



DEPARTMENT OF PLANNING

Application for City of Las Vegas Historic Designation

Name of Property Tract 3 Huntbridge Home

Address (Location) 1425 Francis ave

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

Assessor's Parcel #(s) 16202115093

Current Zoning Designation R-1

Additional Information _____

APPLICANT/

REPRESENTATIVE

Address

City

E-mail

Kelly Wallace

1425 Francis ave

Las Vegas

Kelly Wallace 89@gmail.com

Yes No

Property Owner? ☒ ☐

Phone 619 944 6037 Fax: _____

State NV Zip 89104

Required Submittal Material

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..... ☐

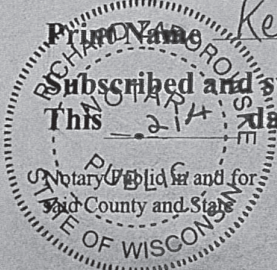
FOR STAFF USE ONLY

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

Kelly Wallace

Subscribed and sworn before me Richard Zaborowski

This 21st day of Sept, 20 23



FOR DEPARTMENT USE ONLY

Case # _____

Meeting Date: _____

Date Accepted: _____

Accepted By: _____



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: _____

Name of Property Owner: Kelly Wallace

Name of Applicant: Kelly Wallace

Name of Representative: _____

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: _____

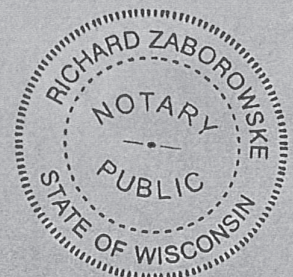
Signature of Property Owner: [Signature]

Print Name: Kelly Wallace

Subscribed and sworn before me

This 21st day of Sept, 2023

[Signature] Winnebago County
Notary Public in and for said County and State Wisconsin



Nomination to add 1425 South Francis Avenue to the Las Vegas Historic Property Register
October 25, 2023

The Huntridge Neighborhood

The Huntridge Neighborhood (also referred to as the Huntridge Subdivision) is located approximately five blocks east of Las Vegas Boulevard and one mile east and south of downtown Las Vegas, roughly bounded by East Charleston Boulevard to the north, East Oakey Boulevard to the south, South 10th Street to the west, and South 15th Street to the east. (Image 1). The neighborhood was built under the auspices of the Federal Housing Administration (FHA) Title VI program. This federal program was designed to spur the development of war worker housing during World War II (WWII). President Franklin D. Roosevelt signed an amendment to the 1934 National Housing Act (Depression-era legislation designed to increase home ownership) in March of 1941 to create the measure known as Title VI. This measure stipulated the FHA would provide mortgages for owner-occupied homes as well as provide construction financing to developers who subdivided land into housing developments in locations that were critical defense areas, of which Las Vegas was one (Rayle & Ruter, 2015, 2017).

