

Henderson Historic Resources Survey Plan, City of Henderson, Clark County, Nevada



***Prepared for:
The City of Henderson***



***Prepared by:
North Wind Resource Consulting, LLC***



July 2017

Henderson Historic Resources Survey Plan, City of Henderson, Clark County, Nevada

Prepared for

The City of Henderson
Community Development & Services Department
Division of Long Range Planning
240 S. Water Street
Henderson, NV 89009-5050



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EXECUTIVE SUMMARY

In 2015–2016 the City of Henderson (City) commissioned North Wind Resource Consulting (North Wind) to prepare a two-phase Henderson Historic Resources Survey Plan (HHRSP). The HHRSP, which builds upon the previously adopted Historic Preservation Plan (HPP), provides the City with a feasible, practical, financially responsible framework that the Nevada State Historic Preservation Office (SHPO) and City staff can follow to identify, record, and evaluate Henderson’s historic resources for potential eligibility to the local, state and National Register of Historic Places (NRHP).

The HHRSP is organized into five sections including an introduction; research and design methodology; historic context for Henderson’s architectural resources constructed between 1929 and 1970; survey considerations including general characteristics of architectural style and building types; survey priorities; and recommendations; and a bibliography. Appendices follow.

Findings and recommendations are based upon an assessment of the City’s previous research and documentation efforts, feedback derived from public outreach, and architectural reconnaissance surveys of nine previously determined survey areas containing significant collections of properties over 50 years of age. The reconnaissance level documentation included “windshield” surveys of the historic properties which typically refers to driving or walking past properties to observe and record the general distribution and types of resources, neighborhood streetscapes, architectural style and building forms, and levels of architectural integrity. During the windshield surveys, properties were photographed and architectural styles and building types were categorized.

Based on the collected data, the HHRSP provides survey priorities which recommend more intensive level historic resource surveys of ten subdivisions and four individual properties within the survey areas to assess NRHP eligibility. These properties were identified based on a preliminary assessment of integrity, which serves as the initial threshold to meeting the NRHP criteria. Additionally, properties were evaluated for their associations with the comprehensive historic context included in this plan.

Recommendations for the development of historic contexts for certain historic themes such as the development of schools, hospitals, parks and open spaces, and civic buildings are also included. Additional themes might include specific architectural styles such as Mid-Century Modern, or building types such as military, hospitality, or industrial.

Recommendations contained in the HHRSP may be further prioritized based on additional community feedback, the Goals, Objectives and Tasks as outlined in the HPP, and emergent threats to historic resources, and implemented as funding allows.

1. INTRODUCTION



Aerial photograph of Henderson, ca. 1956 (Image courtesy of Henderson District Public Libraries, Henderson).

1.1 PURPOSE

The City of Henderson’s (City’s) Historic Preservation Vision Statement calls for the preservation of historic places for future generations in tandem with supporting the continued growth and evolution of the City (Gorman and Davis 2014:1). Since its incorporation in 1953, the city has grown from a small community of roughly 6,000 residents to the second largest city in the State of Nevada, comprising a major portion of the greater southeastern Las Vegas metropolitan area. The city’s legacy as an industrial town—established primarily as the result of the development of the adjacent World War II (WWII) era Basic Magnesium plant—is reflected in its manufacturing plants, as well as the residential dwellings constructed to house the plant’s employees and the civic, institutional, and commercial buildings that were developed to meet the needs of the workers and their families.

As a post-WWII era city, the majority of Henderson’s buildings and structures are classified as “recent-past” resources. In addition to being prevalent within the built environment, these resources are characterized by their modest architectural styles and common building forms. As these resources are beginning to meet the 50-year threshold for listing in the NRHP, many communities are grappling with how to assess significance and identify preservation priorities for this category of buildings. This is particularly important for Henderson, where many of the city’s earliest properties are no longer extant due to demolition and neglect. Additionally, a large number of the city’s extant historic-age properties—particularly residential and commercial buildings within the Basic Magnesium Townsite (Townsite)—face the threat of redevelopment as property values in the downtown area continue to rise.

Recognizing the need to identify and acknowledge significant historic places in the face of rapid growth and development pressure, the city prepared the Historic Preservation Plan (HPP) using funds received from the Nevada Historic Preservation Fund (HPF)—a pass through of the National Park Service Historic Preservation Grant Program administered by the Nevada State Historic Preservation Office (SHPO). The resultant HPP was adopted by City Council on June 3, 2014. While the HPP provided the city with a well-defined historic preservation policy, it included only a list of parcels recommended for future intensive evaluation rather than in-depth information on the age, number, and location of historic-age properties within the Henderson city limits.

As effective preservation planning cannot occur without this knowledge, North Wind Resource Consulting, LLC (North Wind) was commissioned to prepare the two-phase Henderson Historic Resource Survey Plan (HHRSP) to supplement the HPP and assist the City with implementing the goals, objectives, and tasks therein (see Appendix C for the HPP’s goals, objectives and tasks).

1.2 GOALS

The goals of this document were derived from the City’s desire to expand the physical boundaries of historic preservation planning efforts to areas beyond the City’s historic core in an efficient and comprehensive manner. The HHRSP goals are as follows:

- Build upon the existing research, which has until now focused on the original Basic

Townsite area, in order to expand the historic context and significant architectural references for the entire City;

- Enable the City to plan citywide survey activities in a logical and systematic manner, thereby reducing the amount of time and money required for their completion; and
- Develop strategies for designation, as well as development review policies and procedures in order to enhance and protect historic resources.

1.3 FUNDING & PERSONNEL

Completion of the HHRSP and preliminary draft Historic Preservation Ordinance was sponsored by the Henderson Community Development and Services Department and funded through a grant from the HPF which supports public education, surveys, planning, archaeological investigations, and building rehabilitation (Nevada SHPO n.d.).

Due to the amount of funds allocated over the two-year period, preparation of the HHRSP occurred in two phases. The first phase of the project was completed by Logan Simpson, Inc. (Logan Simpson) in 2015. Greta Rayle, M. A. , RPA served as the Project Manager and Architectural Historian and Helana Ruter, M. A. was the project Historian. Paula Scott assisted Ms. Ruter with preparation of the historic context—included in Section 3 of this document—and Jennifer Levstik, M. A. compiled the final Phase I deliverables for submission to the city.

The second phase of the project was completed by North Wind. Ms. Rayle and Ms. Ruter were the project consultants. Project Manager for the City was Alejandra Fazekas, Senior Planner with the Community Development & Services Department, Long Range Planning Division. Project reviewers for the Nevada SHPO were Elyse Jolly, Review and Compliance Archaeologist and HPF/Commission for Cultural Centers and Historic Preservation (CCCHP) Grant Manager, and Jim Bertolini, National and State Register Coordinator. A public outreach meeting was held with city officials, residents, business owners, members of the Henderson Historical Society (HHS), and other affected stakeholders on April 20, 2017 (Photograph 1). The final HHRSP was submitted to the city in July 2017, with acceptance of the plan by City Council occurring on September 19th, 2017.



Photograph 1. Stakeholder meeting hosted by the City and North Wind on April 20, 2017 (Photograph courtesy of the City of Henderson).

1.4 PLAN ORGANIZATION

This document consists of five sections, a bibliography, and an appendix.

Section 1 begins with a brief overview of the City’s history and provides information on why the project was undertaken, its objectives, and funding, as well as the team responsible for its completion. It provides a description of the project area with maps depicting the geographic limits of the project area and nine discontinuous study areas (designated “Study Areas A-I”) identified in the HPP as containing significant numbers of historic-age resources.

Section 2 provides a summary of the research design and methodology used by both Logan Simpson and North Wind to arrive at the recommended survey priorities. It provides the results of the literature review and windshield survey in both table and graphic format, as well as a list of repositories consulted during the archival research effort. It also includes maps showing the locations of all previously documented historic and cultural resources within the project area.

Section 3 includes a detailed historic context for the years 1929 to 1970, with themes related to the City’s development.

Section 4 provides an overview of the survey considerations and includes a discussion of property types identified within the project area with photographs showing examples of each type. It also includes a discussion of architectural styles for residential and commercial properties

and institutional buildings; integrity thresholds for individual properties and contributors within a broader historic district; period(s) of significance; threats; opportunities; and incentives

Section 5 includes a discussion of survey priorities for properties within the nine study areas, including proposed costs associated with survey/inventory efforts. This section also includes information on survey types and the post-fieldwork products necessary for consultation with the Nevada SHPO. It provides federal standards for local surveys and guidelines for identification, as well as SHPO guidelines specific to the State of Nevada. It also explains the age and significance requirements and criteria considerations necessary for a property to be listed in the NRHP.

The **Appendices** contain detailed maps showing the nine study areas with the locations of resources documented during the windshield survey identified, as well as a spreadsheet of previously-recorded properties within the Basic Magnesium Townsite.

1.5 PROJECT AREA

The project area conforms to Henderson city limits. Located on the southern edge of the Las Vegas Valley in Clark County, Nevada (Figure 1), the City serves as the gateway to one of the fastest growing metropolitan areas in the country (City of Henderson 2006). The second largest city in Nevada, Henderson encompasses 107.7 square miles (279.0 km²) and is home to more than 291,432 of the state's 2,900,000 residents (City of Henderson 2015c; U. S. Census Bureau 2016).

Within the broader municipal boundaries, a total of nine discontinuous study areas (designated Study Areas A-I) were initially identified in the City's HPP for further study. These areas, which are described in Table 1 and shown along with the municipal boundaries on Figure 2, were selected for additional study as they were suspected to contain a significant number of historic-age properties based on information provided by the Clark County Assessor's Office. Detailed maps of each of the nine study areas are included in Appendix A. During Phase I of the project, each of the study areas were subject to a windshield survey to observe and note the different architectural styles and massing, and the general distribution and modes of construction of buildings and structures. The results of the windshield survey, as well as representative photographs of the properties located within the study areas are discussed in further detail in Section 3 of this document.

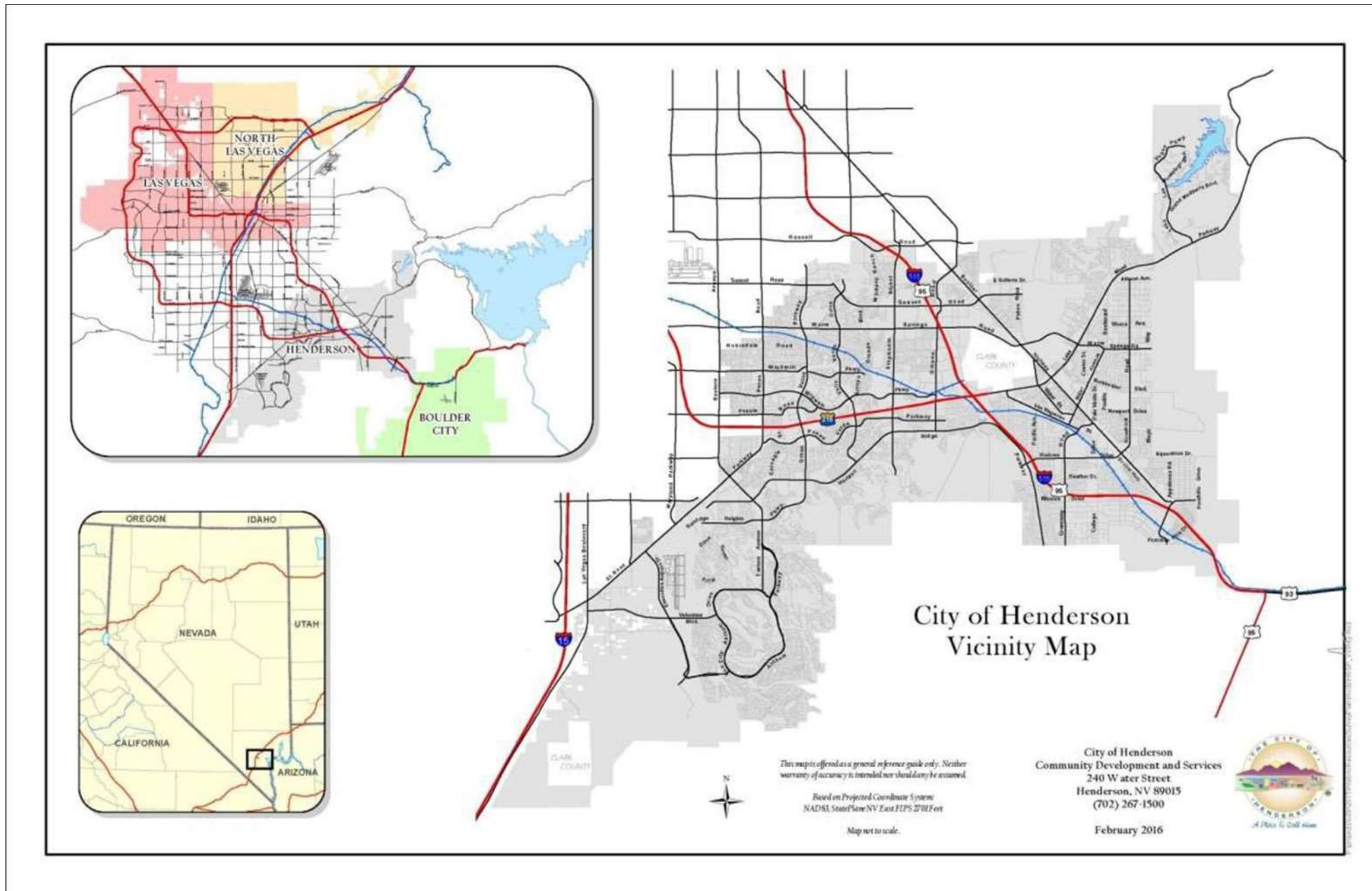


Figure 1. City of Henderson vicinity map (Image courtesy of the City of Henderson Community Development and Services Department).

Table 1. Study Areas identified within the HHRSP project area

Study Area	Location	No. of historic plats	Types of resources present	Comment
A	Roughly bounded by E. Sunset Road to the north, W. Warm Springs Road to the south, N. Green Valley Parkway to the west, & N. Valle Verde Drive to the east	1	Residential & Recreational	The Wildhorse Golf Course—one of the first golf courses in Southern Nevada—is located within the study area.
B	North & south of E. Sunset Road & east & west of N. Boulder Highway	3	Residential, commercial, & industrial	
C	Bounded by E. Lake Mead Parkway on the west & north & E. Warm Springs Road on the south	1	Residential & commercial	
D	Roughly bounded by Fir Street to the north, E Country Club Drive to the south, Perlite Way to the west, & Pioneer Street to the east	7	Residential, commercial, institutional, & recreational	Overlaps with Study Area E. Includes the Basic Magnesium Townsite.
E	Roughly bounded by Shoshone Lane to the north, W. Country Club Drive to the south, Tuna Avenue to the west, & N. Pueblo Boulevard to the east	9	Residential, commercial, institutional, religious, & recreational	Overlaps with Study Area D. Includes the Black Mountain Golf & Country Club. Includes the (currently an Elks Lodge) and foundations for Carver Park.
F	Bounded by Haynes Drive to the north, E. Horizon Drive to the south, Ridgeway Road to the west, & Mona Lane to the east	1	Residential & recreational	Overlaps with Study Area E.
G	East of S. Boulder Highway & south of Equestrian Drive & east of Thoroughbred Road & north of Palomino Drive	–	Educational & residential	The Clark County Museum & a single family residence on the northeast corner of Palomino Drive & Thoroughbred Road are the only historic-age properties located within the study area.
H	To the east & west of US 93, approximately 0.9 mile northwest of the US 95 interchange	–	Commercial	Conforms to the boundaries of the Railroad Pass Hotel & Casino.
I	North of St. Rose Parkway & east of Bermuda Road	–	N/A	Consists of a single parcel that was vacant at the time of survey.
Total no. of historic plats		22		

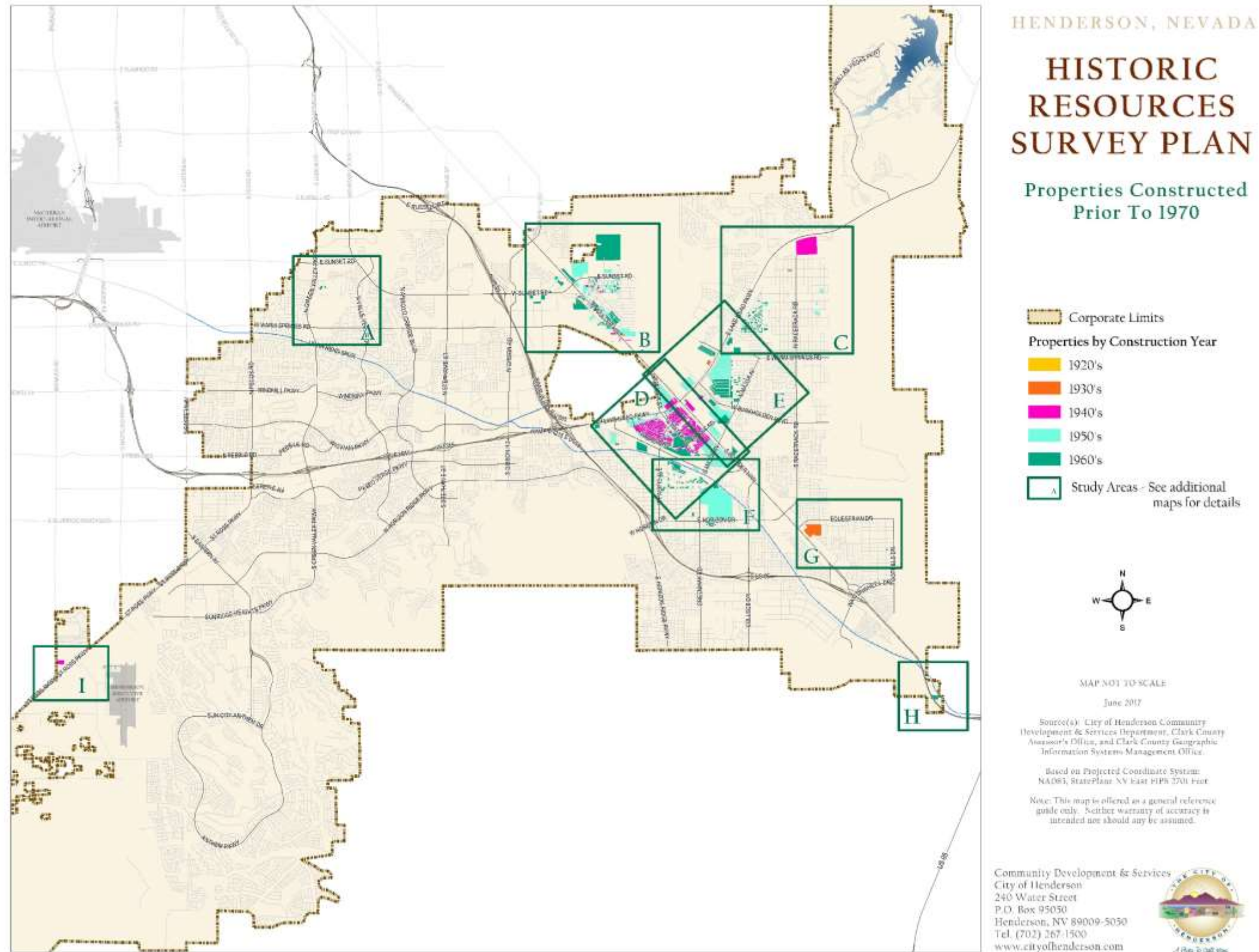


Figure 2. Map from the HPP, updated in 2017, showing the locations of Study Areas A-I within the broader municipal boundaries (Image courtesy of the City of Henderson Community Development & Services Department).

2. RESEARCH DESIGN & METHODOLOGY



Photograph of children at the Henderson Public Library, July 1955 (Image courtesy of Henderson District Public Libraries, Henderson).

2.1 LITERATURE REVIEW & ARCHIVAL RESEARCH

The primary goal of the literature review and archival research was to identify sources associated with the development of the City from the earliest residential subdivision plat in the area, dating to 1929, to the post-war era. The collected and reviewed information was utilized for the historic context. Gaps in previous historic preservation planning efforts were identified and prioritized recommendations for further survey work within and beyond the Townsite boundaries were provided to the City in Section 5 of this document.

The literature review of existing historic documentation focused on information contained within the 2014 HPP (Gorman and Davis 2014) and ten intensive level survey reports for the Townsite—the nucleus of the future City of Henderson— prepared by various consultants between May 2003 and July 2012. Please see the Historic Resources Survey Plan Map (Figure 3) for a map of all completed surveys. Previously-compiled lists of parcels supplied in the Appendix of the HPP were used to identify neighborhoods and subdivisions platted between 1941 and 1970. Plat maps available through the Clark County Assessor’s Office were reviewed in order to identify historic subdivisions which pre-dated WWII-era subdivision development for the initial development of historic-age neighborhoods within Henderson. The publication, *50 Years Henderson - An American Journey*, also proved invaluable in tracing the historical development of the City (City of Henderson 2004). Additionally, a records request was made to the Nevada SHPO to identify any additional prior survey documentation.

Archival research was conducted at the Henderson Public Library and the Clark County Historical Museum. Online research through the Henderson Libraries’ Digital Collections (digitalcollections.mypubliclibrary.com), the University of Nevada, Las Vegas Library Digital Collections (digital.library.unlv.edu), ancestry.com, newspaperarchive.com, and the Clark County Recorder’s Office website was also conducted.

Primary and secondary documents, historic maps, oral histories, subdivision plat maps, and manuscript collections housed at these Nevada and online repositories provided information on the historic patterns of land usage and development of Henderson, as well as the architects, builders, and developers initially responsible for filing the subdivision tracts and designing and constructing the houses in those subdivisions.

The digital collections provided historic photographs of BMI and Henderson. Additionally, historic topographical maps for various years, and aerial photographs dating to 1950, 1965, 1973, 1983, 1990, 1994, 1999, 2004, and 2005 were examined on historicaerials.com. Property-specific records available online through the Clark County Assessor’s Office also provided information on construction dates for buildings within these subdivisions.

The Henderson Community Development and Planning Services Department, Nathan Hill, the City Archives and Records Manager, and the Henderson Historical Society also provided maps, photographs, and transcriptions of local newspaper articles.

2.2 FINDINGS OF PREVIOUSLY DOCUMENTED RESOURCES

To date, the City has sponsored ten architectural surveys and inventories, all financed by the Nevada SHPO. All of the surveys were located within the boundaries of the Henderson Townsite (also referred to as the Basic Magnesium Townsite), which was initially platted in 1941 to house employees of the nearby BMI processing plant (Table 2; Figure 3). Development of the Townsite began in 1942, with buildout continuing to the west and south of the subdivision's earliest homes through the 1950s.

The historic context developed as part of this document builds and expands upon the prior surveys and inventories and includes identification of broad historic contexts as they relate to the development of the built environment of Henderson. These contexts represent five periods of significance: Pre-WWII and Hoover Dam Construction Era (1929-1938), WWII Era (1939-1945), Post-WWII Era (1946-1950), Era of Incorporation (1951-1960), and Era of Expansion (1961-1970). The expanded context will serve as a starting point for future research related to targeted survey efforts and the preparation of NRHP nominations, as explained in Section 5 (Survey Priorities).

Information provided by the Nevada SHPO indicates that a total of 1,246 buildings have been documented within the City of Henderson. A majority of the buildings, or 808, were constructed in 1942. The remaining properties were built in 1952 and 1953, respectively ($n = 340$), or were constructed between the years 1954 and 1959 ($n = 18$) and 1960 and 1969 ($n = 20$). Additionally, 45 of the properties were constructed after 1970 and the ages of 15 of the buildings were not known at the time of survey.

All of the documented properties were evaluated for individual eligibility in the NRHP under Criteria A (event) and C (architecture). Section 5 (Criteria and Evaluation Methods) contains definitions of the NRHP Criteria for Evaluation. This approach resulted in a total of 96 buildings—or 7 percent of the total number of documented properties—being recommended eligible for listing in the NRHP (see Table 2). Nearly all of the NRHP-eligible buildings were constructed as part of the initial development of the Townsite in 1942 ($n = 46$), or were built within the Henderson No. 2 subdivision—located in the southeastern portion of the Townsite—in 1952 and 1953 ($n = 38$). With the exception of a former tire store at 505 W. Lake Mead Parkway (which has since been razed) and a small church building at 104 W. Victory Road, all of the NRHP-eligible properties are residential, with most constructed in the Transitional Ranch (also commonly referred to as Early Ranch) and Minimal Traditional architectural styles.

Table 2. Overview of previous surveys of the Henderson Townsite

Phase	Report title	Citation	No. of resources surveyed	No. of NRHP-eligible resources ^a	Comment
I	Historic Resource Survey Report: Basic Magnesium, Inc. Women's Apartments and Basic Townsite Homes	20 th Century Preservation 2003a	121	16	The two townsite apartment complexes documented as part of this project have been razed & replaced with modern high-rise apartments in 2007.
II	Historic Resource Survey Report: Basic Townsite Homes, Henderson, Nevada	20 th Century Preservation 2003b	164	11	Includes only single & multi-family residences.
III	Historic Resource Survey Report: Basic Townsite Homes, Henderson, Nevada	20 th Century Preservation 2004	248	10	Some of the single family residences along Water Street and Basic Road had been converted for commercial use at the time of the inventory.
IV	City of Henderson Historic Resource Inventory	20 th Century Preservation 2005	225	10	
V	Historic Resource Survey Report: Basic Townsite Homes, Henderson, Nevada	20 th Century Preservation 2007	168	6	Several interesting trends noted for residential properties, including the installation of identical wooden shutters, replacement of flat roofs with gabled roofs, & the use of T1-11 (also referred to as plywood) siding.
VI	Historic Resource Survey Report: Basic Townsite Homes, Henderson, Nevada	RAFI Planning, Architecture and Urban Design 2008	64	9	Includes 59 single-family residences, 4 commercial properties, and 1 religious property.
VII	Historic Resource Survey and Inventory: Basic Townsite Homes Volume VII	20 th Century Preservation 2010	39	4	Includes 38 residential properties & one commercial property. Homes were constructed in 1942 and 1952-1953, with variations in styles noted.

continued

Table 2. Overview of previous surveys of the Henderson Townsite

Phase	Report title	Citation	No. of resources surveyed	No. of NRHP-eligible resources ^a	Comment
VIII	Historic Resource Survey and Inventory: Basic Townsite Homes Phase VIII Final Report	Painter Preservation & Planning 2011	66	2; an additional 6 buildings would be eligible if replacement siding was removed	Includes 66 residential properties, all of which were built in 1953 as part of the Henderson No. 2 subdivision.
IX	Historic Resource Survey and Inventory: Basic Townsite Homes Phase IX Final Report	Painter Preservation & Planning 2012	66	8; an additional 8 buildings would be eligible if replacement siding was removed	Survey is a continuation of the Phase VIII project.
X	Historic Resource Survey and Inventory: Basic Townsite Homes Phase X Final Report	Painter Preservation & Planning 2015	36	3; an additional 6 buildings would be eligible with minor additions	Includes only single family residences.
Total			1,196	79	

^a All properties recorded more than 10 years ago should be resurveyed to determine if they remain eligible for listing in the NRHP. ARA Update Forms should be prepared for all previously documented resources.

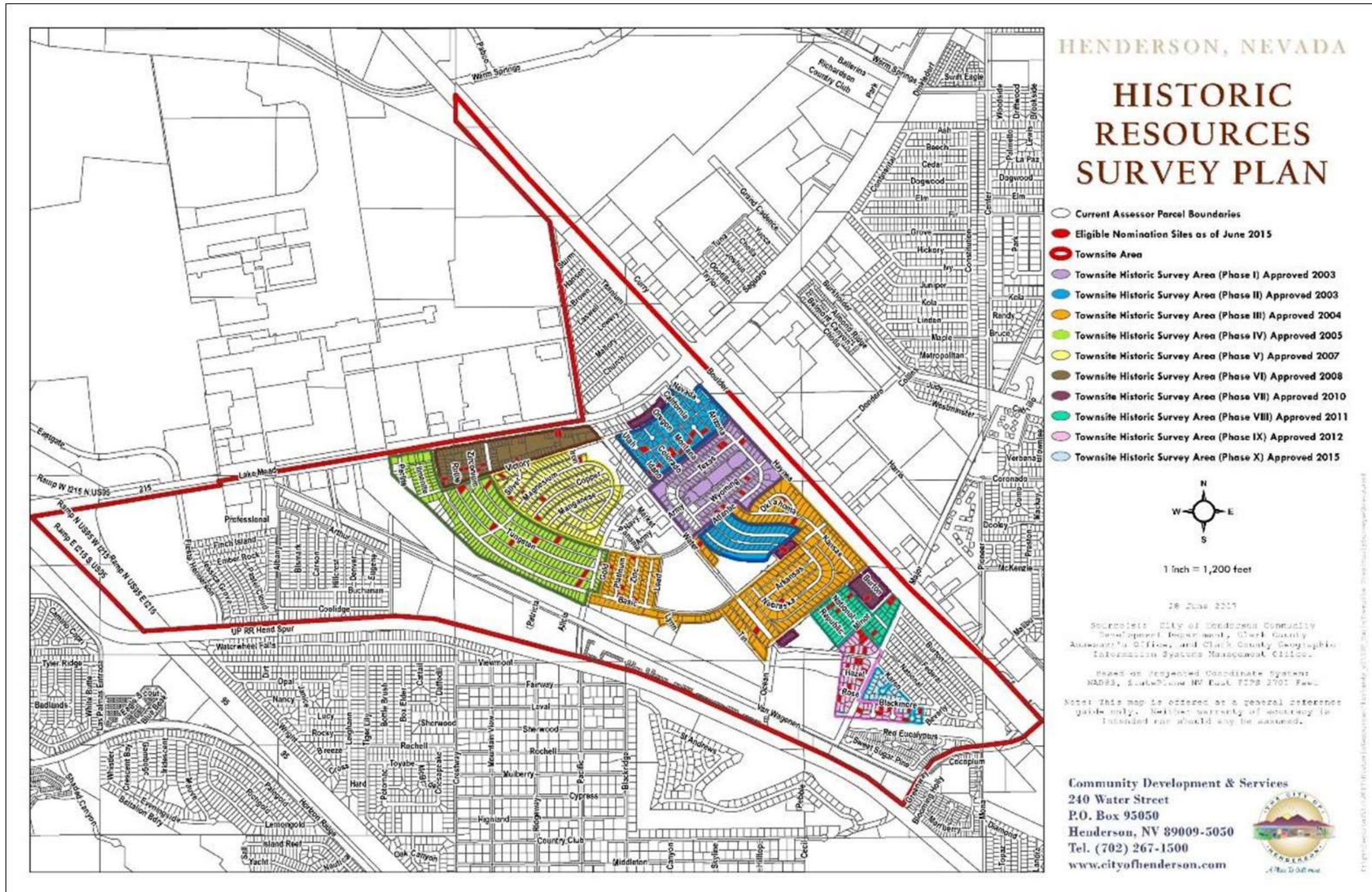


Figure 3. Map showing previously surveyed areas within the Basic Magnesium Townsite, by phase (Image courtesy of the City of Henderson Community Development and Services Department)

2.3 HISTORIC RESOURCES SURVEY PLAN METHODOLOGY

A reconnaissance level survey of Study Areas A-I was conducted by Architectural Historian Greta Rayle (then of Logan Simpson) in July 2015. The reconnaissance survey included a review of existing historical research as well as conducting additional research for study areas not previously surveyed. Additionally, a windshield survey was conducted to examine all parcels within the study areas identified by the Clark County Assessor as containing historic buildings, with the exception of subdivisions located within Study Areas D, E, and F that had been subject to prior inventory as part of the Basic Magnesium Townsite surveys. Observations made during the survey were used to develop lists of property types and architectural styles of buildings located within Henderson, as well to guide the preliminary development of survey priorities included in Section 5.

Residential and commercial properties located within the nine study areas were visually inspected during the windshield survey, and information regarding the general distribution and types of resources, architectural style and building forms, and retention or lack of architectural integrity within each of the areas was recorded. The windshield survey also included a visual inspection of the historic streetscapes located within the Study Areas to determine if entire neighborhoods, or a portion of them, might constitute NRHP-eligible historic districts. Character-defining features of the streetscape, including building setback, and the presence and characteristics of road width, curb and gutter treatment, sidewalks, streetlights, driveways, landscaping and vegetation were noted during the streetscape documentation. Nevada SHPO ARA forms were not completed as part of the survey effort, nor were NRHP eligibility recommendations made for individual properties or historic districts.

2.3.1 Survey Results

Approximately 3,102 buildings and structures over 50 years in age were identified within eight of the nine Study Areas, over half of which are located in previously surveyed areas. For more detailed information about potential historic resources in each subdivision see Section 5 (Survey Priorities). Maps of each of the Study Areas are contained in Appendix A.

A total of 40 parcels containing individual buildings and seven parcels containing multiple buildings and structures were selectively chosen as representative examples of Henderson's historic-age resources and documented via windshield survey. A total of 58 buildings and structures were documented, including 41 single family residences, 3 multi-family residences, 5 commercial buildings, 1 public building, 1 religious building, and 1 former government building that was vacant at the time of survey. The remaining six buildings could not be classified. Information on all the buildings and properties documented during the windshield survey, as well as photographs of each resource, is provided in Appendix B.

Each of the 58 documented buildings and structures that appeared to retain a high degree of historic architectural integrity and are emblematic of a documented historic context were evaluated for eligibility for listing in the NRHP either individually, as contributing resources within a historic district, or thematically as being associated with major themes identified in the historic context (see Section 3). A discussion of the federal guidelines and requirements necessary for a property to be listed in the NRHP is discussed in more detail in Section 5.

The individually documented buildings range in age, with the earliest property—a single family residence constructed in 1925 at 1824 Allen Avenue—to the most recent property constructed in 1989 in the same subdivision. The majority of the single- and multi-family residential buildings were constructed in the 1950s and 1960s in the then popular post war Minimal Traditional and Ranch architectural styles, with Contemporary style buildings prevalent in Study Areas A and F.

Parcels with multiple buildings and structures include two golf courses (Wildhorse Golf Club and Black Mountain Golf and Country Club); a retirement community (Gold Crest Senior Living); a hospital (St. Rose Dominican Hospital); an elementary school (C. T. Sewell Elementary School); a museum (Clark County Museum); and an unnamed residential complex at 1633 Palm Street. The majority of these parcels would be classified as buildings rather than historic districts as the buildings functioned as historically related units, as defined in *National Register Bulletin 16A: How to Complete the National Register Registration Form* (National Park Service 1997).

Documented commercial properties were largely located on major thoroughfares such as N. Boulder Highway and along E. Lake Mead Parkway, as well as along Athol Avenue in Study Area B. These include the Railroad Pass Hotel and Casino (1931), Paragon Building Products (1954), Henderson Electric Motors (1960), and American Shooters Supply (1961).

Other documented institutional, civic, educational, or religious buildings include St. Rose Dominican Hospital (1942), Elks Lodge (1936), Chester T. Sewell Elementary School (1959), Henderson Presbyterian Church (1959), the vacant government building at 136 W. Atlantic Avenue (1963), and the Clark County Museum (multiple construction years).

In addition to the individually documented buildings, plats within the eight study areas were examined in order to make preliminary assessments regarding the presence of potential historic districts, as well as the broader Townsite as a whole. Clark County Assessor's records indicate that a total of 19 subdivisions were platted within the eight study areas prior to 1970. A list of these plats is included in Table 3.

Similar to the 47 individual properties, the 19 subdivisions vary in age, with the earliest plat—Midway City—filed on March 31, 1931. This subdivision, which pre-dates the platting of the Henderson Townsite, was developed following completion of the Boulder Highway to house workers assisting with the construction of Hoover Dam (Keterson 1984; Stevens 1988). In comparison, the most recent neighborhood platted within the study areas—the AMD Henderson Sunrise Trailer Estates No. 11 subdivision—was platted as a mobile home community on November 17, 1962. Three additional plats for mobile home communities were filed in February and March of the same year.

The subdivisions also differ in the number of blocks and lots they contain. While the Henderson Townsite is the largest of the subdivisions, consisting of 1,000 lots situated within 36 blocks, the plat encompassing the least amount of acreage—the Black Mountain Golf and Country Club—consists of three lots (designated Lots A, C, and D) surrounded by nine blocks.

Preliminary assessments of the 19 subdivisions located within the study areas suggest that six of the plats may be potentially eligible for inclusion in the NRHP as historic districts for their concentrations of historic-age properties which retain sufficient integrity to be classified as contributors to a potential residential historic district under Criterion A for their association with the contexts identified in Section 4. However, future architectural surveys may reveal that the plats are eligible under Criterion B for their association with a notable resident or the developer(s) or community builder(s) responsible for their creation, and/or under Criterion C for their collection of Ranch, Minimal Traditional, or Contemporary style architecture that is “an important example of a distinctive period (or) method of construction” (Ames and McClelland 2002). The six plats that appear to contain contiguous resources that together might form NRHP-eligible districts are identified in Section 5 as prioritized survey areas.

The other 13 plats have experienced significant loss of historic buildings or the historic-age buildings within the plats have undergone extensive alterations to their original character. While these areas do not warrant intensive survey and/or prioritized preservation planning efforts, reconnaissance level survey should be conducted to determine where the highest concentrations of historic buildings remain (see Section 5 for areas within Henderson identified as suitable for reconnaissance level survey).

A more detailed description of the findings per Study Area is below:

Study Area A contains the Paradise Mesa Estates Unit No.1/Paradise Valley Country Club Estates/Green Valley Country Club Estates subdivision, a residential subdivision platted in 1960. Construction didn’t began in earnest until the 1970s with only 21 homes constructed by 1983. Because the subdivision does not contain a significant number of historic-age resources, a historic district is not recommended.

Study Area B contains the Midway City, Sierra Vista City and Sierra Vista Addition residential subdivisions.

The Midway City subdivision was platted in 1929 as the Jericho subdivision; however, only a small number of buildings had been constructed by 1950, with paved streets arriving in the 1970s or early 1980s. The subdivision now contains mostly Ranch style homes, the majority of which are not historic in age. In addition to the lack of a significant concentration of historic-age homes, the lack of architectural integrity of those remaining historic-age homes, and other factors explained in Section 5, the Midway Subdivision is not recommended as an historic district.

The Sierra Vista City subdivision was platted in 1931 with 515 lots. In 1942, a portion containing 213 lots was replatted as the Sierra Vista Addition. By 1950 only a small number of homes had been constructed within the Sierra Vista City subdivision. By 1965 several commercial properties along N. Boulder Highway and Athol Avenue had been constructed, with development of additional commercial and industrial properties continuing into today. Sierra Vista City is not recommended for further study as it lacks sufficient numbers of historic-age resources and has suffered commercial encroachment; however, there is the potential for a historic district to occur in the Sierra Vista Addition after further study.

Study Area C contains the Sunrise Subdivision Nos. 3, 4, 5 and 6 Trailer Estates, platted in 1962 and 1963 with trailers beginning to move to the lots by 1969. Unfortunately, very few of the historic-age mobile homes remain, and those remaining cannot convey the significance of residential subdivision development within Henderson between 1929 and 1970. Therefore, these homes are not recommended for further study.

