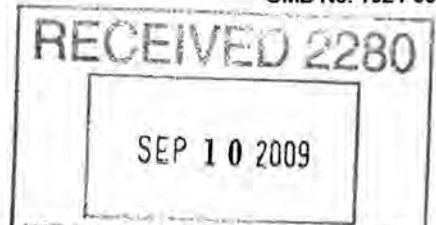


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Berkley Square

other names/site number Westside Park

2. Location

street & number Area bounded by Byrnes Ave, D St, Leonard Ave and G St not for publication

city or town Las Vegas vicinity

state Nevada code NV county Clark code 003 zip code 89106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Richard M. Jones, SHPO 8-25-09
Signature of certifying official Title Date

Nevada State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper *Barbara Wyatt* Date of Action 10-23-09

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
95	53	buildings
		sites
		structures
		objects
	148	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling _____

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling _____

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT/Ranch style _____

Materials
(Enter categories from instructions)

foundation CONCRETE _____
roof ASPHALT/clay tile _____
walls WOOD/board and batten, clapboard _____
STUCCO _____
SYNTHETICS/permastone _____
METAL/aluminum siding _____
Other METAL _____

Narrative Description See Continuation Sheet

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Berkley Square
Clark County, Nevada

Narrative Description

The Berkley Square subdivision, which is located in the area historically known as Las Vegas' Westside, consists of 148 Contemporary Ranch-style homes designed by architect Paul R. Williams and constructed between 1954 and 1955. The subdivision is laid out according to Federal Housing Administration (FHA) standards and retains its original street and block pattern. The layout, with separated sidewalks and limited external access points, exhibits a concern for traffic reduction and pedestrian safety. The siting, with shallow front yards and generous rear yards, highlights the then-new residential pattern, which focused family and neighborhood activities in the back yards. The homes possess the clean lines indicative of a Contemporary Ranch home with open, integral carports. The building materials display classic Ranch detailing, including board and batten and clapboard siding. The windows, which are largely intact, feature six lights, steel frames and muntins, and a combination of fixed and casement sashes.

In addition to the 148 homes in Berkley Square there are 35 minor accessory structures. These structures are small, even temporary, and have been added within the last 50 years. A typical renovation to the Berkley Square homes is the enclosure of the carport for a garage or additional living space. Large-scale renovations are rare. Alterations, therefore, are relatively minor. Even with the exception noted above, home owners appear to have utilized similar design and materials when making alterations. A summary of contributing and non-contributing structures follows.

PRIMARY RESOURCES	
Historic Contributing buildings (residences)	95
Historic Non-contributing buildings (residences)	53
TOTAL RESOURCES	
148	
PERCENTAGE CONTRIBUTING BUILDINGS	
64%	

The Berkley Square subdivision retains good integrity. The subdivision itself, a product of the FHA in the post-war years, has excellent integrity. The street, block and lot patterns, as well as sidewalks and building setbacks, are nearly completely intact. The homes themselves have good integrity. As noted, the most common change is the enclosure of the carport. Other changes typically occur in the back, which is not visible from any public right-of-way. The windows, a distinctive and attractive aspect of the Berkley Square homes remain intact and distinguish these homes from similar tract homes of the era.

Location and Setting

Berkley Square is located in northwest Las Vegas, an area which was known historically as the Westside and is now known as West Las Vegas. The subdivision lies west of the Union Pacific railroad tracks;

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north of the McWilliams Original Las Vegas Townsite (1904); and north and adjacent to the H.F.M. & M. Tract and the Valley View Tract (1924). The survey area includes the entire subdivision as originally designed in 1949 and recorded in 1954. This area includes the lots to either side of Byrnes Avenue, Wyatt Avenue, Freeman Avenue and Leonard Avenue between D and H Streets.

The topography is flat. Berkley Square, indeed Las Vegas as a whole, lies within a basin nearly surrounded by mountains. To the west are the Spring Mountains; to the east Sunrise Mountain; and to the north the Desert Mountain Wildlife Range. The urban context is as follows.

Berkley Square is connected to surrounding arterial streets at Freeman Avenue and D Street; Byrnes Avenue and H Street; and Owens Avenue and F Street. Owens Avenue is a major west-bound arterial, and is coupled with the east-bound Harrison. The subdivision's main entry is Owens Avenue and F Street, which is flanked currently by a vacant lot, a housing development, and a commercial building.

The subdivision is surrounded on the west, north and east primarily by housing that developed contemporaneously. To the south is a relatively sparse mix of commercial and residential development. Kit Carson Elementary School is located to the northeast; a major commercial development is to the southwest; a park, community center and library are to the northwest; and the elevated Union Pacific Railroad tracks and Bonanza Underpass are slightly farther to the east.

Platting and Development

Although Berkley Square eventually was sponsored by the Veteran's Administration (VA), it was conceived as a Federal Housing Administration (FHA) project and displays the design characteristics of an FHA subdivision. The FHA influenced the design of subdivisions and homes across the country, as it was required that a bank, before lending money to a real-estate developer, obtain FHA approval. This gave the FHA an opportunity to advise developers and to oversee development standards and processes.¹ The Land Planning Division of the FHA was established in 1934 in order to develop design standards provide design services, and oversee development projects.

Design concepts promoted by the FHA included curved streets, looping streets, and short cul-de-sacs intended to slow traffic and protect children. Differentiated circulation, which featured the superblock concept with few external access points, was intended to reduce the volume of traffic into the subdivision. This is reflected in the design of Berkley Square, which accesses external arterials in only three points. The subdivisions were intended to include parks, schools and commercial development. Pedestrian safety was a primary concern and it was a common practice to separate automobile and pedestrian traffic. This is reflected in Berkley Square with the system of sidewalks separated from the street with planting strips.

¹ Newton, 643.

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In 1947, The City of Las Vegas began correspondence with the Federal Housing Administration on the planned Berkley Square subdivision, then known as Westside Park. At that time, the FHA suggested that the 30-acre parcel be platted for 148 lots. Covenants were suggested to govern land use, building height and site areas, setbacks, fences and landscaping, architectural design, minimum floor area, and utilities. Sidewalks were to be a minimum of 4 feet, and streets were to be 36 feet paved, curb-to-curb. The covenants were to be in effect for a minimum of twenty-five years.

The subdivision was finally recorded May 27, 1954. The recorded owners were Edward A. Freeman and J. J. Byrnes. Covenants for the 148-lot subdivision were recorded May 28, 1954 and amended December 29, 1954. The subdivision was renamed Berkley Square and the project was sponsored by the Veterans' Administration. Architectural controls were in place, including controls on the placement of fences. Freeman, Byrnes and Wyatt were named as the architectural control committee, and established a process for review of proposals.

Today, even though the architectural controls have been lifted, few property owners have developed structures in the front setback. The overall design quality of the subdivision remains intact. The streets are broad, with two traffic lanes and parking on either side. Sidewalks are separated from the street with a planting strip. There are no regular street trees, but there are mature trees in many front yards.

The majority of the homes are set back from the street as they were historically and continue to define the streetscape in a regular pattern of building frontages. Although the homes retain the same massing, the enclosure of the carport may have caused the streetscape to appear slightly less open than it did originally. Another modification is the addition of fencing to the front yards; a design element which was prohibited during the first 25 years. Many yards feature cyclone or wrought iron fences between brick piers, which unlike a solid fence, help to maintain the original sense of transparency. Other fences feature low, concrete block walls, which also contribute to the aesthetic of transparency from the street. The urban design characteristics of the subdivision remain largely intact.

Architectural Design

The houses of Berkley Square are Contemporary Style Ranch Houses. Alan Hess defines the character-defining features of the Ranch House as a one-story house with a low-pitched, gabled or hipped roof, with wide eaves; of general asymmetry with a horizontal emphasis; an open-interior plan blending functional spaces; strong connections to the outside; with informal or rustic materials or details; and a plan that is rambling and suggestive of wings or additions.² A Ranch house may also have a long shallow at-grade entry porch, redolent of the *corredor* of the traditional Ranch home for which it was inspired. Family activity was designed to occur in the backyard while parking was reserved for the front. In contrast, the earlier Minimal Traditional style tends to have a square footprint, symmetrical features, a more vertically-

² Hess, *Ranch House*, 17.

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oriented fenestration pattern, and a small overhang over the door. Many Minimal Traditional developments still have the small parking garage to the rear of the lot, a pattern that was popularized in developments in the early part of the century.

The homes of Berkley Square borrow features from modern styles, which are reflective of the fact that the homes were designed in the late 1940s. The homes display the typical building form and internal organization indicative of the typical Ranch house. The massing is simple and offers the clear composition and clean lines of early modern architectural influences. The unique character-defining features of the homes are the windows, with multiple lights, steel frames, and a combination of casement and fixed sashes. The focal windows are nearly square with a slight vertical or slight horizontal emphasis, and six lights of varying sizes and proportions. This latter feature is in contrast to the tract Ranch house, lending Berkley Square a unique sense of style that aligns closer to earlier Ranch homes or Minimal Traditional homes.

House Models

Early planning for Berkley Square included two different house models: Model A and Model B, which were distinguished by façade design. All homes had rectangular footprints and were sited close to the front property line. The homes displayed the same front and side-yard setbacks creating the same relationship to the street and sidewalk and the same space in the rear yard. All homes had a carport on the left hand side of the house and were supported by square wood posts. Carports were integral, original features to all Berkley Square homes. The side gable houses had open truss-work in the gable in the carport. The hip roof houses had exposed rafters in the carport. Typically the carports had a storage area to the rear. By covenant, no front yard fences were added in the first 25 years.

The Model A and Model B homes could be varied further by the addition of a hip roof with the ridge parallel to the street, or a side gable roof. A wide or narrow overhang over the door also added distinction. Overhangs were an extension of the main roof. Additionally, the homes varied with exterior finishes and with alternative fenestration patterns. All homes had steel frame windows with fixed and casement sash on the front façade.

Model A	Model B	Unknown	Total
76	59	13	148
52%	40%	8%	100%

Today, the Model A and Model B homes retain much of their original integrity. A representative Model A home features an asymmetrical façade with two horizontally-oriented windows to the right of the slightly offset entry. The window appears to the left of the entry with a horizontal orientation. Both windows on the right have three lights and casement sash. The window on the far right appears slightly wider. The window on the left features six lights – three across and two down - with casement sash.

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There is a large central light on the bottom. The casement sash is on the lower left hand side. Comparatively, a representative Model B home features an asymmetrical façade with a slightly offset entry as well. The window to the right of the door is the same window as that on the Model A that occurs to the left of the door. The window on the left side of the door has the same arrangement of lights, but is vertically rather than horizontally oriented.

Integrity

Berkley Square displays the original platting pattern as designed in 1949 and recorded in 1954, including the street layout, block and lot patterns, and street cross section, including sidewalks and planting strip. All homes as constructed in 1954 and 1955 are extant. Very few homes have been extended into the front yard setback, so the street section as defined by the building facades, remain intact. Additionally, most side yard setbacks are also intact, likely because Berkley Square, a typical post-war development pattern with narrow side yard and shallow front yard setbacks, make the back yard the only logical place for an addition. These additions, however are not visible from the street.

