

TWIN LAKES AREA RECONNAISSANCE LEVEL SURVEY

CITY OF LAS VEGAS CLARK COUNTY, NEVADA

Prepared for
City of Las Vegas



Prepared by
North Wind Resource Consulting, LLC
October 13, 2023

NORTHWIND
RESOURCE CONSULTING

Twin Lakes Area Reconnaissance Level Survey

City of Las Vegas, Clark County, Nevada

Prepared for

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REPORT ABSTRACT

Report Title:	Twin Lakes Area Reconnaissance Level Survey, City of Las Vegas, Clark County, Nevada
Project Sponsor:	City of Las Vegas (City)
Agencies Involved:	National Park Service; Nevada State Historic Preservation Office
North Wind Project No.:	030592
Project Description:	The City of Las Vegas is conducting historic property inventories of neighborhoods over 50 years in age as a planning tool be used by the Planning Department and the Historic Preservation Commission. The City of Las Vegas requested that North Wind Resource Consulting, LLC (North Wind) conduct a reconnaissance level survey and inventory of an area located northwest of downtown, known as Twin Lakes. The area is comprised of 41 plats, that when combined, form nine neighborhoods, some with multiple subdivisions. These neighborhoods include Twin Lakes Village, Twin Lakes Estates, Twin Lakes Country Club Estates, Rancho Square, Charleston Estates, Twin Lakes Village II, The Priory, and K-Las Vegas.
Project Location:	The study area is located within portions of Sections 29 and 30, Township 20 South, Range 61 East (USGS 7.5' Las Vegas NW, Nev. 1967 [P.R. 1984]). It is generally bounded by Vegas Drive on the north, N. Decatur Boulevard on the west, U.S. 95 on the south, and Rancho Dr. on the east.
Land Jurisdiction:	Private
Methods:	Vehicular reconnaissance and pedestrian survey
Acres Surveyed:	827
No. of Buildings Inventoried:	1,563
No. of Historic Districts:	0
No. of Individually Eligible Buildings:	0
No. of Ineligible Buildings:	1,563
No. of Buildings with Undetermined Eligibility:	0
Summary:	

At the request of the City, North Wind performed a reconnaissance level survey of 1,563 historic-age properties located within an area of the city that was historically known as Twin Lakes. The purpose of the project is to identify all properties that may be potentially eligible for listing in the National Register of Historic Places (NRHP) and/or the City's Historic Property Register (HPR), and to determine if the study area could constitute one or more NRHP/HPR-eligible historic districts. The Twin Lakes area survey is generally bounded by N. Rancho Drive on the east, N. Decatur Boulevard on the west, Vegas Drive on the north, and W. Washington Avenue on the south.

The properties documented by North Wind are located within nine neighborhoods, some with multiple subdivisions, as well as in several unplatted areas along the periphery of the Twin Lakes study area. The subdivisions in the Twin Lakes study area include Twin Lakes Village, Twin Lakes Estates, Rancho Square, Twin Lakes Village II, Twin Lakes Country Club Estates, Charleston Estates, Woodland Hills, the Priory, and K-Las Vegas. North Wind evaluated all historic-age properties individually for listing in the NRHP under the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997). They were also evaluated for NRHP eligibility using the guidelines established in *National Register Bulletin 46: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which provides additional guidance for evaluating postwar residential subdivisions (Ames and McClelland 2002). Specifically, each property was evaluated for eligibility to the NRHP under Criterion A for its association with Community Planning and Development in northwest Las Vegas during the postwar era; under Criterion B for its association with the lives of significant persons; under Criterion C for Design/Construction as a representative example of mid-twentieth century domestic architecture; and under Criterion D for its information potential. Based upon the results of the evaluation, North Wind recommends that none of the 1,563 properties documented in this report are individually eligible for listing in the NRHP under any Criteria.

Additionally, each of the subdivisions that were determined to comprise a "significant concentration, linkage, or continuity" of buildings and structures "united historically or aesthetically by plan or physical development," was evaluated in their entirety as a possible historic district (National Park Service 1997:5). Based on the results of the evaluation, North Wind recommends that only two of the nine neighborhoods in the Twin Lakes study area demonstrate adequate significance to be considered eligible for NRHP listing. While both the Twin Lakes Village and Charleston Estates neighborhoods have historical significance under NRHP Criterion A for their role in the suburban growth of northwest Las Vegas during the postwar era, neither neighborhood retains sufficient integrity to be considered eligible for listing in the NRHP under any Criteria.