Study Area D contains the Black Mountain Golf and Country Club, Hillcrest Manor and the Henderson Townsite Annexes 1 and 2 subdivisions, as well as St. Rose Dominican Hospital. The Black Mountain Golf and Country Club subdivision was platted in 1959 but did not see significant growth until much later. Homes continue to be constructed with some vacant lots remaining. The subdivision is not recommended for further study due to the lack of a significant number of cohesive historic-age resources and individually eligible properties.

Hillcrest Manor was platted in 1954 with construction beginning 3 years later; however, the majority of the homes were constructed between 1990 and 2004. Even with this, there are enough intact historic-age homes in the heart of the Hillcrest Manor subdivision that may retain sufficient integrity to be classified as contributors to a potential residential historic district.

The St. Rose Dominican Hospital was originally constructed as the Basic Magnesium Hospital by the federal government in 1942 to serve residents of the Basic Magnesium Townsite. In 1989, the hospital was renamed St. Rose Dominican Hospital. As the first hospital building within the Henderson Townsite, the building is historically significant for its association with health and medicine in the community. Despite the number of additions to the original building, the building retains sufficient integrity and may be eligible for historic designation.

Henderson Townsite Annexes Nos. 1 and 2 were the first and second subdivisions platted between 1951 and 1952 as an extension to the original Henderson Townsite. There are no recommendations for this Annex as it was previously surveyed.

Study Area D and E contain overlapping subdivisions Manganese Park and the Henderson Townsite. The Manganese Park residential subdivision was platted in 1952 to house employees of Manganese Ore, Inc. Manganese Park is recommended for further study as a potential historic district for its concentration of WWII era factory style residences that retain sufficient integrity.

Henderson Townsite was platted in 1952. There are no recommendations for this area as it was previously surveyed.

Study Area E contains the Bulloch, Fairview Estates, Sunrise, and the Henderson Townsite Annexes 3 and 4 subdivisions, as well as the Chester T. Sewell Elementary School and Elks Lodge.

The Bulloch Subdivision #1 was platted in 1961 and included 43 lots containing multi-family dwellings and apartments. While much of the historic integrity of the subdivision has been lost due to the demolition of historic buildings, the remaining buildings may retain sufficient integrity to be eligible for designation individually or as a district.

The Fairview Estates subdivision was platted in 1961 and included 62 lots. Construction began slowly and continue into today. A historic district is not likely as the subdivision does not contain a significant number of historic-age resources, and the extended build-out period has resulted in a lack of cohesion among the resources.

The Sunrise Subdivision #1A was platted in 1962 with 34 lots. The initial homes were constructed by 1964 but not completely built out until 1971. The subdivision exhibits few changes since its completion and may be eligible as a historic district for its collection of post-WWII Ranch Style residences and as an example of a post- incorporation residential development in the City of Henderson.

Henderson Townsite Annex #3 was the third of four annexes platted between 1951 and 1952 as an extension to the original Henderson Townsite. There are no recommendations for this Annex as it was previously surveyed.

Henderson Townsite Annex #4 was the last of four annexes platted in between 1951 and 1952 as an extension to the original Henderson Townsite. Section 5 recommends that this subdivision be studied further as is the only subdivision within the Henderson Townsite that has not been previously documented. The subdivision as a whole retains sufficient integrity to constitute a historic district and its significance as a Post-WWII housing development should be evaluated.

The Chester T. Sewell Elementary School was built in 1949 as the Valley View Elementary School. As the only school remaining from the era that still possesses the majority of its historic architectural features, it is potentially eligible for historic designation.

The Elks Lodge building was originally constructed in 1943 as part of the Carver Park complex—a segregated African-American housing complex for BMI workers. As the last remaining building of the Carver Park development, and for its association with prominent African-American architect, Paul R. Williams, it is highly recommended that this property be evaluated for eligibility for historic designation.

Study Area F contains the Henderson #2 Tract, platted between 1951 and 1952 as an extension to the Henderson Townsite. All the homes were constructed by 1953. Although homes within the subdivision have been modified, it appears the configuration and density of the neighborhood has changed very little since its completion. With further evaluation, it's possible that numerous buildings within the subdivision are eligible for listing as contributors to a broader historic district.

Study Area G contains the Clark County Museum. With the exception of the museum building, most of the other buildings on the site were relocated there for educational purposes (Figure 4). Historic-age buildings and structures located on the museum property include numerous single family residences, a wedding chapel, a barn, a train depot, and a mobile home. The museum exhibit center building was constructed in the 1970s and is not historic (Photograph 2).

Study Area H contains the Railroad Pass Hotel and Casino, originally constructed in 1931 as the Railroad Pass Club. The club provided gambling and drinking opportunities to the workers constructing the Boulder Dam, as these activities were prohibited in Boulder City. The casino, which holds Nevada State Gaming License No. 4, is purportedly the oldest continually operating casino in the State of Nevada. Even though it suffers a significant lack of integrity, the Railroad Pass Hotel & Casino is significant for its association with Nevada's entertainment and recreation history and should be studied further.

Study Area I: Although Clark County Assessor's records noted the presence of a 1940s era historic building on a rectangular-shaped parcel of land to the east of Bermuda Road in Study Area I (see Appendix A.9), the building had been razed at the time of the survey and the parcel was being redeveloped (Photograph 3).

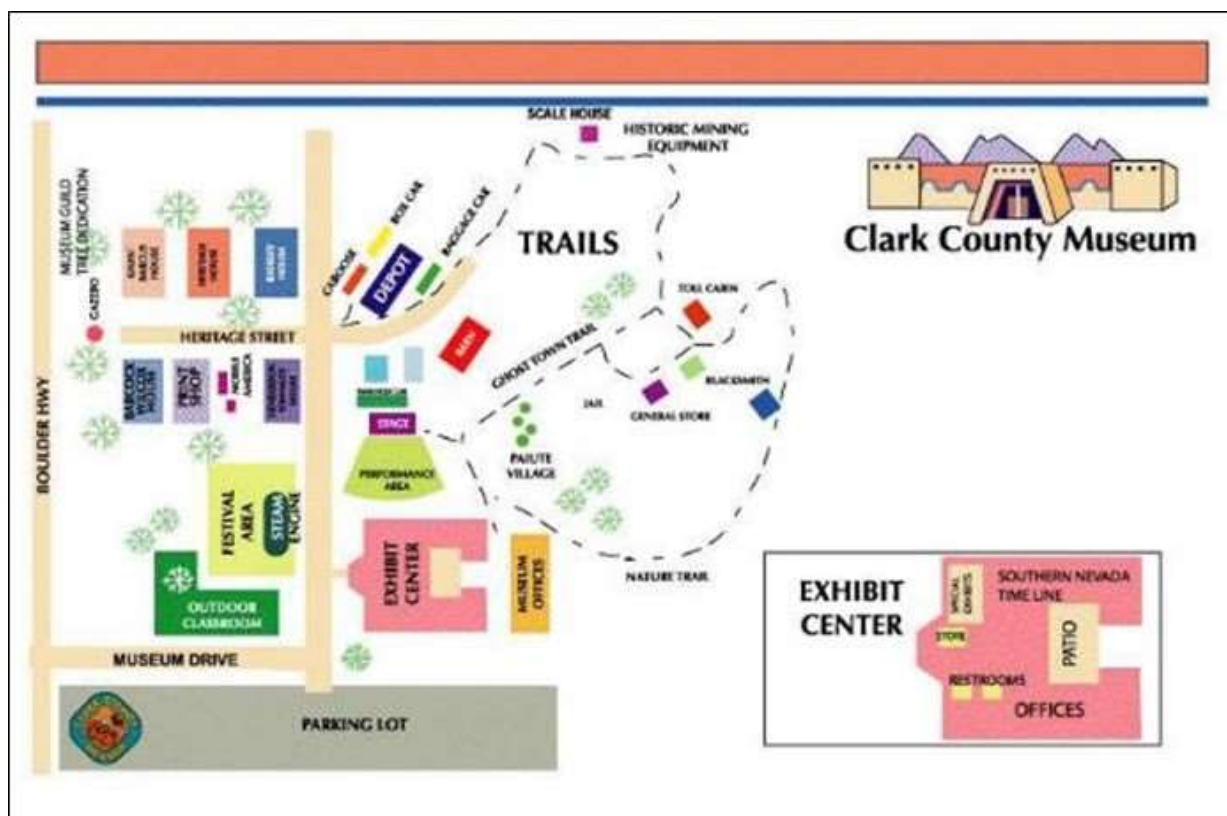


Figure 4. Map of the Clark County Museum grounds, with points of interest identified (Image courtesy of the Clark County Museum, Henderson).



Photograph 2. Overview of Study Area G, showing the ca. 1970s Clark County Museum exhibit center building (Logan Simpson, 2015).



Photograph 3. Overview of Study Area I, showing redevelopment of the parcel at the time of the windshield survey (Logan Simpson, 2015).

Table 3. Residential subdivisions located within Study Areas A-I that were platted and built prior to 1970 (Source: Clark County Assessor’s Office and City of Henderson Community Development and Services Department).

Plat name	Study Area	Boundaries	Platted by	Date	No. of blocks	Original no. of lots	Current no. of historic-age properties	Types of resources present	Potential Historic District?	Notes
Paradise Mesa Estates Unit No. 1	A	Lonna Linda Drive to the west, High View Drive to the north, Greens Avenue to the east, and east & west sides of High Vista Drive	Mesa Development Company (H. M. and B. Greenspan)	8/28/1960	7	129	0	None	No	All modern residential development.
Midway City	B	E. Merlayne Drive to the south, E. Sunset Road to the north, Moser Drive to the east, & Ward Dr. to the west	Earl L. Moser	3/31/1931	13	513	75	School & single family residences	No	Lack of density of historic-age resources
Sierra Vista Addition	B	East and west of Boulder Highway & north of Foster Street (originally First Street)	T. A. and Maude Wells	2/4/1942	15	378	121	Single family residences	Maybe	
Sierra Vista City	B	E. Foster Street to the north, Moser Drive to the south, Price Street to the east, & Palm Street to the west	T. A. and Maude Wells	8/4/1931	12	522	29	School & single family residences	No	Lack of density of historic-age resources
Sunrise Subdivision Nos. 4 & 5 Trailer Estates	C	West of N. Pueblo Boulevard & east of Lake Mead Parkway	William J. Moore (president, Bentonite, Inc.)	11/17/1962	4	68	28	Single family residences	No	Lack of density of historic-age resources
Sunrise Subdivision No. 6 Trailer Estates	C	South of the Sunrise Subdivision No. 3 between Amadeus Street and Pueblo Place	William J. Moore (president, Bentonite, Inc.)	6/26/1963	3	121	56	Single family residences	No	Lack of density of historic-age resources
Black Mountain Golf & Country Club Subdivision	D	Henderson Avenue to the west, Temple Drive to the east, Rainbow Drive to the south, & Black Mountain Drive to the north	Black Mountain Golf & Country Club, Inc.	9/8/1959	9	Golf course only	1	Golf course, clubhouse, & associated facilities	No	Original clubhouse was razed and rebuilt.
Henderson Townsite Annex #1	D	Northwest of Basic Road, south of Victory Road, & west of Pacific Avenue	Federal Homes Development Company	12/18/1951	N/A	37	54	Church & single family residences	Maybe	
Henderson Townsite Annex #2	D	North of Victory Road to the west of Atlantic Avenue & south of BMP Road; includes lots along both sides of Basic Road & Clemente Way	Federal Homes Development Company	12/31/1951	N/A	65	54	Single family residences	Maybe	
Hillcrest Manor	D	Watson Avenue to the north, McHenry Avenue to the west, the south side of Raines Avenue to the south, & the east side of French Avenue to the east	Clarence L. Watson & G. B. Nellis	5/18/1954	14	276	59	Single family residences	Maybe	

continued

Table 3. Residential subdivisions located within Study Areas A-I that were platted and built prior to 1970 (Source: Clark County Assessor’s Office and City of Henderson Community Development and Services Department).

Plat name	Study Area	Boundaries	Platted by	Date	No. of blocks	Original no. of lots	Current no. of historic-age properties	Types of resources present	Potential Historic District?	Notes
Manganese Park	D & E	Tuna Avenue to the west, Saguaro Street to the east, Taylor Street to the south, & N. Cholla Street to the north	Herbert Kronish	7/18/1952	4	81	81	Single family residences	Maybe	
Henderson Townsite	D & E	Bounded by U.S. Highway 95 to the northeast, Ocean Avenue to the southeast, Van Wagenen Street to the southwest, & E. Lake Mead Parkway to the northwest	Colorado River Commission	2/21/1952	36	1000	1563	Schools & single family residences	Maybe	
Bulloch Subdivision #1	E	Includes residences on Kola Street, Randy Way, & Bruce Way	Boyd Bulloch	12/20/1961	4	43	7	Single family residences	Maybe	
Fairview Estates Subdivision	E	Fir Street to the north, Center Avenue to the west, Kola Avenue to the south, & Palo Verde Drive/Major Avenue to the east	Fairview Estates, Inc. (president, W. Chapman Wooten, and secretary, L. Keith Pendleton)	10/17/1961	3	62	65	Single family residences	No	Lack of density of historic-age resources
Henderson #3	E	Continental Avenue to the west, Center Street to the east, & Grove Street to the south	Ace Homes Company (partners, Herbert Kronish & B. H. Nicholas)	8/18/1953	11	311	308	School & single family residences	Maybe	
Henderson #4	E	Maple Street to the south, Grove Street to the north, Center Street to the east, & Continental Avenue to the west	Federal Homes Development Company	10/15/1956	9	253	218	Single family residences	Maybe	
Sunrise Subdivision #1A	E	West of Center Street, 7 lots north of Ivy Street & 11 lots south of Maple Street	Boyd Bulloch	3/24/1962	3	34	20	Single family residences	Maybe	
Sunrise Subdivision No. 3 Trailer Estates	E	North of Piute Lane to the north, Apache Place to the west, south of Navajo Drive to the south, & east of Navajo Drive to the east	William J. Moore (president, Bentonite, Inc.)	2/2/1962	3	91	29	Single family residences	No	Lack of density of historic-age resources
Henderson #2	F	South of Haynes Drive & north of Red Eucalyptus Drive	Federal Homes Development Company	9/30/1952	18	370	363	Single family residences	Maybe	

3. HISTORIC CONTEXT



Photograph of “Arizona Panhandlers,” women who lived on Arizona Way in the Basic Townsite, September 1943 (Image courtesy of Henderson District Public Libraries, Henderson).

The following historic context was prepared by Ruter et al. (2015) during Phase I of the project. For this narrative history, a period of significance spanning from 1929 to 1970 has been determined, beginning with the earliest date of platting in the Henderson area, and including events, people and structures that will be considered of historic age within the next several years. For the purposes of this narrative, five important time periods within Henderson's history have been identified: Pre-WWII and Hoover Dam Construction Era (1929-1938), WWII Era (1939-1945), Post-WWII Era (1946-1950), Era of Incorporation (1951-1960), and Era of Expansion (1961-1970). The following narrative history explores each of these themes.

3.1 PRE-WORLD WAR II AND HOOVER DAM CONSTRUCTION ERA (1929-1938)

Purportedly, the first resident of what would become the City of Henderson was James Miller who established the Jericho Ranch prior to World War I (Sadovich 1964; Kesterson 1984). Baulttsor R. Jefferson, an owner of the Nevada-based Three Kids Mine, was then said to have acquired the ranch from Miller (Sadovich 1964). While it is not clear if, or when, this transfer of real estate from Miller to Jefferson occurred, documentation from the Bureau of Land Management demonstrates that Jefferson patented 40 acres of land within the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1 of Township 22 South, Range 63 East in 1920 (Bureau of Land Management 1920). In 1928, the signing of the Boulder Canyon Project Act by President Calvin Coolidge authorized the construction of the Boulder Dam—now known as Hoover Dam—in Black Canyon, approximately 14 miles from the present-day City of Henderson. Following the passage of the Act, Jefferson decided to subdivide his 40-acre tract to encourage settlement by dam construction workers. Jefferson partnered with Harry T. Bearden, a real estate broker from Las Vegas, and the following year, the men platted a subdivision known as Jericho (Kesterson 1984). The subdivision plat was officially filed on March 23, 1929 by Earl L. Moser, a partner with Bearden in the firm Moser & Bearden (Clark County Recorder 1929; *Reno Evening Gazette* 1929). Street names within the 40-acre tract, which was locally referred to as Jericho Heights, included Bearden, Jefferson, and Moser, reflecting the relationship between the developers and the subdivision (Kesterson 1984). Journalist Lorna Kesterson notes that “only five families moved into the new subdivision during the first year of its existence,” all of whom lived in tent dwellings (Kesterson 1984).

When construction work began on the Hoover Dam in 1931, the population within the subdivision quickly expanded as workers and their families began to look for more permanent housing accommodations within close proximity to the construction site (Kesterson 1984). With the completion of the Boulder Highway in 1931, construction workers began to settle along the route which stretched between Las Vegas and the dam construction site (Stevens 1988). In May 1931, Moser re-platted the Jericho subdivision as Midway City (Figure 5) (Clark County Recorder 1931a). The subdivision was reportedly renamed Midway City to reflect its location “midway” between Boulder City—the master planned community established to house construction workers for the Hoover Dam—and the City of Las Vegas (Von Dornum 1984). That same year, construction began on a dance hall that was to be called “Railroad Pass Club,” a building which would ultimately be known as the Railroad Pass Hotel and Casino, still in operation today.

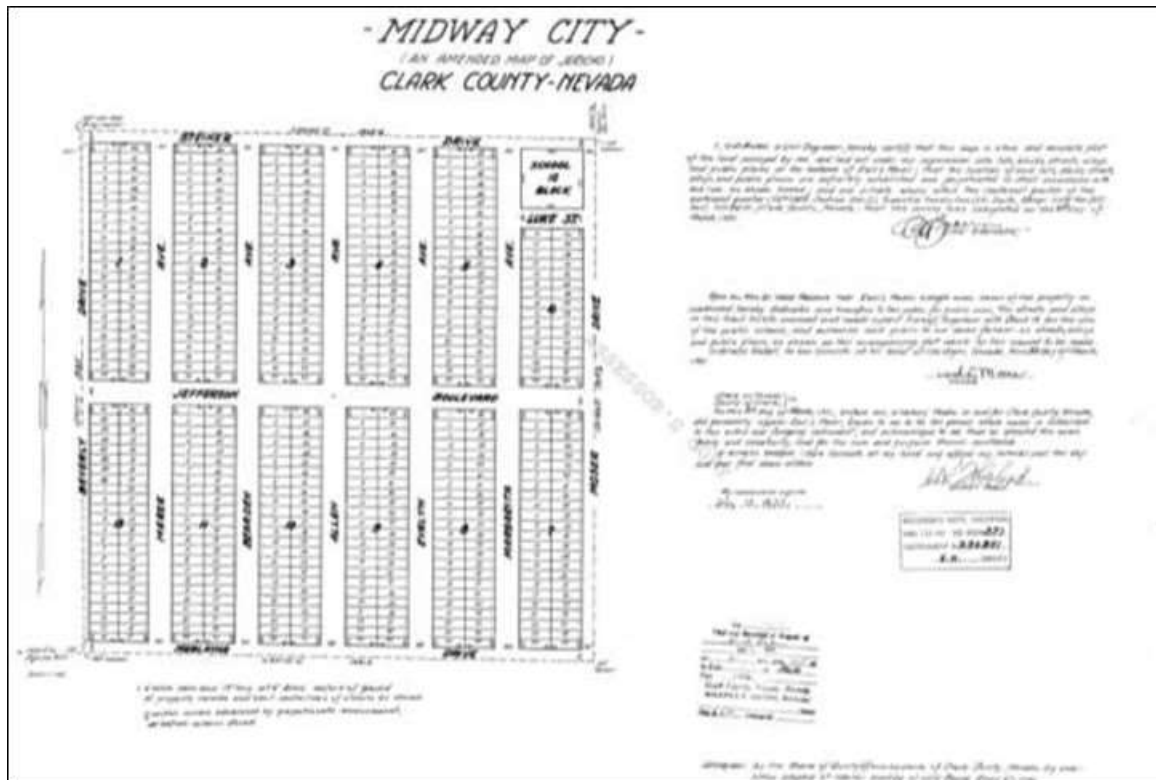


Figure 5. Plat of Midway City, as filed by Earl Moser on March 31, 1931 (Image courtesy Clark County Assessor's Office, Las Vegas).

Reflecting the growth spurred by the construction of the dam, Thomas Alanzo (T. A.) Wells and his wife Maude Wells subdivided a property adjacent to Midway City in August 1931. The new subdivision, named Sierra Vista City, was platted along both sides of Boulder Avenue (now N. Boulder Highway) and effectively doubled the physical size of Midway City (Clark County Assessor 1931b; Kesterson 1984) (Figure 6). When construction of the Hoover Dam, creating Lake Mead, was completed in 1935, both neighborhoods saw an exodus of population. In 1940, Jefferson sold his holdings in Midway City to County Sheriff Gene Ward and T. A. Wells (Von Dornum 1984). However, when construction began on the Basic Magnesium, Inc. (BMI) plant—roughly one mile away from Midway City—the following year, the area saw a population boom larger than that which occurred during the dam construction period. Lake Mead, the newly-formed reservoir that resulted from the damming of the Colorado River at Hoover Dam, was situated in an ideal location and offered an abundance of fresh water which would be capable of supporting large-scale industrial operations (National Park Service n.d.). In addition to the plentiful supply of fresh water, electricity supplied to the area by the Hoover Dam generators could be used to power production efforts (City of Henderson 2004). Together, the water and power provided by the Hoover Dam project would create the foundations for Henderson's industrial production.

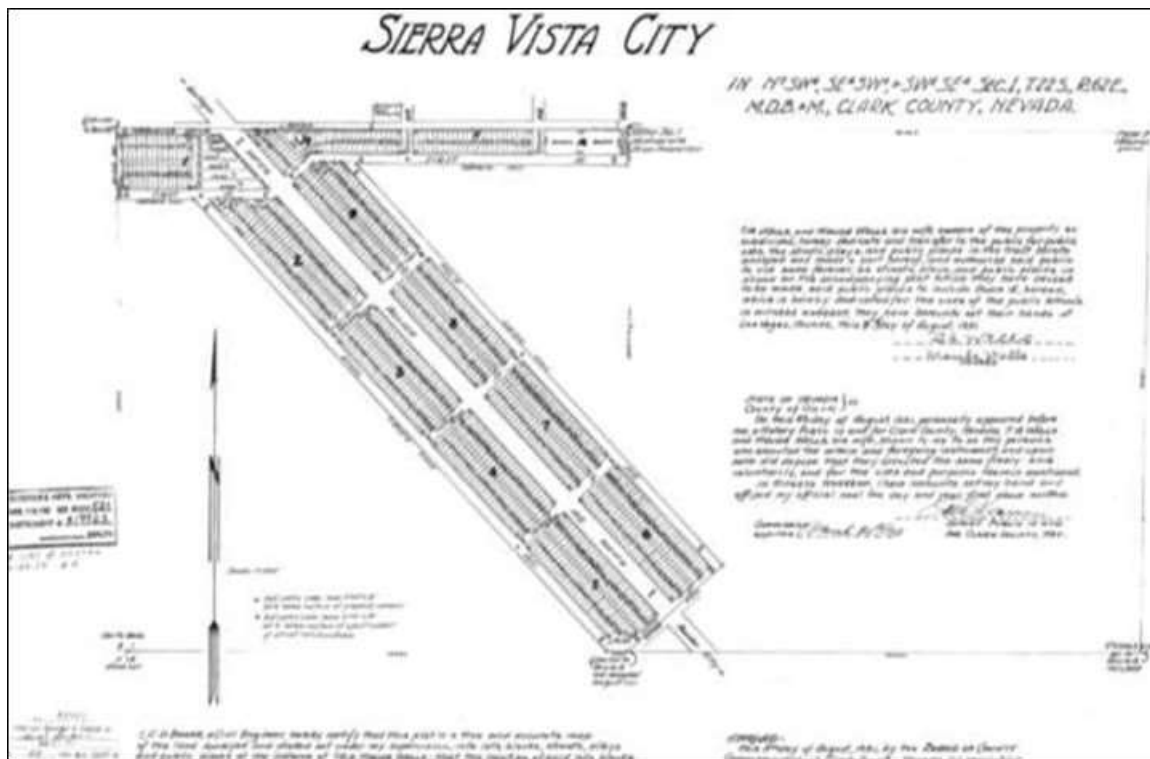


Figure 6. Plat of Sierra Vista City, as filed by T. A. and Maude Wells on August 4, 1931 (Image courtesy Clark County Assessor's Office, Las Vegas).

3.2 WORLD WAR II ERA (1939-1945)

BMI and the U. S. Reconstruction Finance Corporation (RFC) selected a site for a magnesium factory to be located between Las Vegas and Boulder City in 1941. The lightweight magnesium metal was a key material used in the construction of aircraft and weaponry, making its procurement of interest to the Federal government. Because operation of the plant required large amounts of electricity and water, the proximity of the site to the Hoover Dam and Lake Mead proved ideal. Additionally, large stores of magnesite—the ore used in the production of magnesium—were located within a few hundred miles of the plant (Waldron 1942). Former U. S. Senator Charles B. Henderson of Nevada served on the board of directors for the U. S. Defense Plant Corporation (DPC) and supported the construction of a plant which could make use of the magnesite ore discovered near Gabbs, Nevada (Mooney 2007).

With the further support of Nevada Senators Key Pittman and Patrick McCarran, DPC made a commitment to fund the construction of a plant, which would be leased and operated by BMI (Mooney 2007; Waldron 1942). The McNeil Construction Company won the contract for the plant's development and began construction in October 1941 (Waldron 1942). The massive plant was projected to be 1.75 miles long by 0.75 mile wide (Mooney 2007) (Figure 7). Reportedly 4,000 McNeil construction employees travelled to the site and, with additional out of state emigrants seeking war-time work, the number of workers on site swelled to between 10,000 and 12,000 (Mooney 2007; Waldron 1942). As there was no available housing in the immediate area, many workers lived in tents or ramshackle housing in the desert (Sadovich 1971; Waldron 1942) (Photograph 4). The factory began operations in 1942 and soon became one of the country's largest manufacturers of metallic magnesium.

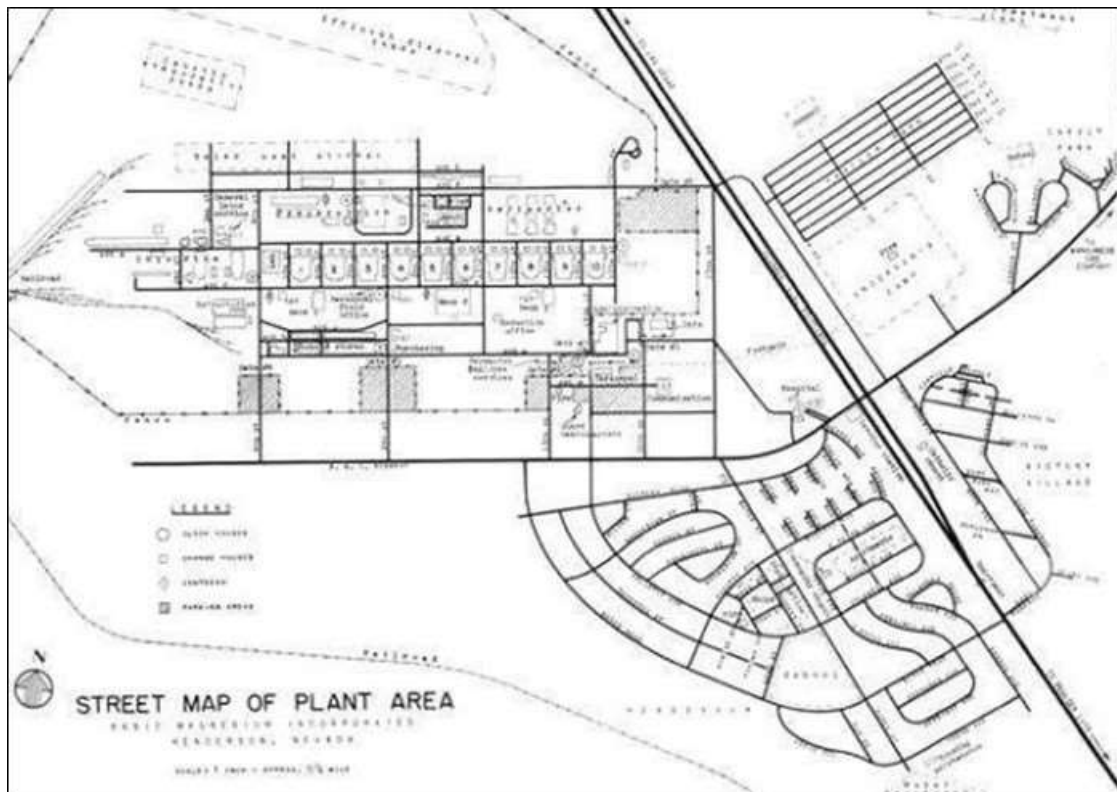


Figure 7. Street map of the BMI plant area, date unknown (Image reprinted from RAFI Planning, Architecture, and Urban Design 2008).



Photograph 4. Housing conditions near the BMI plant, date unknown (Image courtesy mypubliclibrary.com).

Representative of the new housing development in this area, a *Las Vegas Review-Journal* article from May 1942 noted that “the first unit of 20 small houses” was completed near the BMI plant in Pittman. The homes and lots were offered for \$1,600 by the Pittman Development Company. It is clear, however, that the majority of the homes constructed in the Pittman area were temporary in nature as a June 1942 article in the *Fallon Eagle* newspaper described the area as “a tent-trailer city housing 5,000 people.” Pittman received its first electrical line in August 1942 through the Pittman Valley Electrification Project, and the following month, a temporary post office was established. Despite these initial developments, however, the city lacked municipal water services which hampered its growth and led to the loss of numerous businesses and residences to fire.

While the need to develop housing for the great influx of workers was nearly universally recognized, BMI operators of the factory, government representatives, and local politicians argued as to the appropriate location for the development (Mooney 2007). Local leaders in Las Vegas opposed the creation of a new townsite which had the potential to draw revenue away from the city. It was eventually recognized, however, that Las Vegas did not have the appropriate utility capacity to accommodate the housing. BMI executive Howard Ells sought to have housing constructed at Boulder City; however, this attempt also failed as the Bureau of Reclamation was unsupportive of the development. In a compromise with the leaders of Las Vegas, the housing constructed at the plant site was classified as “demountable.” Units were manufactured in pieces off site, assembled on site, and considered temporary in nature (Mooney 2007; Waldron 1942).

Roughly one mile to the west of the BMI plant, the Midway City area once again experienced growth as BMI employees searched for housing opportunities (Carlson 1974). In February 1942, T. A. and Maude Wells platted a new subdivision immediately south of Sierra Vista City named Sierra Vista Addition (Figure 8). The three plats, including Midway City, Sierra Vista City, and Sierra Vista Addition, collectively began to be referred to as Pittman, in honor of Nevada Senator Key Pittman and Nevada Governor Vail Pittman.

Platting and growth of the Basic Townsite followed the same pattern of rapid development as that experienced in the Pittman area (Photograph 5 and Photograph 6). Ultimately, 1,000 single-family homes were constructed on the west side of the N. Boulder Highway; these homes housed management-level BMI employees and their families. The O. J. Scherer Construction Company, at the direction of the Federal Public Housing Authority, completed the construction of two apartment complexes that segregated its tenants by race and sex. The Victory Village Apartments, located across Boulder Highway, consisted of apartments, dormitories, and social/commercial service buildings for lower income white workers. It housed 324 white families and 175 single white men. Carver Park Apartments, located to the northeast of Victory Village, was designed by Paul R. Williams, an accomplished modernist architect and the first African-American member of the American Institute of Architects. The complex housed black workers and consisted of 64 units for single workers, 104 one-bedroom units, 104 two-bedroom units, and 52 three-bedroom units (Photograph 7). The development also included a school and a recreation hall (Canfield 1976; Lyle 2012; Mooney 2007) (Figure 9).



Figure 8. Plat of Sierra Vista Addition, as filed by T. A. and Maude Wells on February 4, 1942 (Image courtesy Clark County Assessor’s Office, Las Vegas).



Photograph 5. Townsite Market, c. 1940 (Image reprinted from City of Henderson 2004).



Photograph 6. Townsite Drug Co., c. 1940 (Image reprinted from City of Henderson 2004).



Photograph 7. Residential buildings designed by Paul R. Williams within the Carver Park subdivision (Image reprinted from the *Las Vegas Review-Journal* 2003).



Figure 9. Plat of Carver Park Addition (Image courtesy Clark County Assessor's Office, Las Vegas).

The 400-acre Basic Townsite was laid out in a curvilinear pattern with houses facing the streets at oblique angles on 100-foot-long by 60-foot-wide lots (Mooney 2003) (Photograph 8). Purportedly the streets were planned in a curvilinear pattern so as to confuse potential enemy pilots (Mooney 2003). The single family homes, designed by prominent Arizona architectural firm Lescher and Mahoney and constructed by McNeil Construction Company, included 700 two-bedroom homes and 300 three-bedroom homes (Photograph 9 and Photograph 10). The two-bedroom homes totaled 620 square feet in size and the three-bedroom homes totaled 785 square feet. The homes were of wood frame construction with shiplap siding (War Assets Administration 1945).

As the townsite grew, the need for educational facilities for families of BMI workers became evident, prompting the opening of the Townsite School in October 1942 (Photograph 11). Located at the current site of City Hall on Water Street between Atlantic Street and Basic Road, the facility consisted of 18 buildings and served grades K-12 (City of Henderson 2004). A month after the opening of the school, the government-funded Basic Magnesium Hospital was opened at the intersection of Lake Mead Drive and the Boulder Highway (Dignity Health 2013) (Photograph 12).

In 1943, Anaconda Copper Company purchased rights from BMI to operate the plant as well as further develop the townsite with a business district, sheriff's office, school, bank, and the Basic Townsite Hospital (Mooney 2003). Along with the growing number of community amenities in the townsite, two churches, St. Peter's Catholic Church, and the Henderson Presbyterian Church, were opened within the decade. When the post office was assigned to the community in 1944, a change in name was announced from the Basic Townsite to Henderson, Nevada. The new name was a tribute to Charles B. Henderson, former U. S. Senator from Elko, Nevada, and former Chairman of the Reconstruction Finance Corporation. Senator Henderson was instrumental in establishing the local BMI plant (City of Henderson 2004). The plant remained in operation until November 1944, when surplus magnesium stores reduced the need for continued production. A massive exodus of residents from Henderson occurred after the plant's closure which left roughly one-half of the homes within the townsite vacant (City of Henderson 2004). The population did not stabilize until the plant was purchased by the State of Nevada in 1948 (Mooney 2007).



Photograph 8. Aerial view of the Basic Townsite, ca. 1942 (Image reprinted from City of Henderson 2004).



Photograph 9. Two bedroom house designed by Lescher and Mahoney located within the Basic Townsite, 1943 (Image courtesy mypubliclibrary. com).



Photograph 10. Three bedroom house designed by Lescher and Mahoney located within the Basic Townsite, 1943 (Image courtesy mypubliclibrary. com).



Photograph 11. Original Townsite School, constructed in 1942 (Image reprinted from City of Henderson 2004)



Photograph 12. Original BMI hospital, opened in 1942 (Image reprinted from City of Henderson 2004).

3.3 POST-WORLD WAR II ERA (1946-1950)

Following the cessation of magnesium processing, RFC resumed control of former BMI property and leased out portions of the plant to the Stauffer Chemical Company and Western Electrochemical Company. In 1945 the Truman Administration began to decommission former WWII-era sites and transfer them to the War Assets Administration (WAA) for liquidation (City of Henderson 2004). Although the townsite, Victory Village, and Carver Park developments were put up for sale, the WAA was not successful in finding a buyer. Instead, the agency was only able to sell a limited amount of the industrial equipment present within the community (City of Henderson 2004).

The closing of large sections of the BMI plant following the war caused an electricity crisis in Southern Nevada. The Number 7 Generator at Hoover Dam, which had been constructed for the express purpose of powering the BMI plant throughout the war, had become underutilized. The State of Nevada had access to this generator; however, it was clear that the cost of operating the generator would surpass the profits from any unused power that the State was allowed to sell. Were the State to opt out of receiving its share of the power from the Number 7 generator, lease tenants at the BMI plant, as well as throughout the town of Henderson, would no longer have access to electricity. Seeing this as a potential threat to the growth of their town, a group of business owners formed the Henderson Chamber of Commerce in 1945. The Chamber, led by former BMI staff assistant William Byrne, drafted an open letter calling for the citizens of Nevada to ensure that the State continued to supply power to the Henderson area. The Chamber's campaign proved successful, and in late 1945, the State agreed to accept the power generated by the Number 7 unit (City of Henderson 2004).

The town of Pittman, in addition to losing residents following the BMI plant closure, suffered from continued issues, many of which arose from its lack of a municipal water system. In early 1945, the town was experiencing seepage from cesspools and simultaneously did not have sufficient potable water from wells (Von Dornum 1970). Representatives from the town sought to have a pipeline constructed from the BMI plant to Pittman. A survey conducted in conjunction with the pipeline proposal noted that the community consisted of 40 homes with 300 residents, 1 hotel, 6 gas stations, 2 stores, 2 garages, 6 restaurants, and 9 clubs (Von Dornum 1970). In order to have the pipeline constructed, the town was required to obtain unincorporated status and develop a water improvement district. These actions were carried out in 1947; however, it was not until 1949 that a water system was constructed (Von Dornum 1970).

In February 1947 the Las Vegas Chamber of Commerce invited members of the state legislature to tour the BMI plant in order to press the state to acquire the facility (City of Henderson 2004). The following month, the legislature passed two bills which gave the Colorado River Commission (CRC) the authority to act as an agent on behalf of the state to acquire the plant and residential lands held by the WAA. The Defense Department authorized the sale of the property in January 1948 for \$24 million. The CRC maintained control of the townsite and a new corporation, Basic Management, Inc., was organized to manage the industrial complex (City of Henderson 2004). Near the same time, the Basic Magnesium Hospital property was transferred from the WAA to the Dominican Order of Catholic Sisters, and the Adrian Dominican Sisterhood of Michigan bought the property for \$1.00, committing to maintain hospital operations for the next 25 years (Dignity Health 2013). Federal census records indicate that in 1950, the population of Henderson totaled 5,717 persons (City of Henderson 2004). As the U. S. entered the Korean War in 1950, production at the plant increased and the area experienced yet another housing shortage. In July 1950, 108 of the plant's employees were on a waitlist for townsite housing and there were concerns that the CRC would evict non-employee residents from their homes (City of Henderson 2004). The Henderson Tenants Association pressed to allow occupants to purchase the homes they were renting; however, the CRC was reluctant to grant their requests (*Henderson Home News* 1950).

3.4 ERA OF INCORPORATION (1951-1960)

While the privatization of housing in the townsite remained at a standstill, a private development company proposed the construction of new housing for Henderson. Federal Homes Development Company drew up plans to develop 350 homes in Henderson in 1951. The two- and three-

bedroom homes, named “Freedom Houses,” were available for down payments of \$700 and \$1200, respectively (Photograph 13). The company platted four subdivisions, referred to as Henderson Townsite Annex 1-4, between December 1951 and January 1952 to accommodate the proposed housing. The first plat was located along Basic Road, with plats two and three located between Victory Road and Lake Mead Parkway, and plat four on a triangular-shaped parcel of land between N. Boulder Highway and Water Street, adjacent to the hospital. The figures for the first week of sales totaled 150 homes, which reflected the demand for housing. By the end of the following month, the company sold an additional 112 home sites (City of Henderson 2004).