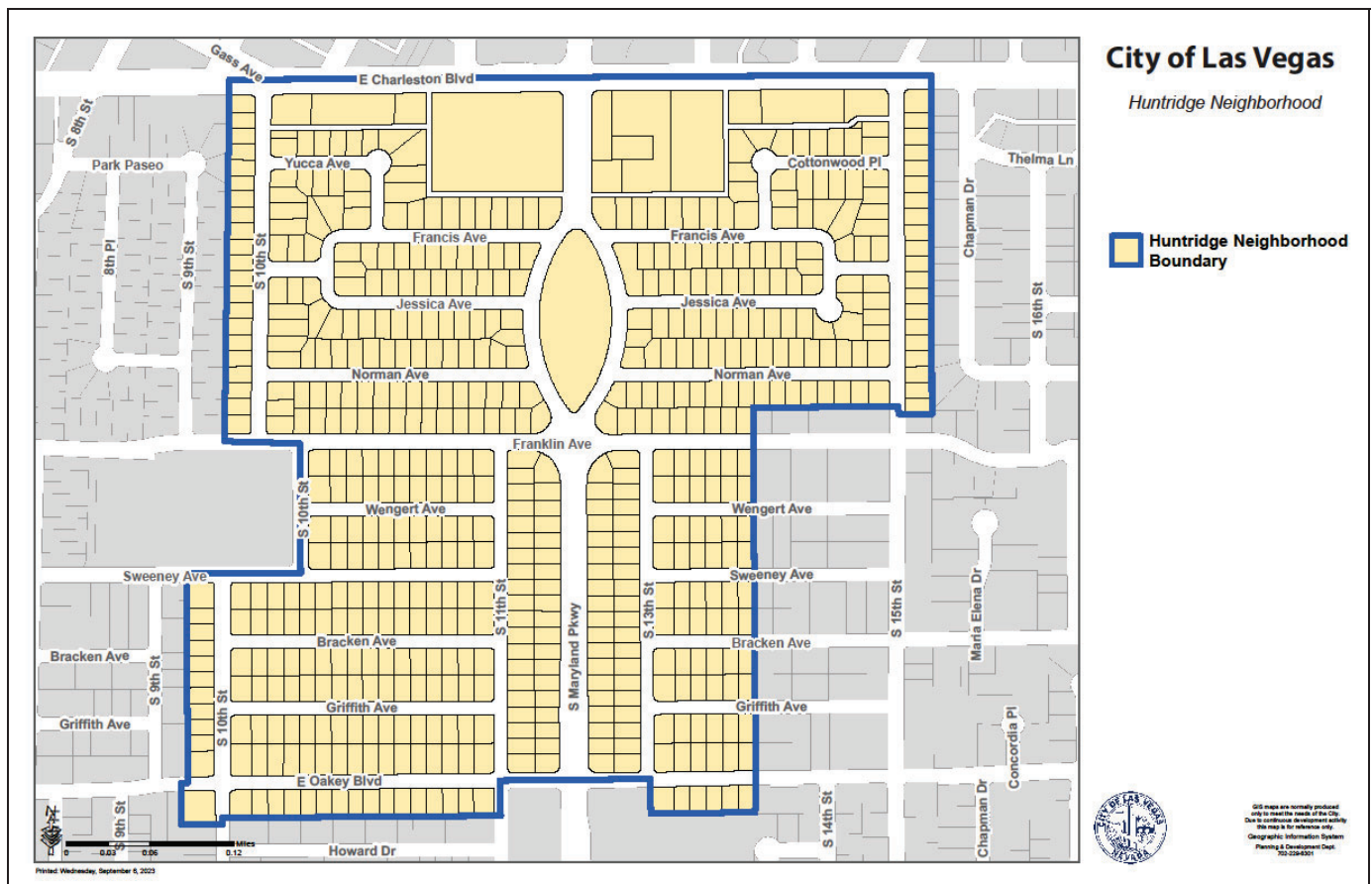


Image 1: Huntridge Neighborhood Boundaries

The Huntridge Subdivision was one of three large FHA-approved housing projects being built in Las Vegas in the early 1940s in response to the urgent demand to provide accommodations critical to the defense industry. This included civilian and military personnel working at the Las Vegas Army Air Force Gunnery School (later known as Nellis Air Force Base) and the Basic Magnesium Plant that produced magnesium for ammunition and airplane parts in support of the Allied effort during WWII. Although the base and plant were located outside the city limits, local newspapers ran advertisements targeted towards war workers and their families to move to the Huntridge Neighborhood in Las Vegas (Image 2) (ICF International, 2014; Rayle & Ruter, 2015).

**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

One bedroom, one bathroom, kitchen, living room, dining room, and a full kitchen. The house is built on a concrete foundation and is a single-story house. It has a front porch and a back porch. The house is built on a concrete foundation and is a single-story house. It has a front porch and a back porch.

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

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 monthly.
2. Price is \$50,000.00.
3. If you desire to buy the home within three months, your rent payments will build up an equity toward the purchase price.

HUNTRIDGE DEVELOPMENT COMPANY

OFFICE 1109 SO. 10th ST. PHONE 79

APPROVED BY THE FEDERAL HOUSING ADMINISTRATION

Image 2: Ad from Las Vegas Evening Review Journal. January 26, 1943. Page 5

The Huntridge Neighborhood is comprised of five tracts of housing platted in 1941 and 1942 with single-family dwellings constructed primarily in 1943 and 1944. The Realty Development Corporation platted Tract Nos. 1 and 2, and Tract Nos. 3, 4, and 5 were platted by the Huntridge Development Company (Image 3). The homes are of a wood frame construction with slab foundations. They are one story and display the low-slung, horizontal emphasis of the typical Traditional Style Ranch House Style and the Minimal Traditional House Style. The differences between Traditional Ranch and Minimal Traditional style homes are subtle. Within the Huntridge Neighborhood dwellings with larger, or picture-style, windows and decorative detailing are classified as Traditional Ranch, as would those with longer, lower

profiles made evident by low-pitched roofs. The neighborhood streetscape followed the FHA design with a curvilinear street layout, limited access from major thoroughfares, looping streets and short cul-de-sacs intended to slow traffic and protect children, stressing street safety (ICF International, 2014, p. 18). By 1944 Huntridge was no longer solely advertising to defense workers, rather adverts emphasized the convenience of schools, parks and public transportation located within walking distance of the neighborhood (Image 4).

