16203314049
GUERRA SALVADOR & BERTHA A	1710 S 6TH ST LAS VEGAS NV 89104-2837	16203316017
GUILLORY JOHN A	1708 S 6TH ST LAS VEGAS NV 89104-2837	16203316018
HAVEY REVOCABLE LIVING TRUST	HAVEY RICHARD SR & GERALDINE TRS 550 BARBARA WY LAS VEGAS NV 89104-2858	16203314033
HERMAN EDA M	LOPEZ ANDREA J 569 E ST LOUIS AVE LAS VEGAS NV 89104-2564	16203315025
KATCHEN SAMUEL M	573 E ST LOUIS AVE LAS VEGAS NV 89104-2564	16203315026
KAUPPINEN CHRISTINE M REV TR	KAUPPINEN CHRISTINE TRS 111 KAHULUI BEACH RD #C411 KAHULUT HI 96732-1233	16203314040
KILMER GARY T	MOREAU MARK 569 BONITA AVE LAS VEGAS NV 89104-2803	16203315007
KNAPP GEORGE	1029 EASTRIDGE WY LAS VEGAS NV 89110-2908	16203315009
KNOLLER RANDALL D	547 CANOSA AVE LAS VEGAS NV 89104-2812	16203314028
LARIME MICHELLE M	556 ELLEN WAY LAS VEGAS NV 89104-2860	16203314052
LAU LORETTA	CAMTAN NGA 544 E OAKEY BLVD LAS VEGAS NV 89104-1442	16203314062
LESLIE JACOB M	1706 S 6TH ST LAS VEGAS NV 89104-2837	16203316019
LESLIE JOHN H & JACOB M	1704 S 6TH ST LAS VEGAS NV 89104-2837	16203316020
LEVIN LESLIE G & MICHELLE B	3765 PAMA LN LAS VEGAS NV 89120-2916	16203314060
LIBBON ROBERT P	556 BONITA AVE LAS VEGAS NV 89104-2869	16203315015
LOPEZ PAUL E & LILIA I FAMILY TR	LOPEZ LILIA I TRS 1921 BEVERLY WY LAS VEGAS NV 89104-2835	16203315029
MAGNES MICHAEL	MAGNES MICHAEL TRS 448 S ARDEN BLVD LOS ANGELES CA 90020-4736	16203314005
MAGNES MICHAEL	MAGNES MICHAEL TRS 448 S ARDEN BLVD LOS ANGELES CA 90020-4736	16203314004
MAGNES MICHAEL	MAGNES MICHAEL TRS 448 S ARDEN BLVD LOS ANGELES CA 90020-4736	16203314003