Photograph 13. “Freedom House” models (Image reprinted from City of Henderson 2004).

In December 1951, a consortium of plant lessees proposed to purchase the townsite from CRC for \$3.5 million and the industrial plant for \$13 million (City of Henderson 2004). The ownership of the townsite and plant was formally transferred from CRC and Basic Management, Inc. on June 1, 1952 (City of Henderson 2004). In early June, BMI hired John

A. Galbreath and Company to facilitate the sale of the townsite homes to the consortium employees of the plant. The homes were offered for between \$3,000 and \$3,500 (*Henderson Home News* 1952a). One hundred residents, who were not employees of the plant, were given the option to purchase new homes in the Federal Homes subdivisions and remain in their townsite homes until the new homes were completed (City of Henderson 2004; *Henderson Home News* 1952c). By the end of 1952, more than 445 homes within the townsite had been sold (City of Henderson 2004).

In September 1952, Federal Homes Development Company moved forward with the platting of another subdivision of 370 plats, named Henderson No. 2, to be located between S. Boulder Highway and E. Ocean Avenue and bisected by S. Major Avenue (Figure 10). The latter part of 1952 also saw the initial development of Manganese Park, platted by developer Herbert Kronish, to serve as housing for employees of Manganese Ore, Inc. (*Henderson Home News* 1952b). The new subdivision was located immediately adjacent to Carver Park and bordered Lake Mead Parkway. The project, also to be constructed by Federal Homes Development Company, was to include 33 two-bedroom and 48 three-bedroom homes (Figure 11) (*Henderson Home News* 1952b).

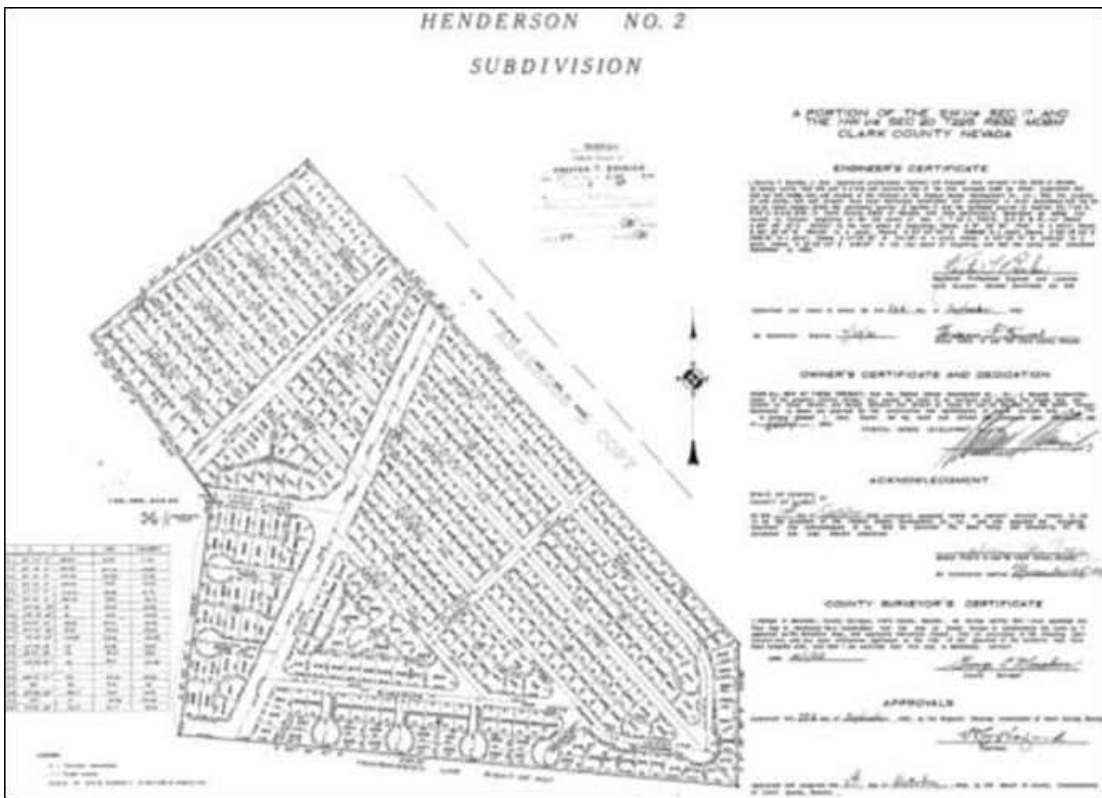


Figure 10. Plat of Henderson No. 2, as filed by Federal Homes Development Company in September 1952 (Image courtesy Clark County Assessor's Office, Las Vegas).

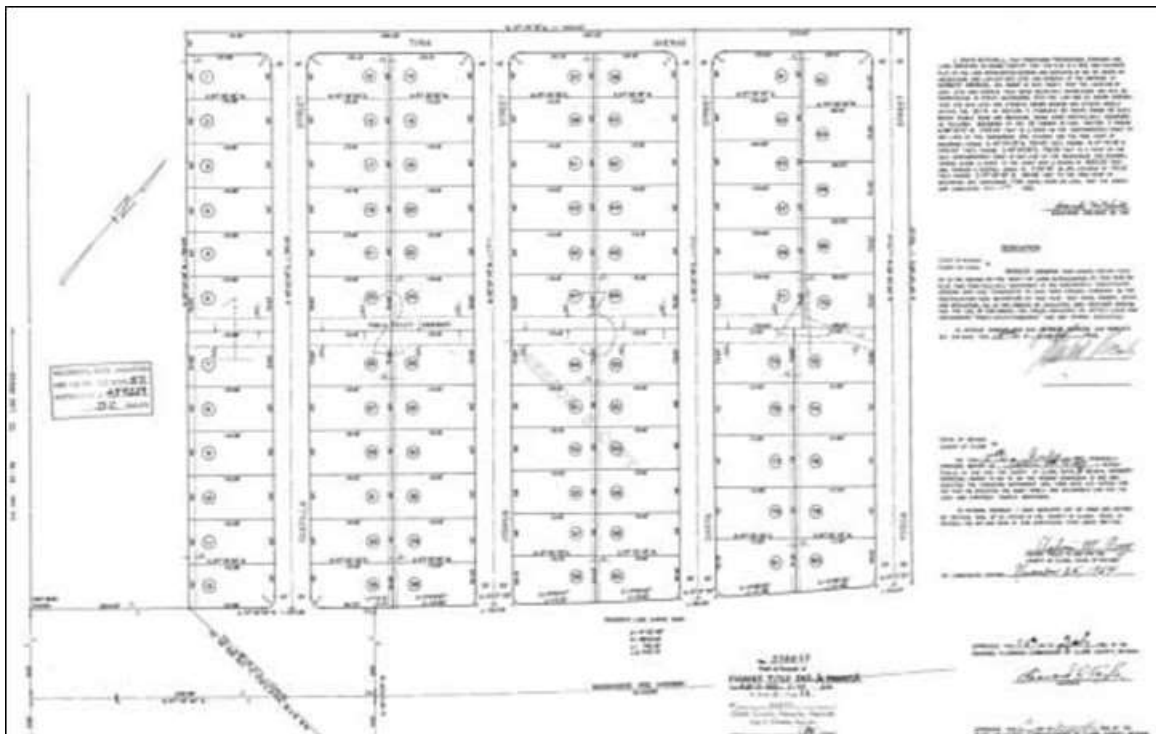


Figure 11. Plat of Manganese Park, as filed by Herbert Kronish on July 18, 1952 (Image courtesy Clark County Assessor's Office, Las Vegas).

Shortly on the heels of the private purchases of townsite and Federal Homes subdivision houses, residents began to press for the incorporation of the town of Henderson (*Henderson Home News* 1953). A petition was developed to incorporate in March 1953 with a proposed townsite boundary that would include the original townsite, Pittman, Carver Park, Victory Village, the Henderson Townsite Annexes, and Manganese Park (City of Henderson 2004). The residents of Pittman conducted their own town hall meetings to discuss the benefits and negatives of joining with the other areas of Henderson in incorporation. There was concern regarding the proposed outlawing of alcohol and gambling in Henderson for those residents of Pittman who had vested interest in businesses that traded in these goods and services. It was decided that alcohol sales and gambling would be permitted within the Pittman boundaries (Zenoff 1953). Further arguments made for Pittman to join the incorporation included having a voice in government representation, increased property values, and municipal services (Von Dornum 1953). On April 16, 1953, 2,000 residents of the Henderson area voted in favor of incorporation. The new city was divided into five wards to be represented by five council members and a mayor (City of Henderson 2004).

The incorporation of the City of Henderson hastened new residential and community development. In May 1954 the Hillcrest Manor subdivision was platted by Clarence L. Watson and G. B. Nellis (Figure 12). The new subdivision ran between McHenry and French Avenues (now Albany Way and Victory Road) and sat directly west of the new Basic High School near the Union Pacific Railroad (UPRR) tracks. In August 1954, Federal Homes Development Company, in partnership with Ace Homes, platted a new development with 311 proposed home sites located to the south of Carver Park (City of Henderson 2004). The subdivision featured three-bedroom homes, offered for approximately \$2,000 with a \$400 down payment (*Henderson Home News* 1954). The plat was filed as Henderson No. 3, and work began on the subdivision in 1955 (City of Henderson 2004; *Henderson Home News* 1954). Additionally, 1954 saw the construction of the town's first recreational facility, the Henderson Youth Center. In total, the City approved nearly \$4 million in building permits by the end of 1954 (City of Henderson 2004). Two years later, in October 1956, the same partnership platted the Henderson No. 4 subdivision directly south of Henderson No. 3, adding another 253 homes to the area directly opposite Carver Park. As the city continued to physically expand, the existing water and sewer services were not upgraded which resulted in diminished water pressure and inadequate fire department services (City of Henderson 2004). The situation was not resolved until 1955 when voters approved a municipal bond to improve the system.

A number of Pittman residents concerned over the continued issues with municipal services sought to secede from Henderson in 1955 with the intention of forming a new town, to be known as East Las Vegas, with the unincorporated Whitney Township. While this initiative failed, it was symbolic of larger growing pains as Henderson sought to maintain its city budget while grappling with the need to provide additional resources to its population, which had grown to more than 12,000 persons by the mid-1950s (City of Henderson 2004; *Henderson Home News* 1955).

In February of 1957, the Nevada Department of Highways opened Highway 91 to Henderson, creating a route from California to Lake Mead which allowed visitors to bypass Las Vegas (City of Henderson 2004). Although this boon to the tourism industry provided some capital to the City, more investment was needed if growth were to continue. City of Henderson officials developed a plan to raise revenue by which the city would seek to purchase federal lands, annex



Figure 12. Plat of Hillcrest Manor subdivision, as filed by Clarence L. Watson and G. B. Nellis on May 18, 1954 (Image courtesy Clark County Assessor's Office, Las Vegas).

them into the city boundaries, and sell them to private interests. In May 1957, the City brokered a deal with the Bureau of Land Management (BLM) to acquire 7,000 acres of federal land over a 5-year period. An article by *Henderson Home News* columnist Morry Zenoff surmised that “when the deal is cleared, it should make it possible for the city to earn much money in land sales, land leases – and provide a money stockpile to bring the city many more community developments” (Zenoff 1957). This land acquisition proposal was delayed in Congress until 1959 when the federal government approved the sale of the land for \$355,195 (City of Henderson 2004). The City sold 1,600 acres of the land to out-of-state investor Mark Leff for the construction of a 780-lot residential housing development to be named Vegas Vista Estates (*Henderson Home News* 1960). The City also sold portions of the 7,000 acres of land for commercial and industrial uses (Zenoff 1959).

With additional funding came the ability to create additional civic services for the population of Henderson. Overcrowding of classrooms during the mid-1950s created the need for additional educational facilities. The construction of Basic High School on Van Wagenen Street in 1952 relieved some of this as the Townsite campus transitioned into the elementary and junior high schools. Later, in 1955, a third elementary school, Park View Elementary (site of current Robert Taylor Elementary), was built at Major Ave and Burkholder Boulevard. Construction of this school was followed by Valley View Elementary School in 1959, built at Lake Mead Parkway and Parkview Street (now Warm Springs Road). This school was renamed Chester T. Sewell

Elementary in 1966, in honor of the pioneer member of the Clark County School Board (*Henderson Home News* 1966).

The following year, prominent citizens of Henderson such as Chamber of Commerce President Hershel Trumbo sought to improve the community through the development of a golf course and country club. In September 1957, officers of the Black Mountain Golf & Country Club advertised that the proposed golf course and country club would be located on a 300-acre site complete with tennis courts, a swimming pool, and a clubhouse with homesites for future private residential development (*Henderson Home News* 1957). The Black Mountain Golf Course was dedicated in June 1958 and the residential subdivision platted the following year in September 1959, expanding the City’s boundaries by 1960 (*Henderson Home News* 1958) (Figure 13; Figure 14).

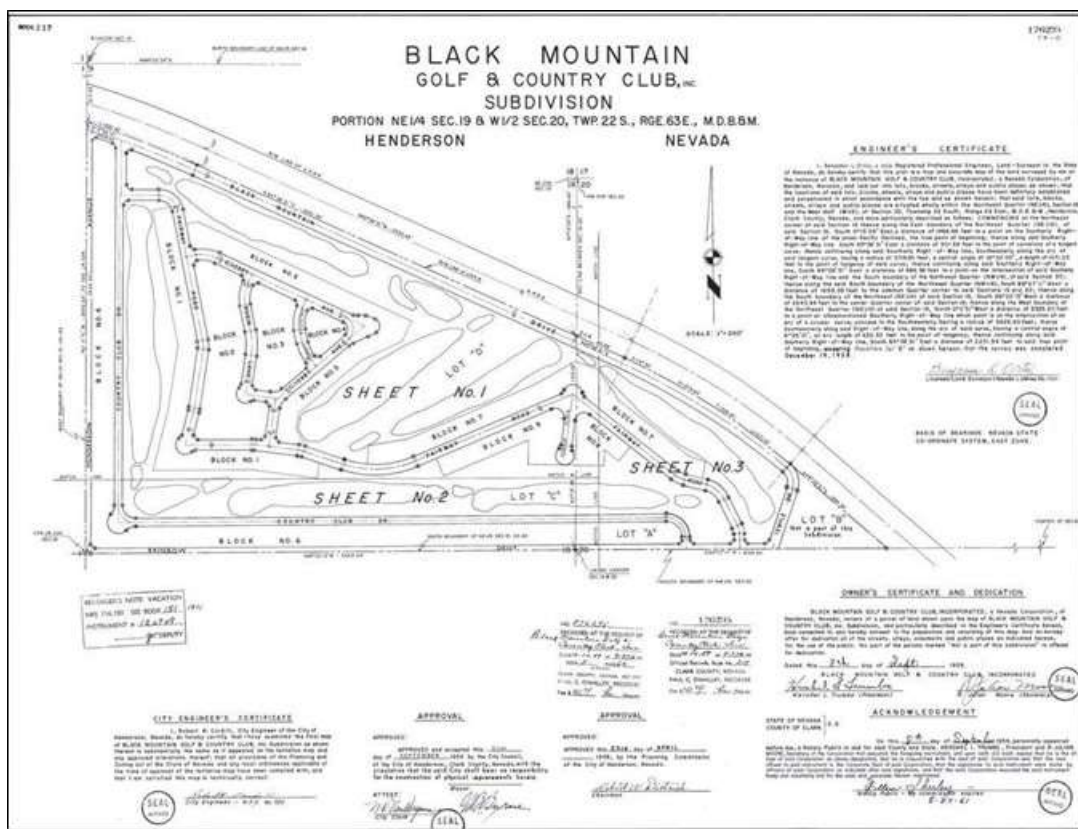


Figure 13. Plat of Black Mountain Golf & Country Club Subdivision, 1959 (Image courtesy Clark County Assessor’s Office, Las Vegas).



Figure 14. Henderson boundary map, circa 1960 (Image reprinted from City of Henderson 2004).

3.5 ERA OF EXPANSION (1961-1970)

While the private residential housing market continued to expand, there was a lack of low-income housing which consisted only of the Carver Park and Victory Village apartments. In 1961, Sierra Vista, Inc. began to develop low-income, pre-fabricated housing in the Pittman area (City of Henderson 2004). The company planned on a development of 230 buildings which ranged in size from two- to four-bedroom units with attached garages (*Henderson Home News* 1961). Additionally, in the period between 1962 and 1963, the company Bentonite, Inc. platted three mobile home subdivisions named Sunrise Subdivision Trailer Estates Nos. 3, 5, and 6. These subdivisions, which included improvements such as streets, street lights, electricity, sewer connections, and telephone service, allowed for additional low-cost housing options for residents of Henderson (*Henderson Home News* 1962). Ultimately, the Clark County Housing Authority also proposed the development of new low income housing through the construction of 100 units of duplex homes in the latter part of 1963 (*Henderson Home News* 1963).

In 1961, Mayor William Byrne was re-elected and began calling for the construction of a City Hall which would house administrative offices, justice facilities, and a new police station. A 1955 bond had made \$124,000 available for the building's construction, and in January 1963, ground was broken at 245 Water Street. That same year, Mayor Byrne began to plan for the annexation of the BMI plants into City boundaries. Leaders of the BMI facilities rejected this proposal and refused to annex into the City, as it would cost each plant an additional \$100,000 per year in taxes. Byrne's quest for additional City land was realized through a different source; the passage of the Henderson Land Bill.

In the early 1960s the City continued its expansion through the acquisition of federal and private lands. In 1962, Senators Alan Bible and Howard Cannon sponsored a bill to allow for the sale of 6,200 acres of federal land to the City. In January 1963, the City annexed roughly 1,600 acres of privately-owned land into its boundaries, which included the Paradise Valley Golf Course area (*Henderson Home News* 1963). In July 1963, Congress passed the Henderson Land Bill which allowed for the sale and transfer of 15,000 acres of federal land to the City within a 5-year period. This land acquisition roughly doubled the size of the City and consisted of the present-day southern part of the City. The City purchased the land for \$50 an acre and re-sold it for a profit, simultaneously increasing their tax base (City of Henderson 2004; Rinaldi 2003).

Although a petition for a Henderson city charter began in 1961, the issue proved contentious. Mayor William Byrne openly opposed the creation of a charter government in Henderson. Petitions for the charter failed two subsequent times, in 1963 and 1964, prior to the legislature's 1965 approval. Mayor Byrne lost re-election to Bob Hampton in 1965, shortly after the passage of the charter. Hampton began to make efforts to slow Henderson's cycle of acquiring lands without proper municipal facilities in place, and also to regain control of the City's financial situation. In the early years of his administration, Hampton was forced to deal with a new problem for the City: rampant pollution and chlorine emissions from the BMI plants, an issue which would not be resolved within his time in office (City of Henderson 2004).

In 1967, the Nevada National Guard requested a donation of 20 acres of City-owned land in order to build an Armory which would, in addition to creating a dedicated place for practicing military maneuvers, bring several full-time jobs to the community. The City of Henderson jumped at the opportunity for positive economic development. The Nevada National Guard would build the facility, slated to cost nearly \$600,000, if the donation proposal was accepted. In January of 1968, the Henderson City Council officially approved the donation of over 20 acres of land near the Black Mountain Golf Course, and the Armory was completed in 1971 (City of Henderson 2004).

The City saw its most ambitious residential planning project in 1967 when J. Carleton Adair, former casino owner, sought to develop a \$320 million master-planned community located along a man-made lake, to be called Lake Adair (City of Henderson 2004) (Figure 15). The developer obtained the rights from the CRC for 10,000-acre feet of water from Lake Mead to create the new lake. In exchange for the development, Adair required that Henderson change its name to the City of Lake Adair. However, funding for the project was not secured until the late 1980s, when Lake Adair was bought by Ronald Boeddeker and turned into the resort community of Lake Las Vegas (Lake Las Vegas n.d.).

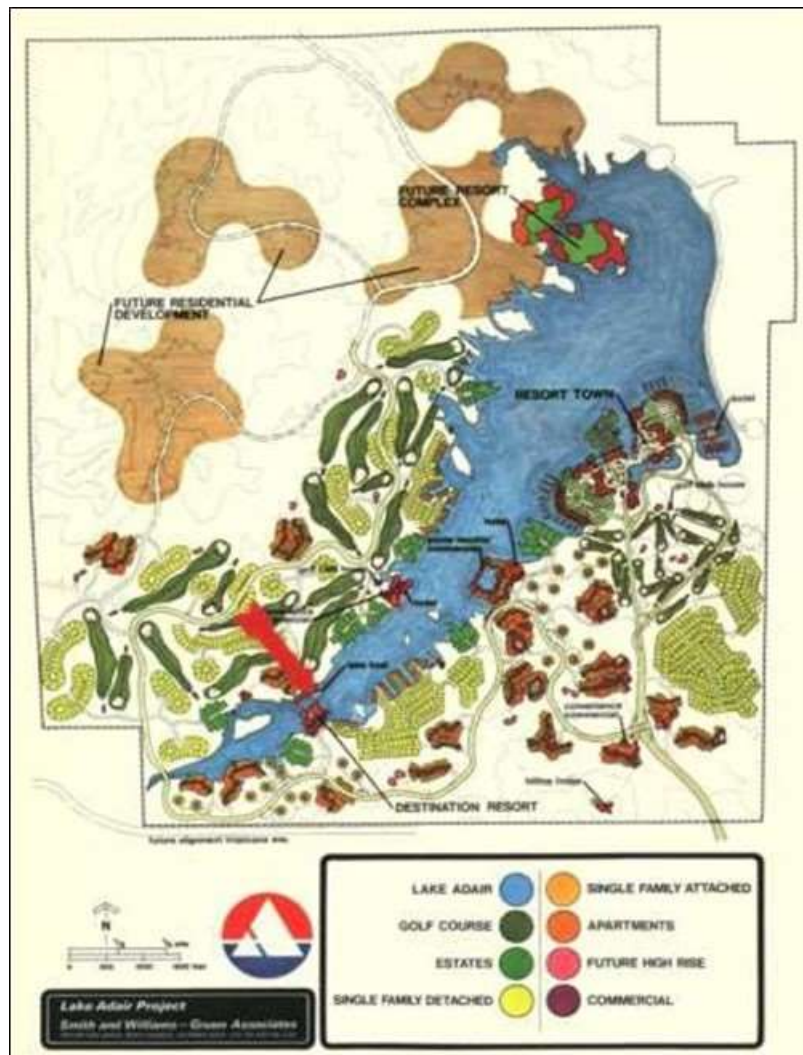


Figure 15. Proposed general land use plan of Lake Adair development (Image courtesy of the City of Henderson).

The proposed development brought to light the need for larger City planning and in 1968 Henderson hired a consultant to develop a long-range land use plan (City of Henderson 2004). The planner, Franklin Bills, noted in an article in the *Henderson Home News* that there were roughly 4,800 dwelling units in the City which included 843 low-rent units, 822 mobile homes, and 950 of the original Basic Townsite homes (Bills 1968). Bills expressed concern regarding these housing units, noting that “on balance it must be concluded that the dwellings included in these three categories do not provide any desirable asset to the city housing economy” as they provided limited tax revenue and were often in poor condition (Bills 1968:1). Bills proposed that low-income housing be limited to 10 percent of the total housing stock and that it should be disbursed throughout the community rather than concentrated in a single area. The plan also stressed the importance of further developing the commercial sector along Boulder Highway and incorporating the original industrial plant into the city limits as it remained a county island (Bills 1968). The population of Henderson at the time of the master plan totaled more than 18,000 persons and the city projected a population of more than 40,000 within 20 years’ time (Bills 1968).

Developer Hank Greenspun tested the tenets of the new master plan with his 1969 proposal to develop 3,200 acres of land from the City for a residential development to be located near Paradise Valley Country Club, established in 1959. While initially rebuffed by the city, Greenspun continued with his plans, and in 1971, offered to purchase 4,270 acres from the City of which 1,128 he would allow to be annexed to the City. Greenspun had hired a firm to develop a master plan for the community which he anticipated being a roughly \$7 million development (City of Henderson 2004) (Figure 16).

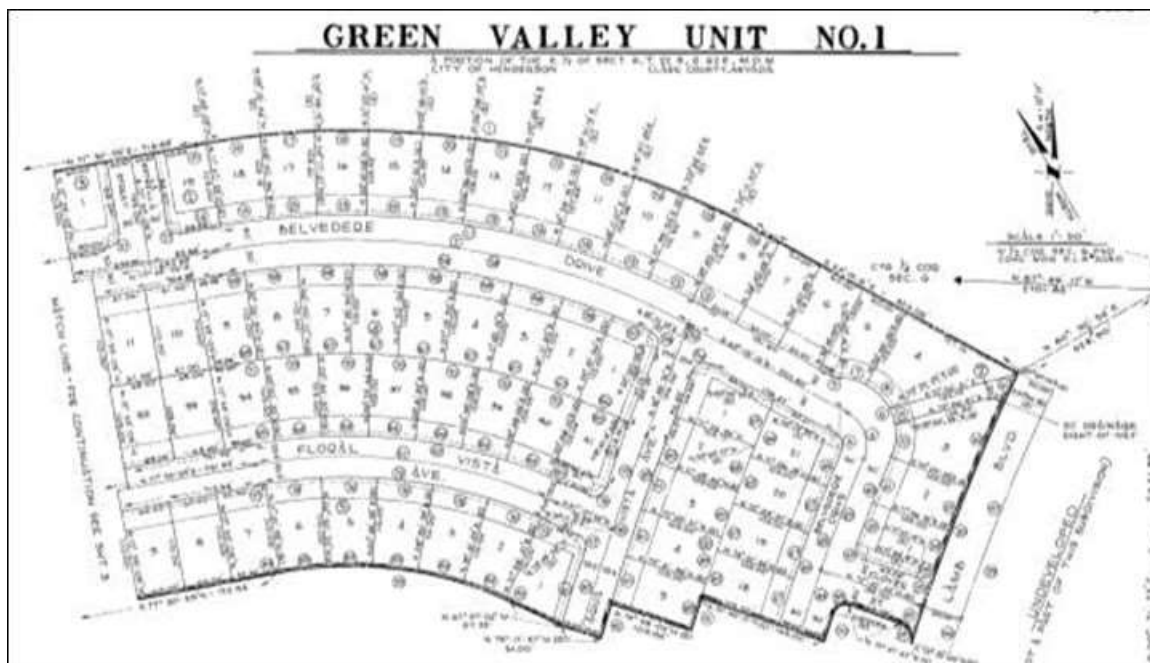


Figure 16. Plat of Green Valley Unit No. 1 Subdivision, as filed by G. C. Wallace on April 12, 1977 (Image courtesy of the Clark County Assessor's Office, Las Vegas).

Greenspun purchased 4,720 acres of land for \$1,321,890 in November of 1971 and presented a master plan for the “Green Valley” development in January 1972 which called for the purchase of an additional 8,000 acres and consisted of 80,000 building sites (City of Henderson 2004). The revenue from this sale was put into a Public Trust for the ongoing infrastructure development needs of Henderson (City of Henderson 2004). Greenspun’s American Nevada Company broke ground on the development in 1978 (American Nevada Company 2016) (Figure 17). While industry remained the most dominant aspect of the economy in the 1970s, the Green Valley development was a precursor to the rapid residential development which shaped the Henderson economy for the later part of the twentieth century.

The City of Henderson experienced tremendous growth and development throughout the mid-twentieth century. Originally serving as a community for industrial workers, the gradual addition of new industries and services to the City brought opportunities for municipal expansion and identity-building. Despite the often tumultuous circumstances brought on by the yet-unincorporated BMI facilities, including environmental concerns and tenuous labor relations, the plants have remained profitable, bolstering Henderson’s economy in times of hardship. Real estate development which continues today also contributed to the success and strength of the City’s economy throughout the mid- and late-twentieth century. These factors, along with a series of ambitious and devoted community leaders and an active constituency, have worked together to ensure continued prosperity for the City of Henderson.

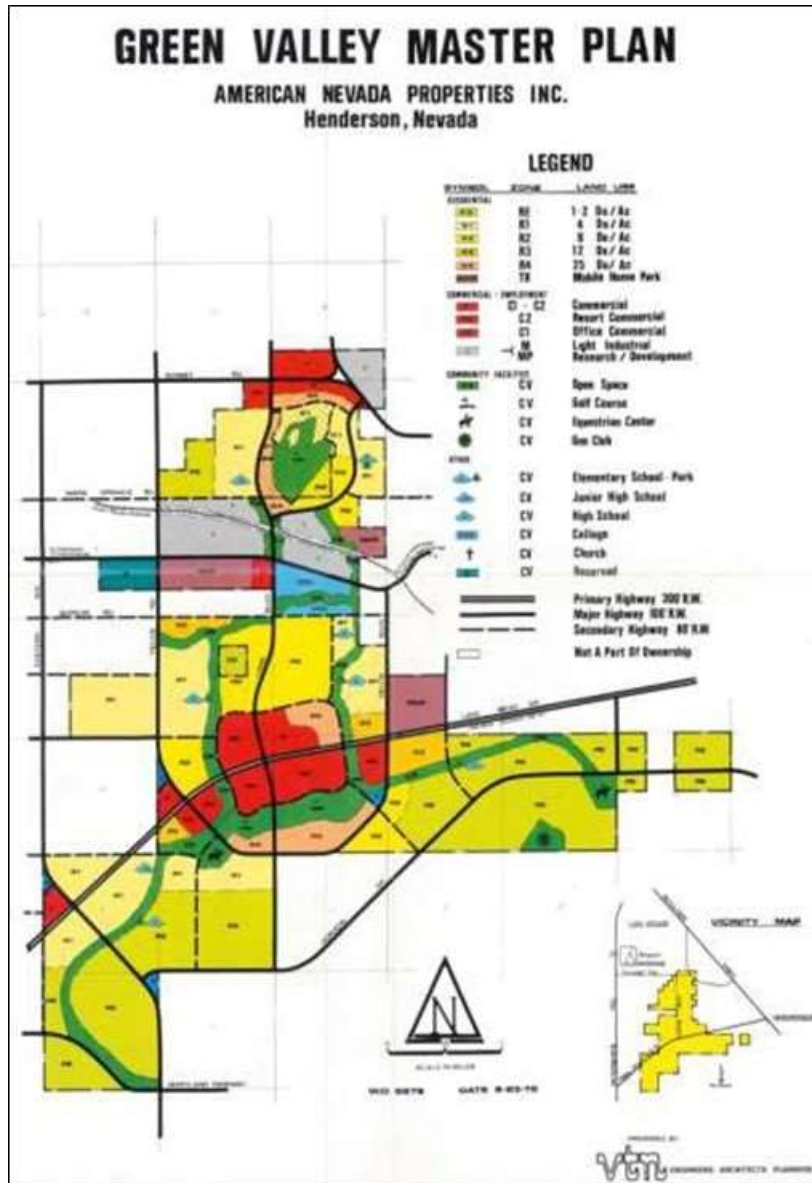


Figure 17. Green Valley Master Plan, 1972 (Image courtesy of the City of Henderson).

4. SURVEY CONSIDERATIONS



Businesses on Water Street, 1957 (Image courtesy of Henderson District Public Libraries, Henderson).

4.1 PROPERTY TYPES

According to the National Register Bulletin 16, *How to Complete the National Register Multiple Property Documentation Form*, “a property type is a grouping of individual properties characterized by common physical and/or associative attributes” (U. S. Department of the Interior 1999:14). When linked to a specific historic context, registration requirements can be established for property types which are then used to evaluate the national, state, and/or local register eligibility of specific historic-age properties. While a property type might be defined by physical characteristics such as style, structural type, architectural details, or method of construction, it may also be defined by use and/or association for its relationship to important persons, activities, events, a specified time period, or cultural affiliations. It may also be characterized by a combination of any of these characteristics.

Property types can be used as an organizational method for survey as identified types may be inventoried during a single, large-scale survey project, or in a targeted survey of a single property type, such as educational buildings. The different property types may be significant on a local, state, or national level, and their significance will vary depending upon age, association, the number of extant resources, style, and methods of construction.

The definition of property types representing extant historic-age resources also assists with planning and prioritizing future survey efforts which results in more effective use of survey grant money. Significant property types with few extant resources, which are considered threatened, are likely to have a more immediate need for survey and inventory, while those property types with ubiquitous resources may be identified as part of long-term survey planning goals. The establishment of property types can also be used to target and streamline research efforts for both the broad and property specific historic contexts.

As the 50-year threshold established for the standard evaluation of property significance is not static as each year new resources become eligible for evaluation, future survey reports must continue to expand the knowledge on previously identified property types as well as identify new contexts and associated properties.

Examples of expected property types in Henderson are presented below. In the analysis of property types, North Wind considered the historic use, architectural style, and physical form of the resources. Due to the limited scope of this project’s field study component, it is anticipated that additional property types may be identified in future surveys.

4.1.1 Residential Properties

The residential property type is the most predominant type identified in the project area. The earliest of these properties, representing only a handful of extant properties, date to the early twentieth century, with substantial number constructed during WWII to house war workers. The post-WWII era, however, saw incredible residential growth. There is a limited amount of diversity within this functional category due to the periods of rapid development of relatively modest housing. The two dominant sub-types identified—the single-family and multi-family residential property types—are described in further detail below.

4.1.1.1 Single-Family Residences

The majority of single-family dwellings within the City of Henderson are located within suburban residential subdivisions and their significance lies in the information they communicate regarding broader community planning and development within the city. Most of the single-family dwellings were constructed to house the community's working-class and middle-class families. In the second half of the twentieth century, they also began to represent the homes erected by wealthier residents. This property type occurs in both "small house forms" and popular architectural styles common in the era of construction including Minimal Traditional, Ranch, and Contemporary styles (Photograph 14 and Photograph 15).

4.1.1.2 Multi-Family Residences

While a number of multi-family dwellings were constructed as part of the Basic Townsite during WWII, these were raised in the latter half of the twentieth century and the lots redeveloped. The majority of the extant, historic-age, multi-family dwellings, including duplexes, four-plexes, and low-rise apartment buildings, were constructed in the post-WWII era in the Contemporary and Ranch styles (Photograph 16). Although few in number, examples of these buildings are scattered throughout the project area.



Photograph 14. Modest Minimal Traditional style single-family residence at 22 Church Street within Townsite Annex 4 (City of Henderson 2017).



Photograph 15. Large Ranch style single-family home at 806 Park Lane constructed in 1966, reflecting increasing economic prosperity in latter part of twentieth century (City of Henderson 2017).



Photograph 16. Four-unit, multi-family residence constructed in the Ranch Style located at 1633 Palm Street (City of Henderson 2017).

4.1.1.3 Mobile/Manufactured Homes

Mobile homes had their beginnings as camping trailers in the 1920s; however they evolved to represent a popular form of permanent housing in the mid- to late twentieth century. The need for temporary housing during WWII in communities like Henderson was critical as war workers flooded to the area to seek employment at BMI. Both during and after WWII, mobile homes were used as emergency housing. By the 1950s and 1960s, mobile home parks were found on the outskirts of many U. S. cities. During this period the mobile home began to expand in size, increasing from 8 feet to 12 feet in width. As the size of the homes expanded, trailer park owners began to create larger lot sizes, varied lot orientation, and offered lots for sale. Higher-end mobile home parks incorporated new design layouts with curvilinear streets and random site placement, or clusters of homes, which allowed for adjacent open space. In 1976, Housing and Urban Development implemented Manufactured Home Construction and Safety Standards and the term “mobile” was officially replaced with manufactured housing. In Henderson, several manufactured home developments are located on the eastern and northern edges of town (Photograph 17).



Photograph 17. Single, double, and triple-wide manufactured homes along Apache Place in the Sunrise Subdivision (City of Henderson 2017).

4.1.2 Commercial Properties

Much like Henderson’s residential housing, the post-WWII era was the most prolific period of construction for commercial buildings. These buildings include, among others, retail stores, banks, motels, and automobile related properties. However, due to demolition and redevelopment, few examples of early commercial buildings in Henderson remain. In general, commercial development within the city is concentrated on or near the two main historical

thoroughfares—Lake Mead Parkway and Boulder Highway—as well as within the current downtown area along Water Street.

The twentieth century commercial buildings were predominantly one story in height, reflecting the design architectural historian Richard Longstreth defines as one-part commercial block (Longstreth 2000). According to Longstreth (2000), the flat-roofed, wood frame forms typically possessed little ornamentation and were often constructed in rows adjacent to one another. As the twentieth century progressed, longer expanses of plate glass were incorporated along the store front and the building facades were commonly sheathed in stucco, siding, or brick (Longstreth 2000). Concrete block also began to be incorporated into commercial architecture.

4.1.2.1 Retail and Service Establishments

A strip of single-story commercial buildings dating to 1959 are present along Boulder Highway between Basic Road and Major Avenue. Additionally, several historic-age professional buildings as well as automobile-related businesses are located along Lake Mead Highway. Three of the properties along Lake Mead Highway were subject to inventory under the Phase IV Basic Townsite survey (Mooney 2005). However, the majority of the historic retail and commercial buildings remaining in Henderson are found along Water Street.

Interestingly, the properties located along Water street were originally residential properties that were developed as part of the Basic Townsite; however, by the mid-1950s the street began to be redeveloped for commercial purposes—a trend that continues into the present day. A total of 26 properties along Water Street were subject to survey under Phase I and Phase III of the Basic Townsite surveys (Mooney 2003 and 2004). There are good examples of mid-twentieth century commercial styles found along Water Street which, at the time of survey, were not 50 years in age (Photograph 18 and Photograph 19). For example, the former Bank of America building on Water Street is a locally unique example of the Contemporary style that was not 50 years old at the time of the surveys (Photograph 20). This building may be individually eligible for listing in the NRHP at the local level under Criterion C, architecture.

Other than the two-story former Bank of America building, the other commercial and retail examples are mostly one-story in height, with frame and stucco walls, in some cases with brick veneer, flat roofs with parapets and larger plate glass windows. The buildings along Lake Mead Highway and Water Street tend to be set in close to the city sidewalks with minimal landscaping. Those buildings along Boulder Highway are set back significantly from the street which provides for a large parking lot.



Photograph 18. The historic Gold Mine Tavern at 23 Water Street, facing southeast (North Wind, 2016).



Photograph 19. The former Townhouse Motor Lodge, located at 37 S. Water Street, facing southwest (North Wind, 2017).



Photograph 20. The former Bank of America bank buildings, located at 107 S. Water Street, facing west (North Wind, 2017).

4.1.2.2 Automobile-Related Buildings

Automobile-related buildings in Henderson include general auto repair shops, auto accessories, parts, and supplies stores, tire shops, new and used automobile salesrooms, and gas stations.

A number of historic automobile-related buildings still exist in Henderson, many of which still serve their historic function, while others have been repurposed. In comparison, the repair shops are typically constructed of reinforced concrete and feature large expanses of glass, either in the center of the building or at one end, and two or more vehicle entrances with overhead service doors on the opposite end of the façade. Given their utilitarian function, the buildings typically lack ornamentation, although some have cornices or moldings or decorative brickwork.

Hafen's O. K. Tire Store, located at 505 W. Lake Mead Parkway (1956), is emblematic of automobile-related buildings (Photograph 21). The rectangular-shaped, one-story, concrete block building with flat roof and parapet had a decorative mansard roof added following its original construction. The center portion of the building has an entry flanked by two large 2-part fixed casement windows; the eastern end has a second entry with a fixed pane casement window to the west and a single bay with a roll-up garage door; the western end has three bays with roll-up garage doors. The building is set back from the street to allow for the movement of vehicles into and out of the bays.