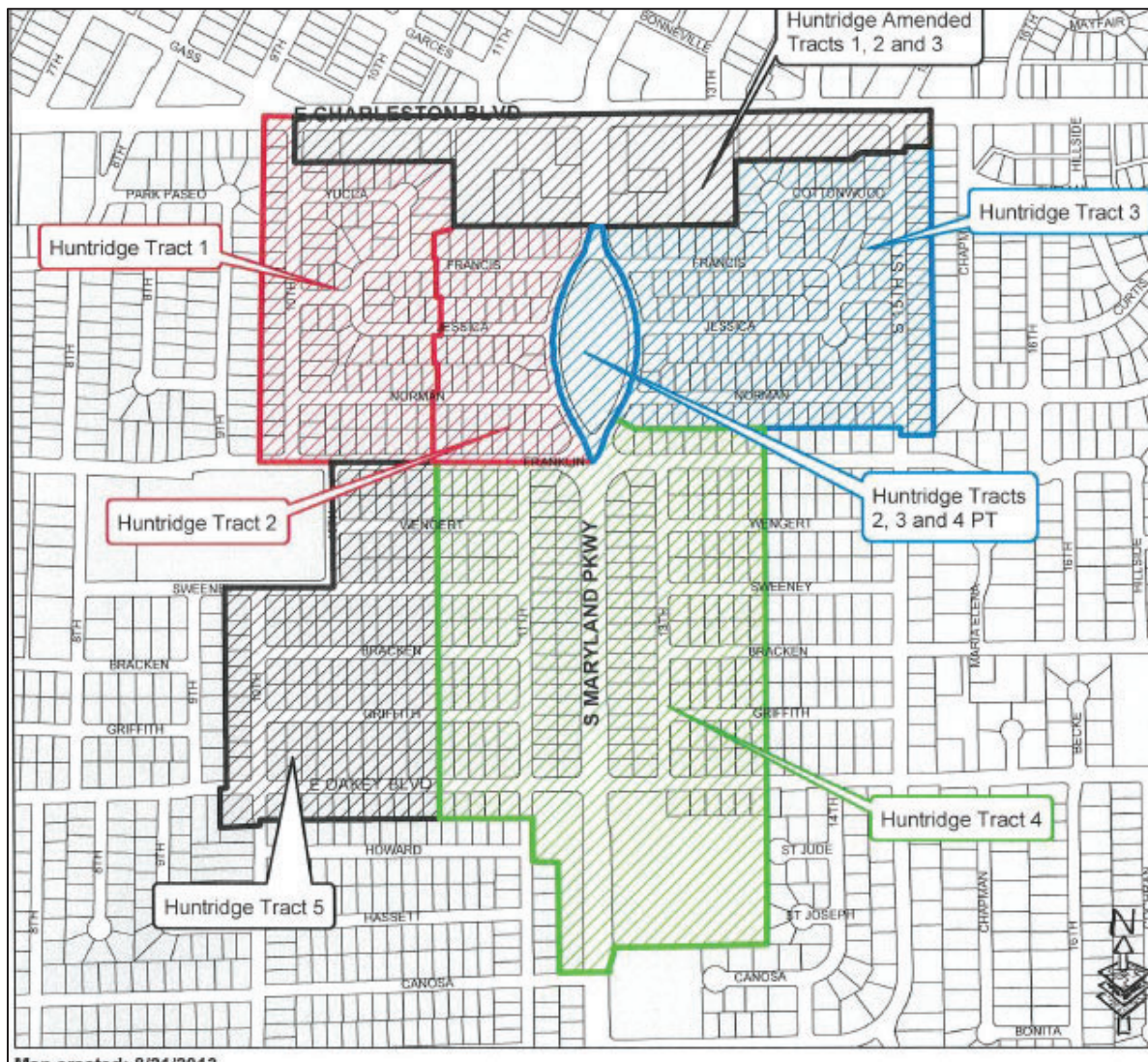


Image 3: Huntridge Neighborhood Tracts.