The majority of the homes also retain the concrete driveway on the left side of the lot. The most common alteration to the front yard is the addition of a fence. Many of the fences appear 'transparent' due to cyclone or wrought iron. In this respect, the streetscape retains the open feel that it had historically, when fences were not allowed by deed restriction. The subdivision as a whole retains not only its integrity as constructed, but its integrity as originally designed.

The integrity of the homes in Berkley Square is good. The homes are designed in the Contemporary Style Ranch House, a term coined by Alan Hess in *Ranch House*, and have clean, uncluttered lines and the basic characteristics of a tract Ranch House, with the exception of the focal windows, which display some unique characteristics.

Almost all the homes retain the original building envelope, as viewed from the sidewalk and public street. Very few homes have had second story additions or have been extended into the front or side yards. The most common addition is to the rear. Many home owners have created a patio enclosure or have added additional living space. These changes are on the rear of the house and with no alleys, they are not visible from any public right-of-way.

The most common change to the homes as viewed from the public right-of-way has been to enclose the previously open carport for an integral garage or additional room. These changes typically respect the building envelope. This change has not been considered dramatic enough to make the resource non-contributing, provided that any new openings are in an architectural vocabulary compatible with the original design of the house. Therefore, if the carport was enclosed and a horizontally-oriented, aluminum-frame sliding sash window added, the house is still considered contributing to the overall District. If an incompatible opening was added, the house is considered non-contributing.

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Other changes to the homes, typically minor, have tended to be within the architectural vocabulary of the subdivision or of the Contemporary Ranch home in general. Examples include the addition of a veneer or contrasting material below the windows, the addition of shutters, or the installation of new porch supports.

The Berkley Square subdivision is significant as an example of an FHA subdivision, among other areas of significance. It retains integrity of location, design and setting with respect to this area of significance. It is in the same location and its setting is largely intact as well, the surrounding areas having been also developed in the post-war years. The circulation patterns surrounding the subdivision remain intact as designed. The design of the subdivision today, evidenced by circulation, block and lot patterns, is the same as when constructed in the mid-1950s. House placement and setbacks are also largely intact.

The design features of the homes are intact, including window openings and actual window frames and muntins. Where the carport has been enclosed, it is largely within the existing envelope and displays openings compatible with the rest of the house. The roof lines, porches, finishes and special features of the houses, such as porch supports, are largely intact. Some finishes and features have been altered, but new features are often within the original vocabulary of the subdivision. Thus the design of the homes, as well as the materials and workmanship, retains integrity.

The feeling, which is defined as the cumulative effect of setting, design, materials, and workmanship, is intact. Association is also intact, in that the neighborhood retains the appearance it had when designed and financed by African Americans for the African American community in West Las Vegas. The neighborhood residents are still largely African American, and many of the homes remain in the family that originally purchased them in the mid-1950s.

Whether homes were considered Contributing or Non-contributing to the historic district was determined as follows. The composition of the front façade is the most important aspect of the houses, as the rears of the houses are not visible from the street. Thus additions to the rear that were not visible from the front did not affect the contributory status of the house.

The most common change to the homes is enclosing the carport. This was not considered detrimental, as it typically occurs within the same footprint and does not detract from the overall appearance of the front façade. If a new window was added that was in the architectural vocabulary of the subdivision – typically an aluminum-frame sliding window – then the change was considered acceptable. However, if a secondary entry or garage door was added, this rendered the house non-contributing, as it changed the general access to the home. If a new carport was added to the front of the house and it was a temporary metal structure, this was considered reversible and therefore acceptable.

Other changes that were acceptable included an alteration of a window if the proportions were maintained and the window was in the existing vocabulary of the house. Similarly, if cladding was added that was typical of the subdivision, such as a brick or permastone veneer under the windows, this was considered

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acceptable. However, if the house was fully re-clad *and* some windows changed *and* the porch supports altered, these cumulative changes rendered the house non-contributing. In other words, one or two minor changes were considered acceptable; major changes or many small changes were considered unacceptable.

Previous Surveys

The Berkley Square subdivision was surveyed for historic properties in 2005. No previous surveys of the subdivision had been conducted, although it was 'discovered' when a focused survey of West Las Vegas was conducted in 2002. The 2005 survey concluded with the recommendation that the subdivision be nominated to the National Register for the following reasons:

- for its role in the redevelopment of Las Vegas' Westside and housing for the African-American community in the period leading up the Civil Rights era, and therefore an important aspect of local history, particularly ethnic history;
- as the first minority-built subdivision in the State of Nevada;³ and
- for its association with the African American architect Paul R. Williams, who had a national reputation as a designer and as an African-American in a field in which African Americans had not traditionally been recognized.

List of properties in Berkley Square

The following is a list of the resources in Berkley Square, along with a notation as to whether they are contributing or non-contributing to the proposed National Register Historic District. In general, major changes to the building façade or massing render them non-contributing. Minor changes include enclosing the carport, as long as the vocabulary of openings is consistent with that of the design of homes as a whole. Windows are an important character-defining aspect of the homes and therefore, window alterations render a home non-contributing to the district.

The property list includes 148 numbered resources which are organized alphabetically by street name and then numerically by street number. For further reference, the list includes the current Clark County Assessor's Parcel Number. Also noted on the list is the year of construction and the House Model.

³ *Las Vegas Review-Journal* on April 16, 1954.

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Berkley Square Property List

#	Street Number	Street Name	Parcel Number	Year Built	Acres	Model	Contributing or Non-Contributing
1	500	BYRNES	13922410022	1955	0.14486	Model A	Contributing
2	501	BYRNES	13922410128	1954	0.15474	Model A	Non-contributing
3	504	BYRNES	13922410023	1955	0.13722	Model B	Contributing
4	505	BYRNES	13922410129	1954	0.14715	Model B	Contributing
5	508	BYRNES	13922410024	1955	0.13679	Model A	Contributing
6	509	BYRNES	13922410130	1954	0.14736	Model A	Contributing
7	512	BYRNES	13922410025	1955	0.14100	Model B	Contributing
8	513	BYRNES	13922410131	1954	0.15007	Model A	Non-contributing
9	516	BYRNES	13922410026	1955	0.15054	Unknown	Non-contributing
10	517	BYRNES	13922410132	1954	0.15109	Model B	Contributing
11	520	BYRNES	13922410027	1955	0.14050	Unknown	Contributing
12	521	BYRNES	13922410133	1954	0.15166	Model A	Contributing
13	524	BYRNES	13922410028	1955	0.14313	Model B	Contributing
14	525	BYRNES	13922410134	1954	0.15367	Model B	Non-contributing
15	600	BYRNES	13922410029	1955	0.14540	Model A	Non-contributing
16	601	BYRNES	13922410135	1954	0.15022	Unknown	Non-contributing
17	604	BYRNES	13922410030	1955	0.14755	Model A	Contributing
18	605	BYRNES	13922410136	1954	0.15201	Model A	Contributing
19	608	BYRNES	13922410031	1955	0.14835	Model B	Contributing
20	612	BYRNES	13922410032	1955	0.15732	Model A	Contributing
21	616	BYRNES	13922410033	1955	0.15757	Unknown	Contributing
22	620	BYRNES	13922410034	1955	0.16340	Model B	Contributing
23	1644	D	13922410010	1955	0.15051	Model A	Non-contributing
24	1648	D	13922410009	1955	0.13707	Model A	Contributing
25	1654	D	13922410008	1955	0.13995	Model B	Non-contributing
26	1658	D	13922410007	1955	0.13702	Model A	Contributing
27	1662	D	13922410006	1955	0.13809	Model A	Contributing
28	1666	D	13922410005	1955	0.13762	Model B	Contributing
29	1670	D	13922410004	1955	0.13878	Model A	Non-contributing
30	1674	D	13922410003	1955	0.14689	Model A	Contributing
31	1678	D	13922410002	1955	0.15934	Model B	Contributing
32	1682	D	13922410001	1955	0.18474	Model A	Non-contributing
33	1642	E	13922410100	1954	0.14639	Model A	Non-contributing
34	1643	E	13922410011	1955	0.15339	Model B	Contributing
35	1647	E	13922410012	1955	0.14225	Model A	Non-contributing
36	1653	E	13922410013	1955	0.14180	Model B	Contributing
37	1654	E	13922410124	1954	0.14144	Unknown	Non-contributing

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Berkley Square Property List

#	Street Number	Street Name	Parcel Number	Year Built	Acres	Model	Contributing or Non-Contributing
38	1657	E	13922410014	1955	0.13974	Model A	Non-contributing
39	1661	E	13922410015	1955	0.13990	Model A	Non-contributing
40	1664	E	13922410126	1954	0.16643	Model B	Non-contributing
41	1665	E	13922410016	1955	0.13986	Unknown	Non-contributing
42	1669	E	13922410017	1955	0.14466	Model A	Contributing
43	1673	E	13922410018	1955	0.19030	Model B	Contributing
44	1676	E	13922410127	1954	0.18463	Model B	Contributing
45	1677	E	13922410019	1955	0.26434	Model B	Contributing
46	1683	E	13922410020	1955	0.21283	Unknown	Non-contributing
47	1687	E	13922410021	1955	0.15210	Unknown	Contributing
48	1600	F	13922410056	1954	0.15430	Model A	Contributing
49	1601	F	13922410057	1954	0.15413	Model B	Non-contributing
50	401	FREEMAN	13922410099	1954	0.17198	Model B	Non-contributing
51	405	FREEMAN	13922410098	1954	0.15082	Model A	Contributing
52	409	FREEMAN	13922410097	1954	0.15413	Model B	Contributing
53	413	FREEMAN	13922410096	1954	0.15587	Model B	Contributing
54	417	FREEMAN	13922410095	1954	0.16048	Model A	Non-contributing
55	420	FREEMAN	13922410101	1954	0.15497	Unknown	Non-contributing
56	421	FREEMAN	13922410094	1954	0.15642	Model B	Non-contributing
57	500	FREEMAN	13922410102	1954	0.15440	Model A	Non-contributing
58	501	FREEMAN	13922410093	1954	0.15238	Unknown	Contributing
59	504	FREEMAN	13922410103	1954	0.15287	Model B	Contributing
60	505	FREEMAN	13922410092	1954	0.15772	Model A	Contributing
61	508	FREEMAN	13922410104	1954	0.15004	Model A	Contributing
62	509	FREEMAN	13922410091	1954	0.15922	Model B	Contributing
63	512	FREEMAN	13922410105	1954	0.15193	Model A	Non-contributing
64	513	FREEMAN	13922410090	1954	0.15437	Model A	Contributing
65	516	FREEMAN	13922410106	1954	0.15444	Model B	Contributing
66	517	FREEMAN	13922410089	1954	0.14859	Model B	Non-contributing
67	520	FREEMAN	13922410107	1954	0.15641	Model A	Contributing
68	521	FREEMAN	13922410088	1954	0.14861	Model B	Contributing
69	524	FREEMAN	13922410108	1954	0.15561	Model B	Contributing
70	525	FREEMAN	13922410087	1954	0.15845	Model A	Contributing
71	600	FREEMAN	13922410109	1954	0.15261	Unknown	Non-contributing
72	601	FREEMAN	13922410086	1954	0.15478	Model B	Contributing
73	604	FREEMAN	13922410110	1954	0.15495	Model A	Contributing
74	605	FREEMAN	13922410085	1954	0.15804	Model A	Contributing
75	1616	G	13922410049	1954	0.18257	Model B	Non-contributing

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Berkley Square Property List

#	Street Number	Street Name	Parcel Number	Year Built	Acres	Model	Contributing or Non-Contributing
76	1620	G	13922410048	1954	0.14051	Model A	Contributing
77	1624	G	13922410047	1954	0.15070	Model B	Contributing
78	1625	G	13922410082	1954	0.16289	Model A	Contributing
79	1628	G	13922410046	1954	0.14937	Model B	Contributing
80	1631	G	13922410083	1954	0.16232	Model B	Non-contributing
81	1632	G	13922410045	1954	0.14960	Model A	Contributing
82	1635	G	13922410084	1954	0.16082	Unknown	Non-contributing
83	1636	G	13922410044	1954	0.15158	Model B	Contributing
84	1640	G	13922410043	1954	0.14915	Model A	Contributing
85	1643	G	13922410111	1954	0.16584	Model B	Contributing
86	1644	G	13922410042	1954	0.15136	Model A	Contributing
87	1649	G	13922410112	1954	0.15371	Model A	Non-contributing
88	1650	G	13922410041	1954	0.14966	Model B	Non-contributing
89	1653	G	13922410113	1954	0.16563	Model A	Contributing
90	1654	G	13922410040	1954	0.15139	Model A	Contributing
91	1658	G	13922410039	1954	0.15209	Model A	Contributing
92	1662	G	13922410038	1954	0.15293	Model B	Non-contributing
93	1665	G	13922410139	1954	0.16255	Model A	Non-contributing
94	1666	G	13922410037	1954	0.15092	Model A	Contributing
95	1669	G	13922410138	1954	0.15395	Model A	Non-contributing
96	1670	G	13922410036	1954	0.15403	Model A	Contributing
97	1673	G	13922410137	1954	0.16349	Model B	Contributing
98	1674	G	13922410035	1954	0.17250	Model B	Contributing
99	400	LEONARD	13922410067	1954	0.16780	Model B	Contributing
100	401	LEONARD	13922410066	1954	0.16871	Model A	Contributing
101	404	LEONARD	13922410068	1954	0.14793	Model A	Contributing
102	405	LEONARD	13922410065	1954	0.14817	Model B	Non-contributing
103	408	LEONARD	13922410069	1954	0.15139	Model A	Contributing
104	409	LEONARD	13922410064	1954	0.15506	Model A	Contributing
105	412	LEONARD	13922410070	1954	0.15351	Model B	Contributing
106	413	LEONARD	13922410063	1954	0.15062	Model B	Contributing
107	416	LEONARD	13922410071	1954	0.15558	Model A	Non-contributing
108	417	LEONARD	13922410062	1954	0.15313	Model A	Contributing
109	420	LEONARD	13922410072	1954	0.14987	Model B	Non-contributing
110	421	LEONARD	13922410061	1954	0.15236	Model A	Contributing
111	500	LEONARD	13922410073	1954	0.15113	Model A	Non-contributing
112	501	LEONARD	13922410060	1954	0.14835	Model B	Non-contributing
113	504	LEONARD	13922410074	1954	0.15409	Model A	Non-contributing

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Berkley Square
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Berkley Square Property List

#	Street Number	Street Name	Parcel Number	Year Built	Acres	Model	Contributing or Non-Contributing
114	505	LEONARD	13922410059	1954	0.15432	Model A	Contributing
115	508	LEONARD	13922410075	1954	0.15649	Model B	Contributing
116	509	LEONARD	13922410058	1954	0.15054	Model A	Non-contributing
117	512	LEONARD	13922410076	1954	0.15154	Model A	Contributing
118	516	LEONARD	13922410077	1954	0.14270	Model A	Contributing
119	520	LEONARD	13922410078	1954	0.14544	Model A	Contributing
120	524	LEONARD	13922410079	1954	0.15401	Model A	Non-contributing
121	525	LEONARD	13922410055	1954	0.15344	Model B	Contributing
122	600	LEONARD	13922410080	1954	0.15046	Model B	Contributing
123	601	LEONARD	13922410054	1954	0.15217	Model B	Contributing
124	604	LEONARD	13922410081	1954	0.15205	Model B	Non-contributing
125	605	LEONARD	13922410053	1954	0.15192	Model A	Contributing
126	609	LEONARD	13922410052	1954	0.15321	Model B	Contributing
127	613	LEONARD	13922410051	1954	0.14948	Model A	Contributing
128	617	LEONARD	13922410050	1954	0.13233	Model A	Contributing
129	418	WYATT	13922410125	1954	0.18250	Model A	Non-contributing
130	421	WYATT	13922410123	1954	0.15012	Model A	Contributing
131	500	WYATT	13922410148	1954	0.15660	Model B	Non-contributing
132	501	WYATT	13922410122	1954	0.14937	Model B	Contributing
133	504	WYATT	13922410147	1954	0.15317	Model A	Contributing
134	505	WYATT	13922410121	1954	0.14790	Model A	Non-contributing
135	508	WYATT	13922410146	1954	0.15190	Model A	Contributing
136	509	WYATT	13922410120	1954	0.14570	Model A	Non-contributing
137	512	WYATT	13922410145	1954	0.15519	Model B	Contributing
138	513	WYATT	13922410119	1954	0.14757	Model A	Non-contributing
139	516	WYATT	13922410144	1954	0.15468	Model A	Contributing
140	517	WYATT	13922410118	1954	0.15128	Model A	Contributing
141	520	WYATT	13922410143	1954	0.15354	Model B	Contributing
142	521	WYATT	13922410117	1954	0.15430	Model B	Contributing
143	524	WYATT	13922410142	1954	0.15351	Unknown	Non-contributing
144	525	WYATT	13922410116	1954	0.15314	Model B	Non-contributing
145	600	WYATT	13922410141	1954	0.15226	Model A	Contributing
146	601	WYATT	13922410115	1954	0.14962	Model A	Contributing
147	604	WYATT	13922410140	1954	0.15239	Model B	Non-contributing
148	605	WYATT	13922410114	1954	0.15234	Model B	Non-contributing

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ETHNIC HERITAGE: BLACK
COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1954-1958

Significant Dates

1954-1955 – Dates of construction

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Paul R. Williams, Architect

Burke & Wyatt, Builders

Narrative Statement of Significance See Continuation Sheet

9. Major Bibliographical References – See Continuation Sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University University of Nevada at Las Vegas
- Other

Name of repository:

Nevada State Museum & Historical Society, Las Vegas

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Statement of Significance

Berkley Square is significant under Criterion A in the area of Ethnic Heritage (African-American) as the first minority-built subdivision in Nevada, as reported in the *Las Vegas Review-Journal* on April 16, 1954. It is also significant for its role in the redevelopment ("community planning and development") of Las Vegas' Westside to provide adequate housing for a growing African-American community prior to the Civil Rights movement. Berkley Square was one of the new housing developments in Las Vegas designed to improve living conditions for the city's African-American community, thus representing strides that had been made as a result of community activism in the late 1940s and early 1950s. Locally, Berkley Square is integral to Las Vegas' ethnic history. Nationally, Berkley Square represents the massive building boom that took place not only in Las Vegas but across the country in the post-war era. Berkley Square retains good integrity as a residential suburb of its time. Berkley Square is significant under Criterion C for its association with the architect, Paul R. Williams, an internationally-known African-American architect from Los Angeles who made great strides for his race in the profession. Berkley Square embodies a style representative of Williams' work. The homes represent good examples of the Contemporary Style Ranch House and the subdivision is a good example of development designed under the auspices of the Federal Housing Administration's standards of the 1940s. The period of significance is 1954, the beginning of construction of the subdivision, to 1958, the beginning of the modern era.

Historical Background

Berkley Square was the first minority-built subdivision in Nevada, as reported in the *Las Vegas Review-Journal* on April 16, 1954: "This is the first minority group subdivision to be approved for construction in the state of Nevada."⁴ Berkley Square contributed to the improvement of living conditions for the city's African American community, and represented the advances that were being made as a result of local activism in the community in the late 1940s and early 1950s. The subdivision, which was first envisioned in 1947 as Westside Park, was finally constructed in 1954-55. Major changes occurred in ownership and financing and even in name before the construction of Berkley Square finally began.

The Berkley Square development team included several prominent people. It was designed by the architect, Paul R. Williams, an internationally-known African American architect from Los Angeles who made great strides for his race in the profession. It was financed in part by Thomas L. Berkley a prominent African American attorney, media owner, developer, and civil rights advocate in Oakland, California. It was also financed by Edward A. Freeman and J. J. Byrnes of Los Angeles, California. The developer was Leonard A. Wilson of Las Vegas, Nevada. Construction was supervised by Harry L. Wyatt of the Las Vegas firm Burke and Wyatt. The real estate agent was Massie L. Kennard, a Las Vegas civil rights leader.

⁴ *Las Vegas Review-Journal*, April 16, 1954.

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African Americans in Las Vegas

There were not many African Americans residents in Las Vegas prior to the war years. Early in Las Vegas' history a few African Americans moved to the city to work for the railroad and as laborers. During the first part of the twentieth century, African Americans were restricted to Block 17, which was next to the notorious Block 16 in downtown Las Vegas, by the Las Vegas Land and Water Company, which was the development arm of the railroad. African Americans later lived in the larger downtown area; an eight block tract extending from First Street to Fifth Street and from Stewart Avenue to Ogden Avenue, until they were nearly forcibly relocated to the Westside by the 1940s.⁵

Prior to the 1930s, racism was not a problem in Las Vegas, simply because there were so few African Americans residents.⁶ In 1930 there were 150 African Americans in Las Vegas, representing 2.7 percent of the population. During the Depression, workers and their families relocated to Las Vegas, hoping to find work on Hoover Dam. African Americans were among those who sought employment, but were the first to be excluded from working on the dam.⁷ Similarly, there were no opportunities for employment in the growing service and casino sectors. Despite lacking prospects for employment, the lack of resources for relocation caused the African Americans to stay in Las Vegas.

The Depression years increased the pressures of segregation. Several reasons have been considered. Many of the white workers who came to work on Hoover Dam were from the South, and likely brought their attitudes toward race with them.⁸ The legalization of gambling (1931) and an increased focus on tourism were perhaps additional reasons for increased racism.⁹ Racial injustices escalated in 1932, when the city's established African American community, which was located north of Fremont Street, was forced to relocate for the construction of the United State Post Office and Court House on Stewart Avenue. Preexisting restrictions on many city housing developments, created severe limitations as to where the African Americans residents could relocate.¹⁰ Las Vegas was becoming a segregated city.

Relocation to the Westside

By the 1940s, the majority of Las Vegas' African American population had relocated to the Westside. Two reasons are given for this. The first reason for relocation was that the African American property owners capitalized on rising land values, thus selling their downtown land for profit and relocation. The second reason for relocation was that the city's mayor and police chief refused to renew African

⁵ Kaufman, 2.

⁶ Overstreet, 21.

⁷ Moehring, 174. The NAACP field secretary William Pickens forced W.A. Bechtel, the head of one of the lead companies constructing the Dam, to hire the token number of 44 Blacks (Overstreet, 19).

⁸ Overstreet, 19.

⁹ Goodrich, 49.

¹⁰ 20th Century Preservation, *West Las Vegas Historic Resource Survey and Inventory*, 12.