Historic gas stations vary in style, but most are of concrete or concrete masonry construction, single story, with gabled or hipped roofs (Photograph 22). They vary in size from single-attendant booths to full scale service stations. They are usually on large corner lots to provide for convenient ingress/egress. Pumping stations may be open, or covered with a roof supported by block columns.



Photograph 21. Hafen's O.K. Tire Store, located at 505 W. Lake Mead Parkway, facing southwest (Google Earth, 2016).



Photograph 22. Example of a gas station, located near the intersection of Water Street and Atlantic Avenue, facing east (North Wind, 2017).

4.1.3 Industrial Properties

While not within the municipal boundaries of the city, the construction of the large-scale BMI Plant in 1941 served as the catalyst for the development of the Basic Townsite. The 1.75 miles long by 0.75 mile wide plant site came to house hundreds of buildings and structures (Photograph 23). The continued use of the plant following the cessation of war activities ensured the survival of the Townsite and provided employment for members of the subsequent Henderson community. The original BMI Plant site remains a major industrial complex and houses a chemical production company as well as power plant.



Photograph 23. Aerial view of BMI plant buildings, July 1942 (Image courtesy of Henderson Public Libraries).

The industrial buildings identified in the project area are located along major historical thoroughfares such as Boulder Highway and Lake Mead Parkway. They reflect manufacturing, processing, and warehousing functions and are generally one story in height. The buildings date to the post- WWII era and their designs and materials are generally functionally defined, without architectural detailing. The properties are generally sited on large or multiple lots with driveways and/or street/alley access (Photograph 24).



Photograph 24. Pre-mix Products 1549 Athol Avenue (Logan Simpson, 2015).

4.1.4 Civic and Institutional Buildings

Civic and institutional buildings represent those spaces where members of the community come together and interact as citizens. These resources help to define a community and a sense of place and include libraries, city halls, museums, schools, hospitals, and churches. These buildings are typically located along major arterial and collector streets at the periphery of residential neighborhoods, and are generally larger in size and scale compared to the dwellings found within the neighborhood. Unlike residential properties, these buildings are more likely to have been formally designed by an architect. While historic-age municipal buildings such as libraries, fire/police stations, and the original city hall are no longer extant in Henderson, the St. Rose de Lima Hospital, originally the Basic Hospital, remains within the city. The dramatic growth of the local population in the latter part of the twentieth century is reflected in the growth of the hospital complex whose historic-age building has been subject to multiple, rear, multi-story additions (Photograph 25).



Photograph 25. Historic-age portion of St. Rose de Lima Hospital with rear multi-story addition (North Wind, 2017).

Prominent examples of extant historic age institutional buildings include schools and churches.

4.1.4.1 Schools

The extant schools within the city's boundaries date to the post-WWII and post-incorporation era. The oldest of these include an elementary school and junior high. These campuses include a number of resources with varying relationships between historic-age and non- historic age buildings.

The C.T. Sewell Elementary School is a good example of post-WWII school complex. Population growth in the area has resulted in the addition of portable buildings to the campus with the primary building remaining largely unchanged (Photograph 26).



Photograph 26. The Chester T. Sewell Elementary School, facing northeast (North Wind, 2017).

4.1.4.2 Churches

Churches in Henderson date to the post-WWII era and reflect Contemporary and Neo-Revival styles. Most are tall, one-story concrete block or frame and stucco buildings with flat or gable roofs, although at least one example—the Henderson Presbyterian Church—incorporated an unusual hyperbolic paraboloid roof (Photograph 27). The majority of the church buildings have steeples or bell towers near the front entrance and may have attached or separate classrooms. Similar to civic and institutional buildings, the churches are often located along major thoroughfares or collector streets on the periphery of neighborhoods. While the churches are a distinct property type, they may be subject to individual survey, or surveyed within the context of the neighborhoods in which they are located.



Photograph 27. Henderson Presbyterian Church, facing northeast (North Wind, 2016).

4.1.5 Transportation-Related Properties

This property type encompasses resources related to all modes of transportation—railroad, air, and automobile. Transportation routes and facilities historically initially drove settlement and development patterns but also served to support industry and commerce. Examples of this property type in Henderson include bridges, railroad grades and associated structures, parking garages, street networks, and pedestrian walkways.

The Boulder Highway, completed in 1931, initially served as a transportation route between Las Vegas and the Boulder Dam construction site but also served as the primary thoroughfare for the BMI Plant, townsite, and subsequent community of Henderson. Originally a two-lane, divided highway, the road was widened in subsequent decades to accommodate additional travel and now consists of a six-lane divided road (Photograph 28).

The Boulder Branch Line of the Union Pacific Railroad, constructed in 1930, was also initially developed to serve as a transportation route between Las Vegas and Boulder City to facilitate the construction of Boulder Dam. The line, in its entirety, continued to be used by the Union Pacific until 1985 when the company donated the segment between Henderson and Boulder City to the Nevada State Railroad Museum. The tracks between the Boulder City Junction in Las Vegas and the intersection with E. Paradise Hills Drive in Henderson remain in place on the original alignment and are actively used.



Photograph 28. Boulder Highway at intersection with East Texas Avenue, facing southeast (Google Earth, 2016).

4.1.6 Landscapes

Among the resources categorized under this property type are parks, golf courses, and cemeteries. These resources are reflected in post-WWII development in Henderson—the earliest of which are golf courses that developed as part of residential subdivisions. Though categorized as funerary by the National Register, cemeteries are often considered part of the landscape property type due to their open space and natural, as well as designed, features.

4.1.6.1 Parks

Municipal parks contain resources such as ball fields, picnic ramadas, playground equipment, and greenspace. Additionally parks may contain buildings such as restrooms and maintenance facilities. The earliest park developed within the City was Morrell Park, located at along Harris Street, west of North Major Avenue. Historic aerial photography indicates that the park had been developed by 1969 and consisted of a small building, four concrete pads for sporting activities, a baseball field, and an open grass lawn bordered by trees. The park largely retained this configuration until the late 1990s when a large recreational building, named the Lorna J. Kesterson Valley View Recreation Center, was constructed at the property with an adjacent parking lot.

4.1.6.2 Golf Courses

Two golf courses were in place in Henderson by the 1960s, both of which were built in conjunction with subdivisions. The courses included Black Mountain, and what is now referred to as Wildhorse Golf Course. The 18-hole Wildhorse course effectively formed the nucleus of

the community, while homes were built along the fairways of the Black Mountain course (Photograph 29).



Photograph 29. Photograph of Black Mountain Golf Course taken from Black Mountain, 1967 (Image courtesy of Henderson Public Libraries).

4.1.6.3 Cemeteries

Henderson's earliest cemetery, the Palm Boulder Highway Mortuary, dates to the 1960s and has expanded in size from a mortuary building with only a handful of plots and markers, to a larger cemetery that comprises several acres. The cemetery includes the mortuary/chapel building, landscaped grounds, a Contemporary style vault, linear gravesite alignments marked with stone markers of various sizes, and paved roadways (Photograph 30).



Photograph 30. Palm Boulder Highway Mortuary depicting lots and vault (Google Earth, 2016).

4.2 GENERAL CHARACTERISTICS OF ARCHITECTURAL STYLES

The building forms and architectural styles identified in Henderson follow the terminology required and accepted by the NRHP program. The nomenclature relies heavily on styles and forms described by Virginia and Lee McAlester in *A Field Guide to American Houses* (2004) and *The Buildings of Main Street: A Guide to American Commercial Architecture* by Richard Longstreth (2000). Due to the broad scope of the project, only the prevalent building forms are discussed below. It is expected that future survey will add to this information available on Henderson's historic architecture. For a more detailed elaboration of single-family residences within the Basic Townsite, please refer to the phased Townsite surveys completed between 2002 and 2012 and currently on file with the Henderson Community Development and Services Department and the Nevada SHPO.

4.2.1 Single-Family Residential Building Forms

4.2.1.1 Minimal Traditional Houses

Minimal Traditional type houses draw characteristics from Period Revival styles as well as the Bungalow type of dwelling. These single-story homes are box-like and can take either rectangular or L-shaped forms, although the rectangular shape is predominant. The low-pitched roofs are of the gable or hipped variety with virtually no eave overhang. A small front porch is typically present along the main façade. The walls of the building are generally brick and at the time of their completion, could be painted or unpainted. There are also wood frame and stucco variants (Photograph 31). There is typically no decorative detailing along the façade. The use of steel casement windows was common but wood frame windows can also be found (Stoke et al. 2007).



Photograph 31. 122 Grove Street, facing northeast (Logan Simpson 2015).

4.2.1.2 Ranch Houses

Ranch style architecture developed contemporaneously with and gradually replaced the Minimal Traditional architectural type as its more elongated floor plan readily lent itself to the growing needs of larger families in the United States. California architect Clifford May, who designed the first modern Ranch style home in 1932, is credited with popularizing the Ranch style in the post-WWII era with his series of articles published in *Sunset* magazine during the 1940s (Maxwell and Massey n.d.).

The high demand for housing in war production locations spurred streamlined production processes and incorporated the use of prefabricated materials. In the case of the Basic Townsite, the homes were built as temporary structures referred to as “demountables,” which were intended to be demolished at the end of the war. The homes were designed by Phoenix- based architects Lescher and Mahoney. Mahoney, who brought with him experience as an FHA reviewer during the Great Depression, ensured subdivisions were developed according the FHA principles. The team designed the homes of the Basic Townsite in a simple contemporary Ranch style, which was a very popular during the wartime and post-WWII eras for its clean lines and modest characteristics.

The Townsite homes were small with square or rectangular plans and included four or five rooms. The exteriors did not include decorative elements as the homes were meant to be for temporary use (Photograph 32). Architectural historian Courtney Mooney (2003) notes that “the homes were advertised in a government published pamphlet titled, “Housing Known as Townsite, Plancor 201-H Located at Henderson Nevada and Adjacent to Metals Plant” as two- and three-bedroom homes constructed of redwood with shiplap siding and tongue and



Photograph 32. Example of a Ranch style home within the Henderson Townsite, located at 207 S. Water Street, facing northwest (North Wind, 2017).

groove flooring, electric heating, and evaporative cooling.” She further notes that owners, in subsequent decades, have completed a number of exterior alterations and additions which impacted the historic integrity of the residences (Mooney 2003).

WWII era Ranch homes shared a number of characteristics of the Minimal Traditional architectural style predominantly due to their modest forms and detailing. Both home types had one-story massing and emphasized horizontality, but Ranches favored L-shapes with projecting front gables. The roofline became lower in pitch and incorporated wider overhanging eaves. Large picture windows were incorporated into the front elevation and entry doors were typically located under porches. The carport, and later garage, became a prominent feature of the Ranch style home. The placement of the carport, immediately adjacent to side facades, also allowed for economically feasible conversions to rooms for additional space in the post-war years as families increased in size (Maxwell and Massey n.d.). Over the next two decades, Ranch style homes expanded in size and incorporated more elaborate detailing and multiple building materials. While hesitating to create an official definition of Ranch style architecture, Clifford May stated “most of us describe any one-story house with a low, close-to-the-ground silhouette as a ranch house. When a long, wide porch is added to this form, almost everyone accepts the name. And when wings are added and the house seems to ramble all over the site, the name is established beyond dispute” (May 1946:IX).

As the 1950s progressed, Ranch style homes continued to increase in size through horizontal expansion, often incorporating one- or two-car carports under the roofline. Decorative features such as board-and-batten treatment under eaves and brick wainscoting, weeping mortar, as well as wooden shutters flanking windows became more prominent, a trend which culminated in the development of the classic California Ranch of the late 1950s and 1960s with its combination of

two or more materials in the exterior treatment. “Character” ranches also became prevalent in the 1960s. The Swiss Chalet character ranch, for example, boasted scrolled fascia and extended gable hoods over windows and window boxes, while the English Tudor character ranch incorporated very steep pitched hoods over windows and varying facade materials (Solliday 2001; Wilson 2002).

The post-WWII Ranch homes constructed within Henderson were rectangular or L-shaped with cross gable, end gable, or hipped roofs, or a combination gable and hipped roof. The homes had low-pitched roofs with minimal or no eaves. The homes often incorporated large, horizontally-oriented, steel-frame picture windows as well as two-part, vertically-oriented steel sash windows with one fixed and one casement sash. The buildings were typically constructed of frame and stucco (Figure 18). Main entries tended to be centrally located or located within the apex of the ell and covered by modest roofline extensions which create a covered porch.

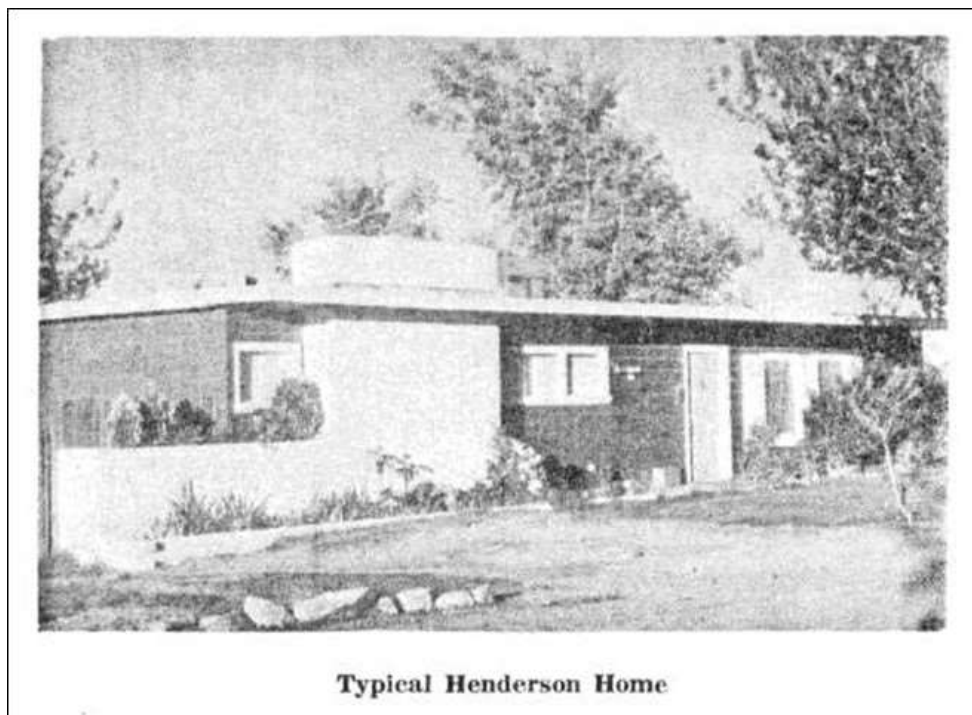


Figure 18. Example of a typical Ranch style home in the Basic Townsite (Image reprinted from Painter Preservation and Planning 2012:8).

4.2.1.3 Contemporary Houses

The Contemporary style also represents a subset of the Modern style that emerged in the 1950s. This style drew from the Modernist Bauhaus movement in Germany and the U. S. Prairie School, popularized by Frank Lloyd Wright (Maxwell and Massey 2005). Both styles provided heavy emphasis on geometric forms with flat or low-pitched roofs, asymmetrical rooflines with overhanging eaves, and large expanses of glass. Interior floor plans were often open (McAlester and McAlester 2004). Shed roof styles also began to be incorporated into dwellings in the mid-1950s. Antecedents of the Contemporary style can be seen in the Basic Townsite homes (see Figure 18), while more classic forms of Contemporary style homes are found in the Black Mountain Golf Course community whose development began in the early 1960s (Photograph 33).



Photograph 33. Example of Contemporary style home within the Black Mountain Golf Course Community, May 1964 (Image courtesy of Henderson Public Libraries).

4.2.2 Multi-Family Residential Building Forms

Several factors combined in the post-WWII era to spur multi-family dwelling construction. In 1948, Congress passed legislation creating FHA rental housing loans with a term of up to 27 years and interest at only 4 percent (Mason 1982). While this new financing boosted rental housing, single family dwellings remained more popular among Americans. The National Housing Act of 1956 proved a key factor in pushing developers towards creating more multi-family dwellings as maximum loan to value ratios and loan amounts for properties increased which reduced the amount of private equity required to qualify for a loan for multi-family developments (Abele and Wilson n.d.). Thus as the single family housing market became more saturated, those who could not qualify for financing or did not want to pursue mortgages often turned to rental housing.

The physical characteristics of apartment developments changed over time. Developments of the early post-WWII period generally contained no more than five units with limited developments of up to 49 units. Single story duplexes or buildings containing four units (also known as four-plexes) grouped together to face a central courtyard were also predominant.

With the new financing available from the 1956 Housing Act, investors began to develop apartment complexes which contained more than 50 units. The most typical development, however, remained the five- to 49-unit complexes, with the majority of these complexes located in suburban areas (Abele and Wilson n.d.). Architectural historians Deborah Abele and Elizabeth Wilson note that, "in many cases, builders of apartments would locate their properties on the periphery of platted single family subdivisions to make use of the existing infrastructure" (Abele and Wilson n.d.:10). They further observe that these were often "small projects with single story structures of the duplex, triplex, or four-plex types" that were essentially "residential in

character" and "typically designed in the same Ranch and Contemporary styles of post-war single family homes" (Abele and Wilson n.d.:10).

It is interesting to note that in Henderson, several subdivisions such as the Bulloch Subdivision No. 1 tract were platted which allowed for the development of multi-family dwellings on each lot. Due to the smaller nature of the lots, the buildings were also smaller in scale, with the majority no more than two-stories in height. The diversified ownership also led to more diversity in architectural style and form as some lots were developed with one-story duplexes while others were developed as two-story multi-units (Photograph 34). Those properties constructed in the context period, by and large, followed Ranch and Contemporary style patterns.



Photograph 34. Multi-family dwellings along North Major Avenue in Bulloch Subdivision No. 1, facing southwest (Google Earth, 2016).

4.2.3 Commercial Building Forms

Although the earliest commercial architecture in Henderson was originally constructed during the war era, no resources dating to this period remain extant. Thus the earliest examples of historic-age commercial properties remaining in Henderson date to the post-war era. These resources followed the broader national trends of commercial architecture which were strongly influenced by the Modernist Movement derived from German Bauhaus School architects such as Mies van der Rohe and Walter Gropius who left Europe to teach in American universities in the 1930s. The styles which developed in response to the Bauhaus philosophy, also often referred to as "International style," employ geometric shapes, modern materials, and minimal to no ornamentation (Longstreth 2000).

The vernacular commercial architecture built within the city did not copy the concrete and glass forms of high style modernism but tended to reflect the more modest one-part commercial block building with flat roofs and glass storefronts. These buildings were more in line with the Contemporary style architecture being developed in the residential neighborhoods. These smaller, modest forms can be found along Water Street and are characterized by their single story height, flat roofs, and limited detailing (Photograph 35, Photograph 36, and Photograph 37).



Photograph 35. Example of a commercial building at 151 Water Street, facing southwest (North Wind, 2016).



Photograph 36. Example of a commercial building at 121–129 Water Street, facing south (North Wind, 2016).



Photograph 37. Example of a commercial building at 55 S. Water Street, facing northwest (North Wind, 2016).

4.2.4 Religious Architecture

Many churches in the post-WWII era sought to change design principles in order to respond to shifting demographics. This tendency placed churches in new suburban population centers and also incorporated design elements to allow them to be a functional part of suburban communities and provide spaces for non-religious functions such as schools and social activities. The modern church expanded upon a basic chapel to include larger infrastructure to support schools and community functions. The development of concrete and glass as standard structural building materials in the post-war era also allowed architects to create new types of expression with unique shapes (Norman 1990) (Photograph 38). This can be seen in the hyperbolic paraboloid concrete shells created for the roof of the Henderson Presbyterian Church designed by Nevada based architectural firm Jack Miller and Associates in 1959 (see Appendix B).

While some churches offered high-style expressions of modernism, many post-war churches often mimicked the Ranch and Contemporary architectural styles and incorporated similar building materials as the residences of the surrounding neighborhoods, in an effort to make them approachable and familiar to residents. The Henderson Third, Fourth, and Sixth Ward buildings of the Church of Jesus Christ of Latter Day Saints, while very large in scale, mimic the broader Contemporary architecture within the community through their incorporation of flat roofs, geometric lines, and decorative concrete block screening (Photograph 39). The broad setbacks and large parking lots of the post-war churches also reflect the rise of automobiles in the post-WWII era.



Photograph 38. St Peter of Apostle Roman Catholic Church located at 204 S. Boulder Highway, facing north (North Wind, 2017).



Photograph 39. The Church of Jesus Christ of Latter-day Saints building located at 303 S. Cholla Street, facing northeast (North Wind, 2017).

4.3 INTEGRITY THRESHOLDS

Integrity is defined as the authenticity of a property's historic identity, as is evidenced by the survival of physical characteristics that existed during the property's historic period. In terms of NRHP eligibility, a property or district retains integrity if it displays its architectural or character-defining features from its period of significance. On the other hand, it lacks integrity if there have been a number of alterations or demolitions, particularly following the end date of the period of significance. In areas with high integrity, most of the original buildings and structures remain, there are few modern intrusions and vacant lots, and the alterations to the overall character of the district are minimal. Those neighborhoods that have retained integrity will have more opportunities for preservation planning efforts and will generally be ranked higher in survey priorities and recommended for intensive level survey.

The NPS defines seven aspects of integrity which should be evaluated to determine if a property is able to convey its historical significance. These seven aspects include: location, design, setting, materials, workmanship, feeling, and association. The type and significance of each resource plays an integral role in determining those aspects of integrity most important for retention for listing in the NRHP. Each property evaluation should be approached independently with its unique characteristics in mind.

The Nevada State Register of Historic Places (NVSHP) officially recognizes places, buildings, structures, districts, and objects that are historically significant to Nevada. The NVSRHP integrity requirements differ from the NRHP in that of the seven aspects of integrity only retention of design and association are required for listing. With this in mind, neighborhoods or commercial areas that do not meet the integrity thresholds for listing in the NRHP may meet the NVSRHP criteria. Those properties of considerable importance to local and state history which have suffered integrity loss should therefore not be discounted from further evaluation.

While the greatest number of historic-age resources within Henderson are associated with residential developments and would therefore be evaluated for register eligibility as part of historic districts, it is recognized that in neighborhoods with a significant amount of modern infill, vacant lots due to demolition of historic buildings, or severely deteriorated or significantly altered buildings, it may be more appropriate to conduct a more intensive reconnaissance level survey in order to determine if any buildings are eligible for historic designation either individually or as part of a multiple property nomination for non-contiguous resources that share a significant historic context. However, it is important to realize that the factors which lead to low integrity may also qualify as threats, which in turn might raise an area's priority for survey. In these instances, the broader historical significance of a neighborhood should be examined closely for eligibility. Neighborhoods associated with various ethnic groups, for example, may suffer from alterations or deterioration as a result of poor economic opportunities afforded to that group.

Common integrity issues for Henderson's commercial properties include storefront alterations and sheathing. While many residences have also been modified with modern sheathing and window replacement, a significant number have been subject to carport/garage infill as well as additions making it difficult to determine the original appearance of the building.

This is particularly true of homes within Basic Townsite where many of the original small, wood-siding clad dwellings have been substantially altered through additions and sheathing.

4.4 THREATS

Threats posed to historic properties include abandonment, demolition, poor maintenance, and re-development, underpinned by a lack of education about the significance of a community's historic resources. These threats can have real impacts upon the integrity and historic character of a property. Research and inventory serves as an initial step in identifying historic-age resources in order to evaluate significance and bring awareness to important resources. As previously noted, imminent threats may impact survey priorities as a property with significance and lesser integrity might warrant prioritized inventory if it is immediately threatened by alterations or demolition.

Abandonment of properties can also have a negative impact on historic neighborhoods, as it often results in rapid deterioration (demolition by neglect) and can have a destabilizing impact upon property values and the community. The results of abandonment can also include actual demolition. Abandonment is sometimes more pronounced in low-income areas and areas adjacent to commercial and industrial development. In 2014 the City of Henderson City Council passed the Abandoned Residential Real Property Registry Ordinance to reduce the negative community impacts resulting from abandoned and neglected properties through the creation of a public list of abandoned properties and those that were in danger of being abandoned, and mandating a minimum level of maintenance. Roughly 2,000 Henderson properties were registered on the list in the year 2016 (Nevada Legislature 2017).

Public initiatives such as economic redevelopment projects also result in the demolition of historic properties. The City of Henderson's Downtown Master Plan (2014) identifies five opportunity districts for redevelopment which include the Atlantic District, Basic Townsite and Village Center District, the Gateway District, the St. Rose/St. Rose Transition District, and the Water Street/Water Street Transition District, each of which has concentrations of historic-age resources. Although nothing in the Downtown Master Plan suggests widespread removal of historic resources or prohibits property owners from seeking historic preservation grant and tax credit opportunities for rehabilitation, there is a potential for extant resources within these districts to be demolished and replaced with new residential, commercial, and/or mixed use properties.

Federally funded or permitted projects can also result in the demolition of historic resources. Examples of this type of action include transportation improvement projects, such as road widening, which have the potential to impact historic properties. In these cases, the use of federal funds or permits trigger a review for cultural resources under Section 106 of the NHPA, which requires identification of historic properties, a determination of project effect, and potential mitigation measures if there are to be adverse effects to historic properties.

Private development can also impact historic properties through inappropriate and/or insensitive modifications to historic properties or through wholesale demolition and redevelopment of buildings and/or districts. Public and private initiatives should therefore be taken into consideration when determining survey priorities for historic-age properties within the

community. Community and civic outreach should be conducted to ensure that historic- age properties are taken into consideration at the outset of planning. However, ongoing monitoring of development initiatives should also be undertaken in order to be able to expeditiously record properties in areas threatened by proposed development. In this regard, survey priorities should be flexible in order to respond to real-time development pressures.

4.5 OPPORTUNITIES/LOCAL PRIORITIES

Survey priorities may be influenced by opportunities present within certain areas of the community. Public outreach and education may yield interest by private citizens, neighborhood groups, or organizations for proactive survey efforts of specific properties. In these instances, in addition to potentially having the necessary base of support for designation, residents may also express an interest in volunteering their time in fundraising or planning and survey efforts which may increase the yield of limited funding. This could be important in determining which of numerous post-WWII subdivisions should be surveyed first, when resources are nearly indistinguishable. With professional guidance and oversight, volunteers can conduct research, photograph resources, and complete SHPO ARA forms. The use of local residents in survey efforts can also be beneficial because it utilizes people with firsthand knowledge of the area's history and resources. While professional supervision is needed, interested volunteers present an opportunity to aid in survey efforts.

A public outreach meeting with stakeholders regarding the Henderson Historic Resources Survey Plan was held at the City of Henderson James I. Gibson Library on April 20, 2017 (Photograph 40). A total of 21 participants were at the meeting which included COH staff, Henderson Historical Society Members, a staff member of the Nevada SHPO, Henderson Libraries staff, as well as local residents. Of the participants, 14 people completed comment cards. Respondents were asked to rank the importance of creating preservation areas for previously identified properties which included: the Elks Lodge Fraternal Organization, Railroad Pass Hotel and Casino, Henderson Presbyterian Church, C.T. Sewell Elementary School, Manganese Park Subdivision, Basic Townsite, and the St. Rose Dominican Hospital. Those 13 respondents that completed this portion of the questionnaire indicated a strong preference for the preservation of the Elks Lodge, Basic Townsite, and St. Rose Dominican Hospital, although all seven properties were given a favorable rating for continued preservation efforts.

Additional sites identified by respondents for further investigation included the Pittman neighborhood, First Fire Station in Downtown (City Maintenance Building), the BMI Plant, Black Mountain Golf and Country Club, St. Peter's Catholic Church and complex, Victory Village area, O'Callahan Residence, Paradise Valley Golf Course, and the Boulder Highway.



Photograph 40. HHRSP stakeholder meeting hosted by the City and North Wind on April 20, 2017 (City of Henderson)

4.6 INCENTIVES

Economic incentives for preservation should also be taken into consideration when creating survey priorities as listing in the NRHP has the potential to provide funding for rehabilitation and may encourage the preservation of threatened properties. In this regard, the historic resource survey is an important first step in identifying buildings and districts that may be eligible for listing and incentives.

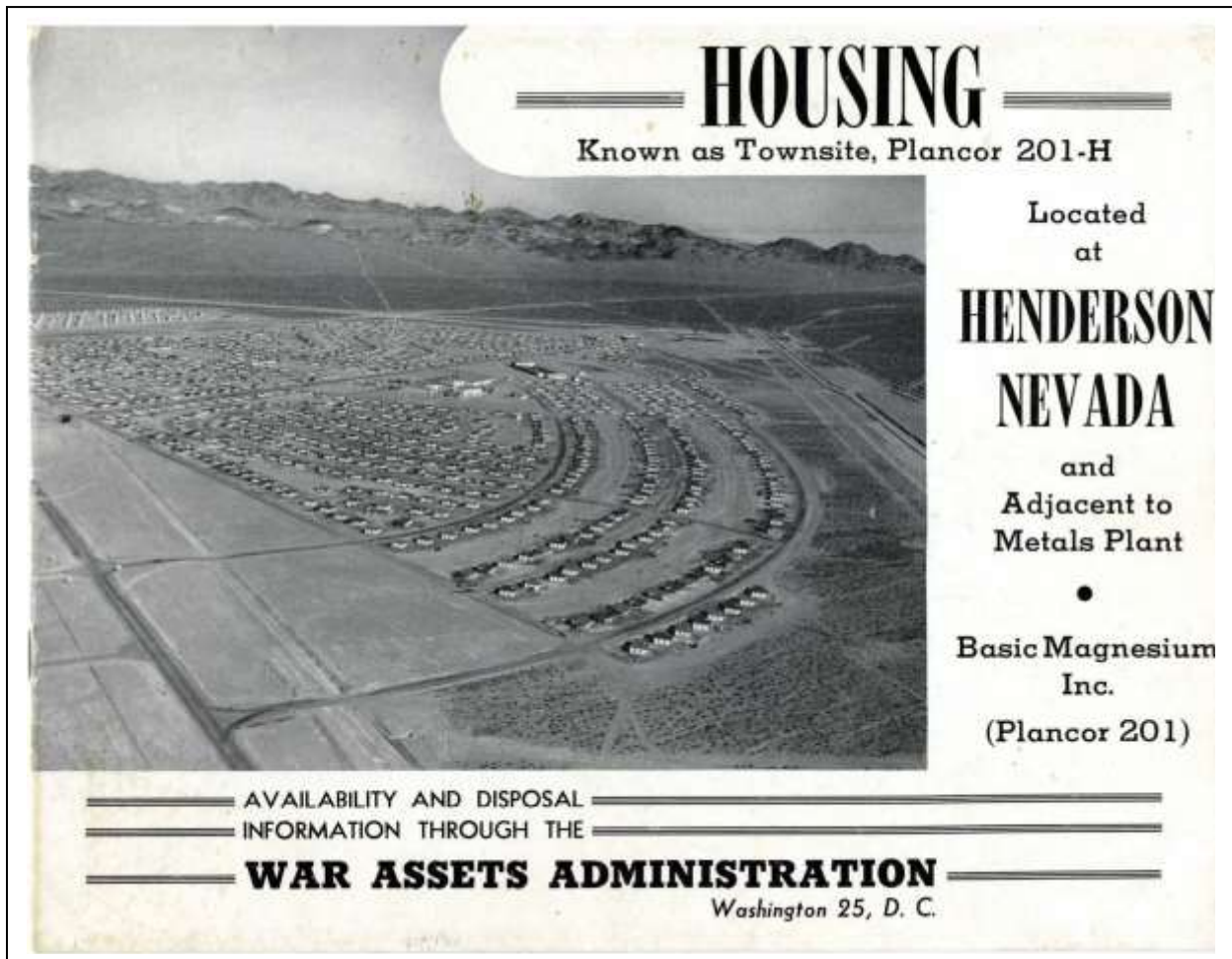
Federal tax incentives for the rehabilitation of privately held, income producing properties have existed since 1976. Those properties certified by the National Park Service as historic which undergo substantial rehabilitation are eligible for a 20 percent federal tax credit, if the rehabilitation work is in keeping with the Secretary of the Interior's Standards for Rehabilitation. Certified historic structures are those which are listed individually in the NRHP or determined a contributor to an NRHP-listed historic district. The National Park Service also manages a program which provides a 10 percent federal tax credit for non-historic commercial buildings constructed before 1936. Applications are processed jointly between the Nevada State Historic Preservation Office, the National Park Service, and (once a project is complete) the Internal Revenue Service.

The State of Nevada does not presently offer a state preservation tax incentive; however, there are two grant funding mechanisms within the state. CLGs may apply to the Nevada SHPO for pass through grant funding for pre-development or development projects for NRHP-listed buildings or sites. Additionally, the Nevada CCCHP, established by state law (NRS 383), offers

grants to public or non-profit owned cultural centers. It is encouraged that these cultural centers are either listed on the NVRHP or NRHP. In 2016 the CCCHP awarded \$950,000 in grants.

Because it is encouraged to apply for grant funding or tax credits in advance of drafting any rehabilitation plans, if particular property owners within Henderson desire historic designation in order to take advantage of the financial incentives, they should be highly considered for prioritized survey.

5. SURVEY PRIORITIES



Basic Magnesium Plant Townsite housing brochure, 1946 (Image courtesy of Henderson District Public Libraries, Henderson).

The following priorities for survey efforts in Henderson address a 20-year time frame which is meant to allow for flexibility in funding acquisition and shifting priorities based on threats and opportunities. Concentrations of historic-age resources located within the municipal boundaries of Henderson were analyzed as potential survey areas and assigned priority levels based on the number of extant resources, their historical integrity and potential significance, and threats and opportunities (Figure 19). These priorities were also shaped by input from members of the public during outreach meetings. While the following survey plan establishes a general outline for priorities, it should also be adaptable to meet the changing needs of the community; therefore, North Wind recommends that the plan be evaluated every five years to objectively consider its effectiveness.

Priorities for future survey activities in Henderson are grouped into three phases:

- Priority Level 1 is survey recommended over the next five years;
- Priority Level 2 is survey recommended over the next five to ten years; and,
- Priority Level 3 is survey recommended for completion over the next ten to 20 years.

A fourth section for historic-age subdivisions located within the city that are not presently recommended for future survey future due to a lack of density of historic-age resources or resources that would become historic in age over the next ten to 20 years.

With the exception of the latter category, all of the properties within this section include a discussion of survey factors which provides a brief overview of the property's development, its present-day boundaries and the number of historic-age buildings contained within it, the recommended level of survey, and estimated costs. The estimated costs are based on the type of survey recommended, the amount of property specific research required, the number of properties to be surveyed, map and SHPO ARA form preparation, if necessary, and the amount of time required for completion of the survey report.

As discussed in Section 4 above, volunteer support can be vital to a survey effort, particularly in cases where funding is limited. As volunteers are typically community members, they may have firsthand knowledge of the resources in a survey area and can serve as proponents for local preservation efforts. However, if the survey is to be used as a planning tool, a professional in the field of historic preservation should oversee the survey effort and resultant work product in order to ensure that it meets local, state, and national standards.

The National Park Service has defined professional qualification standards for persons working in the field of historic preservation which are identified in 36 CFR Section 61. The minimum requirements for the trained fields of History, Archaeology, Architectural History, Architecture, and Historic Architecture include a graduate degree or equivalent experience and at least one year of full-time professional experience. Additionally, the use of a consultant with experience in conducting historic resource surveys, classifying historic resources, and working with the local, state, and federal historic preservation agencies and programs is vital to the successful oversight and completion of survey documents.

The level of involvement of professional personnel can vary, but they should be responsible for all major decisions affecting the survey. According to National Register Bulletin #24 *Guidelines*

for Local Surveys: A Basis for Preservation Planning, “ideally, such a person- referred to in this publication as a survey coordinator-should have the ability to organize survey teams, budget time and money wisely, and assemble and interpret raw data” (National Park Service 1985). If volunteers are also involved in conducting property specific research, a professional should be available to provide instruction on needed supportive documentation. Ultimately, the professional should be responsible for the compilation of the final survey document and associated inventory forms which meet the SHPO’s Nevada Architectural Survey and Inventory Guidelines (Nevada SHPO 2013).

National Register Bulletin #24 also provides guidance on the level of training that should be provided to volunteers. It is recommended that, if there is community-based interest, the City of Henderson should use the Bulletin to establish a volunteer training program (National Park Service 1985). Ideally, either a small neighborhood or a small section of a larger neighborhood should be targeted for a pilot project. The Nevada SHPO should conduct a review of the pilot survey project to ensure that it meets the survey and inventory guidelines. The knowledge gained from the pilot project could then be used to draft a volunteer survey manual to be used in future survey efforts.

It is recognized that the development of future historic contexts for the City may yield additional properties that warrant survey. Topics may include cultural landscapes, which could incorporate open spaces and parks, education in Henderson, ethnic heritage, civic organizations, municipal development, as well as contexts for specific types of architecture, such as Modern Architecture. Additionally, historic contexts for certain areas of the City may serve to elucidate the history of neighborhoods that otherwise do not possess sufficient integrity to justify further survey.

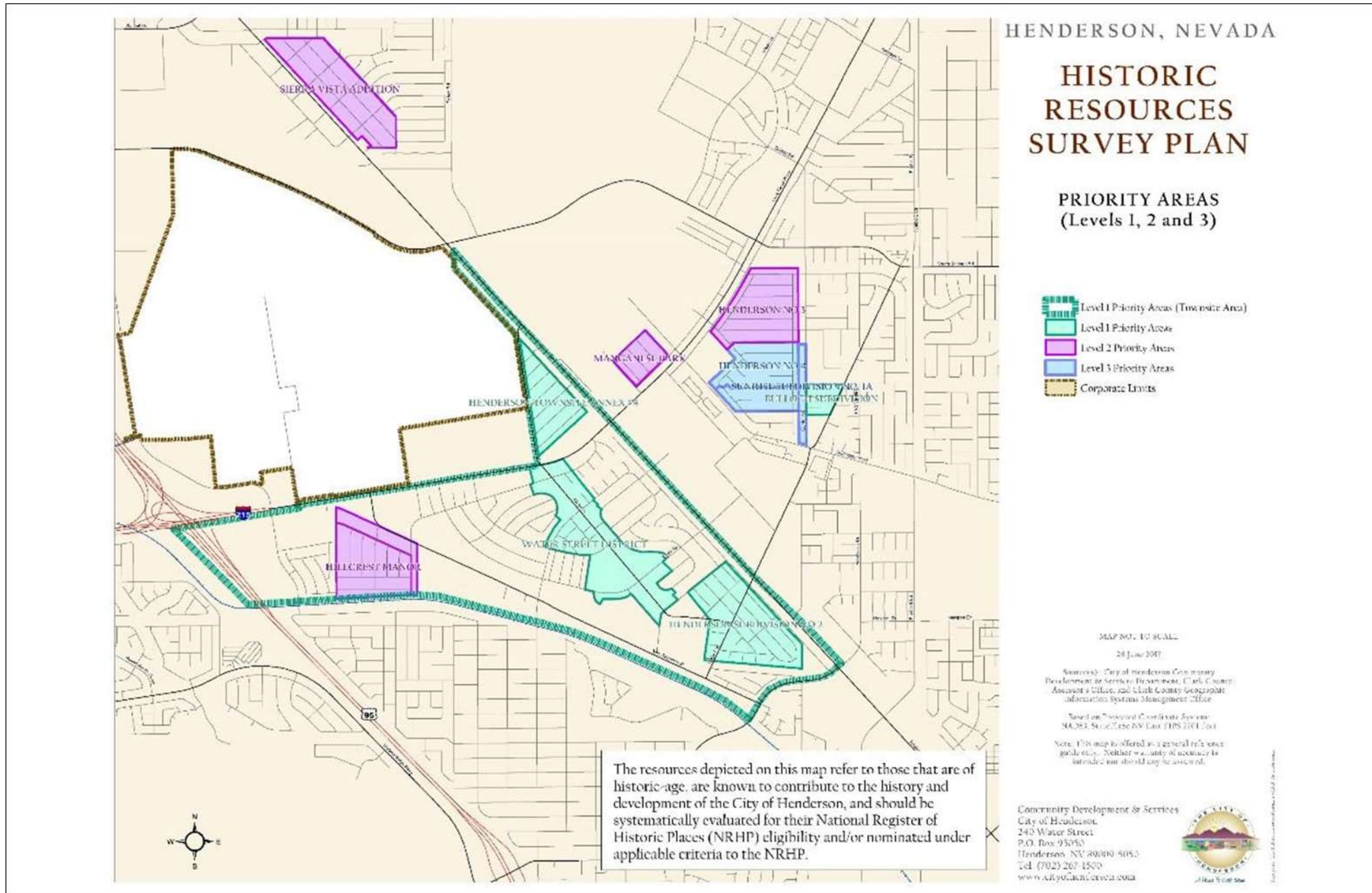


Figure 19. Henderson Historic Resources Survey Plan survey priority areas (Image courtesy of the City of Henderson Community Development and Services Department).

5.1 PRIORITY LEVEL ONE SURVEY – SURVEY WITHIN FIVE YEARS

Priority Level 1 survey projects are recommended for completion within five years. Areas designated as Priority Level 1 have one or more of the following characteristics:

- The area relates directly to a historic context outlined in the HHRSP, Section 3;
- It retains a high number of extant historic-age resources;
- It retains a high threshold of historical integrity;
- It is facing imminent threat; and,
- It has been identified as an important resource within the community by members of the general public.

5.1.1 Basic Townsite Historic District

Survey factors: Ten intensive level survey reports for the Basic Magnesium Townsite—the nucleus of the future City of Henderson— were prepared by various consultants between May 2003 and July 2012 and included a total of 1,196 resources (see Figure 3 and Table 2). Development of the townsite, which was platted in 1941, began in 1942 and served to provide housing for employees of the BMI plant. Successive tracts and houses were developed throughout the 1950s. Participants at the public outreach meeting expressed strong support for the development of a Townsite preservation area.

While the consultants who prepared surveys I through X provided recommendations for individual eligibility, they were not asked to determine if any local or NRHP-eligible historic districts were located within the ten survey areas, or if any of the documented properties should be identified as contributors. Although the Phase IX survey and inventory report (Painter Preservation & Planning 2012:11) addressed the possibility of one or more historic districts within the broader townsite area, the report noted that “homes [within the Phase IX survey area] were not evaluated for district potential.” The report continues, however, stating that while the 16 buildings recommended individually eligible for listing in the NRHP would be contributors to a historic district, these homes comprised only 24 percent of the total number of homes and were “scattered” about the subdivision, making the creation of a small historic district improbable (Painter Preservation & Planning 2012:11). The report further concludes that “it is not possible to make a determination of district potential for the entire Basic Townsite, as the surveys have not been completed for all portions of Basic Townsite” (Painter Preservation & Planning 2012:11).

While the former studies may not have indicated the presence of discrete historic districts within the boundaries of the study areas, properties inventoried during these earlier phases may reveal themselves to be contributors to a broader district.

Boundaries: The Basic Townsite boundaries, along with the former survey areas, are illustrated on Figure 3. The boundaries roughly extend from Boulder Highway, on the west, to the Union Pacific Railroad Line, on the east, Lake Mead Parkway, on the north, to Greenway Road on the south. This boundary also encompasses the plats of Henderson No. 2 Tract and Henderson Townsite Annex #04 which were not subject to full survey as part of the prior phase I-X survey efforts. These plats are discussed in further detail below.

Number of properties: As noted above, a total of 1,196 properties were subject to survey as part of the Phase I-X survey efforts. An additional 417 located within Henderson No. 2 and Townsite Annex #4 have not been subject to survey.

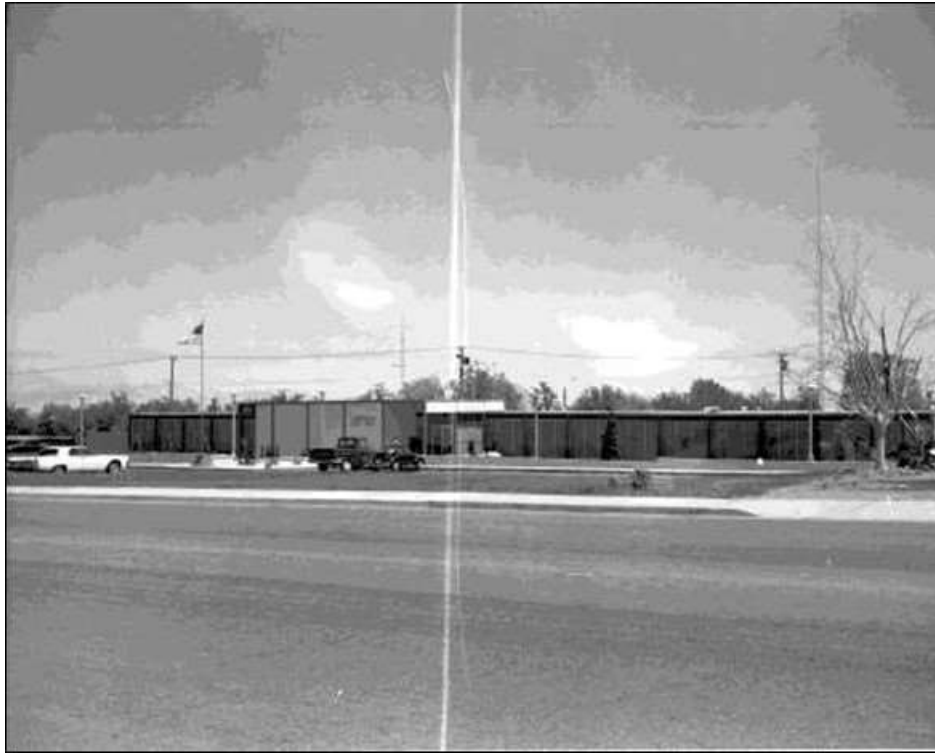
Level of survey: As the majority of the Townsite has been surveyed, a two-phase approach for survey of the Townsite area is recommended. The first phase should include review of the survey and inventory reports and associated Historic Resource Inventory Forms (HRIFs; now ARA Forms) completed during Townsite Surveys (Phase I to Phase X) to compile a list of potential contributors to a broader historic district. During the second phase II, a reconnaissance survey of the properties on the list and the 417 undocumented buildings should be conducted. The field assessment of the integrity of the historic-age buildings in the tracts will provide the basis for NRHP eligibility recommendations to be recorded on a data spreadsheet, with the results summarized in an NRHP eligibility evaluation report. If discrete districts are identified, an ARA Historic District form(s) would also be appended to the report.

Estimated cost: \$35,700. This price includes review of the existing survey data and ARA Forms for the 1,196 previously surveyed properties, reconnaissance survey of those deemed potentially eligible as well as of those 417 properties not previously subject to survey. Individual resource ARA Forms are not included in this estimate, rather photos and recommendations of eligibility would be provided on a data spreadsheet as well as a NRHP eligibility report. This estimate assumes the preparation of no more than 4 district ARA forms.

5.1.2 Water Street District

Survey factors: Named after the pipeline used to pump water to the BMI plant, the Water Street District was the commercial and civic core of Henderson. Developed as part of the Basic Townsite in 1943, the street was originally lined with single-family dwellings interspersed with vacant lots and some commercial and community properties, including a recreation center and a 12,000-square-foot grocery store and market located at the corner of Water Street and Atlantic Avenue. During the mid-1950s, additional commercial buildings, including a bank, theatre, department store, drug store, appliance store, a furniture store, and a barber shop were constructed along the street to serve the townsite's residents and an automated street-lighting system was installed. While some of these buildings were constructed on vacant lots, others—particularly those located along the east side of the street—were built on lots that contained single-family residences a decade prior. Additional homes at the northern end of the corridor were razed to accommodate the construction of a new city hall building in 1963 (Photograph 41). Aerial photography suggests that by 1969, nearly all of the residences originally lining the street had been replaced by commercial buildings.

As Henderson grew in the 1970s and 1980s, much of the commercial development occurred outside the Water Street District along N. Boulder Highway and later in Green Valley. In 1993, Water Street underwent renovations to make it more pedestrian friendly and hospitable to shoppers. This was followed by a more concerted redevelopment effort with the founding of the Downtown Redevelopment Area in 1995. Despite these changes, however, the corridor retains a number of civic and commercial buildings that date to the 1950s and 1960s, and it remains the center of commerce for Downtown Henderson today.



Photograph 41. City Hall building, located at 243 S. Water Street, ca. 1964 (Image courtesy of mypubliclibrary.com).

In 2003, a total of 11 buildings located along the east side Water Street, on Blocks 2 and 3 of the Henderson Townsite, were surveyed by Courtney Mooney of 20th Century Preservation. At that time, none of the properties met the 50-year threshold for NRHP eligibility. In 2004 two of the properties on Block 3—153 and 155 Water Street— were demolished, with a new building constructed on the lots in 2007. Presently, there are eight historic-age buildings on the east side of Blocks 2 and 3 which date between 1954 and 1964 and could be subject to reevaluation.

In 2004, Mooney surveyed an additional 14 properties located along the east and west sides of Water Street on Blocks 11, 14, and 16 of the Henderson Townsite. At the time of the inventory, six historic-age buildings were present within the survey area, all of which were constructed as residences in 1942 as part of the original townsite. Mooney recommended two of these buildings located at 207 and 330 Water Street as eligible for listing in the NRHP (see Photograph 17). The remaining four properties were recommended not eligible due to lack of integrity. The eight commercial properties within the survey area were not yet 50 years old at the time of survey and were not evaluated for NRHP eligibility.

Subsequent to the 2004 survey, three of the historic-age buildings originally present within the survey area were demolished by the Henderson Redevelopment Authority. Today, there are six commercial properties remaining on Blocks 11, 14, and 16 which date between 1955 and 1968. Assessor's records also indicate that an additional six historic-age properties are located along the west side of Water Street within Blocks 19, 20, and 35 of the Henderson Townsite and 4 historic-age properties on the east side of Water Street within Block 1.

Boundaries: The Water Street District is defined as the approximately 3,866-foot-long (0.7-mile-long) segment of Water Street that stretches northwest from E. Ocean Road to E. Victory Road and includes all buildings and structures located along it.

Number of properties: As defined above, a total of 24 historic-age properties are located within the Water Street District which were not previously subject to NRHP evaluation because they were either not 50 years at the time of the original survey, or were located in areas outside of the contracted original survey boundaries. All 24 of the properties are used for commercial or civic purposes.

Level of survey: Due to the rarity of these resources and present re-development threats, North Wind recommends that an intensive level survey of the historic-age commercial and civic development on Water Street District be conducted. For the 14 commercial properties previously surveyed by Mooney (2003; 2004), updated forms should be prepared with a focus on any changes to integrity from the original survey period. The survey should, more broadly, include all commercial and civic resources constructed between 1954 (the earliest assessor date for commercial development on Water Street) and 1970, the end date of the historic context's period of significance.

Estimated cost: \$7,200. This is approximately \$300 per property, and is based in part on the preparation of SHPO ARA forms for 14 of the historic-age commercial properties within the survey area and the availability of GISMO and Google Earth to aid in preparing site and sketch maps for the SHPO ARA forms.

5.1.3 Henderson Tract #2

Survey factors: On September 30, 1952, Federal Homes Development Company—dubbed “Nevada’s low cost home builder” by the *Henderson Home News*—filed the Henderson #2 tract as a continuation of the Henderson Townsite, which was located to the north and west of the subdivision (see Figure 10). According to Painter (2011:5), the subdivision, which included 370 lots situated on 18 blocks, was built to “house the original residents of what was becoming a legitimate city rather than a purely company town.” All of the homes within the subdivision were constructed by the company between 1952 and 1953. Although homes within the subdivision have been modified by the installation of carports and/or garages, sheathing, and window replacement, historic and current aerial photography suggests that its configuration and density of the neighborhood has changed very little since its completion.

In 2011 and 2012, Diana Painter of Painter Preservation & Planning conducted historic resource surveys and inventories of 132 residential properties within the Henderson #2 subdivision. All of the homes were located in the northern portion of the subdivision to the west of Minor Avenue. Painter recommended ten of the properties as individually eligible for listing in the NRHP, and noted that an additional 14 would be eligible if their “replacement siding” were removed (Painter Preservation & Planning 2011; 2012). As only a few homes with integrity were identified and these homes were scattered throughout the subdivision, Painter concluded that the subdivision did not constitute an NRHP-eligible historic district.

The 2016 reconnaissance survey suggests, however, that numerous buildings within the subdivision may be eligible for listing as contributors to a broader historic district if the registration requirements and integrity thresholds were reexamined.

Boundaries: Homes within the Henderson #2 subdivision are bounded by E. Ocean Avenue, vacant lots to south and northeast, commercial development to the east, and the Henderson Water Treatment Plant and additional commercial development to the west. Lots are typically accessed from the interior streets within the subdivision, although principal thoroughfares such as Minor and Major Avenues provide access to some corner lots.

Number of properties: A total of 370 buildings are located within the Henderson #2 subdivision. Clark County Assessor's records suggest that the majority of the buildings were constructed by the Federal Homes Development Company in 1953.

Level of survey: As approximately one-third of the subdivision has been previously surveyed, a two-phase approach for survey of the Henderson #2 tract is recommended. Phase I should include review of the survey and inventory reports and associated Historic Resource Inventory Forms (HRIFs; now ARA Forms) completed by Painter to compile a list of potential contributors to a broader historic district. During Phase II, a reconnaissance survey of the properties on the list and the 238 undocumented buildings should be conducted, with the results summarized in an NRHP eligibility evaluation report.

Estimated cost: \$36,000, or approximately \$125 per property. The estimated cost includes the preparation of SHPO ARA forms for no more than 50 previously-evaluated buildings that are recommended contributing as part of the reconnaissance survey. SHPO ARA forms will not be prepared for properties whose status does not change from the original 2011 and 2012 recommendations as a result of the survey. For newly-documented properties, a data spreadsheet will be prepared rather than ARA forms. The format of the data spreadsheet should be determined in consultation with the Nevada SHPO.

The estimated cost also assumes that the existing historic context for post-WWII era development of the Henderson Townsite, as prepared by Courtney Mooney in 2002 is sufficient and that supplemental archival research will focus on the early building occupants, building modifications and/or additions, and district eligibility only.

5.1.4 Henderson Townsite Annex #4

Survey factors: This subdivision was the last of four annexes platted by the Federal Homes Development Company between December 18, 1951 and January 21, 1952 as an extension to the original Henderson Townsite (Figure 20). As platted, the triangular-shaped subdivision included 177 lots situated along seven east-west trending interior streets. The majority of the lots measured 110 feet long by 60 feet wide, except along the western boundary and northern end of the subdivision where the lots were irregularly-shaped to accommodate the northwest-to-southeast orientation of Water Street. Additionally, lots at the southern end of the subdivision were slightly larger, measuring between 120 and 122 feet in the length.

Boundaries: The Henderson Townsite Annex #4 plat is bounded by Water Street to the west, commercial development along E. Lake Mead Parkway to the south, and Titanium Street to the east.

Number of properties: Approximately 179 properties are located within the Henderson Townsite Annex #4 subdivision. With the exception of three commercial properties which front

Water Street on the subdivision's northernmost lot, all of the properties are residential. A preliminary review of Clark County Assessor's records suggests that all of the residential properties were constructed by the Federal Homes Development Company in 1951 or 1952.

Level of survey: A reconnaissance level survey is recommended to evaluate the Henderson Townsite Annex #4 plat area, even though it is the only subdivision within the Henderson Townsite that has not been previously documented. The subdivision as a whole retains sufficient integrity to constitute an NRHP-eligible historic district and its significance as a Post-WWII housing development should be evaluated and the results summarized in an NRHP eligibility evaluation report.

Estimated cost: \$35,800, or approximately \$200 per property. This cost assumes that the existing historic context for post-WWII era development of the Henderson Townsite, as prepared by Courtney Mooney in 2002 is sufficient, and that the single-family dwellings within the subdivision are of a similar architectural style. Additionally, aerial imagery of the subdivision is available on GISMO and Google Earth, which can be used in the preparation of site maps and ARA forms, thereby reducing the amount of time required in the field.

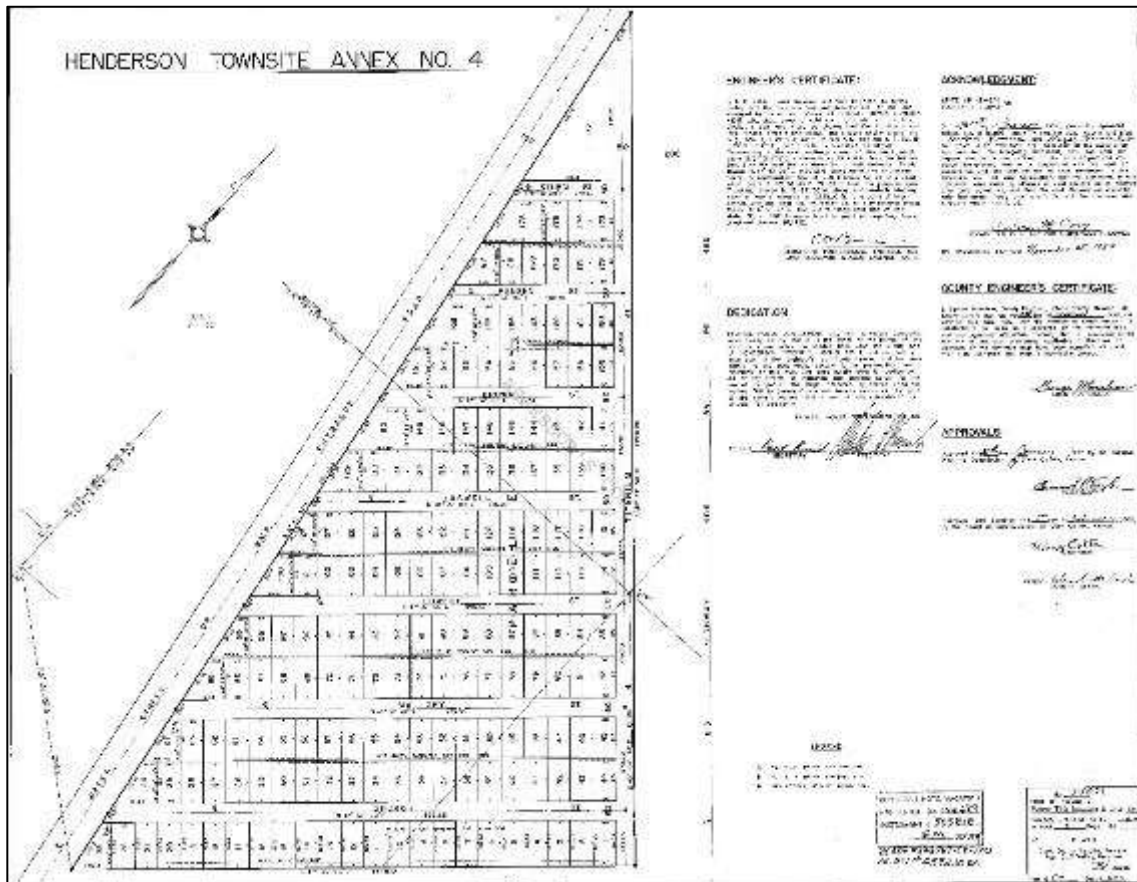


Figure 20. Plat of Henderson Townsite Annex No. 4 Subdivision, 1952 (Image courtesy Clark County Assessor's Office, Las Vegas).

5.1.5 Bulloch Subdivision No. 1

Survey factors: North Las Vegas Resident and local politician, Boyd Bulloch platted the Bulloch Subdivision No. 1 on December 20, 1961 (Figure 21). The subdivision included 43 lots situated on 4 blocks. The homes within the subdivision consisted of single-story duplexes and two-story, multi-family dwellings and apartments. Historic aerial photography indicates that by 1969, 15 of the 43 lots in the subdivision had been developed. By 1980 the majority of the subdivision had been built-out with 36 residences constructed. Only two of the lots were combined in 1983 to create a larger two-story building within the boundaries of the original lot lines.

In the period between 2006 and 2010 the Henderson Redevelopment Authority purchased 14 lots within the subdivision and tore down the associated buildings. Today, nine buildings remain which were constructed between 1963 and 1970 with the majority of the additional housing built between 1971 and 1983. A preliminary review of records on file at the Clark County Assessor's Office indicates that four buildings on Kola Street, constructed in 1963, remain extant and adjacent to one another. While much of the historic integrity of the subdivision has been lost due to the demolition of buildings on lots in the central portion of the subdivision, these remaining adjacent buildings appear to have been constructed in the same design, likely by a single owner, and may retain sufficient integrity to be classified as the remaining extent of a small, multi-family subdivision historic district significant under Criterion A for community planning and development. However, survey may reveal that the district and/or individual buildings are also eligible under Criterion C as representative examples of post-war multi-family residential architecture.

Level of survey: Given the small number of remaining historic-age dwellings within the subdivision, intensive level survey and inventory is recommended.

Boundaries: The Bulloch Subdivision No. 1 is bounded by Kola Street to the north, an unnamed alley to the south, North Major Avenue to the east, and Center Street to the west.

Number of properties: Four adjacent multi-family dwellings which date to 1963 are present on Kola Street and may be evaluated as a potential historic district. The five buildings within the subdivision that were constructed between 1963 and 1970 should also be evaluated for individual eligibility.

Level of survey: Given the small number of remaining historic-age dwellings within the subdivision, intensive level survey and inventory is recommended.

Estimated cost: \$4,000. This is approximately \$500 per property, and is based in part on acreage of the subdivision; the need to develop additional context for subdivisions platted for multi-family dwellings, the size of the dwellings within the subdivision, the similarity of architectural styles and overall lack of architectural detailing for the subdivision's residences, and the availability of GISMO and Google Earth to aid in preparing site and sketch maps for the ARA forms.

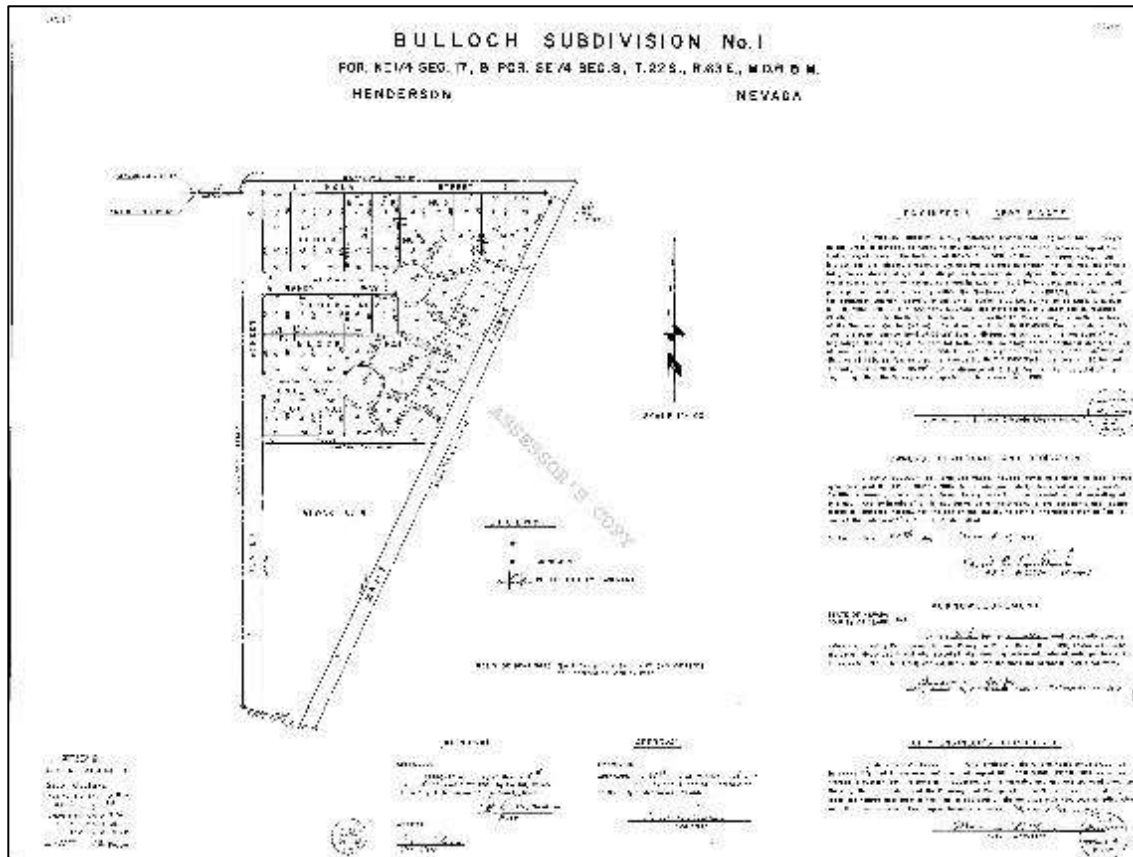


Figure 21. Plat of Bulloch Subdivision No. 1, 1961 (Image courtesy Clark County Assessor's Office, Las Vegas).

5.2 PRIORITY LEVEL TWO SURVEY – SURVEY WITHIN FIVE TO TEN YEARS

Priority Level 2 survey projects are recommended for completion within five to ten years. Areas designated as Priority Level 2 have one or more of the following characteristics:

- The area relates directly to a historic context outlined in the HHRSP;
- It retains a moderate number of extant historic-age resources; and,
- It retains a moderate-to-high threshold of historical integrity.

5.2.1 Sierra Vista Addition

Survey factors: The Sierra Vista Addition was filed by husband and wife T. Alonzo and Maude Wells on February 4, 1942 (see Figure 8). As platted, the addition included numerous lots to the east of N. Boulder Highway that were originally part of the Sierra Vista City subdivision—a roughly L-shaped subdivision that was filed by the couple along both sides of the highway in 1931. Historic aerial photography and records on file at the Clark County Assessor's Office suggest that development of Sierra Vista Addition was slow, with only a few buildings constructed to the south of Foster Avenue and east of N. Boulder Highway by 1950. An article published in the *Henderson Home News* indicates that in 1958, Frank Aregood and Associates intended to construct “300 low-cost, two- and three-bedroom homes” in the subdivision; however, due to high water levels in the Pittman area, the FHA would not approve the project until sewage lines and French drains were installed (*Henderson Home News*, 29 April 1958). The

seepage problem was ultimately addressed, with construction commencing on the first group of ten homes within the addition in July 1958 (*Henderson Home News*, 22 July 1958).

By 1965, single-family dwellings had been built to the southeast of Corn Street (then Third Street) and northwest of the Wells and Price Street intersection (then Sixth Street and Yucca Street, respectively) on Blocks 3-8, 14, and 15. Additionally, the segments of Chestnut and Palm Streets immediately adjacent to the homes had been paved and sidewalks had been installed. Subsequent aerial photographs indicate that development within the addition ceased until 1983, when the remaining streets were paved and additional single-family homes were built to the northwest and southeast of the Frank Aregood and Associates homes. Buildout continued through the 1980s and 1990s, with the last buildings constructed on the western half of Block 9 between 2003 and 2010.

Aerial photography and Clark County Assessor's records confirm that the single-family homes constructed by Frank Aregood and Associates within the Sierra Vista Addition remain intact. While alterations have been made to many of these homes, the 2016 windshield survey suggests that some of the addition's dwellings may retain sufficient integrity to be classified as contributors to a potential residential historic district. Preliminary observations suggest that the subdivision would most likely be eligible for listing under Criterion A for its association with post-WWII residential development in the Pittman/east Henderson area.

Clark County Assessor's records also indicate that a number of commercial properties dating to the late 1940s, mid-1950s, and early 1960s are present to the east of N. Boulder Highway. If sufficient concentrations of resources remain that retain integrity, than this area may constitute an NRHP-eligible commercial historic district. The district would most likely be eligible under Criterion A for its association with post-WWII commercial development in the Pittman/east Henderson area. Conversely, if the basic structural elements of the buildings in this area remain intact, one or more may be individually eligible for listing under Criterion C as representative examples of post-WWII commercial architecture.

Boundaries: The Sierra Vista Addition is bounded by E. Foster Avenue (originally First Street) to the north, Rolly Street (originally Sixth Street) to the southeast, Price Street to the northeast, and N. Boulder Highway to the southwest. The Sierra Vista City subdivision is located to the north and west of the addition.

Number of properties: A total of 115 properties within the Sierra Vista Addition are historic in age and should be surveyed. The majority of the properties, or 108, are single-family dwellings, and the remaining seven properties are commercial buildings located along N. Boulder Highway.

Level of survey: A two-part survey including a reconnaissance level for the single-family residential properties within the addition that were constructed by Frank Aregood and Associates, and an intensive level for the historic-age commercial buildings located along N. Boulder Highway, is recommended for the Sierra Vista Addition. The single-family dwellings are situated on the eastern half of Blocks 3-5; the northern 20 lots of Block 6; the western half of Blocks 8, 14, and 15; and 23 lots on Block 7. The commercial buildings are located on the western half of Blocks 1-3.

Estimated cost: \$37,375, or \$325 per property. The cost per building reflects the presence of commercial properties within the survey area, which typically require additional archival research to address changes in function and/or ownership.

5.2.2 Manganese Park

Survey factors: The 17.86-acre Manganese Park subdivision was platted by developer Herbert Kronish on July 18, 1952 to house employees of Manganese Ore, Inc. (see Figure 11). A newspaper article printed in the *Henderson Home News* indicates that the development was to include 33 two-bedroom and 48 three-bedroom single-family homes (*Henderson Home News* 1952b). The homes were to be built by Federal Homes Development Company, the contractor responsible for the construction of numerous tracts within the Basic Magnesium Townsite, including the Henderson #2 and #4 subdivisions and the Henderson Townsite Annexes #1 and #2.

Observations made during the 2016 windshield survey suggest that the Manganese Park subdivision may contain a concentration of historic-age properties which retain sufficient integrity to be classified as contributors to a potential residential historic district. Preliminary observations suggest that the subdivision would most likely be eligible for listing under Criterion A for its role as the last subdivision constructed prior to the incorporation of the town of Henderson; however, survey may reveal that the district is also eligible under Criterion C for its collection of WWII era factory style residences.

Boundaries: The Manganese Park subdivision is bounded by N. Yucca Street to the northeast, Taylor Street to the southwest, Saguaro Street to the southeast, and Tuna Avenue to the northwest.

Number of properties: The 81 single-family residences originally proposed as part of the subdivision's development remain intact. The Manganese Park subdivision also retains its original configuration of lots and blocks, as well as many of its historic streetscape characteristics.

Level of survey: Given the moderate density of historic-age resources located within it, a reconnaissance level survey is recommended to evaluate the Manganese plat area for eligibility under Criterion A and/or C of the NRHP.

Estimated cost: \$24,300. This is approximately \$300 per property, and is based in part on acreage of the subdivision, the size of the dwellings within the subdivision, the similarity of architectural styles and overall lack of architectural detailing for the subdivision's residences, and the availability of GISMO and Google Earth to aid in preparing site and sketch maps for the ARA forms.

5.2.3 Henderson #3

Survey factors: On August 18, 1953, Ace Homes Co. , in partnership with Federal Homes Development Company filed the Henderson #3 with 311 proposed home sites located to the south of Carver Park (Figure 22) (City of Henderson 2004). An article in the *Henderson Home News* from April of 1954 noted that the homes would be a continuation of the “Freedom Houses” developed by Federal Homes Development Company in the Henderson Annexes. The subdivision featured three-bedroom homes, which could be purchased with a \$400 down payment and a monthly payment of \$38. 53 (*Henderson Home News* 1954). The development, in addition to being affordable, was touted as providing a significant source of new tax revenue for the city.

The Henderson #3 subdivision was completely developed by 1954. A review of historical and current aerial imagery suggests that the subdivision has undergone few changes since its completion. Preliminary observations suggest the subdivision may be eligible under Criterion A under the community planning and development theme for its role as an early post- incorporation residential development in the City of Henderson; however, survey may reveal that the district is also eligible under Criterion C for its collection of post-WWII Minimal Traditional style residences.

Boundaries: Homes within the rectilinear Henderson #3 subdivision are bounded by the C. T. Sewell School on the north, Grove Street on the South, an alley between Constitution Avenue and Center Street on the east, and Continental and Ivy Streets on the west. Lots are typically accessed from the interior streets within the subdivision, although Ash Street does provide access to E. Lake Mead Parkway.

Number of properties: A total of 311 buildings are located within the Henderson #3 subdivision. Clark County Assessor’s records demonstrate that the majority of the buildings were constructed by the Federal Homes Development Company in 1954.

Level of survey: Due to the short period of development and number of intact historic-age residential resources it is recommended that a reconnaissance level survey of Henderson #3 should be conducted to evaluate the plat area for eligibility under Criterion A and/or C of the NRHP.

Estimated cost: \$46,650. This is approximately \$150 per property, and is based in part on acreage of the subdivision, the size of the dwellings within the subdivision, the similarity of architectural styles and overall lack of architectural detailing for the subdivision’s residences, and the availability of GISMO and Google Earth to aid in preparing site and sketch maps for the ARA forms.

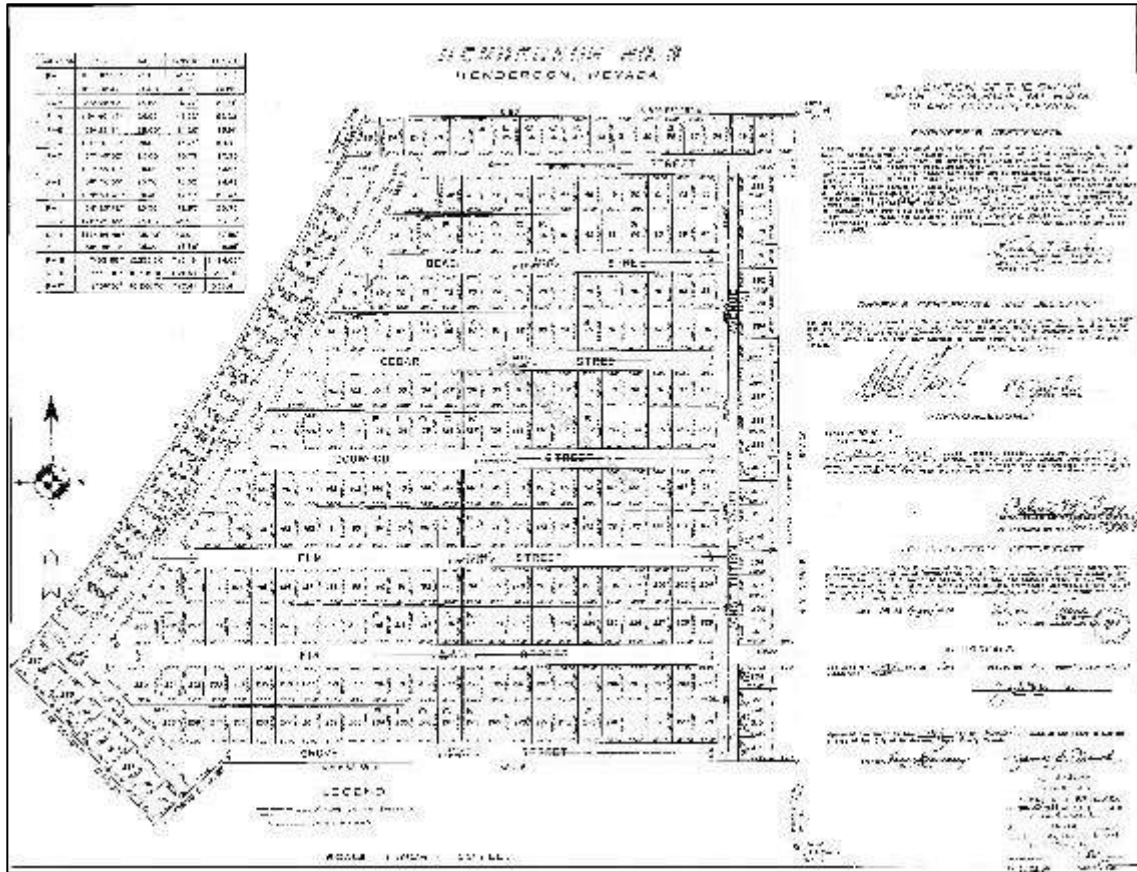


Figure 22. Plat of Henderson No. 3, 1953 (Image courtesy Clark County Assessor's Office, Las Vegas).

5.2.4 Hillcrest Manor

Survey factors: The Hillcrest Manor subdivision was platted by Clarence L. Watson and G. B. Nellis on May 18, 1954 (see Figure 12). The 14-block subdivision encompassed 66 acres and consisted of 274 lots. Aerial imagery and Clark County Assessor's records indicate that the first 25 homes in the subdivision were constructed along the east and west sides of Hillcrest Drive (then La Porta Drive) in 1957. An additional 29 dwellings were built to the east and west of Carson Way (then Ivory Avenue) by 1959. Construction ceased during the early 1960s and did not resume until 1965 when 4 residences were completed to the southeast of Hillcrest Drive and Buchanan Avenue (then McCully Avenue). Although additional residences were built in the 1970s and 1980s, the majority of the buildings currently within the subdivision were constructed between 1990 and 2004. The subdivision retains its original layout today, with single-family dwellings remaining on all of the lots at the time of the reconnaissance survey.

The 2016 reconnaissance survey suggests that the historic-age residential buildings located within the heart of the Hillcrest Manor subdivision remain intact and may retain sufficient integrity to be classified as contributors to a potential residential historic district. The subdivision would most likely be eligible for listing under Criterion A as the first residential neighborhood to be annexed following Henderson's incorporation.

Boundaries: The Hillcrest Manor subdivision is bounded by Van Wagenen Street to the north, the south side of Coolidge Avenue to south, the east side of Victory Road to the east, and Albany Way to the west.

Number of properties: A total of 58 buildings within the Hillcrest Manor subdivision are historic-in age and should be surveyed. All of the buildings are single-family dwellings.

Level of survey: A reconnaissance level survey of the Hillcrest Manor subdivision properties that are 50 years in age is recommended to evaluate the plat area for eligibility under Criterion A of the NRHP as the first residential neighborhood to be annexed following Henderson's incorporation. These areas include the single-family dwellings located on Lots 14-17 on Block 4; the west half of Block 8; Block 9; and the east half of Block 10.

Estimated cost: \$17,400. This is approximately \$300 per property, and is based in part on acreage of the subdivision; the size of the dwellings within the subdivision; the similarity of architectural styles and overall lack of architectural detailing for the subdivision's residences; and the availability of GISMO and Google Earth to aid in preparing site and sketch maps for the ARA forms.