Report of All Selected Parcels**Case Number:**

Beverly Green District Owners

Printed On: Mon: June 13, 2016

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MAGNES MICHAEL	MAGNES MICHAEL TRS 448 S ARDEN BLVD LOS ANGELES CA 90020-4736	16203314006
MALEY PETER ARMSTRONG	HARRIS RICHARD W 551 BARBARA WY LAS VEGAS NV 89104-2857	16203314042
MARCUS BARBARA	P O BOX 19072 LAS VEGAS NV 89132-0072	16203316012
MARK ANTHONY B	MARK BRUNO F LIVING TRUST 6560 TARA LAS VEGAS NV 89146-5103	16203316006
MARSCHNER JOHN D	554 BARBARA WY LAS VEGAS NV 89104-2858	16203314035
MARTIN LETHA	1707 BEVERLY WY LAS VEGAS NV 89104-2832	16203316003
MCALLISTER CLAIRE	LAS VEGAS NV 89104	16203314020
MCGEORGE I LLC	P O BOX 94442 LAS VEGAS NV 89193	16203314041
MIERSWA MI K	WASHINGTON SONG MI 553 CANOSA AVE LAS VEGAS NV 89104-2812	16203314025
MONAHAN MICHAEL & ANN MARIE	544 BONITA AVE LAS VEGAS NV 89104-2869	16203315018
MORENO-MARQUEZ NORBERTO	546 E OAKY BLVD LAS VEGAS NV 89104	16203314063
MOREY ADAM R	1711 BEVERLY WAY LAS VEGAS NV 89104	16203316005
NAGY PAUL E & KIMBERLIE L	555 CANOSA AVE LAS VEGAS NV 89104-2812	16203314024
NAUMANN ALEXANDER	568 BONITA AVE LAS VEGAS NV 89104	16203315012
NGUYEN THERESA	19 HILLANDO DR SHREWSBURY MA 01545	16203314057
OLIVEROS MIGUEL SILVA	1913 BEVERLY WY LAS VEGAS NV 89104-2835	16203315031
P P K L L C	7424 ALICE SPRINGS CIR LAS VEGAS NV 89129	16203316021
PATEL JITENDRA & JAYSHREE J	7361 HAWK SHADOW AVE LAS VEGAS NV 89113-0745	16203315021
PAYAN SAM	2015 E COUGAR AVE LAS VEGAS NV 89123-2828	16203315027
PEREZ ANGEL & BELEM	PEREZ KELLIE ANGEL 554 ELLEN WY LAS VEGAS NV 89104-2860	16203314051
PERLMAN 1991 TRUST	PERLMAN JOYCE TRS 850 TAM O SHANTER LAS VEGAS NV 89109-1453	16203316010
PETERSEN MELISSA 2012 SPEND THRI	4465 S JONES BLVD LAS VEGAS NV 89103	16203314036
POTTER RICHARD J	560 E OAKY BLVD LAS VEGAS NV 89104-1420	16203316001
PREECHAYOS SANAN	558 E OAKY BLVD LAS VEGAS NV 89104-1442	16203314069
PROWELL GROVER TRUST	PROWELL GROVER H TRS 550 CANOSA AVE LAS VEGAS NV 89104-2813	16203314017
REID RICHARD P	548 CANOSA AVE LAS VEGAS NV 89104-2813	16203314016
REXFORD INC	2555 W CHEYENNE AVE NORTH LAS VEGAS NV 89032	16203314001
REYES PATRICK & KERI	549 BARBARA WAY LAS VEGAS NV 89104	16203314043
RODRIGUEZ ANA K MEJIA	1718 S 6TH ST LAS VEGAS NV 89104-2837	16203316014
ROGERS THORIN	1410 FREEMAN AVE LONG BEACH CA 90804	16203315020
ROSALES ANGELICA R	547 BARBARA WY LAS VEGAS NV 89104-2857	16203314044
ROZOLYO YIZHAQ	7322 S RAINBOW BLVD #180 LAS VEGAS NV 89139	16203314023