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American business licenses if they did not relocate to the Westside.¹¹ In general, conditions were deplorable for African Americans in Las Vegas.

Las Vegas had begun to unofficially institute Jim Crow laws, confining the black population to live in one area. Unfortunately the segregation was not limited to housing, as most of the casinos and other business establishments did not allow black patrons, or charged them higher prices for the same product or service. Black club owners were often not able to attain liquor and gambling licenses or were restricted to certain areas of town, and the black-owned business establishments were constantly raided during this time.¹²

Even in earlier years the Westside developed slowly. Although it was within the Las Vegas city limits, there were no urban services, including water and sewer lines, and no fire protection. An editorial in 1916 reported on illness due to a contaminated water supply from surface wells.¹³ The fledgling community continued to petition the city's Public Service Commission for water lines with little result. "When McWilliams was appointed State Water Rights Surveyor for the region in 1906, the residents of Clark's Las Vegas Townsite were already referring to it as 'Ragtown.'"¹⁴

The Townsite (the original townsite south of Berkley Square) consisted mainly of tents and shacks until the 1930s. A four room elementary school opened in 1922. Despite the development of two new tracts in 1924, Valley View and H.F.M.&M. Tracts, it was still without water. It was anticipated however that the area would be attractive to workers moving to the area to work on Hoover Dam, which was approved in 1928.¹⁵ In anticipation, a meeting was held on the Westside to discuss a possible bond issue in 1928. At this time 1,200 people lived on the Westside.¹⁶ Although the bond was approved for a municipally-owned water system in 1930 and funds were authorized, the Westside did not receive water until the early 1940s.¹⁷

The general population, including the African American population, increased on the Westside with construction of the dam. The unjust conditions, however, remained. Finally, monies for infrastructure improvements were received in 1934 through the New Deal programs, including funding for a sewer system for the entire city and graveled roads for the Westside. In 1938 a Westside Improvement Association was formed to demand police protection, better water facilities, paved streets and streetlights and street signs. The city justified their lack of action, claiming that land values on the Westside were too low to justify public services.¹⁸

¹¹ Overstreet, 22.

¹² 20th Century Preservation, "West Las Vegas Historic Resource Survey and Inventory," 12.

¹³ 20th Century Preservation, "West Las Vegas Historic Resource Survey and Inventory," 9.

¹⁴ 20th Century Preservation, "West Las Vegas Historic Resource Survey and Inventory," 8.

¹⁵ 20th Century Preservation, "West Las Vegas Historic Resource Survey and Inventory," 9.

¹⁶ 20th Century Preservation, "West Las Vegas Historic Resource Survey and Inventory," 9.

¹⁷ 20th Century Preservation, "West Las Vegas Historic Resource Survey and Inventory," 10.

¹⁸ 20th Century Preservation, "West Las Vegas Historic Resource Survey and Inventory," 14.

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Berkley Square
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Housing Shortages and Rising Tensions

The shortage of housing that had begun in the 1930s in Las Vegas became even more problematic in the 1940s due to the influx of soldiers attending the Las Vegas Army Air Corps Gunnery School and workers for the defense plant Basic Magnesium, Inc. in Henderson. At the peak of the war years, 11,000 soldiers were stationed at what became Nellis Air Force Base in North Las Vegas and in 1944 13,000 employees worked at Basic Magnesium, Inc.¹⁹ The problem was particularly pronounced for the African American community, however. Exacerbating the housing shortage was the fact that blacks and whites were housed separately at these facilities. To alleviate some of the housing shortages in Las Vegas, the Federal Housing Administration approved the construction of 800 new homes in the fall of 1941. However, the new subdivisions, the Mayfair, Biltmore, and Huntridge Additions, were to house white workers and their families.

In the 1940s Nevada's African American population rose from 664 to 4,302.²⁰ As in other areas of the country, many ethnic and other dissimilar groups were suddenly forced to live and work in proximity to one another.²¹ This was exacerbated by the housing shortages. It has been noted that many of the defense workers also came from the rural south, and it was expected that housing would be segregated. Public housing for the Basic Magnesium, Inc. plant was not provided for the African Americans until Carver Park was opened in 1943.²²

This influx of African Americans with no where to go, had a positive effect on the Westside. Since the African Americans were not welcome in white-owned businesses in Las Vegas proper, a small business community developed on the Westside to serve the African American residents. The community grew to include thriving African American jazz and social clubs. But the housing conditions were tragic. A newspaper article published in July 1942 called them 'deplorable,' and stated that people were living in tents and shacks, and families of five and six people living in one-room shacks, sometimes without running water and sewer.²³

Once World War II came to an end, the city decided to handle the problem by clearing the sites. With no provisions made for re-housing the residents, the city razed 375 shacks between September 1944 and April 1945. Some of this land is still vacant today.

¹⁹ Las Vegas as a whole had a population of 8,420 in 1940.

²⁰ Overstreet, 22.

²¹ Crawford.

²² Moehring, 37. It was designed by Paul Williams.

²³ *Las Vegas Review-Journal*, July 7, 1942, as quoted in *West Las Vegas historic Resource Survey & Inventory*, 16.

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National Press

In the 1950s both the racial tensions and the living conditions of Las Vegas' African American community gained national press. In March of 1954 an article was published in the national African-American magazine *Ebony* entitled "Negroes Can't Win in Las Vegas." It opened with a remark by "a Negro celebrity" who visited Las Vegas and said, "It's like some place in Mississippi – downright prejudiced and really rough on colored people. It's worse than any place in Mississippi!" The phrase stuck, and Las Vegas became known as "The Mississippi of the West." The article continued, "No other town outside of Dixie has more racial barriers . . . For the Negro, 'Vegas' is as bad as towns come."²⁴

The article noted that African Americans were not welcome in downtown Las Vegas, or on the Strip, and they could be served in only two downtown restaurants, and that other public venues were segregated. At that point in time, black entertainers could stay in hotels on the strip if they were there for a show, but they were discouraged from socializing in the hotel's club or casino.

The article did report on progress being made in Nevada and Las Vegas. Anti-Jim Crow legislation was being introduced at the state level by Governor Charles H. Russell, and a NAACP-sponsored civil rights bill was also introduced. A Progressive Civic Service League was founded by Reverend Massie L. Kennard (who was also the real estate agent for Berkley Square), but that effort faltered for lack of interest. The article notes that decent housing was the main issue facing Las Vegas' African Americans:

Negroes of Las Vegas have more to worry about than the gamblers. Housing is their most immediate problem. They presently live 'across the tracks' in a segregated unkempt area covering about 10-square blocks on the city's west flank. Called Westside, the area is separated from white communities by a yard of railroad tracks and a pedestrian-auto underpass which Negroes jokingly refer to as the 'Iron Curtain.' It has few lights, is poorly paved.

Most of the houses on the Westside – at least 70 percent – are sub-standard, one-and-two room shacks without toilets or running water or both. Often as many as five persons, adults and children, dwell in one of the rooms. Rent ranges from \$10 to \$17.50 a week.²⁵

The article called for public housing to be built in the city, and noted that architect Paul Williams was involved in designing a casino, hotel and 100-unit housing tract in town.²⁶ The article was published four days after a newspaper report on the hearing before the Indian Affairs Committee of the Assembly for a proposed act to prohibit discrimination on account of "race, color, or creed in the admission of any person to, or the accommodation, resort, entertainment, or amusement." [sic]²⁷ A spokesperson for the

²⁴ Goodrich, 45.

²⁵ Goodrich, 52.

²⁶ Goodrich, 50.

²⁷ *Las Vegas Review-Journal*, March 18, 1949, 7.

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Progressive Party reported, "Police departments in both Las Vegas and Reno have told Negroes they do not need to look to them for protection; that the Negroes have no rights, so why should we look out for them."²⁸

Progress on the Westside

Progress was reported on Westside issues in a newspaper article dated March 22, 1949.²⁹ It was noted that milk was being provided for needy children, that plans were being developed for a nursery school, that a public pay phone was being installed on F Street, and that sewer connections were being made. Further, training was to be provided in the "manual and home arts" for young people, and it was planned to add a library to the community center.

In 1951 zoning was changed so that a FHA-sponsored public housing project of 50 duplexes could be built at the southwest corner of the intersection of Washington and H Street. The project was intended to house veterans, without discrimination as to race. A recommendation was also made that a 100-foot-wide highway be constructed through the 20-acre Zaugg tract (directly west of the H.F.M. & M. tract), on which a "shack town" was located; this became Martin Luther King Jr. Way. The housing project was expected to "greatly relieve the overcrowded living condition and so-called 'shacks' of the Westside and in particular the Zaugg tract." This project, Marble Manor, opened in 1952. It was the first public housing project for African Americans after the war, and was lauded as "the first and will be the only project of its kind in the state of Nevada."³⁰

The project was protested by the white residents of Bonanza Village, Bonanza Road and the surrounding area, as they believed the project would decrease their property values. Residents stated that zoning that allowed low-cost housing and housing on small lots was the issue, while there was some indication that it was a racial issue. However, the petitioners were unsuccessful. A second public housing project was built in 1952. The private Berkley Square finally began construction in 1954, and the development team's second project, Highland Square, began construction in 1956.

While housing conditions improved on the Westside, racial tensions continued. In 1955 there were about 16,000 African Americans in Las Vegas, most living on the Westside. The casino resorts and hotels were still segregated, as were the schools. Although there was national press exposing the situation, segregation in Nevada's hotels, casinos and housing did not end by statute until 1971. Segregation ended in the schools in 1972.³¹

²⁸ *Las Vegas Review-Journal*, March 18, 1949, 7.

²⁹ *Las Vegas Review-Journal*, March 22, 1949, 4.

³⁰ *Las Vegas Review-Journal*, December 22, 1950, 1.

³¹ 20th Century Preservation, *West Las Vegas Historic Resource Survey and Inventory*, 19.

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The Development of Berkley Square

Although the historic Westside has been an African American neighborhood since the 1940s, it developed around early settler John T. McWilliams' 1904 "Original Las Vegas Townsite." McWilliams' townsite lost in popularity to Montana senator William Clark's Las Vegas Townsite, which was located further east and adjacent to the newly developed San Pedro, Los Angeles, & Salt Lake Railroad lines. Nonetheless McWilliams' townsite prospered until 1905, when it suffered from a series of fires. It continued to suffer from a lack of urban services until it was redeveloped concurrently with Berkley Square and other related projects.

Land Ownership

According to the 1929 and 1940 Map(s) of the City of Las Vegas, the land on which Berkley Square was later to be located was owned by F.A. Stevens. In 1946 this area was still outside the city limits, the northern boundary was just north of Harrison. By 1953 the area north of the H.F.M. & M. Addition and Valley View Addition was annexed, to become Berkley Square, Cadillac Arms, and a property noted as owned by Crane, et. al. Clem Malone, a local businessman, owned the property when it was first considered for development as Westside Park.

Platting and Development

Planning for the Berkley Square subdivision, first known as Westside Park, began in 1947 with correspondence between the Federal Housing Administration (FHA), who was sponsoring the subdivision, and the City of Las Vegas. At that time the FHA suggested that the 40-acre parcel be platted for 158 lots. Covenants were suggested to govern land use, building height and site areas, setbacks, fences and landscaping, architectural design, minimum floor area, and utilities. Sidewalks were to be a minimum of 4 feet, and streets were to be 36 feet paved curb to curb. The covenants were to be in effect for a minimum of 25 years.