5.3 PRIORITY LEVEL THREE SURVEY— SURVEY WITHIN TEN TO 20 YEARS

Priority Level 3 survey projects are recommended for completion within ten to twenty years. Areas designated as Priority Level 3 have one or more of the following characteristics:

- The area retains a moderate number of extant historic-age resources; and,
- It retains a moderate-to-high threshold of historical integrity.

5.3.1 Henderson #4

Survey factors: On October 15, 1956, Federal Homes Development Company filed the Henderson #4 plat with 253 proposed home sites located immediately to the south of Henderson #3 (Figure 23). County Assessor research indicates that despite its platting in 1956, the initial homes within the subdivision were constructed in 1960. These houses were located in the northernmost portion of the subdivision, immediately to the south of Henderson #3. The developmental trajectory was protracted, in comparison with subdivision 3, and was not completely built-out until 1971. It is unclear if Federal Homes Development Company completed the development of the subdivision or if it was later carried out by other developers. The homes in Henderson #4 were larger than the Freedom Homes constructed in Henderson #3 with more stylistic variation over the longer period of development.

A review of historic and current aerial imagery suggests that the subdivision has undergone few changes since its completion. Preliminary observations suggest the subdivision may be eligible under Criterion A under the community planning and development theme as a post-incorporation residential development in the City of Henderson; however, survey may reveal that the district is also eligible under Criterion C for its collection of post-WWII Minimal Traditional and Ranch Style residences.

Boundaries: Homes within the modestly curvilinear Henderson #4 subdivision are bounded by Grove Street on the north, Maple Street on the South, an alley between Constitution Avenue and

Center Street on the east, and commercial development on the west. Lots are accessed from the interior streets within the subdivision.

Number of properties: A total of 253 lots and associated buildings are located within the Henderson #4 subdivision. Clark County Assessor's records demonstrate that the earliest homes, located between Grove Street and Hickory Street, were constructed in 1960. The homes along Ivy, Juniper, and Kola Streets were constructed in 1963. There was a pause in development which did not resume until 1968 when homes began to be constructed on Linden Street, although development on this street was not completed until 1971. Those homes constructed on Maple Street were built between 1969 and 1970 and those on Metropolitan Drive date to 1971.

Level of survey: While the build-out of the subdivision was not completed until 1971, one year past the historic context within the HRSP, the majority of homes were constructed within the context period and those constructed in 1971 should be included in part of the residential subdivision survey. A reconnaissance level survey and inventory is recommended. Given the five year gap in construction within the subdivision (between 1963 and 1968), analysis of whether separate developers were responsible for the latter construction may aid in determining if more than area within the subdivision should be evaluated as a historic district.

Estimated cost: \$37,950. This is approximately \$150 per property, and is based in part on acreage of the subdivision; the size of the dwellings within the subdivision; the similarity of architectural styles and overall lack of architectural detailing for the subdivision's residences; and the availability of GISMO and Google Earth to aid in preparing site and sketch maps for the ARA forms.

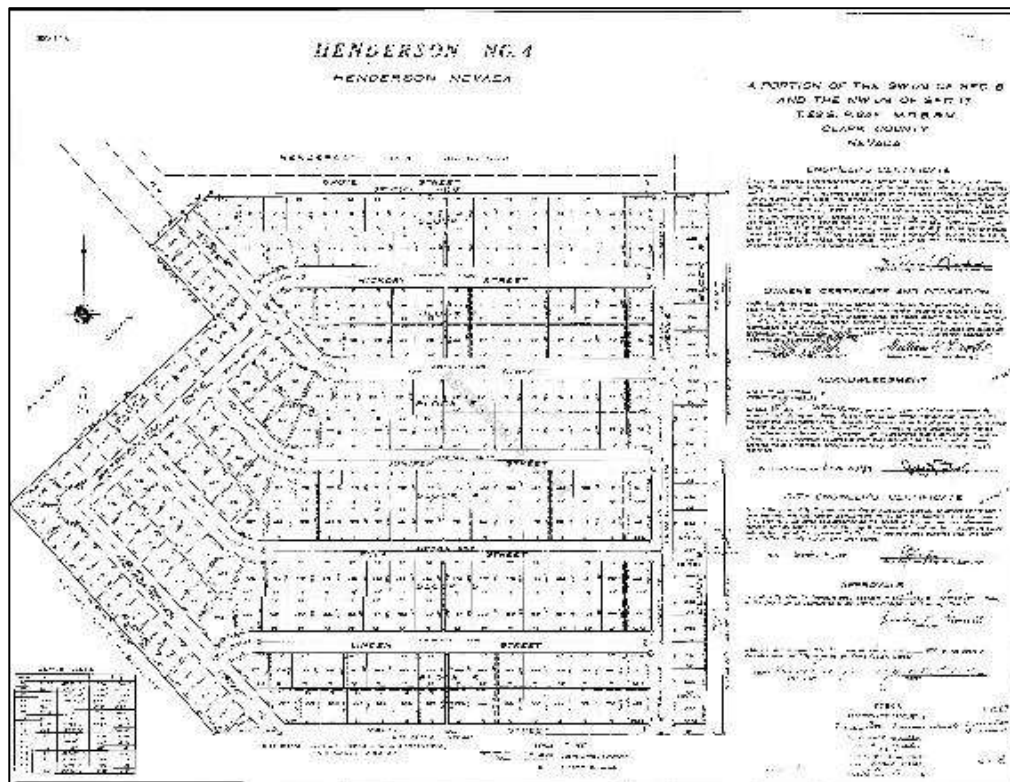


Figure 23. Plat of Henderson No. 4 Subdivision, 1956 (Image courtesy Clark County Assessor's Office, Las Vegas).

5.3.2 Sunrise Subdivision #1A

Survey factors: On March 23, 1962, Boyd Bulloch filed the Sunrise Subdivision #1A plat with 34 proposed home sites located on 3 blocks along Center Street north of Burkholder Boulevard. County Assessor research indicates that the initial homes within the subdivision were constructed in 1964 (Figure 24). The development was not completely built-out until 1971 with no homes constructed in 1966. As the homes were developed between the mid-1960s to 1971, a number of the Ranch style homes exhibit “Swiss-Chalet” character details.

A review of historic and current aerial imagery suggests that the subdivision has undergone few changes since its completion. Preliminary observations suggest the subdivision may be eligible under Criterion A under the community planning and development theme as a post-incorporation residential development in the City of Henderson; however, survey may reveal that the district is also eligible under Criterion C for its collection of post-WWII Ranch Style residences which exhibit details common to later Ranch style development.

Boundaries: The narrow subdivision of 34 lots, stretched along 3 blocks is located on the east side of Center Street with Burkholder Boulevard to the south, Fir Street to the north, and abut residential subdivisions on the west. Lots are accessed from Center Street.

Number of properties: A total of 34 lots and associated buildings are located within the Sunrise Subdivision #1A. Clark County Assessor’s records demonstrate that the earliest homes, located on block 2 Ivy and Maple Street, were constructed in 1964 with homes in blocks 1 and 3 constructed between 1968 and 1971.

Level of survey: While the build-out of the subdivision was not completed until 1971, one year past the historic context within the HRSP, the majority of homes were constructed within the context period and those constructed in 1971 should be included in part of the residential subdivision survey. An intensive-level survey and inventory is recommended.

Estimated cost: \$8,500. This is approximately \$250 per property, and is based in part on acreage of the subdivision; the size of the dwellings within the subdivision; the similarity of architectural styles; and the availability of GISMO and Google Earth to aid in preparing site and sketch maps for the ARA forms.

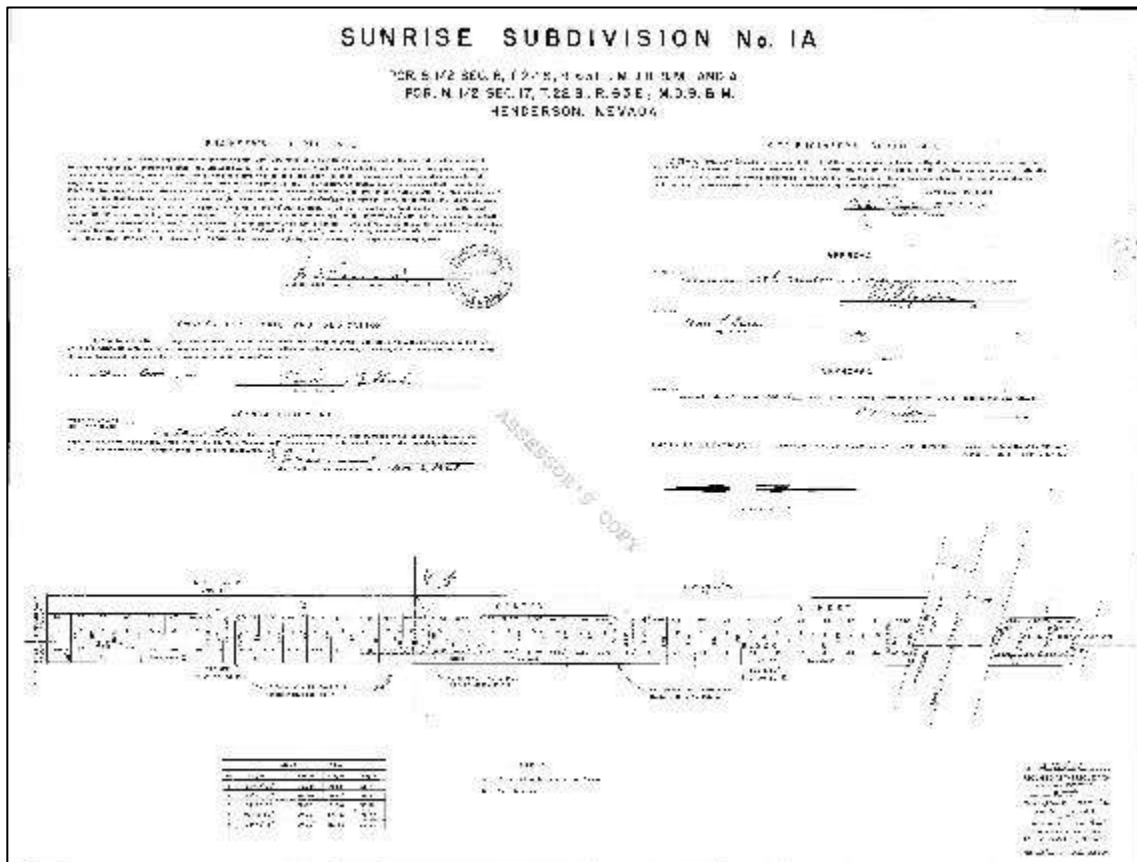


Figure 24. Plat of Sunrise Subdivision No. 1A, 1962 (Image courtesy Clark County Assessor's Office, Las Vegas).

5.4 HISTORIC-AGE PROPERTIES NOT PRESENTLY RECOMMENDED FOR FUTURE SURVEY

5.4.1 Jericho/Midway City

Boundaries: The Jericho/Midway City subdivision is bounded by E. Sunset Road to the north, E. Merlayne Drive to the south, Moser Drive to the east, and Ward Drive to the west.

Description: When originally platted by Earl Moser on February 23, 1929, the Jericho subdivision consisted of 561 lots situated on 13 blocks (Figure 25). With the exception of one block, designated Block 12, which measured 150 feet long by 150 feet wide and was reserved for the construction of a public school, all of the lots were 80 feet long by 25 feet wide. Following the completion of Boulder Highway in 1931, the subdivision was replatted as “Midway City” to reflect its location halfway between Boulder City and Las Vegas. The only change to the plat at the time of its refiling was relocation of Block 12—originally located to the north of Block 13—to the north of Block 6 at the northeast corner of the subdivision. A 160-foot-long by 50-foot-wide street, known as Luke Street, to the south of the block was also moved.

Historic aerial photography indicates that by 1950, only a small number of buildings had been constructed within the subdivision. The buildings were accessed by informal dirt roads, with the formal layout of the streets completed by 1965. Paving of the streets occurred sometime between 1973 and 1983. Subsequent photographs confirm that buildout continued through the 1990s with the locations of the buildings not conforming to the original lot sizes as platted in 1929 and 1931.

Today, a total of 230 lots are present within the Jericho/Midway City subdivision. Current aerial photography suggests that 102 buildings are located on these lots, the majority of which are not historic in age. Numerous vacant lots—once home to single-family residences—are currently present within the subdivision. Additionally, between 2011 and 2015, residences located along Merze Avenue and Ward Avenue on the southern half of Block 13 were razed and replaced with six single-family Ranch houses constructed as part of the Habitat for Humanity’s 2014 Home for the Holiday project.

As preliminary research suggests that the subdivision does not contain a significant number of historic-age resources, the presence of an NRHP-eligible historic district is not likely. Additionally, as the subdivision appears to have been speculative and never developed as originally intended, the few historic-age properties remaining within the subdivision cannot be individually eligible for listing in the NRHP under Criterion A as they cannot individually convey the significance of residential subdivision development in Henderson between the years 1929 and 1970. Similarly, the 2016 windshield survey suggests that the properties do not retain sufficient integrity to convey their significance as intact examples of Depression to post-WWII era residential architecture. Therefore, a reconnaissance or intensive level architectural survey and inventory of the Jericho/Midway City subdivision is not recommended.

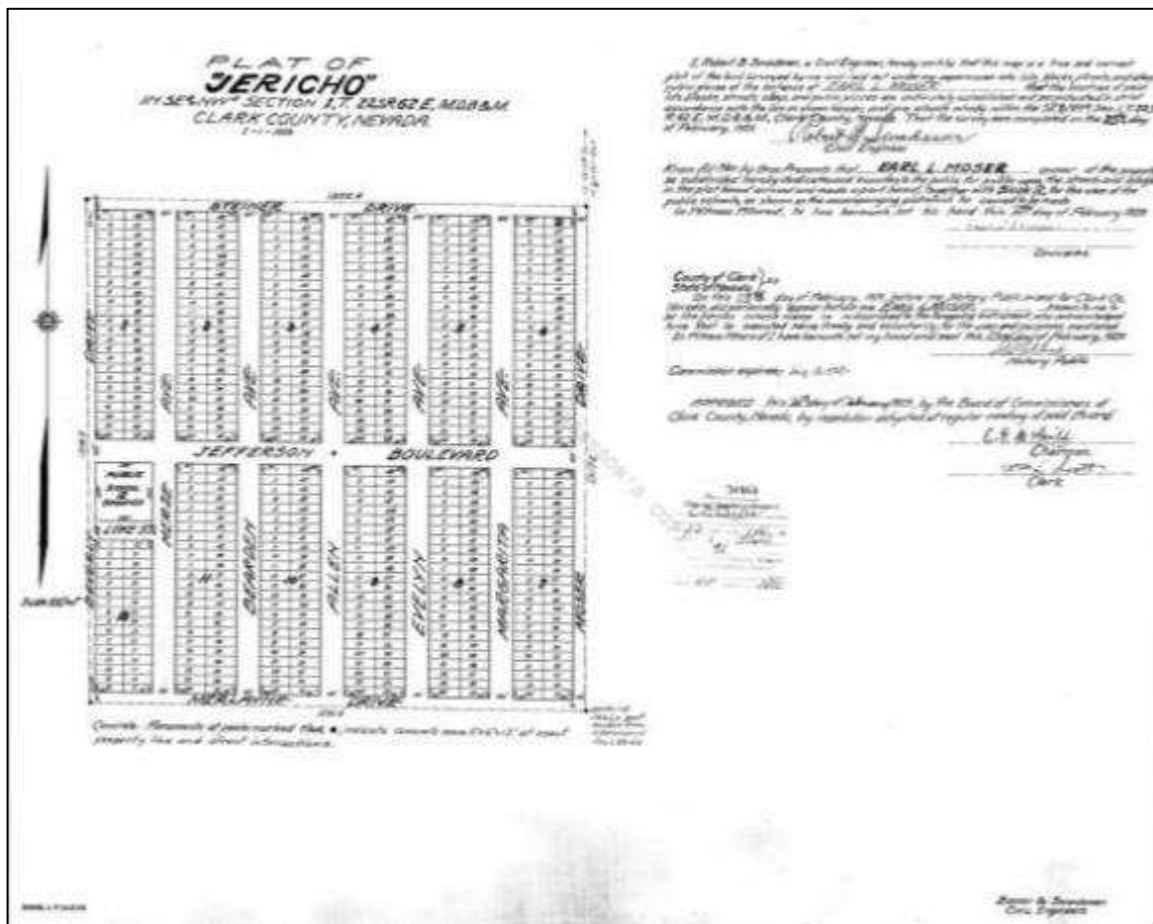


Figure 25. Plat of Jericho, as filed by Earl L. Moser on February 23, 1929 (Image courtesy Clark County Assessor’s Office, Las Vegas).

5.4.2 Paradise Mesa Estates Unit No. 1/Paradise Valley Country Club Estates/Green Valley Country Club Estates

Boundaries: The Paradise Mesa Estates Unit No. 1/Paradise Valley Country Club Estates/Green Valley Country Club Estates subdivision is bounded by High View Drive to the north, the Wildhorse Golf Club to the south, North Valle Verde Drive to the east, and North Green Valley Parkway to the west.

Description: When originally platted by Mesa Development Company on May 31, 1960 the Paradise Mesa Estates Unit No. 1 subdivision consisted of 128 lots situated on 7 blocks (Figure 26 and Figure 27). The irregularly sized lots were placed along curvilinear streets adjacent to a golf course. The subdivision was replatted as Darwish Estates in 1982 and as Paradise Valley Country Club Estates in 1992. The County Assessor presently shows the development as having the name Green Valley Country Club Estates.

Historic aerial photography indicates that by 1965 only two residences had been constructed within the subdivision with one additional residence added by 1973. The buildings were accessed by dirt roads. Paving of the streets occurred sometime between 1973 and 1983. By 1983; however, only 21 houses had been constructed within the 128 lot subdivision. Subsequent aerial photographs confirm that buildout continued through the late 1990s with several vacant lots still present as of 2017.

As preliminary research suggests that the subdivision does not contain a significant number of historic-age resources, and the extended build-out period has resulted in a lack of cohesion among the resources, the presence of an NRHP-eligible historic district is not likely. Additionally, as the subdivision appears to have been speculative and never developed as originally intended, the few historic-age properties within the subdivision cannot be individually eligible for listing in the NRHP under Criterion A as they cannot individually convey the significance of residential subdivision development in Henderson between the years 1929 and 1970. Therefore, a reconnaissance or intensive level architectural survey and inventory of the Paradise Mesa Estates Unit No. 1/Paradise Valley Country Club Estates/Green Valley Country Club Estates subdivision is not recommended.

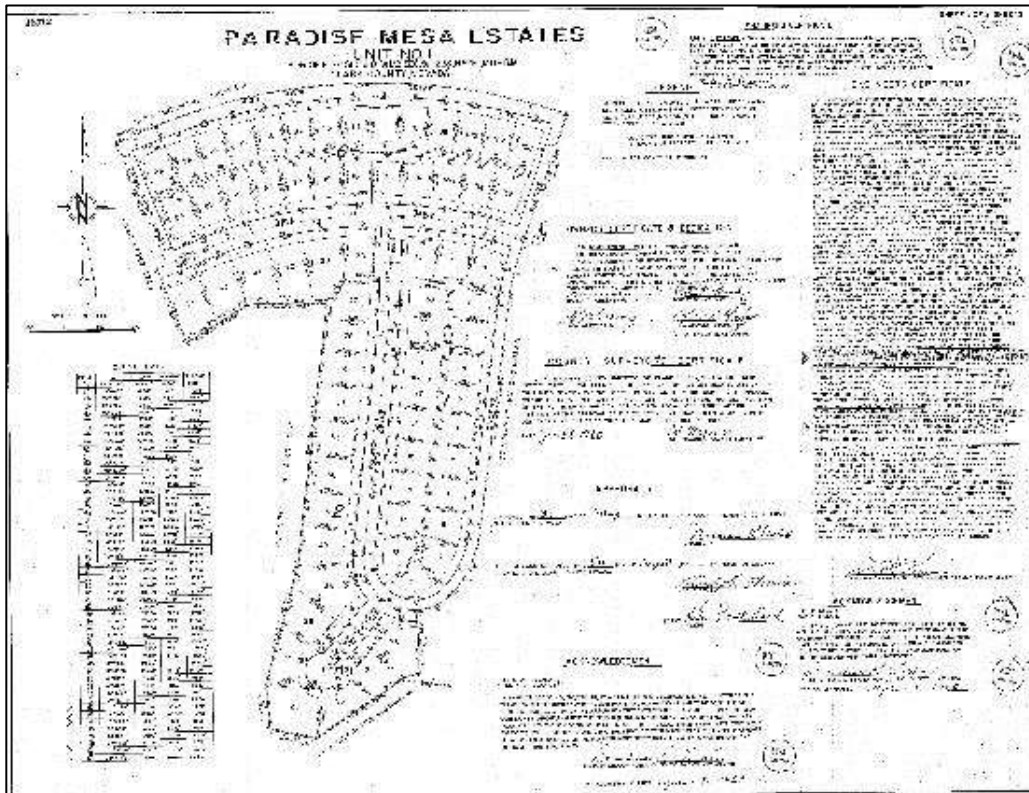


Figure 26. Plat of Paradise Mesa Estates Unit No. 1, as filed by Mesa Development Company on May 31, 1960 (Image courtesy Clark County Assessor's Office, Las Vegas).

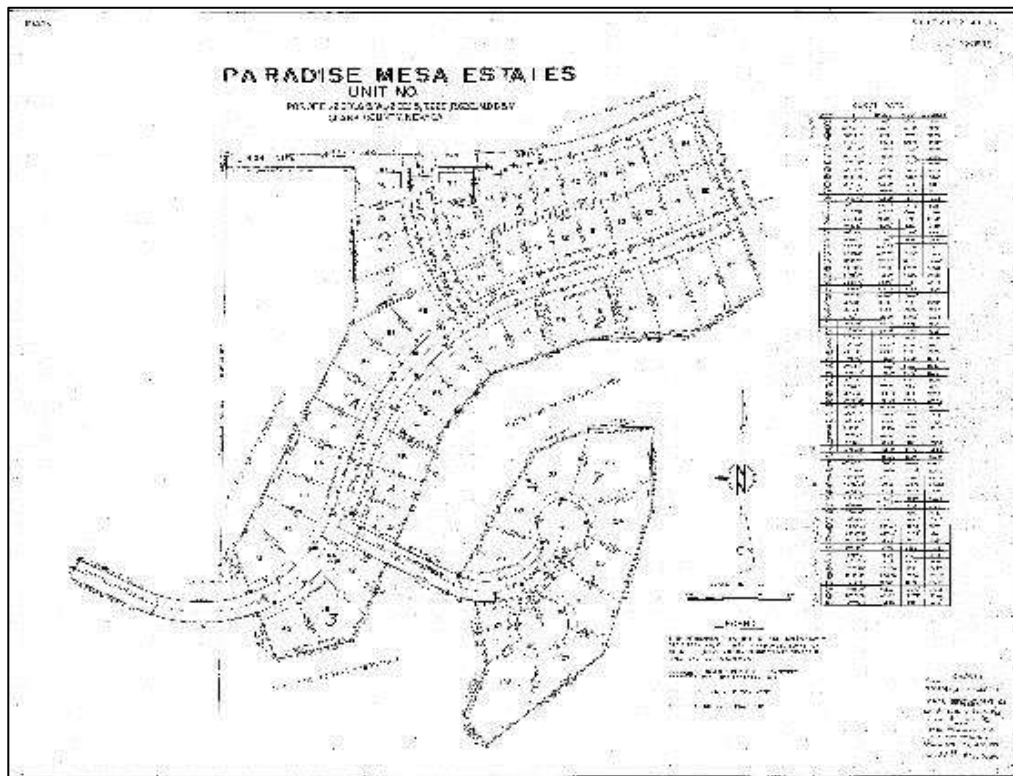


Figure 27. Plat of Paradise Mesa Estates Unit No. 1, as filed by Mesa Development Company on May 31, 1960 (Image courtesy Clark County Assessor's Office, Las Vegas).

5.4.3 Fairview Estates

Boundaries: Fairview Estates subdivision is bounded by Fir Street to the north, Kola Street to the south, Palo Verde Drive and N. Major Avenue to the east, and Center Street to the west.

Description: As platted by Fairview Estates, Inc. on October 17, 1961 the Fairview Estates subdivision consisted of 62 lots situated on 3 blocks (Figure 28). The lots, generally rectangular in shape, average 100 feet long by 150 feet wide. Although lots along the northeast-southwest trending Major Avenue are angled. In 1978, lots 13 through 17 in Block 1, along Kola Street were re-subdivided into 7 lots.

Historic aerial photography indicates that by 1969, 11 residences been constructed within the subdivision. By 1980, seven homes had been constructed on the subdivided lots along Kola Street which were smaller in size in comparison to the 34 residences which had been constructed in the original portion of the subdivision. Subsequent aerial photographs confirm that buildout continued through the late 1990s with three vacant lots still present as of 2017.

As preliminary research suggests that the subdivision does not contain a significant number of historic-age resources, and the extended build-out period has resulted in a lack of cohesion among the resources, the presence of an NRHP-eligible historic district is not likely. Additionally, as the subdivision appears to have been speculative and never developed as originally intended, the few historic-age properties within the subdivision cannot be individually eligible for listing in the NRHP under Criterion A as they cannot individually convey the significance of residential subdivision development in Henderson between the years 1929 and 1970. Therefore, a reconnaissance or intensive level architectural survey and inventory of the Fairview Estates subdivision is not recommended.

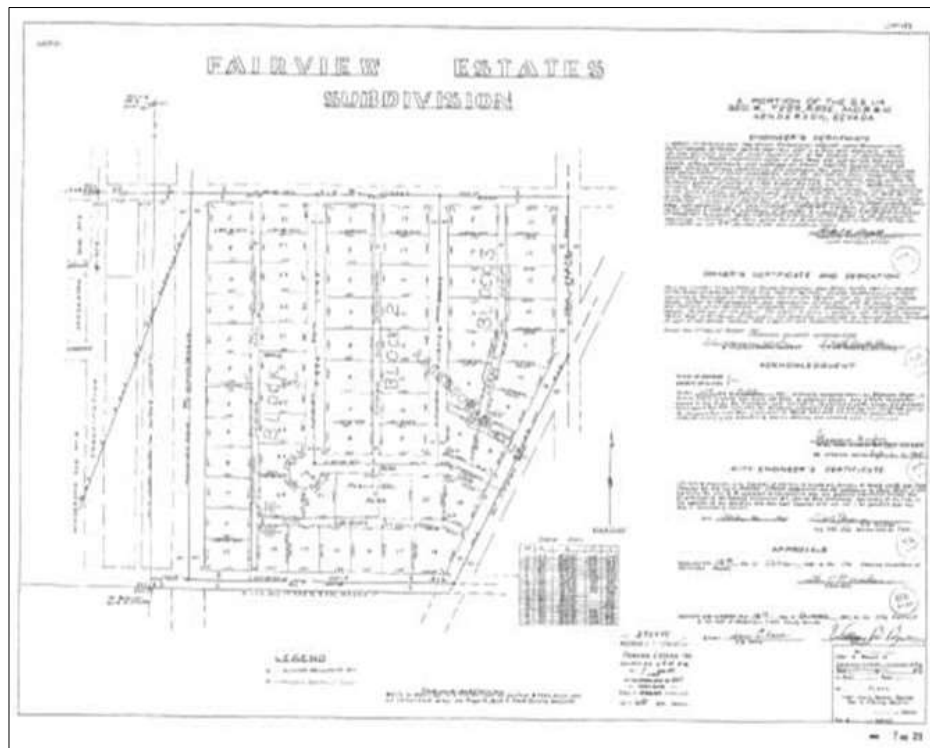


Figure 28. Plat of Fairview Estates, as filed by Fairview States, Inc. on October 17, 1961 (Image courtesy Clark County Assessor's Office, Las Vegas).

5.4.4 Sunrise Subdivision Nos. 3, 4, 5, & 6 Trailer Estates

Boundaries: Tracts No. 3 through 6 of the Sunrise Subdivision Trailer Estates are situated on a triangular-shaped piece of land bounded by the northeast-southwest trending Apache Place, Pueblo Place on the east, and Mojave Lane on the south.

Description: William J. Moore of Bentonite, Incorporated platted Tracts 3 through 6 of the subdivision sequentially on February 2, 1962, June 13, 1962, November 17, 1962, and June 26, 1963. Tract 3 consisted of 91 lots on 3 blocks; Tract 4 included 28 lots on 3 blocks; Tract 5 had 40 lots on 4 blocks; and Tract 6 had 121 lots on 3 blocks (Figure 29, Figure 30, Figure 31, and Figure 32). The irregularly sized lots were placed along modestly curvilinear streets angled predominantly to accommodate the triangular-shaped parcel of land.

Historic aerial photography indicates that a significant number of lots had been purchased and trailers moved to the lots by 1969. The buildings appear to have been accessed by paved roads at this time; however the subdivision contained no other infrastructure improvements as might be typical to a trailer park. Subsequent aerial photographs indicate that mobile/manufactured homes have typically been present on lots throughout the history of the subdivision with few vacant lots.

Preliminary desktop analysis indicates, however, that a significant number of the historic mobile homes have been replaced with newer, or modern double-wide manufactured housing. As a result of the lack of density in historic housing, the presence of an NRHP- eligible historic district is not likely. The few historic-age properties within the subdivision cannot be individually eligible for listing in the NRHP under Criterion A as they cannot individually convey the significance of residential subdivision development in Henderson between the years 1929 and 1970. Therefore, a reconnaissance or intensive level architectural survey and inventory of the Sunrise Subdivision Nos. 3 through 6 Trailer Estates is not recommended.

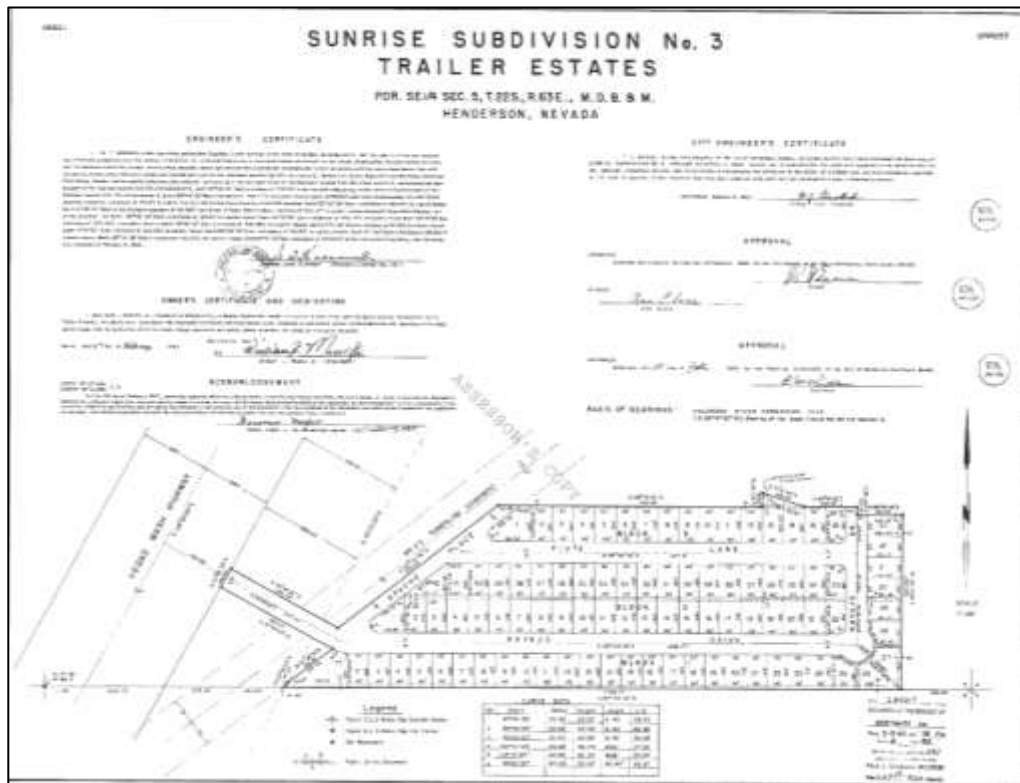


Figure 29. Plat of Sunrise Subdivision No. 3 Trailer Estates, as filed by Bentonite, Inc. on February 2, 1962 (Image courtesy Clark County Assessor’s Office, Las Vegas).

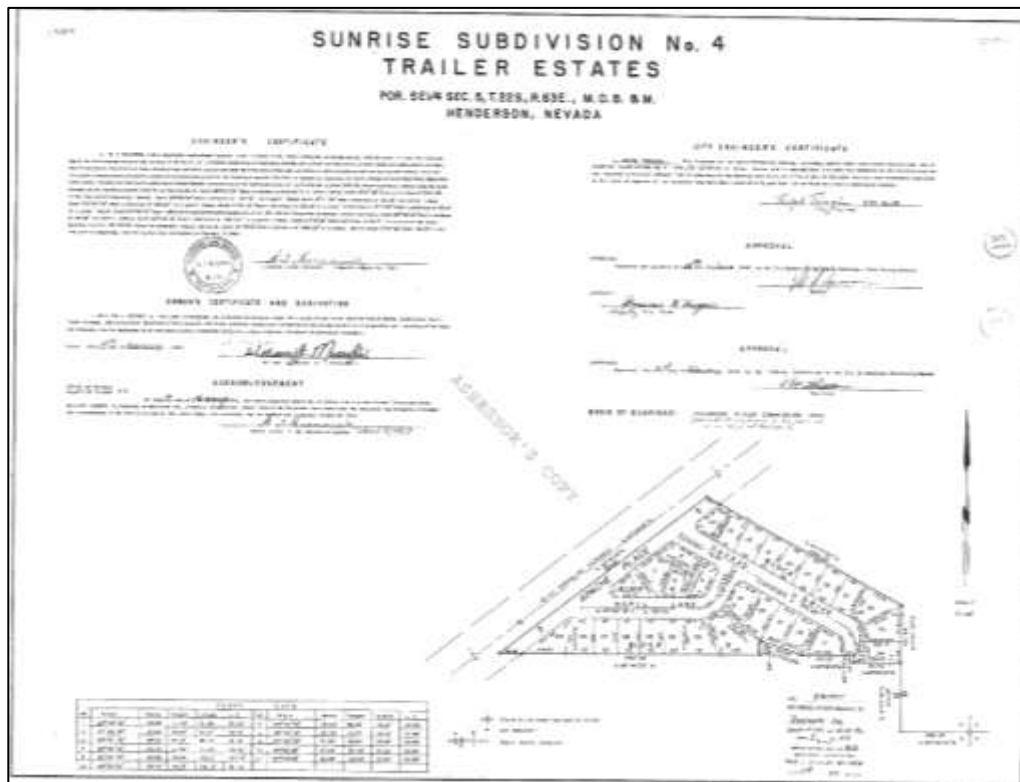


Figure 30. Plat of Sunrise Subdivision No. 4 Trailer Estates, as filed by Bentonite, Inc. on June 13, 1962 (Image courtesy Clark County Assessor’s Office, Las Vegas).

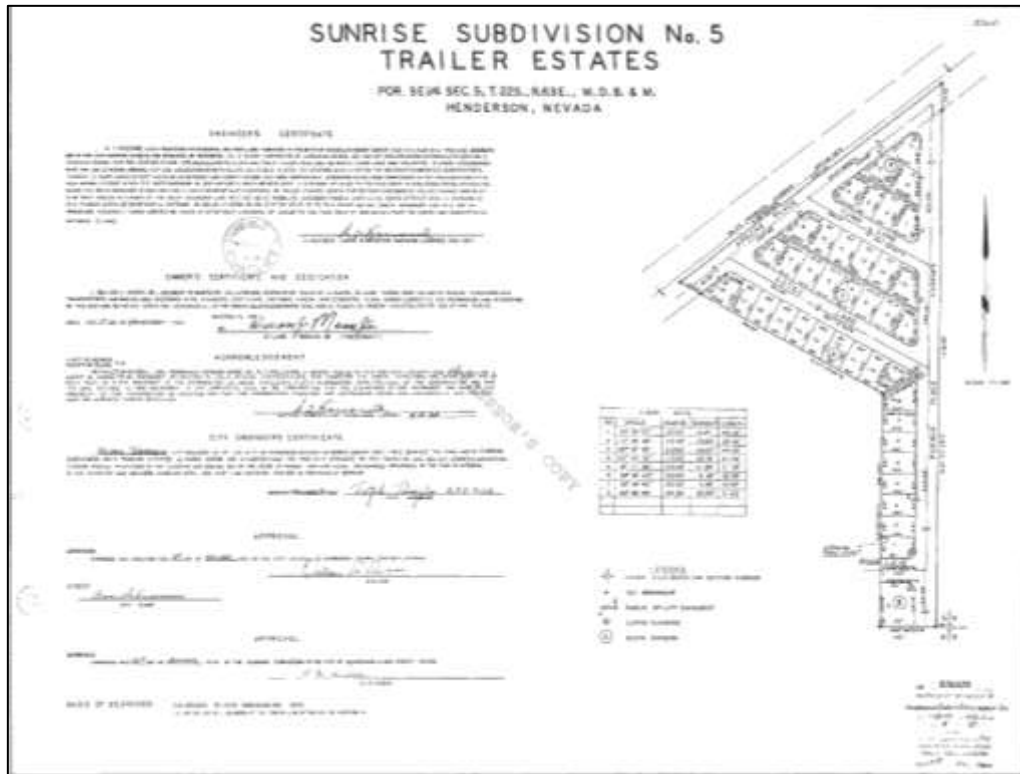


Figure 31. Plat of Sunrise Subdivision No. 5 Trailer Estates, as filed by Bentonite, Inc. on November 17, 1962 (Image courtesy Clark County Assessor’s Office, Las Vegas).

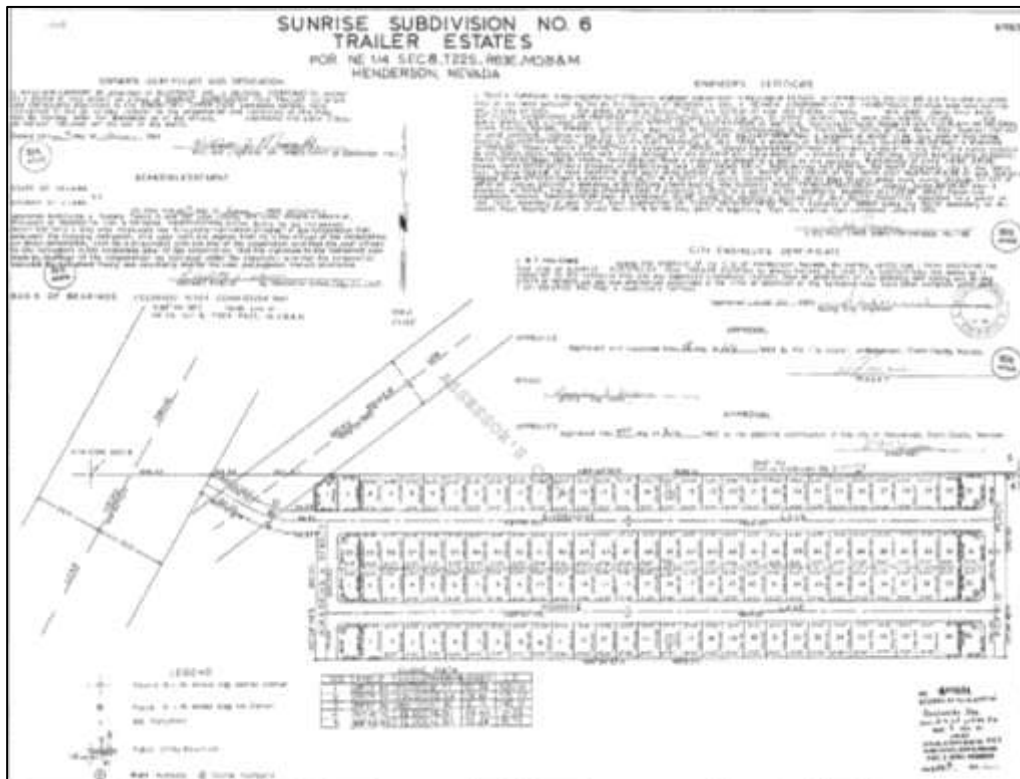


Figure 32. Plat of Sunrise Subdivision No. 6 Trailer Estates, as filed by Bentonite, Inc. on June 26, 1963 (Image courtesy Clark County Assessor’s Office, Las Vegas).