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior under Grant Number P21AP11723. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the authors and do not necessarily reflect the views of the Department of the Interior.

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INTRODUCTION

At the request of the City of Las Vegas (City), North Wind Resource Consulting, LLC (North Wind) performed a reconnaissance level survey of 1,563 historic-age properties located within an area of the city that was historically known as Twin Lakes. The purpose of the project is to identify all properties that may be potentially eligible for listing in the National Register of Historic Places (NRHP) and/or the City's Historic Property Register (HPR), and to determine if the study area could constitute one or more NRHP/HPR-eligible historic districts. The work will support the City's Certified Local Government (CLG) designation through providing recommendations for the identification, evaluation, and nomination of historic resources to the NRHP/HPR, preparing documentation, conducting research and studies, and preparing reports in support of historic preservation.

The first development in the Twin Lakes study area was the Lorenzi Lake Resort, a popular resort destination located northwest of downtown Las Vegas. During the early twentieth century, expanded recreational opportunities in the area attracted visitors to the Las Vegas Valley and fostered the development of the city's nascent tourism industry. After World War II (WWII), Las Vegas underwent a period of massive suburban growth that transformed the character of the Twin Lakes area and led to its development as one of the leading middle-class suburbs in the city. The suburbanization of the study area in the 1950s and 1960s reflects larger developmental patterns that occurred in communities across the country during the postwar era.

The 1,563 properties documented within the current study area are located within nine neighborhoods, some with multiple subdivisions, as well as in several unplatted areas along its periphery. The subdivisions in the Twin Lakes study area include Twin Lakes Village, Twin Lakes Estates, Rancho Square, Twin Lakes Village II, Twin Lakes Country Club Estates, Charleston Estates, Woodland Hills, The Priory, and K-Las Vegas. The number of properties within each subdivision varies from more than 500 in the Twin Lakes Village neighborhood to just one in K-Las Vegas. All of the properties were built between 1946 and 1982, with the majority constructed in the 1950s. This report includes a summary of archival research and survey methodologies; a historic context that summarizes early planning and community development efforts in the Twin Lakes area; an architectural context; an overview of the area's development, organized by plat; and potential eligibility recommendations for listing in the NRHP.