Report of All Selected Parcels**Case Number:**

Beverly Green District Owners

Printed On: Mon: June 13, 2016

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RUBIO JESUS & LILIA	1925 BEVERLY WAY LAS VEGAS NV 89104-2835	16203315028
RUDE JAN L LIVING TRUST	RUDE JAN L TRS 552 BARBARA WY LAS VEGAS NV 89104-2858	16203314034
RUIZ MARCO A & TRINIDAD	570 CANOSA AVE LAS VEGAS NV 89104-2811	16203315034
RYDER KIRK	573 BONITA AVE LAS VEGAS NV 89104-2803	16203315008
S J C PROPERTIES L L C	245 FISCHER AVE #D-2 COSTA MESA CA 92626	16203314061
SALGUEIRO JOSEPH A REVOCABLE TR	SARDINA REGINA 7135 BABILONIA ST CARLSBAD CA 92009	16203314058
SAUNDERS PETRA M & DENNIS W	559 BARBARA WY LAS VEGAS NV 89104-2857	16203314038
SCHMITT JOHN D	572 BONITA AVE LAS VEGAS NV 89104-2869	16203315011
SCHULTZ WILLIAM D	1807 BEVERLY WAY LAS VEGAS NV 89104-2833	16203316007
SHENDAL ELAINE FAMILY TRUST	SHENDAL ELAINE TRS 548 ELLEN WY LAS VEGAS NV 89104-2860	16203314048
SHETLER-KVECK FAMILY TRUST ETAL	557 BARBARA WAY LAS VEGAS NV 89104-2857	16203314039
SHLIEN DAVID J	P O BOX 3654 HOLLYWOOD CA 90078-3654	16203314037
SMITH MICHAEL & SUMMER	545 BONITA AVE LAS VEGAS NV 89104	16203315001
SOTELO JACQUELIN	544 ELLEN WY LAS VEGAS NV 89104-2860	16203314046
SWANK SCOTT & HEIDI	546 BARBARA WAY LAS VEGAS NV 89104	16203314014
SWANK SCOTT & HEIDI	546 BARBARA WY LAS VEGAS NV 89104-2858	16203314031
T O V INVESTMENT 3 L L C	P O BOX 400938 LAS VEGAS NV 89140	16203315040
TECUANHUEHUE PEDRO H	1811 BEVERLY WAY LAS VEGAS NV 89104-2833	16203316008
TIPACTI LUIS ALEJANDRO	14900 VENTURA BLVD #200 SHERMAN OAKS CA 91403-3471	16203315014
TOBIAS DARREL J	1814 BEVERLY WY LAS VEGAS NV 89104-2834	16203315005
TOBIAS DARREL J REVOCABLE TRUST	TOBIAS DARREL J TRS 1814 BEVERLY WY LAS VEGAS NV 89104-2834	16203314022
TRUE KURT W	GERMINO ANTHONY B 806 LIBERTY ST EL CERRITO CA 94530	16203314053
TUNQUEN TRUST	RYAN JOHN P & VIVIAN CO-TRS 1570 BOZEMAN DR HENDERSON NV 89012-2419	16203315017
UCHIZONO FAMILY TRUST	1904 REXFORD DR LAS VEGAS NV 89104	16203314010
UCHIZONO FAMILY TRUST	1904 REXFORD DR LAS VEGAS NV 89104	16203314009
VALDES MARLENE BARZAGA	1909 BEVERLY WY LAS VEGAS NV 89104-2835	16203315032
VANDORMOLEN ROBERT J TRUST	VANDORMOLEN LUCILLE D TRUST 1920 S 6TH ST LAS VEGAS NV 89104-2831	16203315038
VEXFORD 1 L L C	10432 EASTBORN AVE #205 LOS ANGELES CA 90024	16203314002
VILLANUEVA RODOLFO	1917 BEVERLY WAY LAS VEGAS NV 89104-2835	16203315030
VILLASENOR BENITA C	546 ELLEN WY LAS VEGAS NV 89104-2860	16203314047
WALSH KEVIN	545 CANOSA AVE LAS VEGAS NV 89104	16203314029
WEGNER HART L & ALEXANDRA S	549 CANOSA AVE LAS VEGAS NV 89104-2812	16203314027

Report of All Selected Parcels

Case Number:

Beverly Green District Owners

Printed On: Mon: June 13, 2016

Owner

WU SUNG CHENG & CHEN Y
Y S O D L L C

Address

564 BONITA AVE LAS VEGAS NV 89104-2869
11024 BALBOA BLVD #699 GRANADA HILLS CA 91344

Parcel Numbe

16203315013
16203315019

Legal Descriptions:

162-03-314-001

BEVERLY GREEN TRACT #3
PLAT BOOK 4 PAGE 20
LOT 1 BLOCK C
& LOTS 2,3

The portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 03, Township 21 South, Range 61 East, M.D.M., Lot 1, inclusive in Block "C" of Beverly Green Tract No. 3, as shown by map thereof on file in Book 4 of Plats, Page 20 in the Office of the County Recorder of Clark County, Nevada

162-03-316-021

BEVERLY GREEN TRACT #1
PLAT BOOK 3 PAGE 19
LOT 22 BLOCK 1

The portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 03, Township 21 South, Range 61 East, M.D.M., Lot Twenty-two (22), Block one (1) of the Beverly Green Tract No. 1, as shown by map thereof on file in Book 3 of Plats, Page 19 in the Office of the County Recorder of Clark County, Nevada.

162-03-315-040

BEVERLY GREEN TRACT #4
PLAT BOOK 5 PAGE 51
LOT 14 BLOCK 3

The portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 03, Township 21 South, Range 61 East, M.D.M., Lot Twenty-two (22), Block one (1) of Beverly Green Tract No. 1, as shown by map thereof on file in Book 3 of Plats, Page 19 in the Office of the County Recorder of Clark County, Nevada.

162-03-314-013

BEVERLY GREEN TRACT #3
PLAT BOOK 4 PAGE 20
LOT 11 BLOCK D
& LOTS 12,13

The portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 03, Township 21 South, Range 61 East, M.D.M., Lots Eleven (11), Twelve (12) AND Thirteen (13) In Block "D" of Beverly Green Tract No. 3, as shown by map thereof on file in Book 4 of Plats, Page 20 in the Office of the County Recorder of Clark County, Nevada.

