

City of Las Vegas

AGENDA MEMO

HISTORIC PRESERVATION COMMISSION MEETING OF: OCTOBER 25, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

DIRECTOR: SETH T. FLOYD, ESQ.

HISTORIC PRESERVATION OFFICER: DR. DIANE SIEBRANDT

☒ **Action**

☐ **Report**

SUBJECT:

23-0545-HPC1 - Discussion for possible action regarding the approval of an application to designate the property known as Tract 3 Huntridge Home, located at 1425 Francis Avenue, on the City of Las Vegas Historic Property Register - Ward 3 (Diaz)

PURPOSE/BACKGROUND

The applicant is requesting to designate the residence located on the property to the City of Las Vegas Historic Property Register.

The Historic Preservation Officer has reviewed the attached nomination report for Tract 3 Huntridge Home located at 1425 Francis Avenue (APN 162-02-115-093) Single Family Residential (R-1) and supports the determination of eligibility to the City of Las Vegas Historic Property Register.

To be eligible for listing on the City of Las Vegas Historic Property Register, the proposed addition must meet the criteria under Title 19.10.150(I) Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects:

1. An individual landmark, district, site, building, structure or object may be designated on the City of Las Vegas Historic Property Register if it demonstrates exceptional historical significance by qualifying under Subparagraphs (a) or (b) below:
 - a. It meets the criteria for listing on the State or National Register of Historic Places; or
 - 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
2. It is associated with a person or event significant in local, state or national history;
or
3. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

The house located at 1425 Francis Avenue-was constructed in 1944 in Tract No. 3 within the Huntridge Subdivision. The neighborhood was built under the auspices of the Federal Housing Administration (FHA) Title VI program. The house located at 1425 Francis Avenue is in the Minimal Traditional style and retains its integrity of location, setting, feeling, and association. The cross-hipped with raised center-hip design is relatively

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uncommon in Tract 3, making this house unique within the neighborhood. It is located at its original address and due to the retention of the original modest size, evokes the setting and feeling of modest worker housing associated with FHA-approved tract developments erected for defense-related industries during World War II. The Minimal Traditional type of house represents the earliest of the Modern architectural expressions to emerge in residential subdivisions. The type predates WWII and remained popular into the 1950s. Borrowing from aspects of the Tudor Revival and Bungalow, these one-story homes included medium-pitched roofs with front gable variants as well as hipped roof variants with modest overhanging eaves.

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 keeping with FHA principles, exterior surface materials were minimized in color and texture by employing stucco finishes and horizontal boards in gable faces. Another consistent FHA approved variation seen in the original Huntridge Tract 3 houses was the attached single-bay carport-

A 2014 historic resource survey of the neighborhood determined that 1425 Francis Avenue was one of only three houses determined individually eligible for historic listing. 1425 Francis Avenue is described as being 850 square feet, one-story, cross-hipped roof with raised center-hip, with shallow eaves, original entry porch configuration, six-over-six wood-frame double-hung sash windows, and unenclosed single-bay carport. The house has experienced minimal changes since its construction and is one of the few houses that retains its original carport. However, alterations do include replacement of the siding, the addition of a sunroom on the back of the property in the 1960s, the construction of a shed on the north side of the property at an unknown date, but most likely 1960s or early 1970s, removal of a rooftop air unit, the installation of a new roof in 2017, replacement of the chain-link fence with a wooden picket fence and the installation of window awnings.

1425 Francis Avenue was originally purchased by Kenneth A. Eastman and Madeline R. Eastman, who raised their family in the home. Mr. Eastman was a security guard at the Basic Magnesium Plant in Henderson, which further supports the historical significance of the house constructed for war time workers. The Eastman's son, David, recalls playing ball in the nearby Huntridge Circle Park, attending Saturday matinees at the Huntridge Theater and again when it became a music venue to see bands such as Bill Haley and his Comets. David attended John S. Park Elementary School, Crestwood School and Las Vegas High School. The intangible history of the house has strong ties to the history of Las Vegas during a time when the city was growing and attests to the everyday life experiences of the local community. The Eastman family lived in the house until it was sold in 2018 to its current owner.

The house located at 1425 Francis Avenue meets Criterion 1.a. above as it meets the NRHP Criteria C as a design that embodies the distinctive characteristics of the building

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by its architecture and construction, including having great artistic value. It also meets Criterion 1.b.i. as it is 79 years of age having been built in 1944 during Las Vegas' 1940s period of building and growth in response to the urgent demand to provide accommodations critical to the defense industry. Lastly, it meets Criterion 1.b.ii. as a reflection of Las Vegas' social past of the everyday life experiences of the local community.

If designated on the City of Las Vegas Historic Property Register, the HPC will be responsible for reviewing exterior work requiring a permit for the property located at 1425 Francis Avenue.

If approved by the HPC, the nomination for designation will be heard at the January 9, 2024 Planning Commission Meeting and the February 21, 2024 City Council Meeting.

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Application for City of Las Vegas Historic Designation