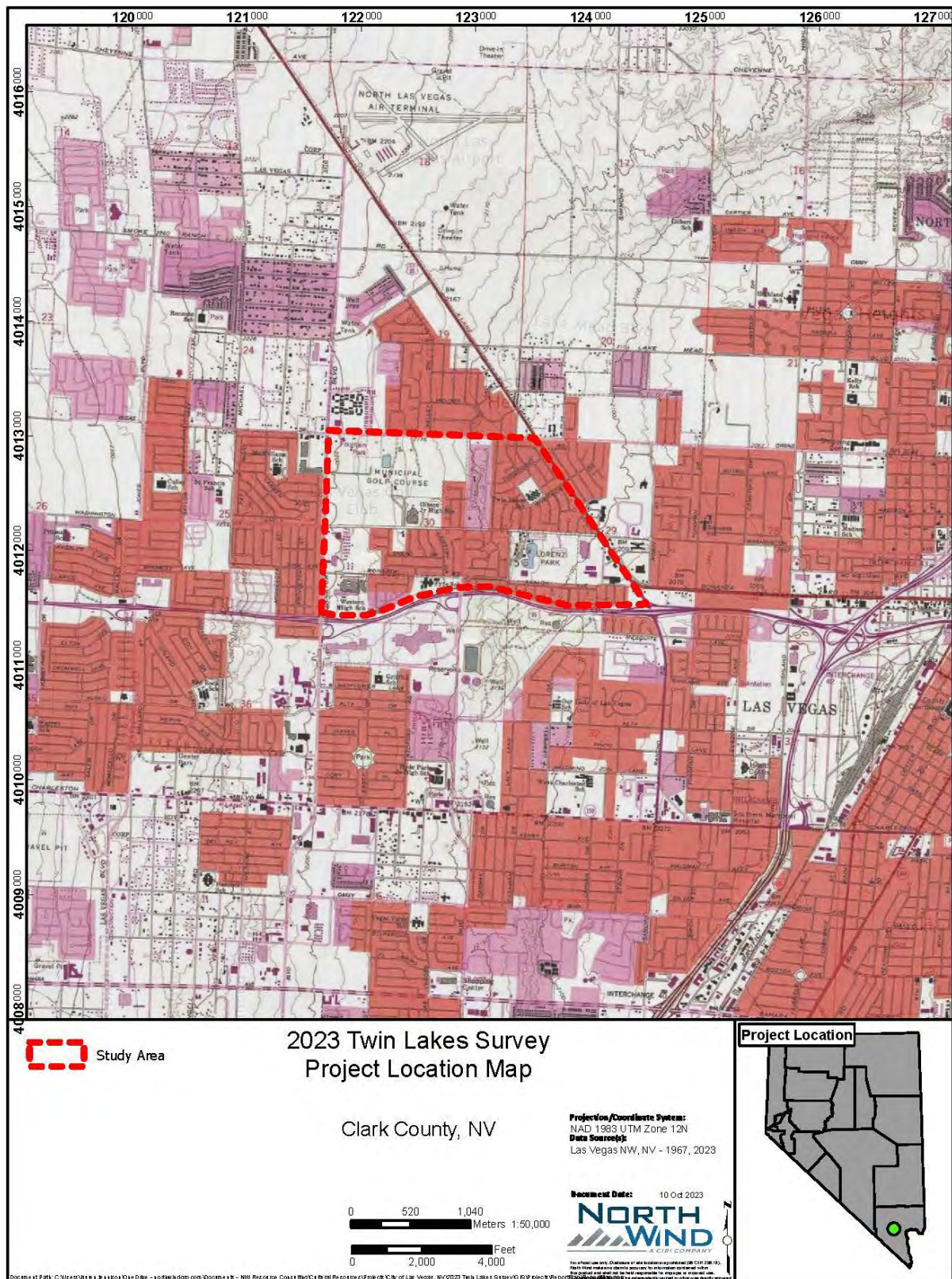


Figure 1. Study area location map.

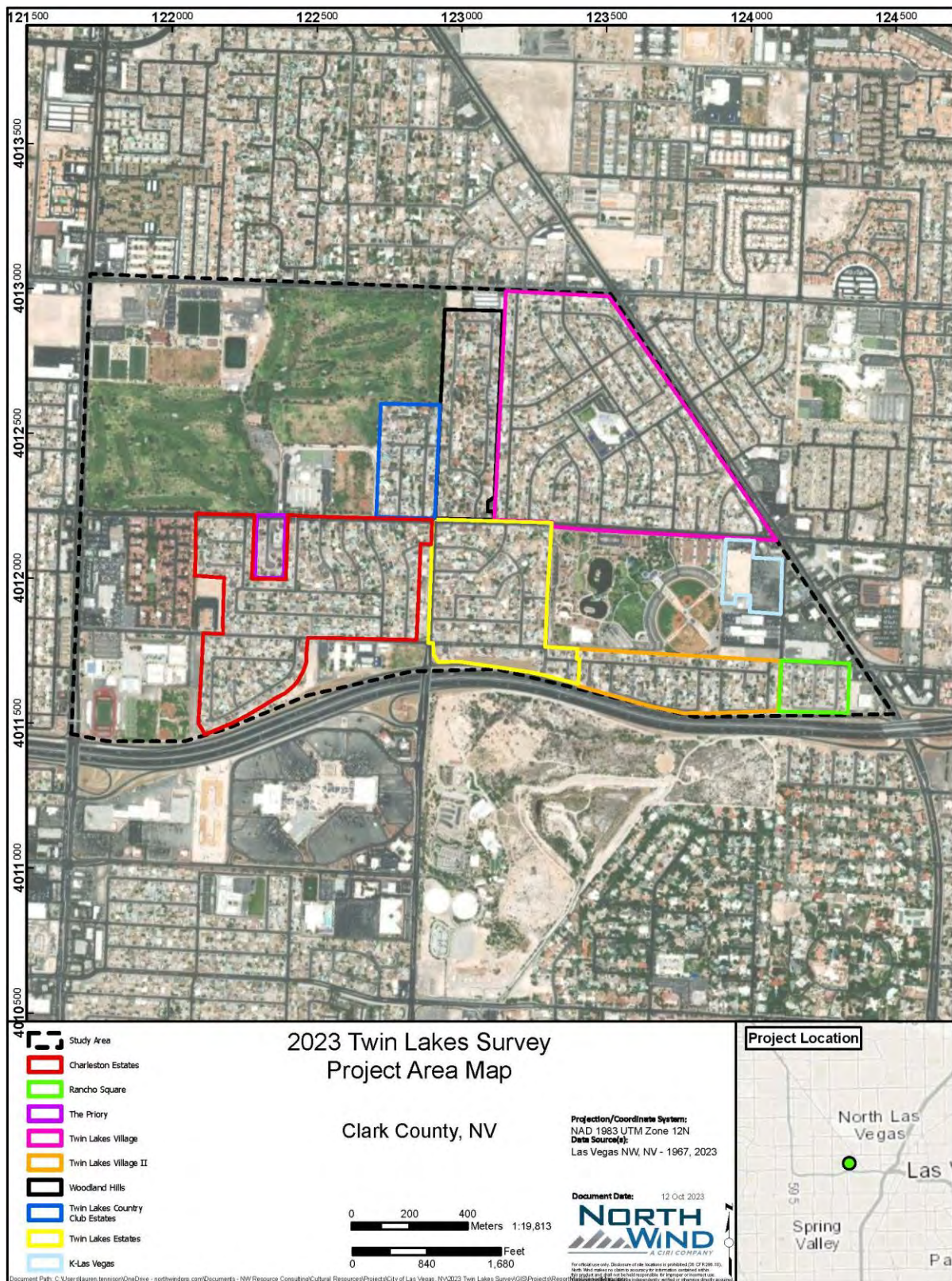


Figure 2. Map of the study area, showing subdivision locations.

RESEARCH METHODOLOGY

PREVIOUS RESEARCH

Prior to the start of fieldwork, North Wind utilized the Nevada Cultural Resource Information System (NVCRIS), the state's electronic inventory of cultural resources, to determine if any previous architectural inventories had been conducted in the study area, or if any NRHP and/or State Historic Property Register (HPR) eligible properties were located in the area. The results of the background research revealed that three historic architectural resources surveys have been conducted within or partially within the study area since 2003. These surveys were done in support of federal site disposal efforts and local transportation improvements. The first was conducted by the Louis Berger Group, Inc. in July 2003, and included a reconnaissance level survey of 93 miles of alleys and roadways located throughout northwest Las Vegas. The second architectural resource survey was conducted by Lou Ann Speulda of the U.S. Fish and Wildlife Service (USFWS) in November 2003. The project included an intensive level survey of an 8-acre site located at the corner of Decatur Boulevard and Vegas Drive that had previously been used as an administrative site for the Desert National Wildlife Refuge (NWR). Most recently, in May 2022, WSP USA Inc. completed an architectural survey of a 6.6-mile segment of Rancho Drive between Mesquite Avenue and Rainbow Boulevard on behalf of the City and the Nevada Department of Transportation (NDOT). The survey included portions of the Twin Lakes Village neighborhood located on the east and west sides of Rancho Drive. WSP recommended that the Twin Lakes Village neighborhood was not eligible for listing in the NRHP under any Criteria.

Only one NRHP-listed property within the current study area. The Old Spanish Trail/Mormon Road Historic District passes through the southeast corner of the Twin Lakes area, near the intersection of N. Rancho Drive and Austin Avenue. The district encompasses a portion of the Old Spanish Trail/Mormon Road—the first transportation corridor used by Euro-American emigrants in present-day Nevada. In 2001, the Old Spanish Trail/Mormon Road Historic District was listed in the NRHP under Criterion A in the areas of Transportation and Exploration/Settlement. Another notable property in the current study area is Lorenzi Park, which was listed on the State Register of Historic Places in December 2013, and on the City of Las Vegas Historic Property Register on May 20, 2009. As this property is currently listed, it is not included in this report.

ARCHIVAL RESEARCH

Archival research was conducted on the initial development of the Twin Lakes area and the influence that federal housing policy and construction trends had on the suburban growth of northwest Las Vegas in the postwar period. Research was conducted at the Special Collections Library at the Lied Library on the University of Nevada, Las Vegas (UNLV) campus where historic maps, newspapers, and city directories provided information on historic patterns of land usage and helped to create a chronological narrative of the neighborhood's development.

Additional research was conducted using records available online through the Clark County Assessor. Assessor's records provided information on the architects, builders, and developers responsible for the initial design and construction of some residential properties in the study area, as well as original construction dates. These records frequently contain building sketches which illustrated the physical dimensions of the buildings on their parcels, as well as subsequent modifications or additions. Historic building permits on file with the City were reviewed for a select number of properties. These permits provided a number of original construction applications as well as those for subsequent modifications. Owner, contractor, and architect names could be found on many of these permits.

Primary document research on property owners and events transpiring in the Twin Lakes area were also conducted using online resources such as [ancestry.com](https://www.ancestry.com) and [newspapers.com](https://www.newspapers.com). Historic issues of the *Las Vegas Age* and *Las Vegas Review-Journal*, available from the Las Vegas-Clark County Library District, provided comprehensive local news coverage from 1929 to 2018. Research of historic aerials and topographic maps was conducted through historicaerials.com, which provides aerial photographs of Las Vegas for the years 1950, 1965, 1973, 1983, 1990, 1994, 1999, and 2004. This site also provided topographic maps of Las Vegas for the years 1956, 1968, 1976, 1978, 1982, and 1984.

HISTORIC CONTEXT

The following context provides an overview of the historic development of Las Vegas, with an emphasis on postwar residential and commercial development within the Twin Lakes area of the city.

TOURISM AND THE INITIAL ESTABLISHMENT OF TWIN LAKES

Las Vegas was initially founded in 1905 to serve as a division point for the San Pedro, Los Angeles, and Salt Lake Railroad (SPLA&SL). The railroad played a critical role in the city's early development, creating a subsidiary organization—known as the Las Vegas Land and Water Company (LVL&WC)—to oversee land sales, establish land use and zoning regulations, and direct the operation of the city's first water distribution system. The success of the SPLA&SL ensured the city's growth into a robust railroad boomtown during the early years of the twentieth century. However, in 1922, the future of Las Vegas as a stop on the SPLA&SL rail line came to an abrupt halt when the railroad was sold to the Union Pacific Railroad (UPRR) Company. Between July 1 and September 1 of that same year, Las Vegas members of the National Shop Workers Union participated in a nationwide strike against the UPRR. The railroad retaliated by relocating some repair shops from Las Vegas to Caliente, while keeping maintenance shops open in Las Vegas (Moehring and Green 2005; R. Stoldal, personal communication, October 22, 2023). At the same time, the company refused to make upgrades to the infrastructure it had created under the LVL&WC, which further impaired the growth of the city. Shortly after the strike ended, however, the UPRR recognized that Las Vegas was poised to become a major transportation center due to the impending construction of the Hoover Dam, and the company began to repair its relationship with the community (R. Stoldal, personal communication, October 22, 2023).

Recognizing the need to diversify the economy and break free of the railroad's dominance, city leaders began to push for the development of recreational opportunities in the early 1920s. One of the earliest facilities developed for locals was established by Captain James Ladd, who purchased 160 acres "way out of town" and established Ladd's Resort in 1906. Ladd's Resort was located just off of Fremont Street and featured a dancing pavilion, restaurant, and cabins, as well as one of the earliest swimming pools in the city (Ainlay and Gabaldon 2003).

In 1924, pioneer Las Vegas settler David G. Lorenzi dug two wells for a "high-class resort" to be located just northwest of the city (Moehring and Green 2005). Lorenzi was a French immigrant who originally came to Las Vegas in 1911. He initially operated a confectionary store and later opened the first "cash and carry" grocery in Las Vegas (*Las Vegas Age* 1929). By 1929, the Lorenzi Lake Resort consisted of "twin lakes, covering 12 acres, a swimming pool 90 by 140 feet, proven to be as perfectly sanitary as any pool in the United States, with a stream of pure artesian water constantly running through; fireproof buildings and dressing rooms; [a] dance pavilion which will hold 2,000 people with a dance floor capacity of 350 couples; a promenade annex built over the water; and buildings which house refreshment and soft drink stands and a restaurant" (*Las Vegas Age* 1929). The resort also included cement walkways from the parking area to the dance pavilion, terraced grounds, and running water (Figure 3).



Figure 3. Photograph of buildings and lake at Lorenzi Lake Resort, ca. 1931 (Image courtesy of the Elton and Madelaine Garrett Photograph and Architectural Drawing Collection, University of Nevada, Las Vegas).