Nevada Preservation Foundation
 Beverly Green/Paradise Village Meeting
 April 8th, 2015

OWNERS ONLY

Name	Mailing Address	Email or Telephone	Would you like to help out?
Michael Rivers	2108 Santa Rosa Dr	MIVESTM@earthlink.net	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
DALE MAPEL	2204 SANTA ROSA DR / 2112 Santa Paula	DMapel@Cal.NET	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
J. KATHEEN	573 E. ST. LOUIS AVE	702-735-4300	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Maybe later
Claire McAllister	702 501 0408 #1, 1900 Resford Dr.	donmcallister@hotmail.com	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Idalia Herrera	2300 Santa Paula Dr.	idaliaherrera73@yahoo	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Maybe later
Patrick Coleman	2108 Santa Rosa	702 336 6394	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
William Schultz	1807 Beverly Way		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later

Nevada Preservation Foundation
 Beverly Green/Paradise Village Meeting
 October 29, 2014

Name	Mailing Address	Email or Telephone	Would you like to help out?
Angelica Rosales	547 Barbara way	702-274-1215	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Poly Schmitt	572 Bonita Ave	arcosdesign@gmail.com	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Newbury Def	7019 Santa Paula Dr	702 275 2138	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Patrick (Dawn)	2105 Site Mez	33 CC 514	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Butch+Kim Nagy	555 CHINOSE AVE	702-340-8333	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Maybe later
MICHELLE LARIME	550 ELLEN WAY	619-257-7813	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
WILLIAM Schultz	1807 Beverly way		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later

Nevada Preservation Foundation
 Beverly Green/Paradise Village Meeting
 October 29, 2014

Name	Mailing Address	Email or Telephone	Would you like to help out?
Maria Tovar	2204 Santa Ynez	702-461-1342	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Maybe later
ALAN RICHERT	2301 SANTA RITA	702-733-9581	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Sharon Mayes	2308 Van Patten Pl.	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Bill & Judy Kreitzer	2309 SANTA RITA DR	_____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Maybe later
Michael Rivers	2108 Santa Rita Dr.	_____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Maybe later
MARCEL	948 Highside	_____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Maybe later
Courtney Mooney	CLV Planning	702-229-5260	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Michael Hankin	550 Ellen Way	716-595-6096	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Maybe later
Benita Villaseca	546 Ellen Way	8702-812-7182	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later

OWNERS ONLY

Nevada Preservation Foundation
 Beverly Green/Paradise Village Meeting
 January 12, 2015

Name	Mailing Address	Email or Telephone	Would you like to help out?
Patrick Coleman	2108 Santainez Las Vegas NV 89104	702-330-6394	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
MICHELLE LARIME	556 Ellen Way 89104	me 619.857.7873	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Bob Bellis	823 Park Paseo 89104	bobbellis@aol	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Victoria Hogan - Jordan Lipio	2205 SANTA RITA DR	florapopshop@ gmail.com	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Michael Yonkin	556 Ellen Way 89104	myonkin@ gmail.com	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Wendy Kveck	557 Barbara Way 89104	wendykveck @gmail.com	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Maybe later
Catherine Borg	3601 Keswick Rd Baltimore MD 21211	⁷⁰² catherineborg @mac.com	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Pam Bentley Kwalicki	1700 Roxford Dr #206 89104	702-419-2084 pam50@cox.net	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
ALAN RICHERT	2321 SANTA RITA 89104	(702) 733-9581 ABRONCOR@YAHOO .COM	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later

OWNERS ONLY

Nevada Preservation Foundation
Beverly Green/Paradise Village Meeting
January 12, 2015

Name	Mailing Address	Email or Telephone	Would you like to help out?
Michael West Rivers	2108 Santa Rita Dr.	mwestm@emborgmail.com	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Maybe later
Rudy Villanueva	1917 BEVERLY WAY	702 982-6359	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Scott Swank	546 Barbara Way	scott.swank@gmail.com	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
DALE MAPEL	948 Highside Ct.	DMAPEL@Cox.NET.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Maybe later
COURTNEY MOONEY	CLV - PLANNING	cmooney@lavoegasnevada.gov	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
John Delikarakis	548 Barbara Way 89104		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Cretman Delgado	548 Barbara Way		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later
Wahab Hattay Kebehush DAWA	2019 Santa Paula Dr		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe later