NPS Form 10-900
(Oct.1990)

OMB No. 1024-0018

**United States Department of the Interior**
**National Park Service**

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NAT. REGISTER OF HISTORIC PLACES

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street & number Area bounded by Byrnes Ave, D St, Leonard Ave and G St ☐ not for publication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

Ronald M. James, 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 Date of Action

Barbara Wyatt 10-23-09

## 5. Classification

**Ownership of Property**
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

**Category of Property**
(Check only one box)

- [ ] building(s)
- [x] 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

## 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

## 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.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**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;

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.

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.

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.

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.

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

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.

## 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 |

## 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 |

## 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 |

## 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 |

**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.

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

*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.

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]

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[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.

*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.

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[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.

*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

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[24] Goodrich, 45.
[25] Goodrich, 52.
[26] Goodrich, 50.
[27] *Las Vegas Review-Journal*, March 18, 1949, 7.

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]

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[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.*

*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.

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]

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[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.

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.

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[39] *The Oakland Tribune*, December 28, 2001.
[40] *The Oakland Tribune*, December 28, 2001.

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]

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[41] Jackson, 203.
[42] Jackson, 204.
[43] Newton, 643.
[44] Hess, *Ranch House*, 17.

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.

*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

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[46] Dean, 138.
[47] Dean, 138.
[48] *Las Vegas Review-Journal*, December 14, 1949, 4.
[49] Gebhard, 19.
[50] Gebhard, 21.
[51] Hudson, 7.

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.

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[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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**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

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.

**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

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

**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

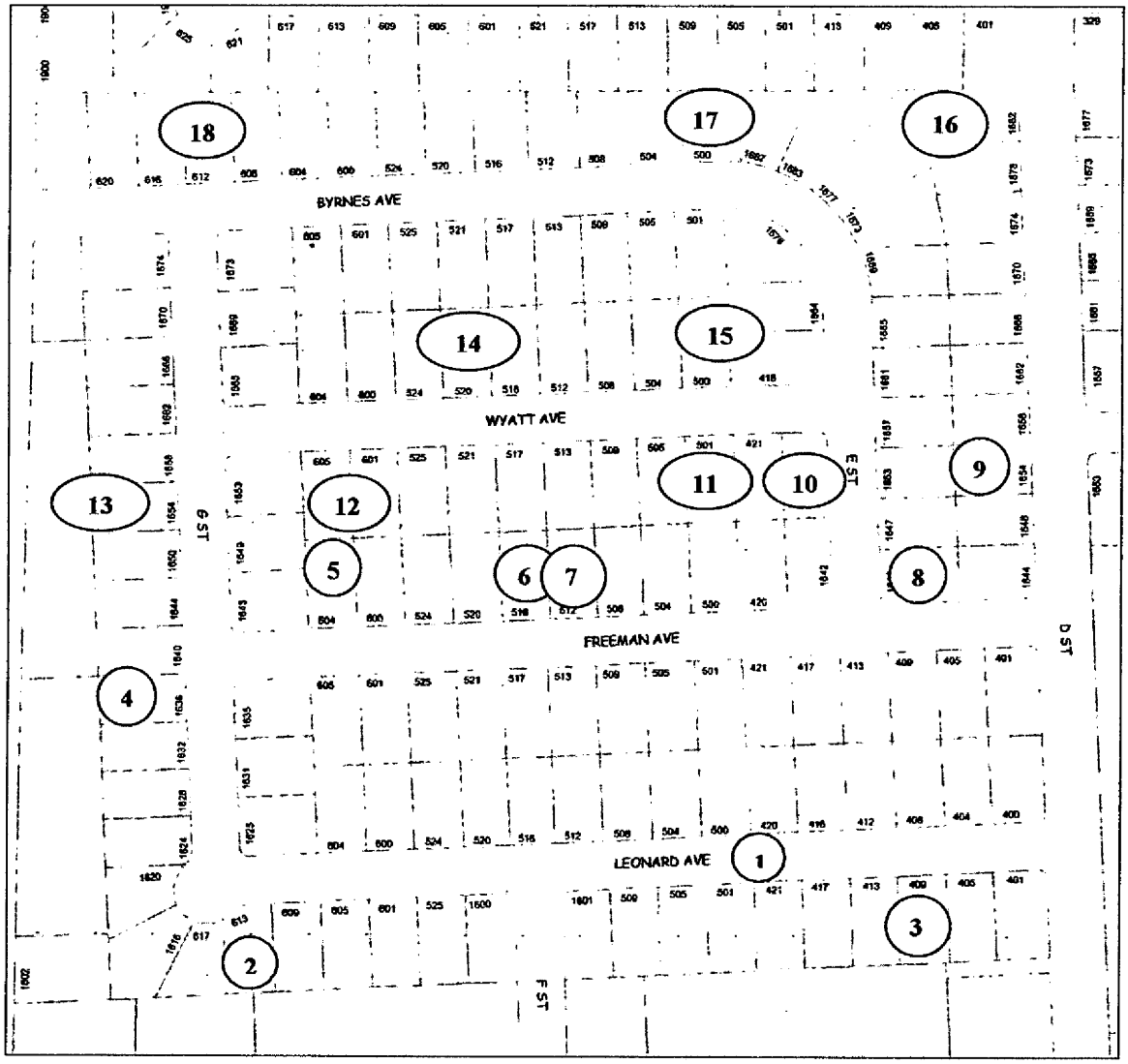


**Figure 1. Photograph Location Map**
**Berkley Square**
**Las Vegas, Clark County, Nevada**

**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

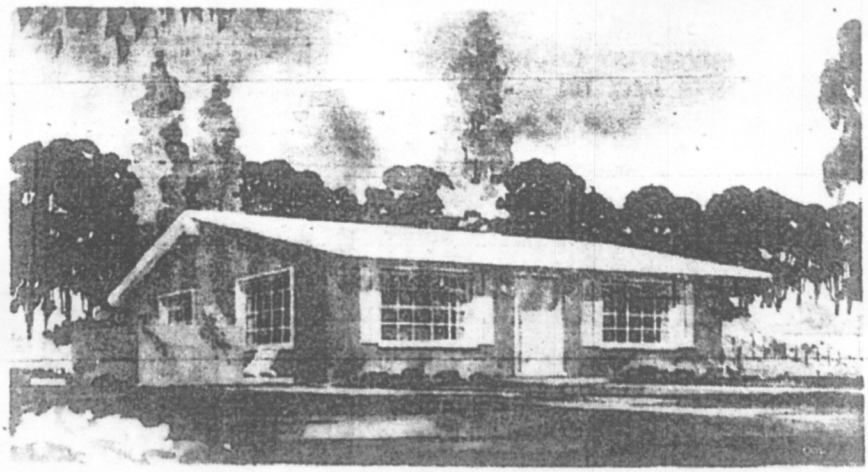

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**Figure 3. Westside Park Advertisement**
**Berkley Square**
**Las Vegas, Clark County, Nevada**

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**

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