In March 1929, David Lorenzi attempted to capitalize on the resort's success by announcing the opening of Lorenzi Lake Manor, a "high class, restricted subdivision adjoining [his] resort" (*Las Vegas Age* 1929). Sixty acres of the Lorenzi Lake Resort was subdivided into large residential lots to create the new subdivision (Figure 4). The plat for the development was filed by D. G. and Julia Lorenzi on March 25, 1929. The subdivision extended from "the highway to the Lorenzi Lake Resort," and consisted of 314 lots which measured 100 feet long and were either 50 or 60 wide (*Las Vegas Age* 1929b). The tract was roughly located on the east side of the current Lorenzi Park location. Block 13 of the development was reserved for the construction of a school and park. Residential construction in Lorenzi Lake Manor was restricted to white residents and all houses were to cost at least \$3,500 (*Las Vegas Age* 1929a).

Although the project initially seemed promising, Lorenzi Lake Manor struggled to attract prospective homebuyers. The lack of public interest in the development was likely due to its remote location on the outskirts of the city, as well as the nationwide economic collapse brought on by the Great Depression. In 1940, attorneys filed a petition with the city to vacate the original plat for Lorenzi Lake Manor and restore the land to David Lorenzi (*Las Vegas Review-Journal* 1940). All of the homes in the current survey area post-date the dissolution of the Lorenzi Lake Manor tract, suggesting that no residences were built as part of this development.

ANNOUNCING

**THE MOST EXCLUSIVE--MOST CAREFULLY
SELECTED RESIDENTIAL DISTRICT
IN THE STATE OF NEVADA IS
NOW BEING OPENED IN
LAS VEGAS**

**LORENZI LAKE
MANOR**

"A Community of Better Homes"

Sixty acres of the Lorenzi Lake Resort has been subdivided into large residential lots. Improvements are now being made: grading, sidewalks, cement curbs and gutters, macadamized streets, Water, Lights, Telephones, in fact nothing has been overlooked by the owners that will bring greater Comfort, Beauty and Happiness to the future home owners. Lorenzi Lake Manor offers you excellent opportunities for profitable investment.

Let this guide you in your selection of property. Every minute and hour of the day offers you everything to be desired in Health, Recreation, Swimming, Boating, and is only a three to five minute ride from the center of the city. Lorenzi Lake Manor, Sunny Boulevard, for that beautiful home that you have had in mind. It is impossible for you to conceive the desirability of this most exclusive residential district for your home. A place of refuge and rest.

**PRICES WILL BE REASONABLE INCLUDING ALL IMPROVEMENTS. BY ALL MEANS SEE
LORENZI LAKE MANOR BEFORE DECIDING UPON YOUR FUTURE HOMESITE.
RACIAL RESTRICTIONS AND \$3500 BUILDING RESTRICTION.**

Lorenzi Lake Manor

Chas. McLean Company, Exclusive Agents.

FOR DETAILED INFORMATION : NO RESERVATION--MR. CHARLES McLEAN, TEMPORARY OFFICE OVERLAND HOTEL, LAS VEGAS, NEVADA

--Watch and Wait for our Formal Opening--

Figure 4. 1929 newspaper advertisement for the Lorenzi Lake Manor (Image reprinted from the *Las Vegas Age* 1929a).

In addition to the failure of his housing development, Lorenzi's resort also suffered financially under the pressures of the Great Depression. In 1937, Lorenzi offered the resort for sale to the City. In his appeal to the city, Lorenzi suggested that the property could be redeveloped for use as a municipal swimming pool and golf course (*Las Vegas Review-Journal* 1937). Unfortunately, local officials declined to purchase the property at that time, citing the city's own financial difficulties, and Lorenzi began leasing the resort to Thomas E. Sharp later that year. Sharp was a San Diego native and was employed as a radio station operator. In June 1940, just two days after the plat for the Lorenzi Lake Manor was vacated, Sharp purchased the resort from David Lorenzi for \$60,000 (*Las Vegas Review-Journal* 1940a).

Initially, it was announced that Sharp planned to use the resort as a private residence; however, by 1941 the property was again open to the public. Sharp renamed the resort "Twin Lakes Farm," but otherwise made few improvements to the property. Over the next several years the resort fell into a state of disrepair, with its lakes eventually "degenerat[ing] into swamps" (*Las Vegas Review-Journal* 1999). In 1947, Sharp leased the property to Lloyd St. John, who made significant improvements to the former Lorenzi property, including dredging and refilling the lakes. In 1951, St. John constructed a 48-unit motel known as the

Twin Lakes Lodge. Under his management, the property was operated as a dude ranch that catered to a more upscale clientele, including many recent divorcees (Figure 5) (*Las Vegas Review-Journal* 1999).