5.4.5 Sierra Vista City

Boundaries: The Sierra Vista City tract is currently bounded by Merlayne Drive to the north, W. Rolly Street (then Fifth Street) to the south, N. Boulder Highway to the east, and Athol Avenue to the west.

Description: When originally platted by T. Alfonzo and Maude Wells in August 4, 1931, the Sierra Vista City subdivision spanned both sides of N. Boulder Highway and included 515 lots situated on 12 blocks (see Figure 6). With the exception of one block, designated Block 12, which was reserved for a school, the majority of the lots measured 125 feet long by 25 feet wide. In 1942, the portion of the subdivision to the east of N. Boulder Highway and west of Palm Avenue was replatted as the Sierra Vista Addition, resulting in the loss of four blocks (e.g., Blocks 6-9) and 213 lots to the original subdivision.

Historic aerial photography indicates that by 1950, only a small number of buildings had been constructed within the Sierra Vista City subdivision. All of the buildings were located along the west side of N. Boulder Highway and to the north of S. First Street (now E. Foster Street). By 1965, the date of the next available aerial, commercial properties spanning multiple lots had been constructed along N. Boulder Highway and Athol Avenue. Clark County Assessor's records indicate that many of these properties were built between 1954 and 1963. Commercial development continued over the following decades, with an additional 21 properties constructed in the subdivision by 2010. Today, the tract contains 38 commercial and industrial properties, of which 16 were constructed prior to 1970. Seven of the historic-age buildings are situated along the west side of N. Boulder Highway between W. Coogan Drive and W. Corn Street. All of the historic-age properties are commercial.

Survey of the Sierra Vista City subdivision is not recommended. As the majority of the properties within the Sierra Vista City tract are not historic in age, there is not a sufficient density of potentially contributing resources to constitute an NRHP-eligible historic district. Additionally, the original configuration of the subdivision suggests that, when platted, it was likely intended for residential development rather than commercial. For this reason, the few historic-age properties remaining within the subdivision cannot be individually eligible for listing in the NRHP under Criterion A as they cannot individually convey the significance of residential subdivision development in Henderson between the years 1929 and 1970.

5.4.6 Black Mountain Golf & Country Club

Boundaries: The Black Mountain Golf & Country Club is located off of Greenway Road and includes buildings along E. Fairway Road, Pebble Court, Robin Lane, St. Andrews Road, and Blackridge Drive. The subdivision is bounded by the fairways and greens of the Black Mountain Golf Course. The Henderson spur of the UPRR is located to the north.

Description: The Black Mountain Golf Course & Country Club subdivision was platted by its namesake, Black Mountain Golf & Country Club, Inc. , on September 8, 1959 (see Figure 13). The subdivision consists of 160 lots situated on nine blocks. Due to the tract's irregular shape, the lots vary in size, with the largest located at the end of the subdivision's three cul-de-sacs.

A review of historic aerial imagery suggests that by 1969 only 46 of the lots within the subdivision had been developed. While concentrations of houses are present along the north sides of E. Fairway Road and St. Andrews Road, the majority of the houses are scattered throughout the subdivision with no clear trajectory of development. By 1980, an additional 27 single-family residences had been constructed in the southern and eastern portions of the subdivision. Records on file at the Clark County Assessor's Office indicate that buildout continued through the early 2000s with six vacant lots still present as of 2017.

As preliminary research suggests that the subdivision does not contain a significant number of cohesive historic-age resources, the presence of an NRHP-eligible historic district is not likely. Additionally, the few historic-age properties within the subdivision cannot be individually eligible for listing in the NRHP under Criterion A as they cannot individually convey the significance of residential subdivision development in Henderson between the years 1929 and 1970. Therefore, survey of the Black Mountain Golf & Country Club subdivision is not recommended.

5.5 SURVEY RECOMMENDATIONS FOR INDIVIDUAL PROPERTIES

In addition to the survey priorities outlined above, four historic-age properties located within the City of Henderson may be individually eligible for local, state, or NRHP listing under one or multiple National Register criteria. It should be noted that all of the properties included in this section were identified based on a preliminary assessment of integrity, which serves as the initial threshold to meeting the NRHP criteria, and that in order to qualify for listing, the resources also need to be evaluated for their associations with the historic contexts included in Section 3 of this plan. Due to the size of the project area, it is anticipated that additional contexts will need to be developed as survey within the city continues. Additionally, archival research, evaluation, consultation with the National Register Coordinator at the Nevada SHPO, and property owner permission is necessary to pursue preparation of nominations for these properties.

5.5.1 Chester C. Sewell Elementary School

Originally known as the Valley View Elementary School, the Chester T. Sewell Elementary School was constructed in Study Area E at the corner of Lake Mead Parkway and Warm Springs Road in 1959 (Photograph 42 and Photograph 43). In 1966, the school was renamed to honor Chester T. Sewell, a member of the Henderson School District Board of Trustees, for his dedication to the children of Clark County (*Henderson Home News*, 19 June 1952).

The primary portion of the building is C-shaped with an interior courtyard accessed by a projecting front entrance. The flat-roofed, single-story building also has a rectangular-shaped southern extension offset from the main façade. Historic aerials indicate that an addition was completed to the east of this southern extension, and an addition was constructed near the center of the eastern façade by 1980. A subsequent addition was added to the east of the southern extension between 1994 and 1999. Additional portable buildings were brought to the property in the early 2000s.

Preliminary archival research suggests that the school is significant under Criterion A for its association with early childhood education in Henderson. The school represents the fourth educational building to be constructed within the townsite, and is the only school remaining from



Photograph 42. C.T. Sewell Elementary School, n.d. (Image courtesy of the City of Henderson).



Photograph 43. The Chester T. Sewell Elementary School as it appears today, facing northeast (North Wind, 2016).

the era that still possesses the majority of its character-defining features. The building retains integrity of location, materials, workmanship, feeling, and association and may be eligible for listing in the local, state, or NRHP.

In 2008, a multiple property nomination was completed for school buildings in Nevada that were constructed prior to 1959. The nomination built upon a 1991 multiple property submission for southern Nevada schools and expanded the boundaries to include a historic and architectural context for schools in the rest of the state. This report provides integrity requirements for listing and would be a great resource should the Clark County School District wish to pursue NRHP designation in the future.

5.5.2 St. Rose Dominican Hospital

The St. Rose Dominican Hospital, located at 102 E. Lake Mead Parkway in Study Area D, was originally constructed in 1942 by the federal government as the Basic Magnesium Hospital to serve residents of the Basic Magnesium Townsite (Photograph 44 and Photograph 45). The property was purchased from the government by the Dominican Sisters of Adrian (Sisters) in 1947 with the condition that that the Sisters had to operate the hospital for 25 years (Dignity Health 2013). The facility was named the Rose de Lima Hospital. In 1972 when the facility received title to the land from the federal government it added the word Saint to the name, creating St. Rose de Lima Hospital. However, in 1989 the institution was renamed St. Rose Dominican hospital in honor of the founding Dominican sisters (Dignity Health 2013).

The original modified T-shape, single-story, frame and stucco building had three primary wings. A dome shaped entrance was located at the center of the building. Historic aerials suggest that additions were constructed fairly early into the building's history, likely to accommodate the broader growth of the community. By 1969 an eastern addition had been constructed. Between 1983 and 1990, wings at the southeastern portion of the facility were connected and a larger addition constructed. Between 1994 and 1999, a large-scale, multi-story addition was constructed at the eastern end of the building (see Photograph 25).



Photograph 44. St. Rose de Lima Hospital, ca. 1940s (Image Courtesy of City of Henderson).



Photograph 45. The historic St. Rose Dominican Hospital as it appears today, facing northwest (North Wind, 2016).

As the first hospital building within the Henderson Townsite, the St. Rose Dominican Hospital possesses significance under Criterion A for its association with health/medicine in the community. Despite the number of additions to the original building, the building retains integrity of location, materials, setting, and association and may be eligible for local, state, or NRHP listing.

5.5.3 Railroad Pass Hotel & Casino

Originally constructed in 1931, the Railroad Pass Hotel & Casino is located in Study Area H at 2800 South Boulder Highway, southeast of Henderson on the route to Boulder City. The casino originally opened as the Railroad Pass Club and provided gambling and drinking opportunities to the workers constructing the Boulder Dam, as these activities were prohibited in Boulder City. The casino, which holds Nevada State Gaming License No. 4, is purportedly the oldest continually operating casino in the State of Nevada (Photograph 46).

Historic topographic maps suggest that the original building was rectangular in shape and has been subject to several additions. Between 1965 and 1976 the building footprint was enlarged with a subsequent, larger expansion completed by 1990 which included the construction of a multi-story wing to the eastern façade as well as additions to the southern and western facades. The building presently has an irregular shape with the western, casino, portion of the building one story in height and the eastern, hotel, portion is several stories in height (Photograph 47). The flat roofed building appears to be of frame and stucco construction. Prominent awnings shade the windows along the western portion of the building.



Photograph 46. Railroad Pass Casino, ca. 1940s (Image Courtesy of City of Henderson).



Photograph 47. Railroad Pass Hotel & Casino as it appears today, facing north (North Wind, 2016).

The Railroad Pass Hotel & Casino possesses significance under Criterion A for its association with entertainment/recreation as one of the state's earliest and still continuing casino operations. Although integrity of design, materials, and workmanship has been impacted by the construction of the additions, the building retains integrity of location, setting, feeling, and association and may still be eligible for local or state listing.

5.5.4 Elks Lodge

The Elks Lodge building was originally constructed in 1943 as part of the Carver Park complex—a segregated African-American housing complex for BMI workers. The building is located at 631 E. Lake Mead Parkway in Study Area E. The development was designed by noted African American Architect Paul Revere Williams. The original function of the building is not known. It sat adjacent to temporary housing and may have served a communal function. In 1956 the building and 1.8 surrounding acres were donated to Elks Lodge #1956. The homes at the adjacent complex were removed between 1980 and 1990 and the lodge became the only extant building of the former Carver Park site.

The modest L-shaped, single-story building has an extremely low-pitched, side-gable roof that is nearly flat (Photograph 48). The roof has wide overhanging, boxed eaves. The building appears to be of frame and stucco construction. The building was originally T-shaped, but a subsequent addition on the western façade, constructed between 1969 and 1980, infilled the western ell. The building does not appear to have undergone subsequent additions/modifications.

As the last remaining building of the Carver Park development, it is highly recommended that this property be evaluated for eligibility for listing in the local or NRHP under Criterion A for Social History and Ethnic Heritage—African American, as a representative example of a community center for African Americans during the WWII era. It may also be eligible under Criteria C for its association with prominent African-American architect, Paul R. Williams. While integrity of design has been impacted by the construction of an addition, and the building no longer retains integrity of association, it continues to retain integrity of location, materials, workmanship, and feeling.



Photograph 48. The Elks Lodge as it appears today, facing northwest (North Wind, 2016).

5.6 STANDARDS AND GUIDELINES

The most recent version of the Merriam-Webster Dictionary defines “survey” as “the act of studying something in order to make a judgment about it” (Merriam-Webster 2016). In the United States, the identification and preservation of historic and cultural resources was not of paramount concern until the 1950s and 1960s, when nationwide destruction resulting from federally initiated highway and urban renewal programs triggered public awareness of the issue. In 1966, a collection of essays, poetry, photography, and policy recommendations entitled *Heritage So Rich* was published, advocating for the creation of a program that would enable the preservation of America’s irreplaceable historic and architectural heritage (National Trust for Historic Preservation 1999). A few months later on October 15, 1966, the National Historic Preservation Act (NHPA) was signed into law by President Lyndon B. Johnson. This Act—which remains the foundation of the current national historic preservation program today—required federal agencies to evaluate the impact of all federally funded or permitted properties on historic and cultural resources through a program known as Section 106 review. It also created the NRHP and the National Historic Landmarks program, established historic preservation offices for each of the fifty states, and set the framework for the establishment of Certified Local Governments (CLG) (National Conference of State Historic Preservation Officers n.d.). Subsequent amendments to the Act required all states to “compile and maintain a statewide survey and inventory of historic properties.”

According to the National Park Service, survey “means a process of identifying and gathering data on a community’s historic resources” which includes planning, archival research, a physical field survey, and the creation of inventories (Parker et. al. 1985:2). In

effect, the information gathered from the archival research and survey is used to evaluate the significance of historic-age resources and the compilation of this data is provided in the inventory document(s). The inventory data can then be used to assist with long-term historic preservation planning and, in turn, broader community planning.

The adoption of the Secretary of the Interior Standards and Nevada SHPO guidelines ensure that survey activities occurring within the city meet the legal requirements for historic preservation under federal and state laws. The following section outlines federal and Nevada SHPO guidelines that should be incorporated into future survey methodology to ensure that information gathered satisfies the applicable government programs and all required levels of review. It also provides a discussion of the two levels of architectural surveys recognized by the Secretary of the Interior that can be used by the City to support historic preservation planning efforts or to formally document significant architectural resources.

5.6.1 Federal Guidelines

Per the NHPA, a key requirement for the establishment of a CLG Historic Preservation Program is to “maintain a system for the survey and inventory of historic properties, consistent with guidelines provided by the SHPO” (Parker et. al. 1985:7). Surveys can be used, not only to identify historic-age properties, but also to develop public awareness of resources and priorities for long-term planning. The National Park Service defines five categories of historic-age resources which may be surveyed and ultimately assessed for eligibility for listing in the NRHP. These resources include: buildings, structures, objects, sites, and districts.

The *Secretary of the Interior’s Guidelines for Identification* distinguish between two general levels of survey for historic-age resources: reconnaissance and intensive-level survey (National Park Service 1983). An overview of the two types of surveys is included below.

Both survey types require fieldwork; however, they differ in terms of the level of effort involved. Additionally, the antecedent to both survey types is archival research, which provides the basis for developing historic contexts as well as identifying areas where historic resources are present. Section 2 of this plan provides a summary of the prior archival research conducted to establish a city-wide historic context for the period between 1929 and 1970. This context is provided in Section 3 of this document and is intended to provide the broad, overarching historic context for the city’s development which can be incorporated into all future survey reports and/or NRHP nominations. It is recognized, however, that as specific properties are identified for future survey, additional archival research will be necessary in order to explore new contexts as well as to develop resource specific historic contexts.

5.6.2 Reconnaissance Level Surveys

Reconnaissance level surveys are intended to characterize historic-age resources within a given boundary without providing extensive detail. These types of surveys are used for characterizing resources in general and prioritizing and recommending subsequent survey efforts. In addition to research, reconnaissance level efforts may involve what is known as a “windshield survey”. This level of survey was employed for the HHRSP and included visual observations of the architectural styles, massing, periods, lot placement and construction methods of buildings and structures within the study areas.

This windshield method allows the surveyor(s) to verify the “presence or absence of expected property types, to define specific property types or to estimate the distribution of historic properties in an area” (National Park Service 1983). This information can be used to supplement or refine the developmental history included in a historic context and can also be used as a tool to target areas for intensive level surveys. The Secretary of the Interior (1983) defines six items that should be included in each reconnaissance level survey document:

- the kind of properties looked for;
- the boundaries of the area surveyed;
- the method of survey, including the extent of survey coverage;
- the kinds of historic properties present in the surveyed area;
- the specific properties that were identified and the categories of information collected; and,
- the places examined that did not contain historic properties.

5.6.3 Intensive Level Surveys

In contrast, the intensive level surveys record detailed information for each resource located within the survey boundary. This form of survey “describes the distribution of properties in an area; determines the number, location and condition of properties, as well as the types of properties actually present within the area; permits classification of individual properties; and records the physical extent of specific properties” (National Park Service 1983). While the first three items to be included in either a reconnaissance or intensive survey are the same, the fourth and fifth items defined by the Secretary of the Interior (1983) for intensive level surveys illustrate the added level of in-field documentation required for this type of survey with the ultimate goal of the evaluation of NRHP eligibility for each resource. These additional items include: a record of the precise location of all properties identified and information on the appearance, significance, integrity and boundaries of each property sufficient to permit an evaluation of its significance.

National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning (Parker et al. 1985) further defines an intensive level survey of “above-ground resources” as a pedestrian survey which records all buildings and structures and, if accessible, outbuildings. The bulletin further states “normally, the survey will focus on the architectural or landscaped qualities of the properties involved, and will involve the description of each building or structure, each element of the cultural landscape, and where applicable, each district or object, with reference to standard architectural and landscape architectural terminology” (Parker et. al. 1985:38). The bulletin notes that survey data should be recorded on forms, maps, and with photographs and encourages the use of standardized inventory forms developed by SHPO offices.

The National Park Service notes that archival research and field survey should be carried out by qualified professionals, with a list of qualifications provided for in *Bulletin 24* (Parker et. al. 1985). However, it is noted that community volunteers may serve a role in research and field survey under the supervision of a professional. Upon completion of the research and inventory by volunteers, however, the collected data should be evaluated by a qualified professional.

The City of Henderson has identified nine priority survey areas which, as noted in the Survey Results section above, were subject to a windshield or reconnaissance level survey in 2015. Additionally, ten tracts of the Basic Magnesium Townsite have been subject to intensive level surveys over the period between 2003 and 2012. It is anticipated that future surveys undertaken by the city will be of the intensive level with the goal of evaluating individual or district resources for local, state, or National Register designation.

5.7 NEVADA SHPO GUIDELINES

In the 2013 version of the state's survey guidelines, the Nevada SHPO notes that "historic properties give communities a sense of identity and stability, adding richly to the quality of life"...and collectively, "help define this place called Nevada, and us as Nevadans" (Nevada SHPO 2013:5). To ensure that significant historic and cultural resources remain for future generations, the Nevada SHPO has developed supplemental requirements and standardized survey forms (known as Architectural Resource Assessment [ARA] Forms). All architectural surveys, inventories, and reports completed with federal funds from HPF Sub-Grants through CLGs or that are used by trust agencies" must adhere to the standards of the state as defined in the survey guidelines. These standards are available on the Nevada SHPO website (<http://shpo.nv.gov/>) and are summarized as follows:

- Architectural surveys should generally be conducted by trained professionals who meet the Secretary of the Interior's Historic Preservation Professional Qualification Standards (see http://www.nps.gov/history/local-law/arch_stnds_9.htm).
- A SHPO file search should be conducted.
- Individual ARA forms should be completed for all documented historic resources that are surveyed at the intensive level. (For definitions of historic resources, see http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_4.htm).
- A minimum of three photographs (e.g., front view, side view, and context/street view) should be taken for each documented resource.

Additionally, the guidelines recommend that architectural survey reports include the following components:

- Title page containing the date; author and organization; contracting sponsor, permit number, and contract number; and federal or state lead government agency.
- An introduction, consisting of an abstract, table of contents, and a discussion of project background (i.e., location and size of background, land jurisdiction, list of survey personnel, etc.).
- A research design which clearly states the project objectives and survey methodology and expectations, and describes how the results of the survey will be integrated with appropriate planning processes;
- A historic context that provides information about the historic trends and documented properties.
- A discussion of survey results, including the types (i.e., residential, commercial, religious, etc.) and architectural styles of all documented resources.
- Report recommendations, including a discussion of integrity of the area and of those properties or concentrations of properties which retain their architectural or historical

- character.
- A bibliography.
- Appendices, such as maps, relevant SHPO correspondence, and copies of any survey forms completed as part of the project.

5.8 CRITERIA AND EVALUATION METHODS

Historic-age resources, including buildings, structures, objects, sites, and districts, can be listed on local and/or state registers as well as the NRHP. For a property to qualify for listing, it must generally be at least 50 years in age, meet at least one of the criteria for significance as established by the register program, and retain sufficient historic integrity to convey its significance. On the national level, the NRHP has established four criteria for significance (designated Criteria A, B, C, and D) that the State of Nevada also follows to designate resources in the state register. Currently, there are no local criteria for historic designation for the City of Henderson.

5.8.1 National Register of Historic Places

Historic-age resources are evaluated for inclusion in the NRHP based on their integrity and significance under the four criteria outlined in 36 CFR 60 and per guidelines presented in *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* (National Park Service 1990). These four criteria are described in detail below.

Criterion A

In order to meet Criterion A, a property must be “associated with events that have made a significant contribution to the broad patterns of our history” (National Park Service 1990:2). To decide if a property is related to such an event it must be evaluated within a historic context, which establishes an “area of significance.”

Criterion B

In order to qualify for NRHP listing under Criterion B, a property must “be associated with the lives of persons significant in our past” (National Park Service 1990:2). As evaluation of significance under Criterion B is more complex than the application of Criteria A, C, and D, the National Park Service has developed specific guidelines to facilitate this evaluation (Boland n.d.). *National Register Bulletin 32, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons* defines persons significant in our past as “those whose activities have been important to the communities in which they are located, to the history of their state, or to the nation as a whole” (Boland n.d.:4).

Boland (n.d.) outlines a three-step process to determine whether a property qualifies under Criterion B. First it is necessary to gather sufficient information to demonstrate that the person made a significant contribution to their community, state, or the nation. Second, it is necessary to determine the length and nature of the individual’s relationship to the property under study to ensure that it is the best representation of the individual’s significance. The third step is to determine if the property retains sufficient integrity to convey its significance. As a basic rule, the evaluator should ask whether or not the person associated with the property “would recognize it as it exists today” (Boland n.d.:23).

Criterion C

In order to meet Criterion C, a property must embody “the distinct characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction” (National Park Service 1990:2). This criterion can be applicable to buildings or structures that represent important architectural achievements including examples of vernacular architecture; buildings or structures that reflect important engineering accomplishments; buildings or structures that exemplify important technological innovations; or, in the case of historic districts, a collection of buildings that are representative of the prominent architectural styles of the time period.

Criterion D

In order to qualify for NRHP listing under Criterion D, a property must “yield, or be likely to yield, information important in prehistory or history” (National Park Service 1990:2). This criterion is typically applied to archaeological properties.

In addition to assessing NRHP criterion or criteria for significance, properties should also be assigned to one of three levels of significance: local, state, or national. The “local” level can be used to define a small community or a region, as long as the applicable local area is generally identified. Properties of state significance must convey a significant aspect of state history while a property of national significance represents “an aspect of the history of the United States and its territories as a whole” (National Park Service 1990:10). Properties of national significance are listed as landmarks and are accorded the highest level of importance and protection.

The Nevada State Historic Property Register and proposed Henderson Historic Property Register mirror those criteria for significance as outline in the NRHP Bulletin (National Park Service 1990).

5.8.2 Criteria Considerations

There are certain types of properties that do not typically qualify for listing in the NRHP. These include: “religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years” (National Park Service 1990:25). In order for any one of these properties to be listed, it must meet certain criteria considerations. These considerations are described in detail in *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* (National Park Service 1990).

Criteria Consideration A

In order to avoid the appearance of government support for any one religious doctrine—as mandated by the principle of separation of church from state—religious properties are not listed in the NRHP without meeting the requirements set forth in Criteria Consideration A. In this regard, in order for a religious property to be eligible for listing in the NRHP it must derive its primary significance from architectural, artistic, or historical importance. While a religious property may be listed for its significance under Criterion A, it would have to be demonstrated that the property is associated with a broader theme in the history of religion, or another theme such as exploration or education, or that it is a property associated with traditional cultural

values. Due to these restrictions, it is typically easier to make an argument for significance based on architectural or artistic merit.

Criteria Consideration B

As historic properties typically derive significance from their locations and settings, a property that has been relocated is not generally eligible for NRHP listing. In order for a property to meet Criteria Consideration B, it must be nominated under Criterion C for its architectural merit and retain sufficient integrity of design, materials, workmanship, feeling, and association to convey that significance.

Criteria Consideration C

As the lives of important persons are typically recognized through properties associated with their productive years, birthplaces and graves are not generally eligible for listing in the NRHP. In order to be eligible for listing under Criteria Consideration C, the property would have to be associated with someone of outstanding importance and be the only remaining property associated with that person.

Criteria Consideration D

National Register Bulletin No. 41, Guidelines for Evaluating and Registering Cemeteries and Burial Places states:

Individual and collective burial places can reflect and represent in important ways the cultural values of the past that help instruct us about who we are as a people.

Yet...familial and cultural descendants of the interred often view graves and cemeteries with a sense of reverence and devout sentiment that can overshadow objective evaluation. Therefore, cemeteries and graves are among those properties that ordinarily are not considered eligible for inclusion in the NRHP unless they meet special requirements (Potter and Boland 1992:1).

In order to meet Criteria Consideration D, the property must derive its importance from its age, its design features, or its association with important historical events. However, it is important to note that a property significant under Criterion D for information potential does not have to meet this criteria consideration.

Criteria Consideration E

As above-ground properties must retain the majority of their original materials, a reconstructed property—either of new and/or salvaged materials—is typically not eligible for listing in the NRHP. In order to meet Criteria Consideration E, the property must meet three requirements: it must be accurately reconstructed based on sound data in its original location and surrounding historic context; be “presented in a dignified manner as part of a restoration master plan;” and there can be no other extant properties that have the same associations (National Park Service 1990:37).

Criteria Consideration F

As commemorative properties are constructed following an important event or the passing of an important person, there is not a direct association with the property and the significance of the person or event. Thus in order for a property to meet Criteria Consideration F, it must be more

than 50 years in age and have achieved significance in its own right.

Criteria Consideration G

The National Register generally recognizes 50 years as the amount of time “needed to develop historical perspective and evaluate significance” for a property (National Park Service 1990:41). In order for a property less than 50 years in age to meet Criteria Consideration G, it must be of “exceptional importance” (National Park Service 1990:41). This term includes properties of unusual importance, or those from a class of resources that are exceptionally fragile and may not be likely to survive beyond 50 years.

5.8.3 Integrity

While a property may demonstrate significance under one or more of the four criteria at the local, state, or national level, it must also retain sufficient integrity in order to be able to convey its significance to qualify for listing in the NRHP. Properties convey significance if they contain physical features that exemplify the historic theme with which they are associated. *The National Register Bulletin 16A, How to Apply the National Criteria for Evaluation* recognizes “seven aspects or qualities that, in various combinations, define integrity” (National Park Service 1990:44). These seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association—all of which are defined in more detail below.

Location

A property retains integrity of location if it is still in its original location. This aspect of integrity usually applies to buildings, structures, and objects that might have been moved from where they were constructed initially.

Design

Design “is the combination of elements that create the form, plan, space, structure, and style of a property” (National Park Service 1990:44). A property’s design reflects function and technology and may or may not also refer to aesthetic considerations. Design may also apply to districts and reflect spatial considerations.

Setting

A property retains integrity of setting if its physical surroundings still resemble those that were present when the property played its historical role. If a historic property was originally in an isolated location, its setting could be compromised by the encroachment of modern development. Integrity of setting can be evaluated from two perspectives: (1) with regard to the immediate vicinity of the property, and (2) with regard to its wider surroundings.

Materials

This aspect of integrity refers to the constituent elements of which a property is constructed. The replacement of constituent materials after the property’s period of significance may degrade the resource’s integrity, unless the replacement was accomplished using in-kind materials.

Workmanship

Like materials, this aspect of integrity applies to properties that have been subject to post- construction or operation repair or replacement. If repairs have been made, they should reflect construction techniques, conventions, and aesthetic principles when the property was occupied or in use. If they do not, the property may be judged to have lost a degree of integrity of workmanship.

Feeling

The aspect of feeling is an intangible quality. According to the *NRHP Bulletin 16A, How to Apply the National Register Criteria for Evaluation*, feeling “is a property's expression of the aesthetic or historic sense of a particular period of time” that results “from the presence of physical features that, taken together, convey the property's historic character” (National Park Service 1990:45). For example, in Henderson a postwar residential district retaining original design, materials, workmanship, and setting will relate the feeling of residential life following WWII.

Association

According to the National Park Service (1990:45), association is the direct link between a historic property and an important historic event or person. This aspect of integrity is particularly important to properties that meet Criteria A or B. To retain integrity of association, a property must be sufficiently intact to be able to visually convey its direct relationship to the important event or person. In many ways, “association” in the larger sense, is less an aspect of integrity than it is simply an affirmation of the connectedness between a property and its area of significance or historic theme. Integrity of association also can be lost or compromised if portions of a property are physically separated from one another, for example by later construction.

Evaluating whether a property retains historic integrity is not a clear-cut process. Each property must be evaluated based upon its own merits with respect to “why, where, and when” it is significant (National Park Service 1990:44). *National Register Bulletin 15* notes the steps in assessing integrity are:

- Define the essential physical features that must be present for a property to represent its significance;
- Determine whether the essential physical features are visible enough to convey their significance;
- Determine whether the property needs to be compared with similar properties; and,
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present (National Park Service 1990:45).

In the case of historic districts, it is noted that “the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished” (National Park Service 1990:46). Each resource within the district is evaluated as to whether it possesses sufficient historic integrity to contribute to the district. In

turn, the district needs to possess a sufficient number of contributors in order to retain historic integrity as a whole.

In conducting evaluations of integrity for the Nevada State Register of Historic Places two of the above seven aspects are considered, these include design and association. In order to qualify for listing in the register only these two aspects must be retained. The Nevada register allows for lenience in integrity as the goal of the register is to recognize places that are significant and unique to Nevada's history.

The goal of historic designation at the local, state, or federal level is to recognize properties that are significant to local communities with a goal of fostering civic pride, public education, and economic development. Additionally, historic designation also offers the opportunity for compliance review when government funded or sponsored projects have the potential to affect historic resources.

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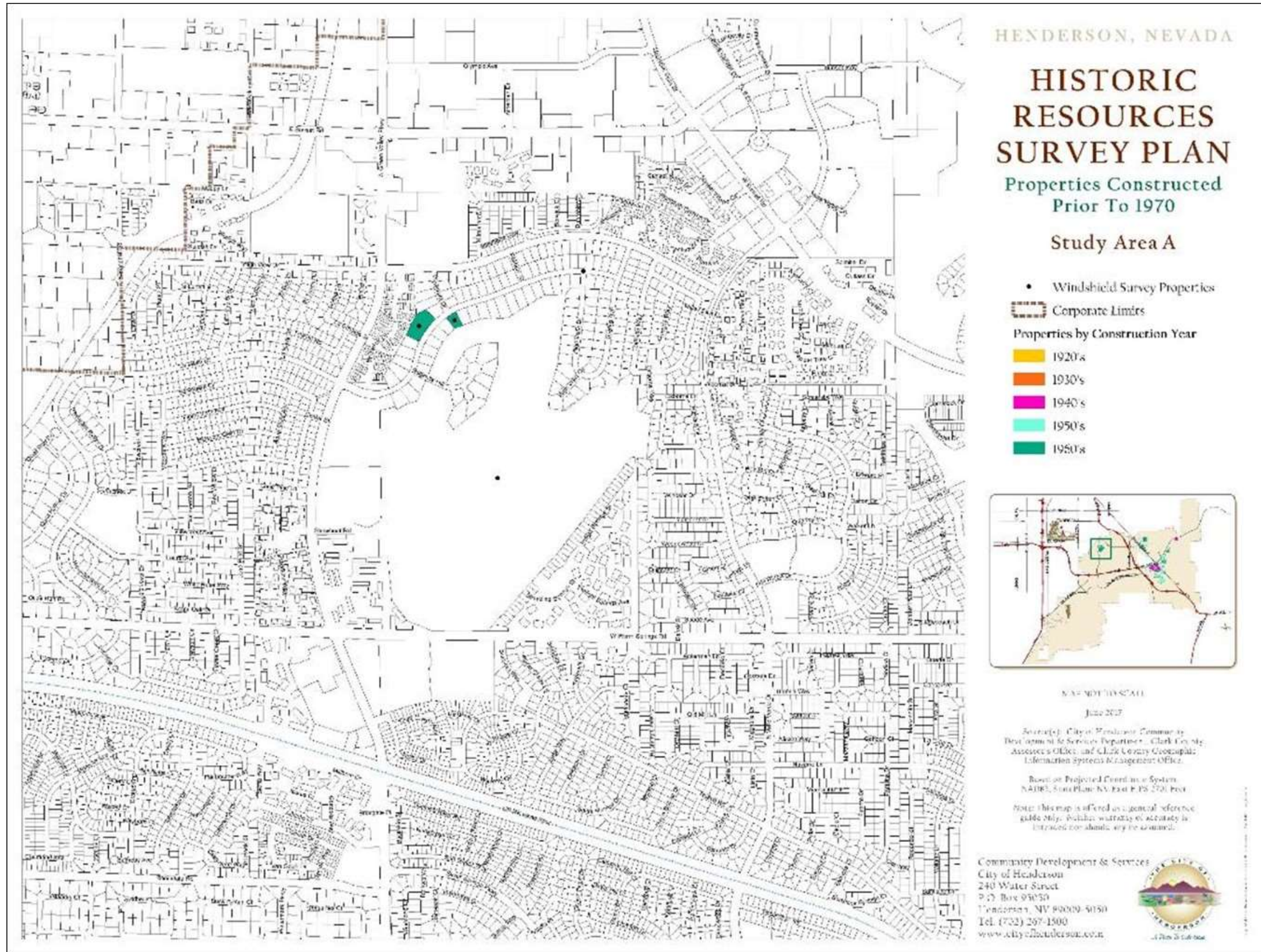
1953 Morry's Story. *Henderson Home News*, 30 March:1.

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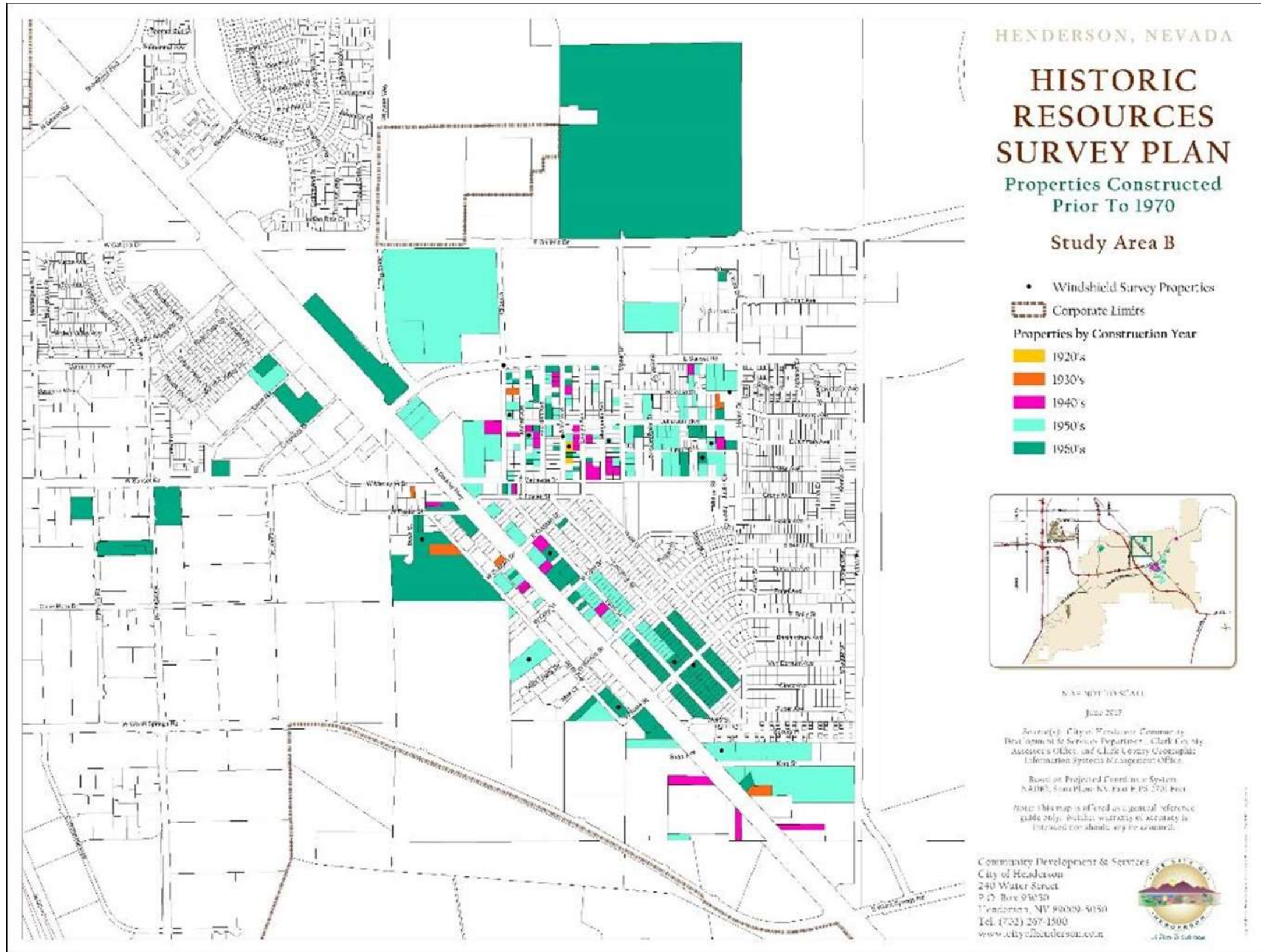
1959 Business is Humming in City Land Sale Department; De Luxe Motel, Boat Factory, Cemetery in the Offing; City May Net Million From it all. *Henderson Home News*, 10 November:1.