At the time, the development team consisted of Clem and Francis Malone, owners; C. D. Baker, surveyor; and Pioneer Realty, subdivider.³² A tentative map was approved in September 1947 for a first phase, 20-acre development. The development was described as "A new 2-bedroom project for colored people; project sponsored by Pioneer Realty & Development Company, with Federal Housing insured loans."³³ The final map was approved by the Planning Commission at their October 25, 1949 meeting. When the project was advertised in 1949, it was announced that noted African American architect Paul R. Williams

³² C.D. Baker was a future mayor of Las Vegas.

³³ Keller, E. E., "To C. G. Petrie." Inter-Office Communication, January 8, 1948. On file, Planning and Development, City of Las Vegas.

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would be designing the homes; Phil Shipley & Associates was the developer; Cutlett Construction Co. would construct the homes; and Stanley Nelson of Allied Building Credits was financing it.³⁴ From this point forward the project went through two additional changes in ownership. In 1951 it was owned by Chris A. Cosgrane and Houside Developer of San Diego. Finally in 1954 the owners and developers were listed as Edward A. and Ann Freeman, who were on the team that finally developed the property. Throughout these transitions there were virtually no design changes. The number of lots remained relatively consistent and the design covenants first proposed when the project was a FHA development remained the same.³⁵

Berkley Square, which at the time was known as Westside Park, was finally recorded on May 27, 1954. The recorded owners were Edward A. Freeman and J. J. Byrnes. Covenants for the 148-lot subdivision were recorded May 28, 1954 and amended December 29, 1954. The subdivision was sponsored by the Veterans Administration. Architectural controls were in place, including controls on the placement of fences. Freeman, Byrnes and Wyatt were named as the architectural control committee, and established a process for their review of proposals. The final development team was Paul R. Williams, architect; Thomas L. Berkley, financier; Edward A. Freeman and J. J. Byrnes, financiers; Leonard A. Wilson, developer; Harry L. Wyatt (Burke and Wyatt), construction contractor; and Massie L. Kennard, real estate agent. At this time, the development became known as Berkley Square, after financier Thomas Berkley.

Thomas L. Berkley, Financier

Thomas Berkley was a prominent attorney, media-owner (*The Oakland Post, El Mundo*), commercial developer, and civil rights activist in Oakland, California. His commitment to community development carried to Nevada. Decades later, his obituary would recognize his extensive contributions to Las Vegas: "In 1955, as a strong supporter of civil rights and housing opportunities, he developed Berkley Square, a 250-house racially integrated housing tract in Las Vegas."³⁶ Berkley was the son of a coal miner and a teacher from Illinois and was raised in California's Imperial Valley. He graduated from the University of California at Los Angeles and attended University of California at Berkeley and Boalt Hall. Berkley graduated with a doctorate in law from Hastings University (1942).

As an attorney and after serving in World War II, Berkley started his own law firm. Berkley's firm was the first African-American-owned law practice in Oakland.³⁷ Today, Berkley's firm is one of the largest African-American businesses in the state of California and is considered to be the largest ethnically integrated, bilingual law firm in the nation.³⁸

³⁴ *Las Vegas Journal-Review*, December 1949.

³⁵ Records on file at City of Las Vegas Development Services Center.

³⁶ *The Oakland Tribune*, December 28, 2001. The 250-units refer to both Berkley Square and Highland Square.

³⁷ *The Oakland Tribune*, November 1, 2002.

³⁸ *The Oakland Tribune*, May 9, 2002.

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As a media owner, Berkley founded the *Oakland Post* (1963). The *Post* continues to operate as an African American newspaper. Berkley's daughter, Gail Berkley, is executive editor and Paul Cobb, who previously worked for Berkley, is the current owner. Additionally, Berkley founded *El Mundo*, the largest Spanish-language newspaper in the state of California and co-founded the West Coast Black Publishers Association.

As a community activist, Berkley founded the Intercity Democratic Club of Northern California. He was also a director with the Golden State Mutual Insurance Co. and a consultant to the Office of Economic Opportunity in California under Ronald Reagan. He also co-founded and was the first president of the Beneficial Savings and Loan Association, which provided services for the poor.³⁹ Berkley's public service career included an eleven year tenure as Port of Oakland Commissioner, becoming the first African American to serve as a commissioner for a major port. Other commissions and boards on which he sat include the California World Trade Commission and the Oakland School Board. Berkley was a frequent guest at the White House during the Kennedy and Johnson administrations.⁴⁰ Former San Francisco mayor Willie Brown spoke at his funeral, as did U.S. Representative Barbara Lee and then Oakland mayor Jerry Brown.

As a commercial developer, Berkley established housing projects, shopping centers and apartment complexes in California and Nevada. Today, the California site on which his *Oakland Post* building once stood is being redeveloped as a mixed use project that includes housing and Alameda County social service offices. A portion of San Pablo Avenue at 20th Street in Oakland has been renamed Thomas Berkley Way in his honor. The project will be named Thomas L. Berkley Square.

While it is not known how Thomas Berkley became involved in the Las Vegas project, his advocacy on the part of African Americans and his experience as a developer infused new energy into the project. It is evident from the newspaper photograph that showcases his involvement, that he provided leadership to the development team and financing for the project.

Planning Context

The architectural significance of Berkley Square is due to the fact that it was designed by Paul R. Williams and explored some of the concepts that he documented in his books *The Small Home of Tomorrow* and *New Homes for Today*. It is also a good example of a subdivision designed in concurrence with FHA standards of the 1940s and for the design of the homes, which are designed in the Contemporary Ranch House style.

³⁹ *The Oakland Tribune*, December 28, 2001.

⁴⁰ *The Oakland Tribune*, December 28, 2001.

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Berkley Square
Clark County, Nevada

Although Berkley Square was eventually sponsored by the Veteran's Administration, it was conceived as a Federal Housing Administration (FHA) project and displays the design characteristics of an FHA subdivision. The FHA was established by the National Housing Act of 1934 to stimulate building without government spending. Its stated purpose was "to encourage improvement in housing standards and conditions, to facilitate sound home financing on reasonable terms, and to exert a stabilizing influence on the mortgage market." The FHA also helped to alleviate unemployment, which then was at 25% and was particularly high in the construction industry.⁴¹

The FHA insured long term mortgage loans made by private lenders for home construction and sale. They induced lenders to invest in residential mortgages by insuring them against loss, which revolutionized the home finance industry.⁴² Previously, larger down payments were required by mortgage lenders, and the loans had a shorter repayment period. FHA mortgages were guaranteed for 25-to-30 years, allowing for a lower average monthly payment.

The FHA also influenced the design of subdivisions and homes across the country, as it was required that a bank, before lending money to a real-estate developer, obtain FHA approval. This gave the FHA an opportunity to advise developers and oversee development standards and processes.⁴³ The Land Planning Division of the FHA was also established in 1934. They provided oversight, as well as design services, to prospective development projects. They also established standards.

Among the concepts promoted by the FHA were curved, looping streets and short cul-de-sacs to slow traffic and protect children. Differentiated circulation reduced the volume of traffic in the subdivision. This concept is reflected in the design of Berkley Square, which accesses external streets at only three points. The subdivisions were to include parks, schools and commercial development. Pedestrian safety was a primary concern and there was a perceived need to separate automobile and pedestrian traffic. This is reflected in Berkley Square with the system of separated sidewalks.

Architectural Context

The houses of Berkley Square are Contemporary Style Ranch Houses. Alan Hess defines the character-defining features of the Ranch House as follows. It is a one-story house with a low-pitched, gabled, or hipped roof, with wide eaves; of general asymmetry with a horizontal emphasis; an open-interior plan blending functional spaces; strong connections to the outside; with informal or rustic materials or details; and a plan that is rambling and suggestive of wings or additions.⁴⁴

⁴¹ Jackson, 203.

⁴² Jackson, 204.

⁴³ Newton, 643.

⁴⁴ Hess, *Ranch House*, 17.

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Ranch houses emerged from a design aesthetic pioneered in California and the West, inspired by traditional vernacular structures and the design influences of the Bay Area Regional Style architects. Ranch houses became the preferred house style in the post-World War II building boom, and proliferated throughout the United States. Their ubiquity was in part due to the standardized and streamlined building methods that were developed as the house style was popularized. These methods were developed in the course of providing defense housing and mobilizing for the war, and refined after the war as merchant builders built entire neighborhoods and communities to meet the pent-up housing demand.

The time frame in which Berkley Square was designed was in a time of transition between the Minimal Traditional style and the later Ranch Style, considering that they were designed in the late 1940s.⁴⁵ The Minimal Traditional style is an early modern style often exemplified by the small homes designed under the auspices of FHA guidelines. The houses typically have a nearly square footprint, a nearly cubic form, a fairly shallow roof pitch, and little or no eaves. They are one story and often have a hip roof. Visual interest is provided by a change in materials, offering contrasting textures and colors. Shutters and multi-light windows are common. Rooms were typically accessed via a central small open space. However, there was a great deal of interest at this time in 'modernizing' this more traditional home.

The later Ranch Style typically features a rectangular footprint and elongated form, the long 'face' located parallel to the street frontage. Roof slopes are shallow and feature deep eaves. They are one story and typically have hip roofs or gable roofs. Building features are horizontally oriented and asymmetrically arranged. Rustic features, such as board-and-batten siding, are common. The main living areas are typically open, and the private areas are accessed via a hall that is parallel to the long face of the rectangle.

The homes of Berkley Square borrow features from both of these modern styles, with some features unique to the subdivision. They display the building form and internal organization of the Ranch House, but offer the clear composition and clean lines of early modern architectural influences. The most unique character-defining features of the homes are the windows. They have multiple lights, steel frames, and a combination of casement and fixed sashes. The characteristically large windows are nearly square with a slight vertical or slight horizontal emphasis, with six lights.

The prevailing attitude toward the design of the single family home at this time can best be described by the following excerpts from *The Book of Houses*, published in 1946. This is a collection of home designs by some of the country's most highly regarded architects of the time, designed to FHA standards:

Trends in architectural design are clearly in flux at present. In part this is due to new materials and new structural techniques offering previously unforeseen possibilities. Part of it is a revolt against the somewhat cramping styles we have brought down with the traditions of the past.

⁴⁵ It was announced in 1947 that Paul R. Williams would be the architect for Berkley Square, but the project was not constructed until 1954-55.

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Amid all the changing styles, however, the trend toward a simple, honest, "modern" home is emerging as the best way to get the most housing for the least money.⁴⁶

The writers of the book offered the following suggestions to prospective home buyers:

Choose a house which does not strive for "cute" or "picturesque" effects. Designs free from unnecessary ornamentation or unusual and bizarre effects will retain popularity much longer, while the extra costs of special styling will be saved. Pick a house which does not sacrifice convenient, functional living arrangements in order to copy the past.⁴⁷

Paul R. William, Architect

Paul R. Williams (1894-1980) was hired to design the first Westside Park project in 1949.⁴⁸ Williams, an African American architect from Los Angeles, was internationally recognized and established many career 'firsts,' including the first African American to become a member of the American Institute of Architects and the first to be elected a Fellow of the organization.⁴⁹ He was active in public service, and served on the California Housing Commission, the California Redevelopment Commission, and the California Beautiful Commission.