Figure 5. Group of tourists on horseback in front of the Twin Lakes Lodge livery stable, ca. 1950s (Image courtesy of the UNLV Libraries Single Item Accession Photograph Collection, University of Nevada, Las Vegas).

In addition to resort construction, other recreational development in northwest Las Vegas during this period included the construction of a public city-owned golf course. As early as the 1930s, local boosters had been urging the construction of a municipal golf course, which they felt would encourage the development of the city's tourism industry. An editorial in the *Las Vegas Review-Journal*, published in May 1936, emphasized the importance of golf course construction to the local economy, asserting that "...if we are to make a successful bid for tourists, we MUST provide a modern, up-to-the-minute golf course, for the game has become the national pastime so far as the class of people we hope to attract are concerned" (*Las Vegas Review-Journal* 1936). In mid-1938, construction on the municipal course officially got underway with labor provided by the Works Progress Administration (WPA) (*Las Vegas Review-Journal* 1938). Construction of the course, which was "located north of the Lorenzi resort," was completed in 1940 (*Las Vegas Review-Journal* 1940b). Following its completion, the new golf course was considered to be "...as inviting as any big city golf course" (*Las Vegas Review-Journal* 1940b). While northwest Las Vegas was well known for its abundant recreational opportunities by the late 1940s, residential development in the area remained almost nonexistent (Figure 6).



Figure 6. Aerial view of the Twin Lakes area as it appeared in the late 1940s (Image courtesy of the UNLV Libraries Single Item Accession Photograph Collection, University of Nevada, Las Vegas).

POST-WAR DEVELOPMENT OF THE TWIN LAKES AREA

By the early 1950s, the rural character of the Twin Lakes area began to undergo a radical transformation. The neighborhood's growth coincided with a period of massive advances in residential construction that occurred in the aftermath of World War II (WWII). During the war, restrictions on building materials had severely curtailed private residential construction. As the war came to a close, the wartime housing shortage reached record highs as millions of young veterans returned to civilian life. In the 1950s, rising incomes, vast improvements in highway construction, advances in building technology, and liberal federal financing programs ushered in a period of unprecedented suburban growth in cities across the country (Mason 1982).

As 1950 opened, the construction of new housing was accelerating to the highest level it had ever known. That year, U.S. housing starts reached 1.95 million—a record not equaled for the next 21 years (Mason 1982). In Las Vegas, U.S. involvement in the Cold and Korean wars led to increased defense spending that intensified the effects of the national housing boom. In 1950, Nellis Air Force Base (AFB) was opened on the site of the former Las Vegas Army Air Corps Gunnery School, bringing increased defense spending to the Las Vegas Valley, and generating hundreds of well-paying jobs for local residents (Moehring and Green 2005). At the same time, President Harry Truman, and officials with the Atomic Energy Commission (AEC) selected a portion of Nellis AFB to be used for nuclear testing. Work

began on the Nevada Proving Ground in 1950, with the AEC detonating the first nuclear bomb in January 1951 (Moehring and Green 2005).

Postwar defense spending encouraged the first major residential construction in the northern and western portions of the Las Vegas Valley (Moehring and Green 2005). In 1950, Harry L. Scholer, president of Prudential Homes, credited the Korean War with making Las Vegas “one of the hubs of present defense activities” (*Las Vegas Review-Journal* 1950). That year, Scholer announced a plan to construct 640 moderately priced homes in the vicinity of Twin Lakes (Moehring and Green 2005). According to Scholer, the company selected Twin Lakes for development as it felt that the area “...affords a more suburban environment than any other part of the city” (*Las Vegas Review-Journal* 1950a). The development of Twin Lakes as a suburban enclave of Las Vegas was part of a larger developmental pattern that was occurring throughout the country during the postwar period, as millions of families relocated to areas on the outskirts of major cities “in search of clean air, green grass, space, better schools, and the amenities they thought would be found in suburban living” (Mason 1982).