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 pass 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 activity of Las Vegas, either by bus or your own car. Vegas Transit leaves every hour for downtown Las Vegas, El Rancho Vegas, Hotel Last Frontier, Wynnville, North Las Vegas and East Fremont. If you prefer to use 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 9:00 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.



SHARE YOUR CAR To Work—To Market

There still isn't enough gas, either at gas stations or in your car. So not a word to your car should be heard when you drive to work or for other essential purposes.

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 heaters.
- Appliances furnished for electric refrigerator and electric cook stove.
- Highly restricted district for twenty-five years.

HUNTRIDGE DEVELOPMENT CO.

1100 South Tenth Street THOMAS A. OAKLEY, General Manager Phone 79

Image 4: Ad, Las Vegas Evening Review Journal. June 16, 1944. Page 7.

The construction of homes was largely completed by 1944 with only eleven houses built after the close of the war. At the time of its development, commercial buildings surrounding the Huntridge Neighborhood were sparse, with the exception of the Huntridge Theater located at the corner of East Charleston Boulevard and Maryland Parkway, which opened in 1944. Although the developers originally marketed the neighborhood as being located close to shopping, it was not until the 1950s and 1960s when commercial businesses began operating in the area (ICF International, 2014, p. 27).

Historic Resource Surveys and Inventories

Starting in 2005, the City of Las Vegas, through its Historic Preservation Commission, hired Cultural Resource Management (CRM) Firms to conduct surveys in the Huntridge Neighborhood. The purpose of the surveys was to assess the historic importance of the neighborhood, identify the context within which it developed, and document a representative sample of the properties to evaluate their historic and architectural importance and integrity. According to the Nevada State Historic Preservation Office, “Historic resource survey projects evaluate areas for resources (buildings, places, etc.) that might be eligible for historic designation” (Nevada State Historic Preservation Office, n.d.).

In 2005 the city contracted Painter Preservation & Planning to complete a Historic Resource Survey and Inventory for Tracks 1 and 2 in the Huntridge Subdivision (Painter, 2005). In 2014 the city contracted with ICF International to survey and inventory Track 3 (ICF International, 2014), and in 2017 North Wind Resource Consulting completed a National Register of Historic Places (NRHP) eligibility assessment for Tracks 1 through 5 of the Huntridge Neighborhood (Rayle & Ruter, 2017). A total of 601 buildings were identified, of which 556 were residential and 45 were commercial. The information contained within this nomination is taken directly from those survey reports.

The surveys determined that while the homes within the Huntridge Neighborhood are significant for their association with the growth of FHA-influenced subdivisions in WWII, as well as with residential architecture of Las Vegas during WWII, the majority of homes have suffered significant losses of integrity either through modifications or through conversion to commercial use. The majority of the homes within the neighborhood have been modified in terms of design through carport enclosures and/or extensions and additions. Similarly, historic materials have been impacted through replacement and/or sheathing application. Additionally several houses have been converted from residential to commercial uses and have lost integrity of association with the residential neighborhood. The low percentage of contributing resources within these tracts, as well as the lack of concentration of contributing resources, ruled out the potential of either a small tract-based district or a larger subdivision based residential historic district (ICF International, 2014; Painter, 2005; Rayle & Ruter, 2017).

However, the surveys also revealed that three Tract 3 properties (Table 1) retained sufficient integrity to be considered excellent examples of the original home designs. Each property was evaluated according to the NRHP eligibility criteria under Criteria A (the property must make a contribution to the major pattern of American history) and Criteria C (Design/Construction that embodies the distinctive characteristics of the building by its architecture and construction, including having great artistic value or being the work of a master). The properties were also examined to determine if they retained a sufficient degree of integrity to convey their significance within the identified historic context. The National Park Service defines seven aspects of integrity, which are: location, setting, design, materials, workmanship, feeling and association (National Park Service U.S Department of Interior, n.d.).