Williams studied at the Los Angeles School of Art and the Los Angeles Beaux-Arts Institute of Design and the engineering school at the University of Southern California. He worked for planner and landscape architect Wilbur D. Cook, Jr., residential architect Reginald D. Johnson, and commercial architect John C. Austin, before opening his own firm in 1922.⁵⁰

Williams did significant work in Las Vegas, designing the O. H. Nelson residence (1951); the Royal Nevada (1955); the Stalcup Shopping Center; and the Las Vegas Hotel Casino & Shopping Center (1957); along with remodeling the Flamingo Hotel (1959) and the La Concha Motel (1962). Williams also designed the Frederick Leistikow Residence. The design of 498 units of housing for Basic Magnesium Inc. is attributed to Williams. Williams is also known for designing buildings for African American businesses, including Golden State Mutual Life Insurance.

Early in his career Williams was best known as a residential architect. A *New York Times* article referred to him as the "architect to the stars."⁵¹ Throughout his career, Williams designed over 2,000 homes in

⁴⁶ Dean, 138.

⁴⁷ Dean, 138.

⁴⁸ *Las Vegas Review-Journal*, December 14, 1949, 4.

⁴⁹ Gebhard, 19.

⁵⁰ Gebhard, 21.

⁵¹ Hudson, 7.

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prestigious communities including Hollywood, Pacific Palisades, Brentwood and Palm Springs over the course of his career.⁵² Some of the well-known individuals for whom he designed homes are Lon Chaney, Jay Paley, Morris Landau, Frank Sinatra, and Desi Arnaz and Lucille Ball.

He was a versatile designer, which is evidenced in his design style and building type.⁵³ His projects include hotels (Beverly Hills Hotel); commercial buildings (Saks Fifth Avenue, Los Angeles); residential communities (Pueblo del Rio, a integrated 400-unit defense housing project); and country club and resorts (Palm Springs Tennis Club). He became adept in designing historic styles including Spanish Colonial Revival, Classical Revival and Tudor Revival, and Streamline Moderne and Contemporary Style Ranch houses.

Williams published two pattern books on small houses, *The Small Home of Tomorrow* in 1945, and *New Homes for Today* in 1946. The homes in the books are described as follows: "The books advocated open plans, flatter roofs, and a minimum of ornament, and demonstrated a number of low-budget contemporary designs, including the Neutra Home."⁵⁴ This was a time when many architects were tackling the concept of the small house, in part because of the opportunities presented by the FHA. Williams had had ample opportunity to acquaint himself with housing issues of the time. He was appointed a commissioner on the National Board of Municipal Housing in 1933, and in Los Angeles was a member of the Housing Commission from 1933 through 1941.⁵⁵

According to his biographer, granddaughter Karen E. Hudson, the modernized Ranch house became his specialty, as exemplified in the 1946 Carver Manor Homes in Los Angeles and Del Rio Development in Tuscan, Arizona: "The Carver Manor houses are more traditional versions of the popular single-story ranch house, while the small, single-family Del Rio houses are of the modernist wood-post and-beam designs that were so popular in California in the late forties and the fifties."⁵⁶

Berkley Square is recognized as the first minority-built subdivision in Nevada is associated with the prominent African-American architect Paul R. Williams. Berkley Square represents the strides made by the African-American community in the period of activism leading up to the Civil Rights era, by providing quality housing and services to Las Vegas' historically neglected Westside. It is still a predominantly African-American community, and many homes have been kept within the family that originally purchased them when constructed in the 1950s. The integrity of the community is a testament to the care taken in its planning, design and development.

⁵² Goodyear, 70.

⁵³ One writer described his work as "graceful, conservative, and lastingly attractive." (Goodyear, 70).

⁵⁴ Goodyear, 72.

⁵⁵ Gebhard, 25.

⁵⁶ Gebhard, 26.

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10. Geographical Data

Acreage of Property 30 acres

UTM References

Beginning at NW corner and continuing clockwise:

Zone	Easting	Northing	Zone	Easting	Northing
1 - UTM 11	666293E	4006626N	3 - UTM 11	666680E	4006304N
2 - UTM 11	666306E	4006284N	4 - UTM 11	666644E	4006650N

See continuation sheet.

Verbal Boundary Description See Continuation Sheet

Boundary Justification See Continuation Sheet

11. Form Prepared By

name/title Diana J. Painter, Owner/Principal. Modifications by Sara Fogelquist.

organization Painter Preservation & Planning

date August 2007

street & number 2685 A Petaluma Blvd. N.

telephone 707-658-0184

city or town Petaluma

state CA

zip code 94952

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location. (see attached)

A Sketch map for historic districts and properties having large acreage or numerous resources. (see attached)

Photographs

Representative black and white photographs of the property. (see attached)

Additional items

Additional graphics including maps and historic photographs. (see attached)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Various

street & number _____ telephone _____

city or town _____ state ____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

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Berkley Square
Clark County, Nevada

Boundary Description

The boundary of the Berkley Square Historic District is coterminous with the boundary of the subdivision itself. Berkley Square is located within Las Vegas' Westside, northwest of downtown Las Vegas. It is a subdivision designed in the late 1940s and recorded in 1954, with the houses constructed in two phases, in 1954 and 1955. It comprises 148 lots in a roughly square, 30-acre parcel, arranged in a predominately rectilinear block pattern, with one curving street. There are only three direct access points to the surrounding neighborhood, which is made up of similarly-designed subdivisions and developments within large superblocks, with controlled access points, linked by broad arterial streets. The streets describing the perimeter of the development, which typically have lots on both sides, are Byrnes Avenue, D Street, Leonard Avenue, and G Street. Additionally there is one interior north-south street, F Street, and two interior east-west streets, Wyatt Avenue and Freeman Avenue. The streets are named after the developers, Leonard and Freeman, and the builders, Wyatt and Byrnes. The letter names respond to Las Vegas' larger street naming conventions in this area.

Boundary Justification

The boundaries of the Berkley Square Historic District are coterminous with the boundaries of the original plat, as recorded in 1954. Berkley Square is surrounded by similarly designed subdivisions and developments (with the exception of the original town plat on the southern border), with limited access points, where the internally-oriented developments feed into larger arterials that carry traffic throughout the Westside. This is a suburban-style development pattern that leads each development to be somewhat self-contained and inward-looking, a pattern that was fostered by the Federal Housing Administration standards that governed this and similar developments at the time. This pattern characterizes much of Las Vegas' suburban, primarily post-war, development.

The street cross section and design and lot size and pattern are similar throughout this development. The setbacks are uniform and orientation consistent throughout. In the first 25 years, covenants governing fences and building in setbacks led to even greater consistency among the individual parcels and thus the streetscape. While there is greater variation today in fences, landscaping, and other exterior features, the pattern established by early platting, siting and design, leads to the regularity in the subdivision today, reinforcing the rationale as the subdivision itself for the boundary for the historic district.

Berkley Square is additionally somewhat isolated by the fact that a large vacant right-of-way (H Street and the right-of-way adjacent to it) exists to the west. This was part of the original engineering, intended to separate this African-American subdivision from Bonanza Village to the west. To the south, at the entrance of the subdivision, are two developments oriented south

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Clark County, Nevada

toward Owens Street. The land bordering the actual entrance on F Street, however, is vacant, also lending to the self-contained air of the neighborhood. On the east, D Street, a large north-south arterial, separates the development from a neighboring subdivision and a vacant parcel. Berkeley Square is not linked to the subdivision to the north, although this subdivision displays a similar street layout and subdivision design. In summary, the subdivision is not integrated with any surrounding parcels or developments. It is further distinguished by the fact that this development displays a more refined architectural expression than surrounding developments.

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Representative Photographs

Please refer to Figure 1. to determine the location at which each photograph was taken.

1. Berkley Square Historic District
2. Clark County, Nevada
3. Diana Painter
4. February 2005
5. 100 Stewart Street, Carson City, Nevada
6. Streetscape, Leonard Avenue, looking east
7. Photo #1

6. 613 Leonard Ave., facing SW
7. Photo #2

6. 409 Leonard Ave., facing SW
7. Photo #3

6. 1636 G Street, facing W-NW
7. Photo #4

6. 604 Freeman Ave., facing NE
7. Photo #5

6. 516 Freeman Ave., facing NE
7. Photo #6

6. 512 Freeman Ave. (non-contributing), facing N-NE
7. Photo #7

6. 1643 E Street, facing SE
7. Photo #8

6. 1654 D Street (non-contributing), facing NW
7. Photo #9

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- 6. 1654 E Street (non-contributing), facing SW
- 7. Photo #10