APPENDICES

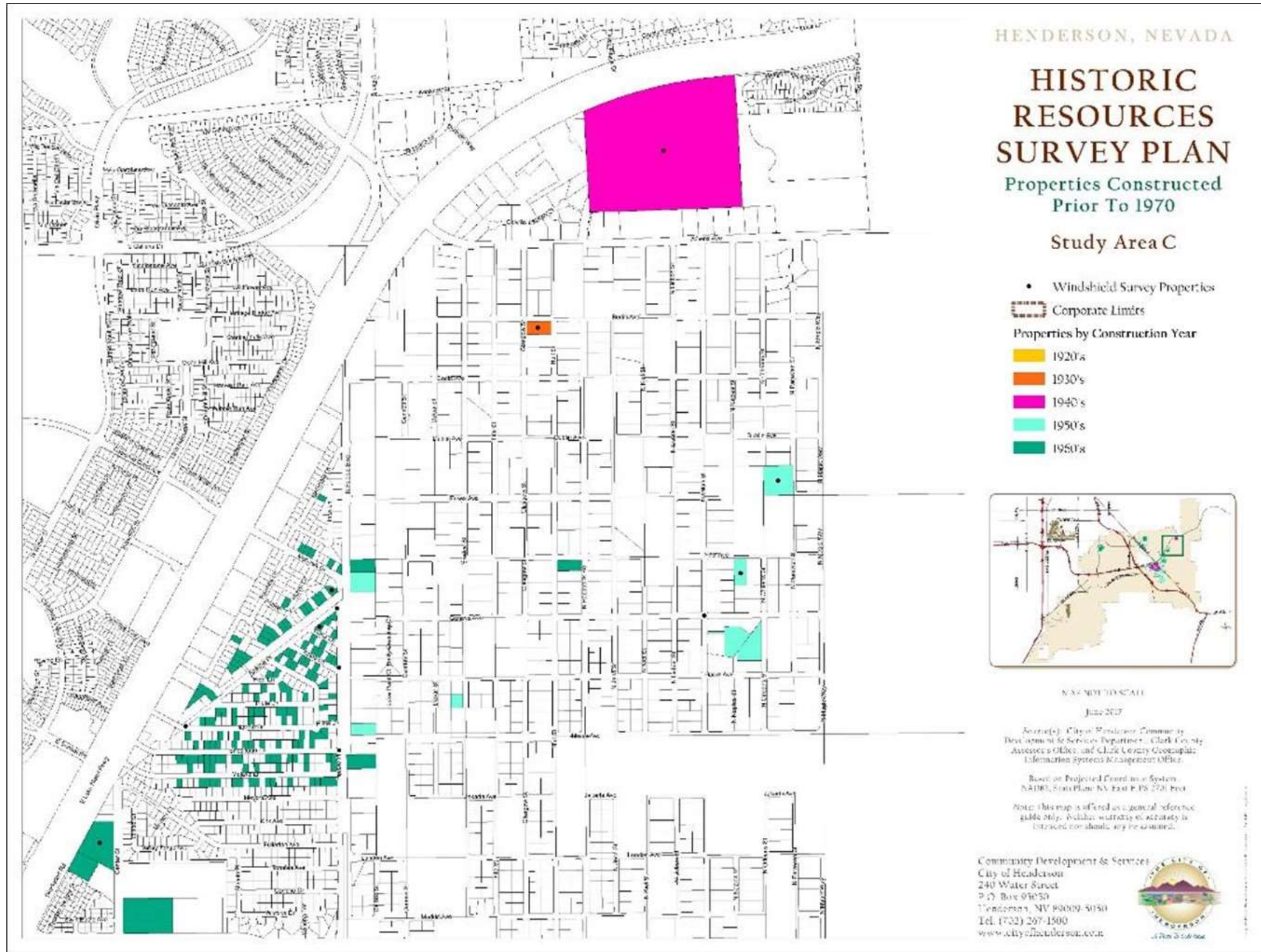
APPENDIX A.
MAPS OF STUDY AREAS A-I



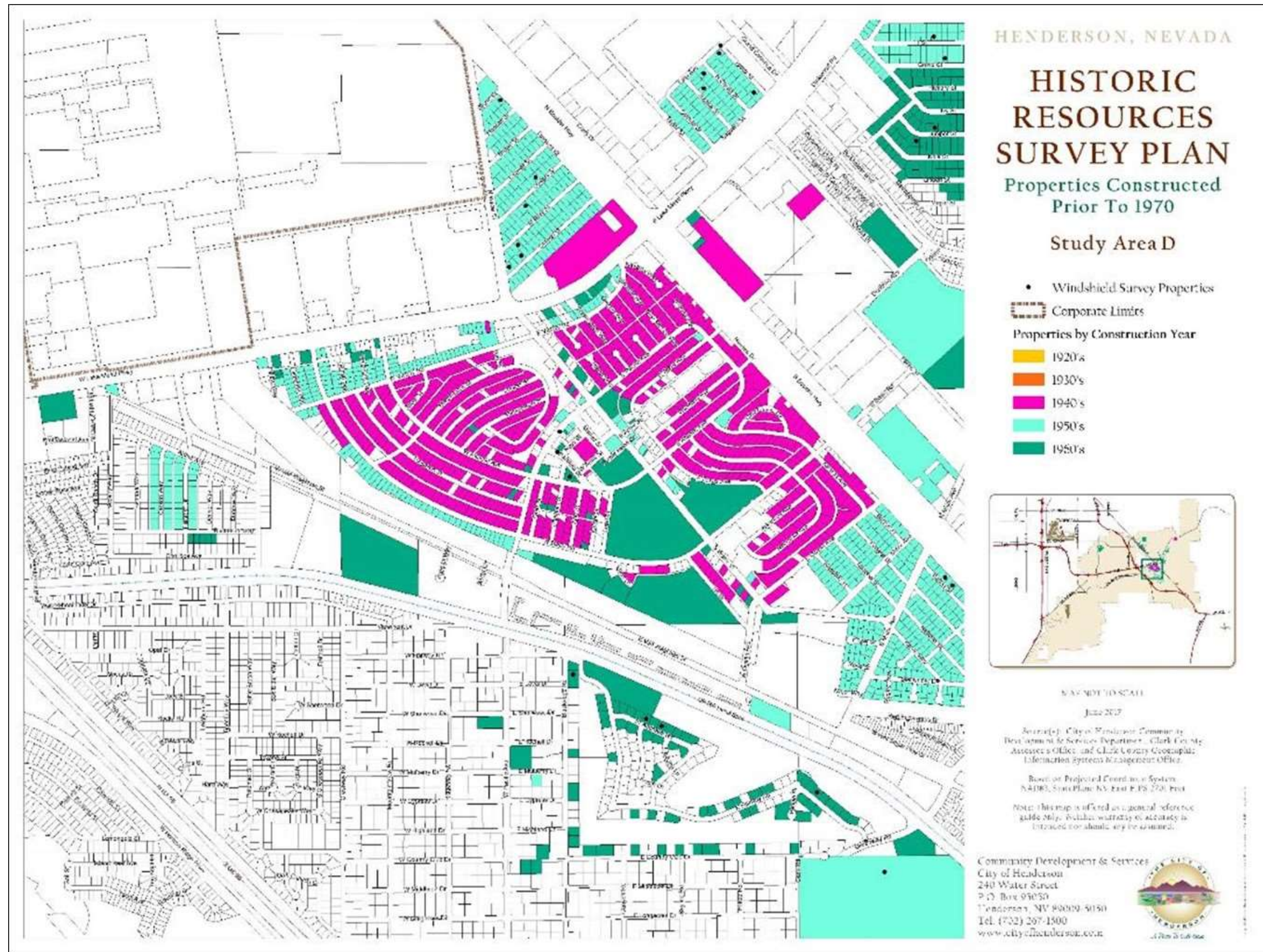
Appendix A.1. Map of Study Area A (Image courtesy of the City of Henderson Community Development and Services Department).



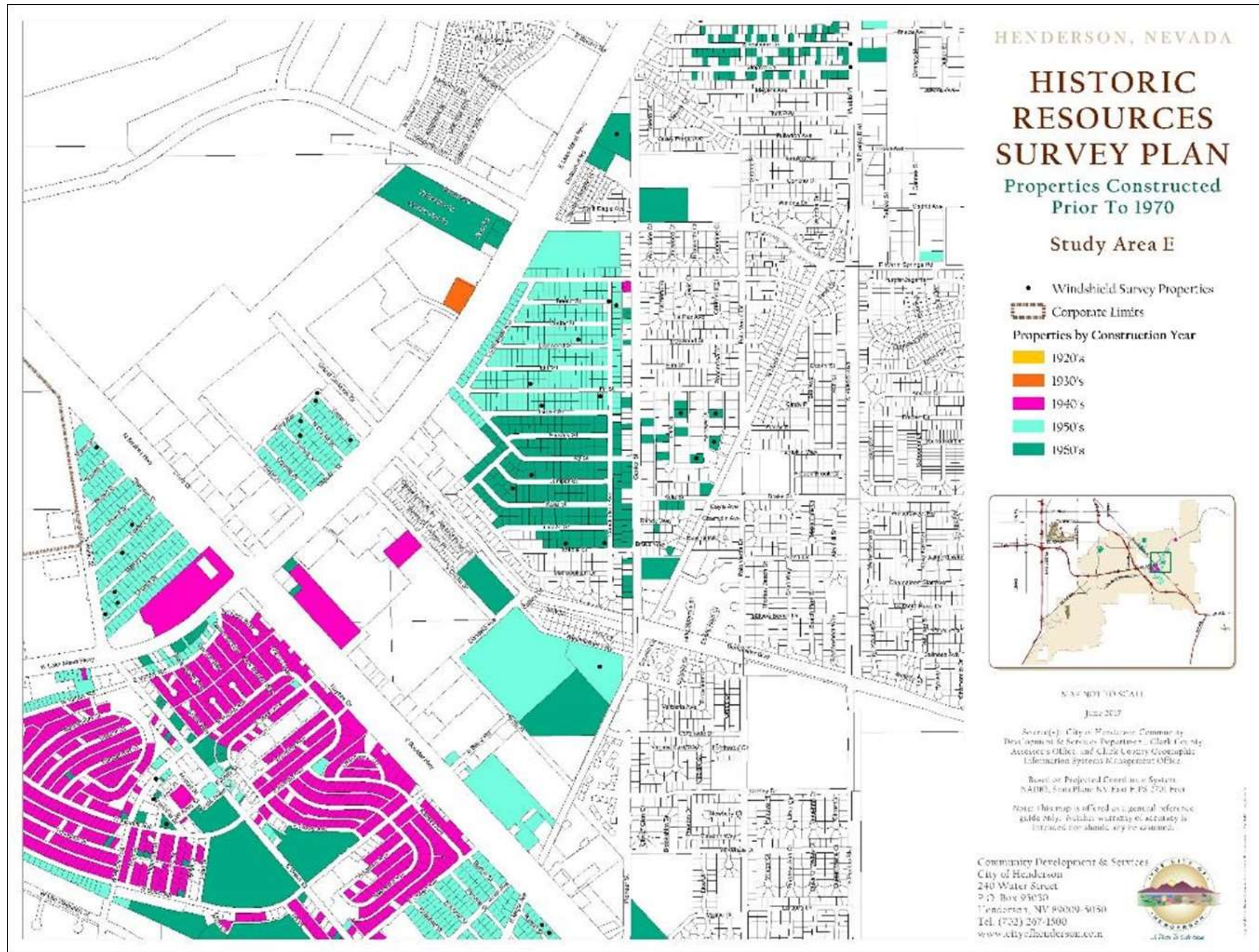
Appendix A.2. Map of Study Area B (Image courtesy of the City of Henderson Community Development and Services Department).



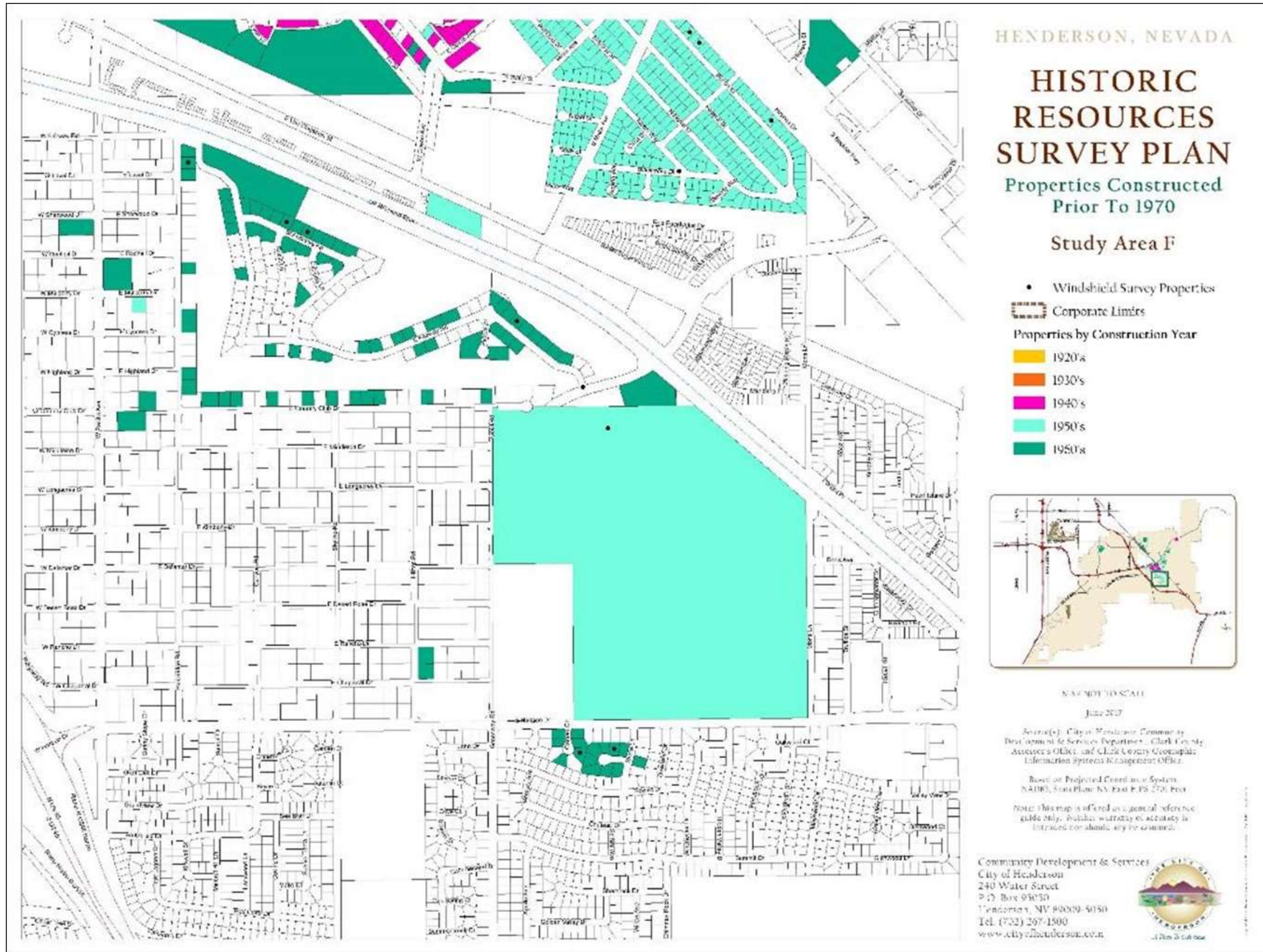
Appendix A.3. Map of Study Area C (Image courtesy of the City of Henderson Community Development and Services Department).



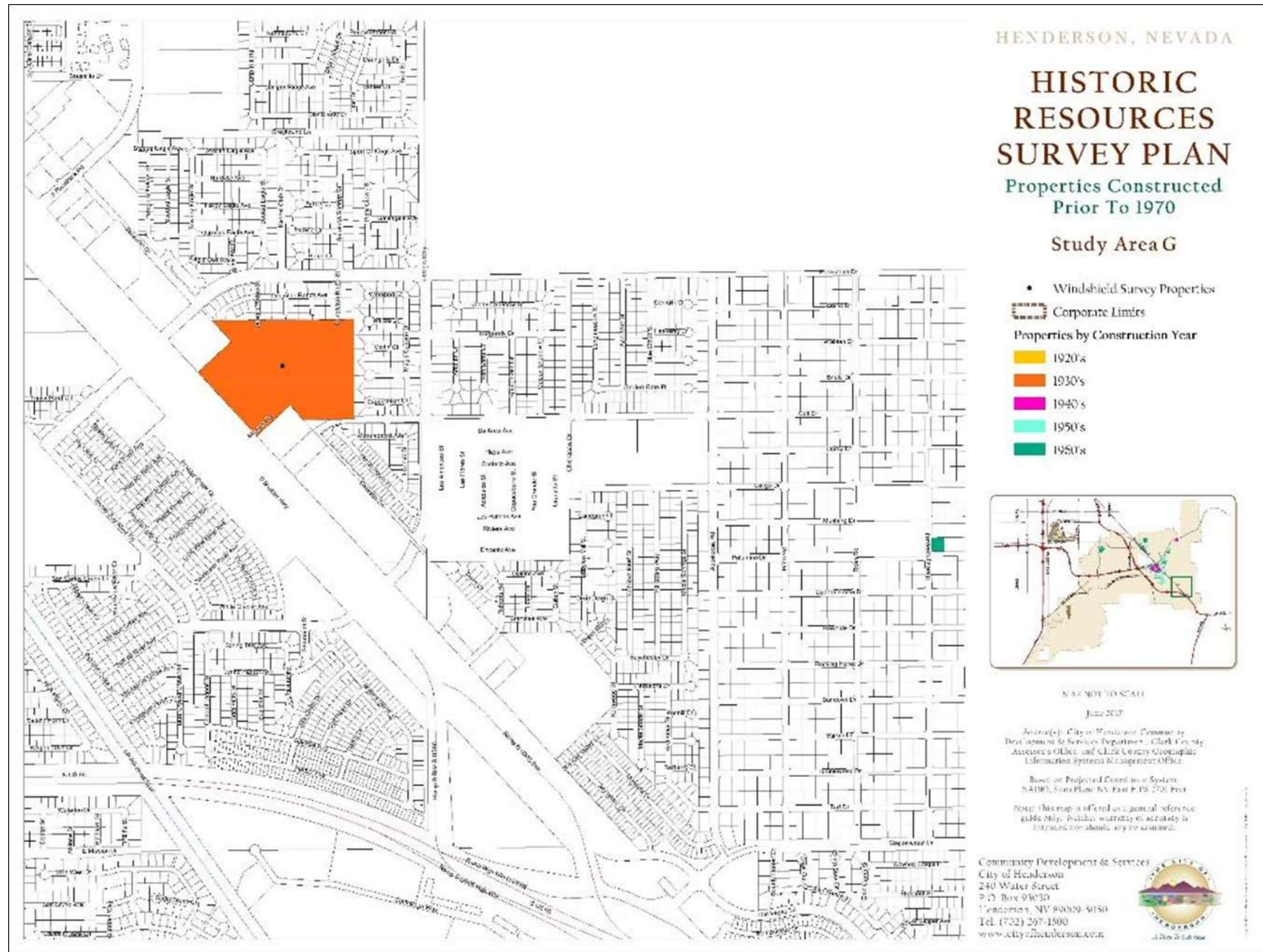
Appendix A.4. Map of Study Area D (Image courtesy of the City of Henderson Community Development and Services Department).



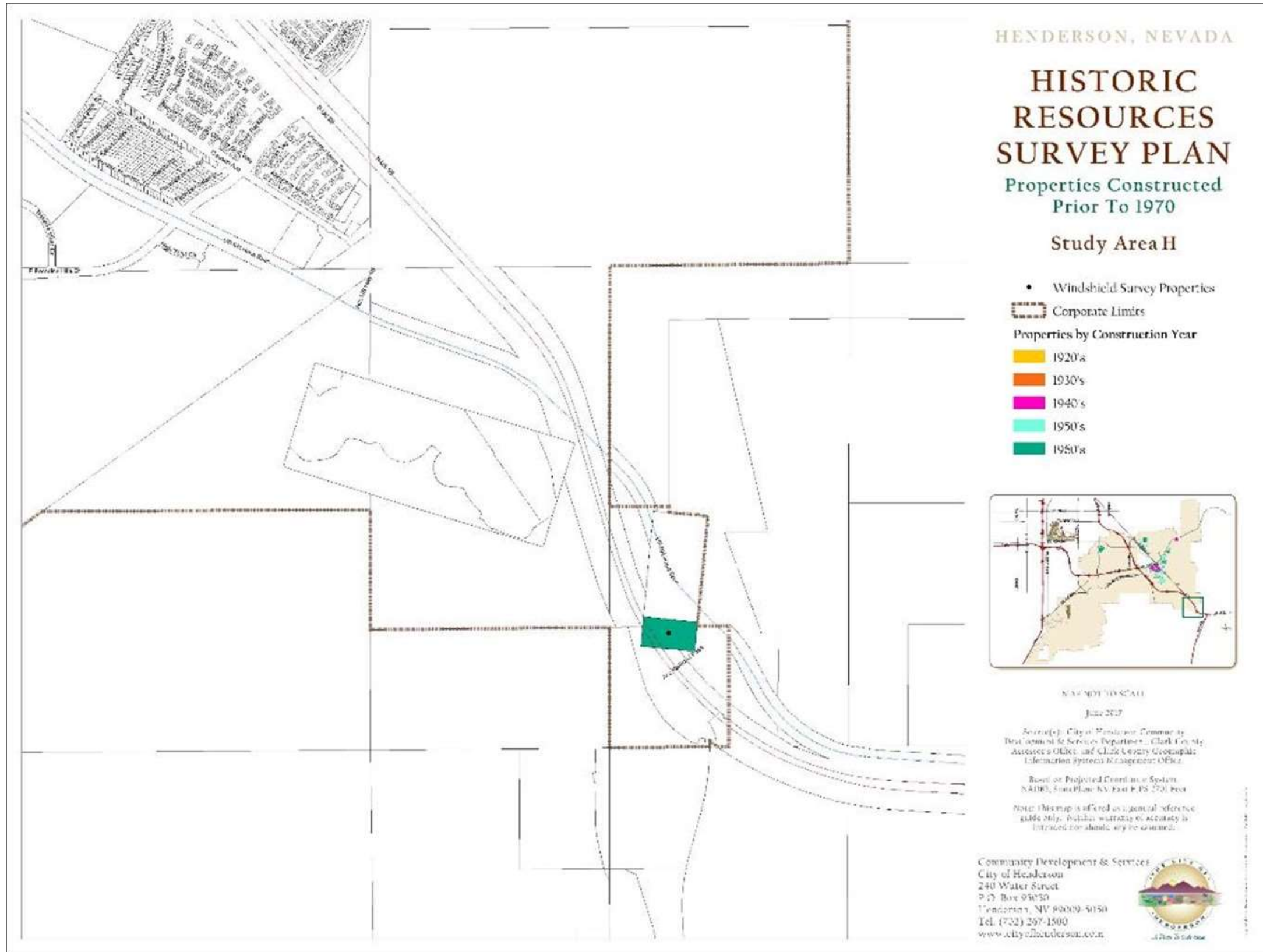
Appendix A.5. Map of Study Area E (Image courtesy of the City of Henderson Community Development and Services Department).



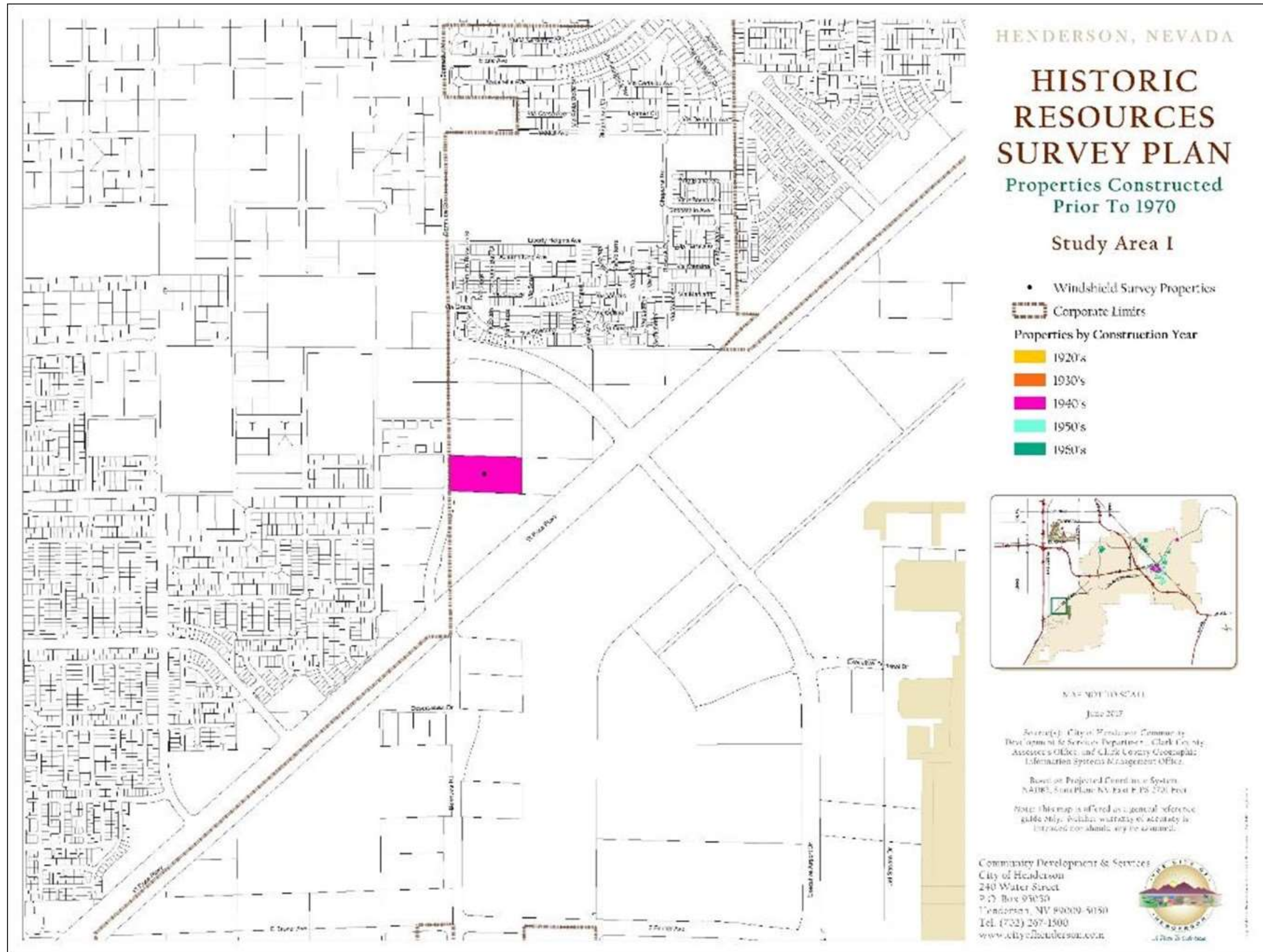
Appendix A.6. Map of Study Area F (Image courtesy of the City of Henderson Community Development and Services Department).



Appendix A.7. Map of Study Area G (Image courtesy of the City of Henderson Community Development and Services Department).








Appendix A.8. Map of Study Area H (Image courtesy of the City of Henderson Community Development and Services Department).








Appendix A.9. Map of Study Area I (Image courtesy of the City of Henderson Community Development and Services Department).






APPENDIX B.






WINDSHIELD SURVEY RESULTS






Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
2915 La Mesa Dr.	178-05-215-001	A	Paradise Mesa Estates Unit No. 1	Single family dwelling	1969	Post WWII, Contemporary	Frame/stucco with built-up roof		
3006 La Mesa Dr.	178-05-211-006	A	Paradise Mesa Estates Unit No. 1	Single family dwelling	1965	Post WWII, Contemporary	Frame/stucco with composition shingle roof		
2100 W. Warm Springs Rd.	178-05-301-004 & 178-06-801-002	A	—	Recreational, Wildhorse Golf Club	1960	N/A	N/A	Originally constructed between 1958-1959 as the Paradise Valley Golf Course. It has also been known as the Showboat County Club, Los Verdes, Indian Wells, & Royal Kenfield over the years. The current course was designed by architects Brian Curly & Lee Schmidt in 2004.	
1824 Allen Ave.	178-01-210-055	B	Midway City, Amended Map Jericho	Single family dwelling	1925	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
1833 Margarita Ave.	178-01-210-138	B	Midway City, Amended Map Jericho	Single family dwelling	1989	Modern infill	Frame/stucco with composition shingle roof	Historic age residence has been razed & replaced with modern infill.	






Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
1840 Merze Ave.	178-01-210-215	B	Midway City, Amended Map Jericho	Residential, single family dwelling	1952	Post WWII era, Minimal traditional	Frame/stucco with composition shingle roof		
1904 Ward Dr.	178-01-210-010	B	Midway City, Amended Map Jericho	Residential, single family dwelling	1959	WWII era, Ranch	Frame/stucco with composition shingle roof		
463 Hunter Dr.	178-01-604-004	B	—	Residential, single family dwelling	1962	Post WWII era, Minimal Traditional	Frame/stucco with built-up roof		
470 Hunter Dr.	178-01-603-023	B	—	Residential, multi-family dwelling	1950	Post WWII era, Ranch	Frame/shingle siding with built-up roof		
1212 N. Boulder Highway	178-12-503-003	B	—	Commercial, American Shooters Supply	1961	Post WWII era, Other	Not provided	Style of the building is identified as "loft."	






Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
1414 Athol Ave.	178-01-410-013	B	Sierra Vista City	Commercial, Henderson Electric Motors	1960	Post WWII era, Other	Not provided	Style of the building is identified as "industrial light manufacturing."	
1549 Athol Ave.	178-01-401-007	B	—	Commercial, Paragon Building Products, Inc.	1954	Post WWII era, Other	Not provided	Style of the building is identified as "office."	
1745 Athol Ave.	178-01-301-018	B	—	Residential, Gold Crest Senior Living Retirement Community	1964	N/A	Not provided	Consists of four multi-family residences, an office building, and a large building containing apartments. Style of the building is identified as "clubhouse."	
1357 Chestnut St.	178-01-810-063	B	Sierra Vista Addition	Residential, single family dwelling	1963	Post WWII era, Ranch	Frame/shingle siding with composition shingle roof		
1504 Palm St.	178-01-810-107	B	Sierra Vista Addition	Residential, single family dwelling	1959	Post WWII era, Minimal traditional	Frame/brick veneer with built-up roof		






Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
1633 Palm St.	178-01-312-024	B	Sierra Vista Addition	Residential, multi-family dwelling	1963	Post WWII era, Ranch	Frame/stucco with built-up roof (fourplex)	Property consists of a fourplex with 5+ multi-family, low rise units.	
280 Yuma Ln.	179-05-811-006	C	Sunrise Subdivision #5 Trailer Estates	Residential, single family dwelling	1964	N/A	Frame/shingle siding with composition shingle roof	Residence (visible at right) is a manufactured home.	
475 Apache Pl.	179-05-704-006	C	—	Single family dwelling	1968	N/A	Ribbed aluminum with composition shingle roof	Residence (visible at left) is a manufactured home.	
700 E. Lake Mead Pkwy	179-08-204-001	C	—	Educational, C. T. Sewel Elementary School	1959	Post WWII era, Other	Concrete block with composition shingle roof	Style of building is listed as “entire elementary school.”	
102 E. Lake Mead Pkwy	179-18-503-004	D	—	Institutional, St. Rose Dominican Hospital	1942	Post WWII era, Other	Reinforced concrete block & unfinished brick with built-up roof	Style of building is listed as “hospital.”	






Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
136 W. Atlantic Ave.	179-18-710-019	D	Henderson Townsite	Civic, currently vacant	1963	Post WWII, Other	Masonry/stucco with composition shingle roof	Originally served as the city police station & jail.	
10 Church St.	179-18-110-083	D	Henderson Townsite Annex #4	Residential, single family dwelling	1952	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
15 Sturm St.	179-07-410-006	D	Henderson Townsite Annex #4	Residential, single family dwelling	1952	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
17 Mallory St.	179-18-110-079	D	Henderson Townsite Annex #4	Residential, single family dwelling	1951	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
22 Church St.	179-18-110-086	D	Henderson Townsite Annex #4	Residential, single family dwelling	1952	Post WWII era, Minimal Traditional	Frame/vinyl siding with composition shingle roof		






Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
27 Lowery St.	179-18-110-047	D	Henderson Townsite Annex #4	Residential, single family dwelling	1952	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
46 Lowery St.	179-18-110-032	D	Henderson Townsite Annex #4	Residential, single family dwelling	1952	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
806 Park Ln.	179-08-811-044	E	Fairview Estates Subdivision	Residential, single family dwelling	1966	Post WWII era, Minimal Traditional	Masonry/stone with wood shake roof		
838 Fairview Dr.	179-08-811-043	E	Fairview Estates Subdivision	Residential, single family dwelling	1964	Post WWII era, Contemporary	Frame/shingle siding with built-up roof		
850 Fairview Dr.	179-08-811-040	E	Fairview Estates Subdivision	Residential, single family dwelling	1964	WWII era, Minimal Traditional	Frame/brick veneer with composition shingle roof		

Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
850 Park Ln.	179-08-811-054	E	Fairview Estates Subdivision	Residential, single family dwelling	1965	WWII era, Minimal Traditional	Frame/shingle siding with built-up roof		
120 Fir St.	179-08-310-034	E	Henderson #3	Residential, single family dwelling	1954	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
122 Grove St.	179-08-410-020	E	Henderson #3	Residential, single family dwelling	1954	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
128 Dogwood St.	179-08-310-129	E	Henderson #3	Residential, single family dwelling	1954	Post WWII era, Minimal Traditional	Frame/shingle siding with composition shingle roof		
139 Constitution Ave.	179-08-310-235	E	Henderson #3	Residential, single family dwelling	1954	WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		

Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
147 Fir St.	179-08-410-034	E	Henderson #3	Residential, single family dwelling	1954	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
109 Juniper St.	179-08-411-058	E	Henderson #4	Residential, single family dwelling	1963	Post WWII era, Ranch	Frame/stucco with built-up roof		
112 Juniper St.	179-08-411-068	E	Henderson #4	Residential, single family dwelling	1963	Post WWII era, Ranch	Frame/stucco with composition shingle roof		
116 Maple St.	179-17-110-019	E	Henderson #4	Residential, single family dwelling	1969	Post WWII era, Ranch	Frame/stucco with built-up roof		
128 Maple St.	179-17-110-025	E	Henderson #4	Residential, single family dwelling	1969	Post WWII era, Ranch	Frame/shingle siding with built-up roof		

Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
103 Yucca St.	179-07-810-080	E	Manganese Park	Residential, single family dwelling	1953	Post WWII era, Minimal Traditional	Masonry/stone with composition shingle roof		
116 Joshua St.	179-07-810-045	E	Manganese Park	Residential, single family dwelling	1953	Post WWII era, Minimal Traditional	Masonry/stone with composition shingle roof		
121 Cholla St.	179-07-810-050	E	Manganese Park	Residential, single family dwelling	1953	Post WWII era, Minimal Traditional	Masonry/stone with composition shingle roof		
631 E. Lake Mead Pkwy	179-08-301-003	E	—	Commercial, Elks Lodge	1936	Post WWII, Other	Concrete block/stucco with composition shingle roof	Style of building is listed as “Fraternal Building.”	
601 N. Major Ave.	179-17-203-009	E	—	Religious, Henderson Presbyterian Church	1959	Post WWII, Other	None provided		

Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
405 Blackridge Rd.	179-19-511-008	F	Black Mountain Golf & Country Club	Residential, single family dwelling	1964	Post WWII era, Contemporary	Frame/stucco with built-up roof		
512 Fairway Rd.	179-20-211-005	F	Black Mountain Golf & Country Club	Residential, single family dwelling	1962	Post WWII era, Contemporary	Frame/stucco with built-up roof		
630 St. Andrews Rd.	179-19-511-026	F	Black Mountain Golf & Country Club	Residential, single family dwelling	1964	Post WWII era, Contemporary	Frame/stucco with built-up roof		
634 St. Andrews Rd.	179-19-511-028	F	Black Mountain Golf & Country Club	Residential, single family dwelling	1964	Post WWII era, Contemporary	Frame/stucco with built-up roof		
500 Greenway Rd.	179-20-301-001	F	Black Mountain Golf & Country Club	Recreational, Black Mountain Golf & Country Club	1951	N/A	Masonry/brick with composition shingle roof (clubhouse)	Began as a 9-hole golf course in 1958 and by 1963 was expanded to an 18-hole course. The clubhouse and banquet facility was constructed in 1993.	

Properties documented during the windshield survey of Study Areas A-I.									
Property address	Parcel no.	Study area	Plat name	Property type	Year built	Architectural Style	Materials ^a	Comments	Photograph
533 Burton St.	179-17-411-111	F	Henderson #2 Subdivision	Residential, single family dwelling	1953	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
549 Burton St.	179-17-411-113	F	Henderson #2 Subdivision	Residential, single family dwelling	1953	Post WWII era, Minimal Traditional	Frame/stucco with composition shingle roof		
629 Burton St.	179-20-110-088	F	Henderson #2 Subdivision	Residential, single family dwelling	1953	Post WWII era, Ranch	Frame/stucco with built-up roof		
1830 S. Boulder Hwy	179-28-501-005	G	—	Educational, Clark County Museum	1930	Multiple	Multiple	The 30-acre museum property contains a collection of restored historic buildings relocated from various places in Nevada, including Henderson, Las Vegas, Boulder City, and Goldfield.	
2800 S. Boulder Hwy	189-02-801-002	H	—	Commercial, Railroad Pass Hotel & Casino	1969	Post WWII era, Other	None provided	Style of building is listed as "Casino, Category III."	

^a As listed on the Clark County Assessor's Office website (<http://www.clarkcountynv.gov/assessor/Pages/default.aspx>).

APPENDIX C.
HPP GOALS, OBJECTIVES, & TASKS

The following is an abbreviated version of the Goals, Objectives and Tasks as found in Section 6 of the City of Henderson's Historic Preservation Plan. For more detailed explanations of each goal, objective and task, please refer to the Plan document found on the City of Henderson's website here: <http://www.cityofhenderson.com/community-development/special-projects/historic-preservation-plan>.

Goal #1: Develop historic preservation standards that address the unique needs of the city.

Objective 1. 1: Establish a local Historic Preservation Commission (HPC) / Advisory Council.

Task 1. 1. 1: Identify desired composition/representation of commissioners.

Task 1. 1. 2: Establish a selection process of commission members.

Task 1. 1. 3: Formalize role of HPC.

Objective 1. 2: Create a local historic preservation ordinance.

Task 1. 2. 1: Establish a local register/inventory of Henderson's historic places.

Task 1. 2. 2: Establish criteria for designation on the register.

Task 1. 2. 3: Establish a process to designate a historic or cultural resource to the local register.

Task 1. 2. 4: Establish process for alterations, moving, and demolition of properties listed on the local historic register.

Task 1. 2. 5: Consider a process that allows for financial hardships and appeals for the preceding task item.

Task 1. 2. 6: Establish process and criteria for the establishment of historic districts and/or overlay zones.

Objective 1. 3: Develop design guidelines to ensure compatibility of alterations, new development, and/or new infill in historic neighborhoods.

Task 1. 3. 1: Institute design guidelines.

Goal #2: Identify places and structures of historical significance that help define a sense of place.

Objective 2. 1: Identify historic and cultural places that are historically significant.

Task 2. 1. 1: Complete a city-wide historic context statement.

Task 2. 1. 2: Conduct a city-wide intensive survey of the city.

Goal #3: Foster public understanding and involvement in the unique architectural and cultural heritage of the City.

Objective 3. 1: Increase the visibility of heritage sites, structures, buildings and objects.

Task 3. 1. 1: Incorporate a signage program.

Objective 3. 2: Utilize existing archives/ongoing research to include oral interviews.

Task 3. 2. 1: Conduct oral interviews.

Goal #4: Promote the private and public use of historic places and structures for the education, appreciation, and general welfare of the citizens of Henderson.

Objective 4. 1: Promote adaptive use for blighted properties.

Task 4. 1. 1: Use financial incentives to promote adaptive use of blighted properties.

Objective 4. 2: Develop local grants/ incentives for preservation activities.

Task 4. 2. 1: Apply to become a Certified Local Government (CLG).

Task 4. 2. 2: Develop a City of Henderson Historic Preservation Revolving Fund.