To qualify, a building must retain integrity of location, as well as characteristics of its original design (e.g., Minimal Traditional, Traditional Ranch, or Ranch styles) including their modest rectangular or L-shaped footprints and low- to medium-pitched gable and hip roof variants. As viewed from the public right-of-way, all three properties were determined to 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, making them eligible for historic listing. The houses identified in Table 1 are tract houses that were built in Las Vegas according to FHA principles to meet the urgent need for accommodating defense workers in World War II. The homes are exceptional examples of that residential WWII era housing in Las Vegas that continue to fully express the established historic context and retain a sufficient degree of integrity to convey their significance for individual NRHP eligibility (ICF International, 2014).

Table 1: Houses in Tract 3 as best example retaining the highest level of physical integrity (ICF International, 2014, p. 39).

Address	Architectural Design	Eligibility
1320 Jessica Avenue	Cross Hipped	Eligible
1425 Francis Avenue	Cross Hipped with Raised Center Hip	Eligible
1433 Cottonwood Place	Cross Gabled	Eligible

1425 South Francis Avenue

The house located at 1425 Francis Avenue, one of only three determined individually eligible for historic listing, was constructed in 1944 in Tract No. 3 within the Huntridge Subdivision (Images 5 and 6). The house 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 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 rectangular-shaped homes were generally small and possessed limited detailing and served as an embodiment of FHA principles of small house design (Rayle & Ruter, 2017).

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. (ICF International, 2014).

The 2014 survey described 1425 Francis Avenue 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 (ICF International, 2014, p. 36). The house has experienced minimal changes since its construction and is one of the few houses that retains its original carport (Image 7). 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 (Image 8). See additional current images of the house in Appendix A.

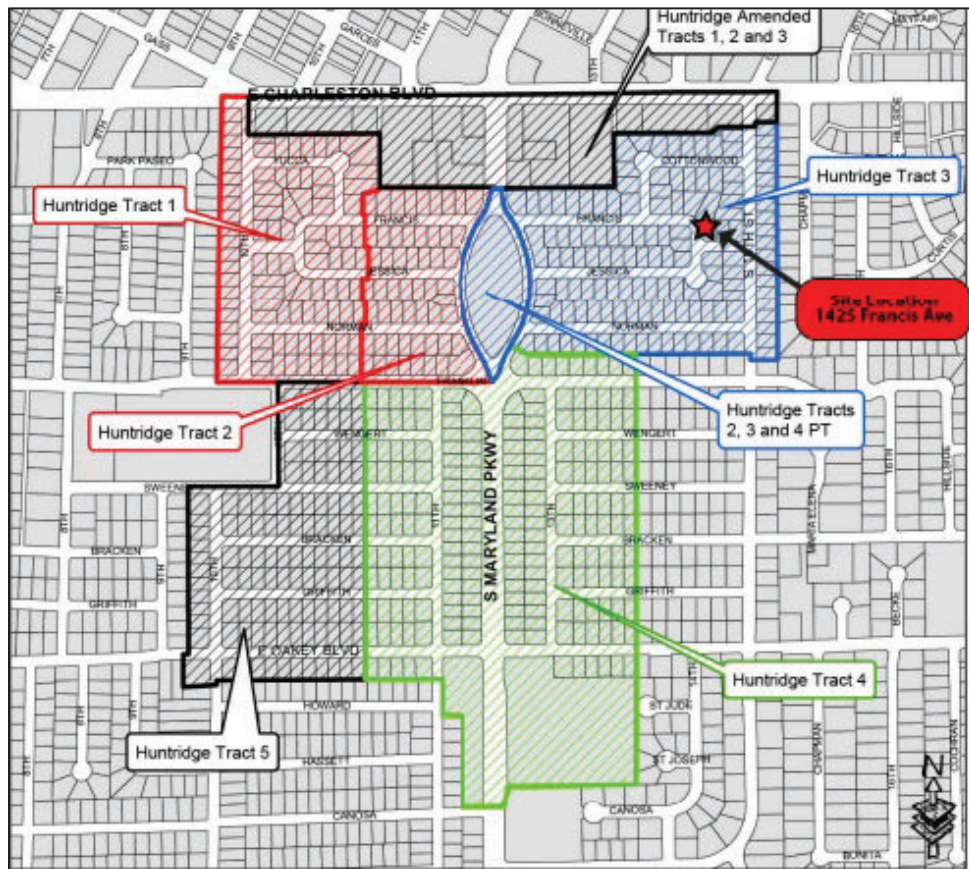


Image 5: Location of 1425 Francis Avenue within the Huntridge Neighborhood.

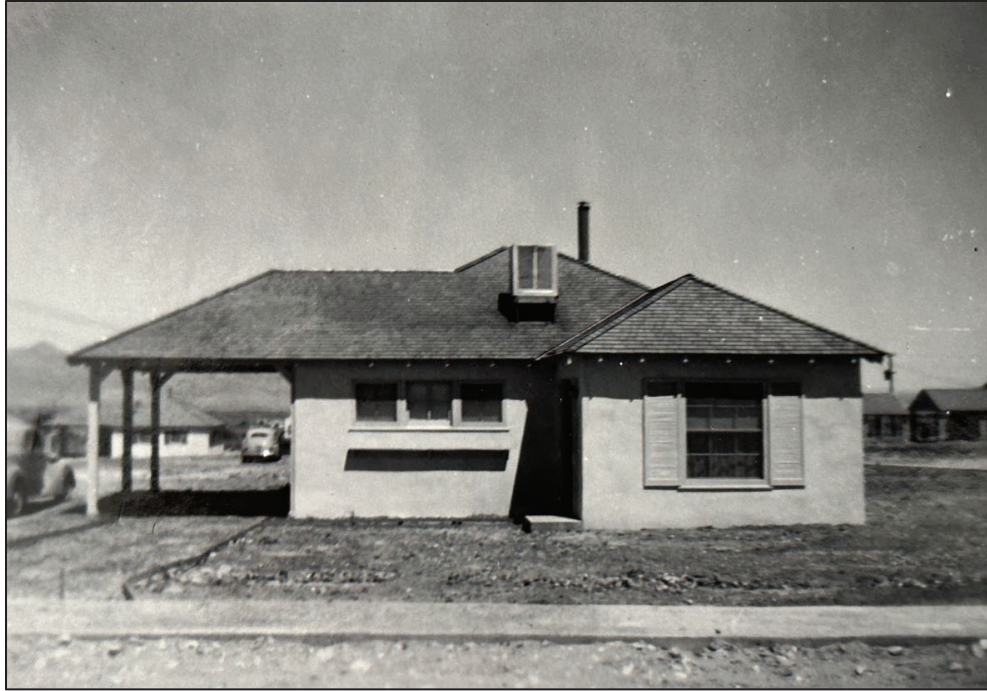


Image 6: 1425 Francis Avenue in 1944.



Image 7: 1425 Francis Avenue as it appeared during the 2014 survey.



Image 8: 1425 Francis Avenue in July 2023.

Home Owners

The house located at 1425 Francis Avenue is nominated to the Las Vegas Historic Property Register primarily for the integrity of its architecture as an excellent examples of the original home design. However, it should be noted that there have only been two home owners. The house was originally purchased by Kenneth A. Eastman and Madeline R. Eastman, who raised their family in the home (Images 9 and 10). 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. Additionally, the Eastman's son, David Eastman, was born in the house and 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.



Image 9: Kenneth A. Eastman and Madeline R. Eastman.



Image 10: Madeline and David Eastman.

Criteria for Designation

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 meets Criterion 1.a. above as it meets the NRHP Criteria C as a design that embodies the distinctive characteristics of the building 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.

Appendix A
Additional Images of 1425 S. Francis Avenue



Southeast side of house



South side of house



North side of house



Sunroom on back of house



Shed located on north side of the property

References Cited

ICF International (2014). *Phase II Huntridge Neighborhood Historic Resource Survey and Inventory*. City of Las Vegas Department of Planning.

National Park Service U.S Department of Interior (n.d.). *National Historic Landmarks: Glossary*.
<https://www.nps.gov/subjects/nationalhistoriclandmarks/glossary.htm>

Nevada State Historic Preservation Office (n.d.). *Resources for Researchers*,
<https://shpo.nv.gov/services/contexts>

Painter, D.J. (2005). *Huntridge Tracts 1 and 2 Historic Resource Survey and Inventory*. City of Las Vegas Development Services Center & Historic Preservation Commission.

Rayle, G.J. & Ruter, H. (2015). *World War II Era Residential Housing in Las Vegas, Clark County, Nevada (1940–1945)*. The city of Las Vegas Development Services Center and Historic Preservation Commission.

Rayle, G.J. & Ruter, H. (2017). *National Register of Historic Places Eligibility Assessment of the World War II Era Huntridge Neighborhood, Las Vegas, Clark County, Nevada*. City of Las Vegas Department of Planning.