- 6. 501 Wyatt Ave., facing S-SW
- 7. Photo #11

- 6. 601 Wyatt Ave., facing SW
- 7. Photo # 12

- 6. 1654 G Street, facing NW
- 7. Photo #13

- 6. 520 Wyatt Ave., facing N-NE
- 7. Photo #14

- 6. 500 Wyatt Ave. (non-contributing), facing N-NE
- 7. Photo #15

- 6. 1682 D Street (non-contributing), facing W-NW
- 7. Photo #16

- 6. 500 Byrnes Ave., facing NW
- 7. Photo #17

- 6. 612 Byrnes Ave., facing N-NW
- 7. Photo #18

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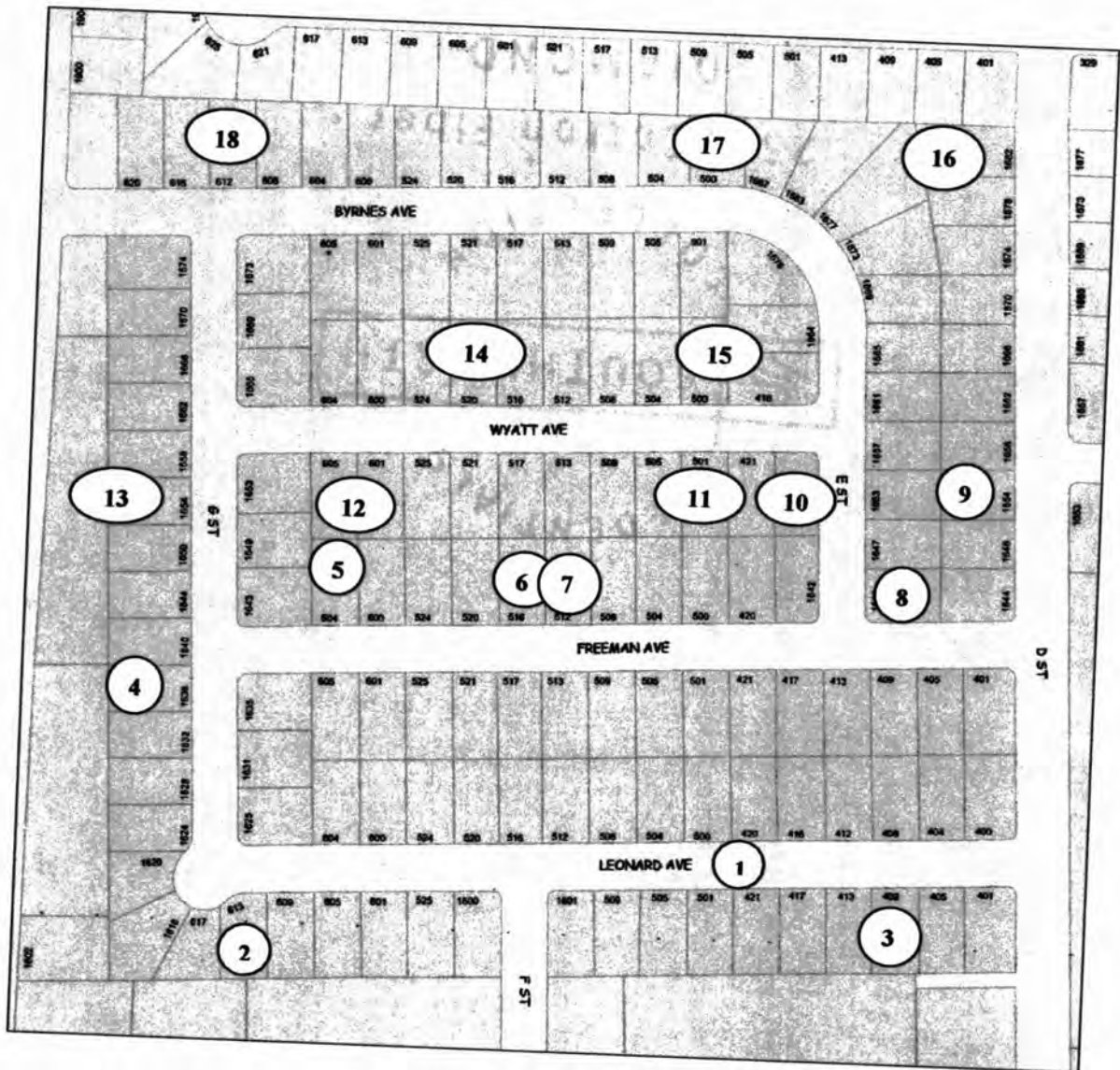
Continuation Sheet

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Page 5

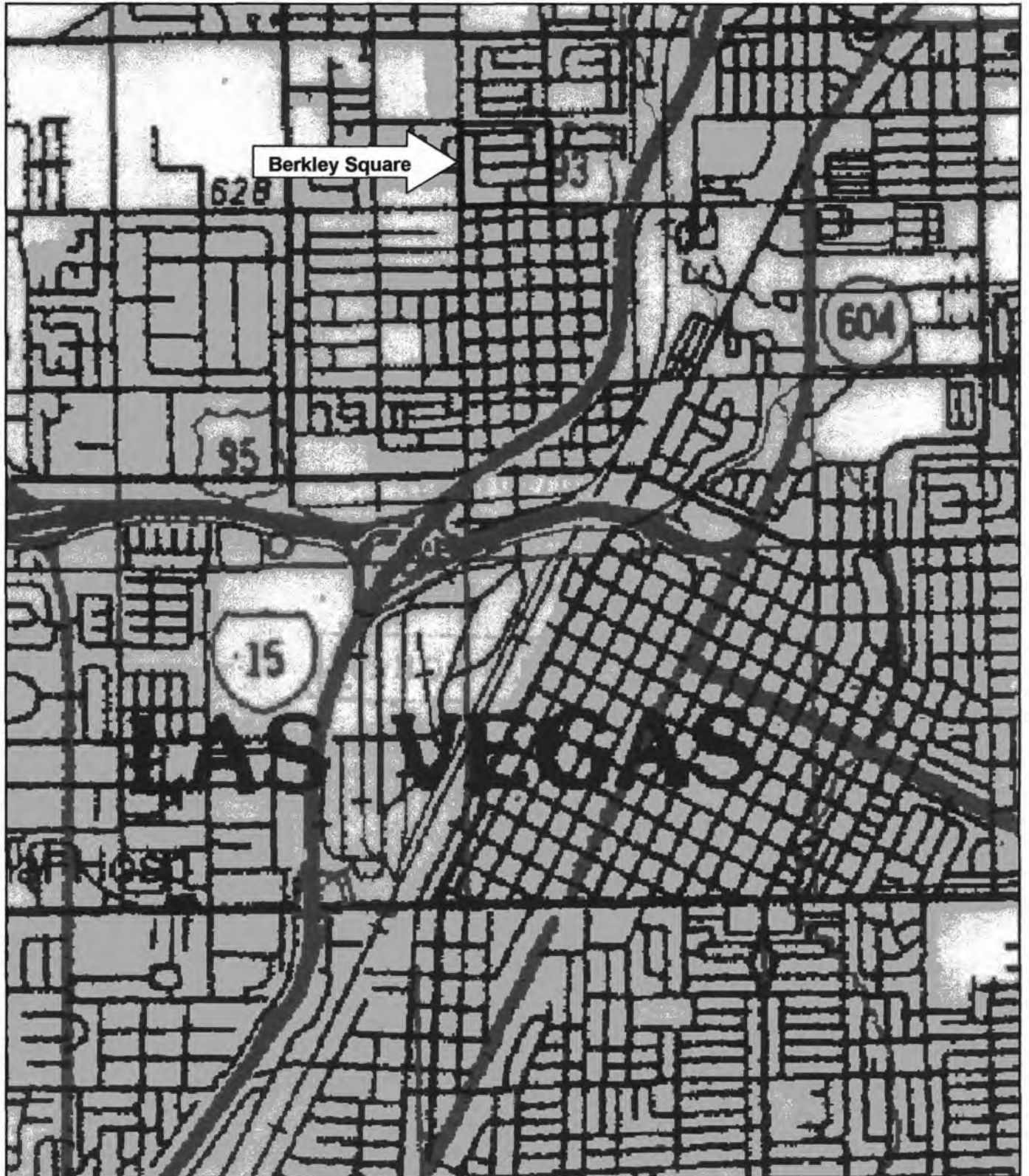
Berkley Square
Clark County, Nevada

Additional Graphics

- Figure 1. Photograph Location Map
- Figure 2. Neighborhood Context Map
- Figure 3. Advertisement for Westside Park, 1949
- Figure 4. Thomas Berkley and Development Team
- Figure 5. Portrait of Paul R. Williams



**Figure 1. Photograph Location Map
Berkley Square
Las Vegas, Clark County, Nevada**

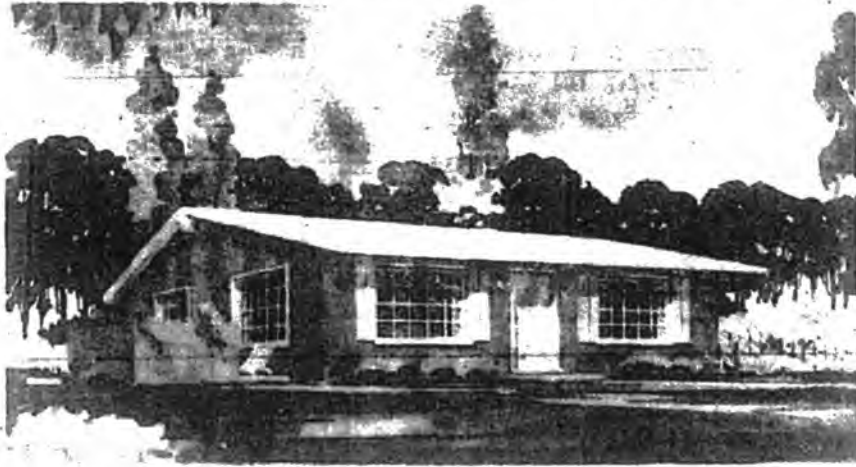


**Figure 2. Neighborhood Context
Berkley Square
Las Vegas, Clark County, Nevada**

Opening of Sales Offices

WESTSIDE PARK HOMES

North End of "F" Street in Westside Las Vegas



For Information Regarding Purchase of These Homes
Sales Office Open 12 Noon to 8 P. M. Daily--Phone 5411

Masonry Construction 2 - Bedroom Homes

LIVING ROOM
COMBINATION KITCHEN and DINING AREA
2 BEDROOMS
BATH
STORAGE ROOM and SERVICE PORCH

STEEL KITCHEN CABINETS
COMPLETELY DECORATED
ALUMINUM WINDOWS
TROPICOOOL ROOF
AIR CONDITIONED
ELECTRIC HEATERS

PAVED STREETS, SEWER, WATER, POWER, INCLOSED AND
PAVED TERRACE WITH EACH HOUSE, COMPLETELY LAND-
SCAPED, LAWNS, TREES, SHRUBS, REAR YARD FENCED,
CONCRETE CURBS AND GUTTERS.

F H A APPROVED

Phil Shipley and Associates, Inc., and Curlett Construction Co.

Joint Sponsors

Figure 3. Westside Park Advertisement
Berkley Square
Las Vegas, Clark County, Nevada



DEVELOPERS — Shown above are the principals in the Berkeley Square development which is expected to be started in the next 10 days. Seated, from left to right: Harry L. Wyatt, Thomas L. Berkeley and Edward Freeman. Standing, left to right, Clem Malone and Leonard Wilson. REVIEW-JOURNAL PHOTO

**Figure 4. Thomas Berkley and Development Team
Berkley Square
Las Vegas, Clark County, Nevada**

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Berkley Square

MULTIPLE NAME:

STATE & COUNTY: NEVADA, Clark

DATE RECEIVED: 9/10/09 DATE OF PENDING LIST: 9/25/09
DATE OF 16TH DAY: 10/10/09 DATE OF 45TH DAY: 10/24/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000846

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The Berkley Square Historic District is significant under criteria A and C for its association with ethnic heritage, community planning and development, and architecture. Built in 1954-1955, the district was the first subdivision built for African Americans in Las Vegas, and it played an important role in the redevelopment of the west side of Las Vegas to improve housing for the city's African American community. Berkley Square was designed by architect Paul R. Williams, a prominent Los Angeles architect and an African American. The ranch houses in the district are good examples of ranch houses of the period and the subdivision is a good example of the application of FHA standards of the 1940s.

RECOM./CRITERIA

A & C

REVIEWER

Barbara O'Byatt

DISCIPLINE

Historian

TELEPHONE

202-354-2252

DATE

10-23-09

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Leonard Ave.
Berkeley Square
Las Vegas, NV
Clark County, Photo #1

872 C3D1B2A5 --- 06/21/07 001
Shutterbug Camera Shops - SRA



613 Leonard Ave.
Berkeley Square
Las Vegas, NV

2

872 C3D1B2A5 --- 06/21/07 015
Shutterbug Camera Shops - SRA



409 Leonard Ave
Berkeley Square
Las Vegas, NV

3

875 C3D1B2A5 --- 06/21/07 018
Shutterbug Camera Shops - SRA



1636 G Street
Berkeley Square
Las Vegas, NV

4

874 C3D1B2A5 --- 06/21/07 018
Shutterbug Camera Shops - SRA



604 Freeman St.
Berkeley Square
Las Vegas, NV

871 C3D2B2A5 --- 06/21/07 001
Shutterbug Camera Shops - SRA



516 Freeman
Berkeley Square
Las Vegas, Nev

876 C3D1B2A5 --- 06/21/07 022
Shutterbug Camera Shops - SRA

6



7

512 Freeman Ave
Berkeley Square
Las Vegas, NV

876 C3D1B2A5 --- 06/21/07 021
Shutterbug Camera Shops - SRA



1643 E Street
Berkeley Square
Las Vegas, NV

873 C3D1B2N5 --- 06/21/07 019
Shutterbug Camera Shops - SRA



1654 D Street
Berkeley Square
Las Vegas NV

9

875 C3D1B2A5 --- 06/21/07 008
Shutterbug Camera Shops - SRA



1654 E Street
Berkeley Square
Las Vegas, NV

871 C3D2B2A5 --- 06/21/07 017
Shutterbug Camera Shops - SRA

10



501 Wyatt Ave
Berkeley Square
Las Vegas, NV

871 C3D2B2A5 --- 06/21/07 015
Shutterbug Camera Shops - SRA



601 Wyatt Ave
Berkeley Square
Las Vegas, NV

12

871 C3D2B2A5 --- 06/21/07 008
Shutterbug Camera Shops - SRA



1654 G Street
Berkeley Square
Las Vegas, NV

874 C3D1B2A5 --- 06/21/07 014
Shutterbug Camera Shops - SRA



520 Wyatt Ave
Berkeley Square
Las Vegas, NV

14

871 C3D2B2A5 --- 06/21/07 024
Shutterbug Camera Shops - SRA



500 Wyatt Ave
Berkeley Square
Las Vegas, NV

15

871 C3D2B2A5 --- 06/21/07 019
Shutterbug Camera Shops - SRA



1682 D Street
Berkeley Square
Las Vegas NV

875 C3D3B2A5 --- 06/21/07 001
Shutterbug Camera Shops - SRA



500 Byrnes Ave.
Berkeley Square
Las Vegas, NV

873 C3D1B2N5 --- 06/21/07 030
Shutterbug Camera Shops - SRA

17



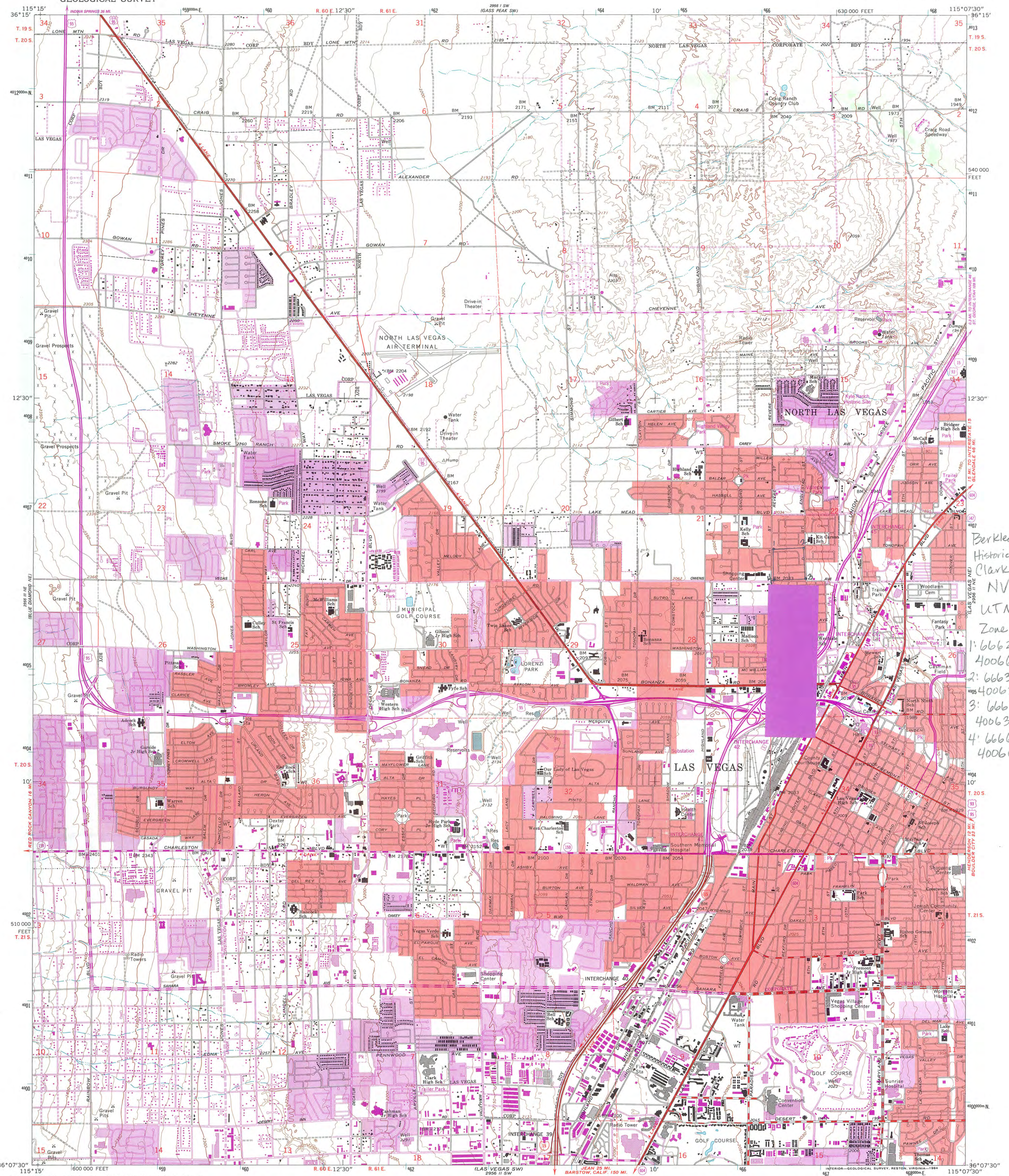
612 Byrnes Ave
Berkeley Square
Las Vegas, NV

18

874 C3D1B2A5 --- 06/21/07 006
Shutterbug Camera Shops - SRA

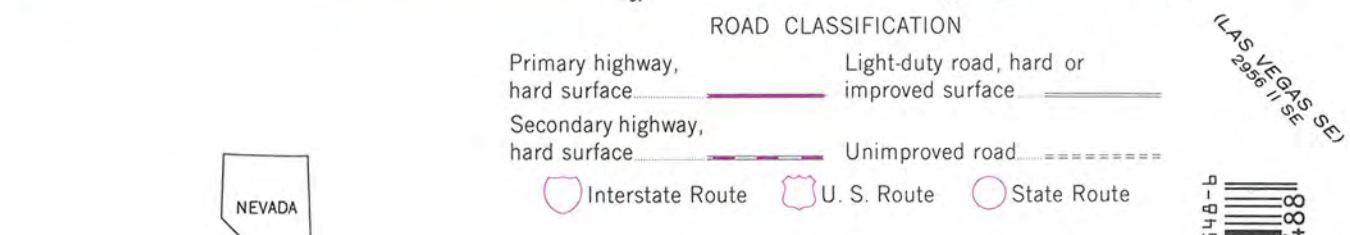
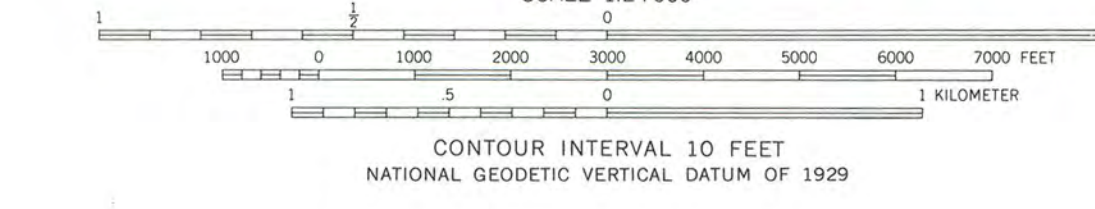
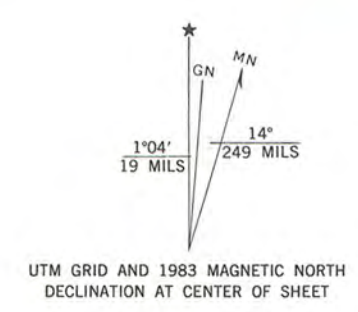


Figure 5. Paul R. Williams, Architect
Berkley Square
Las Vegas, Clark County, Nevada



Berkley Square
Historic Dist.
Clark County,
NV
UTMs
Zone 11
1: 666293e
400626N
2: 666306e
4006284N
3: 666680e
4006304N
4: 666644e
4006650N

Maped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1965. Field checked 1967
Polyconic projection. 10,000-foot grid ticks based on Nevada
coordinate system, east zone
1000-meter Universal Transverse Mercator grid ticks,
zone 11, shown in blue
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 5 meters north and
75 meters east as shown by dashed corner ticks
Fine red dashed lines indicate selected fence lines
Red tint indicates areas in which only landmark buildings are shown
This map lies within a subsidence area



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled from
aerial photographs taken 1982 and other sources
This information not field checked. Map edited 1983
Purple tint indicates extension of urban areas

QUADRANGLE LOCATION
LAS VEGAS NW, NEV.
36115-B2-TF-024
1967
PHOTOREVISED 1983
DMA 2956 II NW—SERIES V986





JIM GIBBONS
Governor

MICHAEL E. FISCHER
Department Director

STATE OF NEVADA
DEPARTMENT OF CULTURAL AFFAIRS
State Historic Preservation Office
100 N. Stewart Street
Carson City, Nevada 89701
(775) 684-3448 • Fax (775) 684-3442
www.nvshpo.org

RONALD M. JAMES
State Historic Preservation Officer

September 8, 2009

Barbara Wyatt, Historian
National Park Service
1201 Eye Street, NW (2280)
Washington, DC 20005



Dear Ms. Wyatt,

Enclosed, for your review, please find the following nomination to the National Register of Historic Places:

Berkley Square, Las Vegas, Clark County, Nevada

Thank you for your consideration. Should you have questions regarding this correspondence please contact me via telephone at 775.684.3427 or via email at sfogelquist@nevadaculture.org.

Sincerely,

Sara Fogelquist
Architectural Historian



Ronald James
<RJames@nevadaculture.org
>

11/03/2009 02:38 PM

To "Barbara_Wyatt@nps.gov" <Barbara_Wyatt@nps.gov>

cc Sara Fogelquist <SFogelquist@nevadaculture.org>

bcc

Subject RE: Berkley Square

Hi Barbara,
Thanks for catching that. Sorry for the oversight on my part. Please be so kind as to check "meets" for me.

Thanks,
Ron

Please note new e-mail address:
Ronald M. James
State Historic Preservation Officer
100 N Stewart St
Carson City Nv 89701
775-684-3440

rjames@nevadaculture.org

-----Original Message-----

From: Barbara_Wyatt@nps.gov [mailto:Barbara_Wyatt@nps.gov]
Sent: Tuesday, November 03, 2009 11:31 AM
To: Ronald James
Cc: Sara Fogelquist
Subject: RE: Berkley Square

Ron,
We just noticed that in Section 3 of the Berkley Square nomination neither the box "meets" nor "does not meet" the National Register Criteria is checked. With your permission, I would be happy to check the box "meets" for you. Please let me know, and we'll file your e-mail confirmation with the nomination.

Thank you,
Barbara

BARBARA WYATT, HISTORIAN
National Register of Historic Places
National Historic Landmarks
1201 Eye Street NW
Washington, DC 20005
202-354-2252
202-371-6447 fax