Scholer’s plan for the Twin Lakes area was backed by federal housing initiatives aimed at addressing housing deficiencies in critical defense areas. In 1951, the influx of defense industry workers in cities like Las Vegas led Congress to pass Title IX of the National Housing Act (NHA). Title IX, also called the Defense Housing and Community Facilities and Services Act of 1951, created a new mortgage insurance program to encourage private construction of housing in critical defense areas (Rayle and Ruter 2015). The Las Vegas area was certified as a critical defense area by President Harry Truman in July 1952. According to Scholer, the Twin Lakes development would be constructed “as a defense housing measure for officers and their families assigned to the Nellis air base” (*Las Vegas Review-Journal* 1950b).

Unfortunately, despite the obvious need for new residential construction in Las Vegas, the water mains in the Twin Lakes area were unable to support such a large development and the project’s construction was indefinitely delayed (*Las Vegas Review-Journal* 1950c). Developmental issues in the neighborhood were resolved in March 1952, when officials with the City of North Las Vegas passed a \$260,000 bond issue to finance improvements to the municipal sewage system. Under the terms of the bond agreement North Las Vegas would be able to utilize the sewage disposal plant belonging to the City of Las Vegas in exchange for the Las Vegas’ construction of a connection to the North Las Vegas water main. This connection would allow the City of Las Vegas to service parts of the Westside, Bonanza Village, and Twin Lakes (*Las Vegas Review-Journal* 1952). The installation of a functional sewage system finally made residential tract development in the Twin Lakes area a real possibility.

Construction of the first major residential development in Twin Lakes was announced in March 1953. This tract—known as Twin Lakes Village—was designed to include 900 single-family dwellings, 35 multi-family properties, a five-acre commercial district, and a site for a new elementary school (*Las Vegas Review-Journal* 1953). The developer of the tract was Heers Associates, a California-based homebuilding corporation operated by brothers, Carol, Charles, and Harold Heers (*Las Vegas Review-Journal* 1953a). The brothers filed the first

plat for the development—officially called the Heers Subdivision—in May 1953. Carol Heers selected the Twin Lakes location for its climatic conditions, pleasant surroundings, and lower land prices which “enabled him to sell a cheaper home” (*Las Vegas Review-Journal* 1953s). As built, the Twin Lakes Village offered a variety of two- and three-bedroom Ranch style residences, including the “Bel Air Cottage,” the “Nevada Ranch House,” “Coral Gables,” the “Capri Modern,” and the “Newport” (Figure 7) (*Las Vegas Review Journal* 1953b). The most outstanding feature of the new homes was the installation of complete “forced air” heating and cooling systems (*Las Vegas Review-Journal* 1953c).

Twin Lakes Village was constructed in multiple phases over a period of several years. The first unit was reportedly sold out by January 1954, with construction on the second unit expected to begin that February (*Las Vegas Review-Journal* 1954). Homes were initially sold under the “G.I. plan,” a bill passed in the aftermath of WWII to provide adequate housing and other services for returning servicemen (*Las Vegas Review-Journal* 1954). Title III of the bill allowed veterans to secure government loans, guaranteed by the Veteran’s Administration (VA) to aid in home construction. In 1952, President Harry Truman signed the Veterans’ Readjusted Assistance Act—an amended version of the original G.I. Bill that extended the act’s benefits to veterans of the Korean War (Mason 1982).

Later units of Twin Lakes Village were opened to both veterans and non-veterans with financing provided by the Federal Housing Administration (FHA) (*Las Vegas Review-Journal* 1954a). Under the Housing Act of 1954, the federal government liberalized terms for FHA backed loans, offering a 30-year, no down payment mortgage for veterans and 5% down for non-veterans (Mason 1982). The act also improved the quality of home design, enabling builders to construct “larger, better-equipped, better designed structures for smaller down payments” (Mason 1982). When Twin Lakes Unit No. 2 opened in March 1954 the development offered four basic plans with more than 40 architectural variations (*Las Vegas Review-Journal* 1954a).

for the merriest Christmas
of your Lifetime—

A NEW HOME IN TWIN LAKES VILLAGE!

Friday, November 15, 1953 Las Vegas Review-Journal 38








Prices quoted are for qualified veterans
Terms for non-vets upon request

2 BEDROOM HOMES, \$10,750	\$50 DOWN \$58.71 PER MO.
3 BEDROOM HOMES, \$11,750	\$60 DOWN \$62.00 PER MO.
3 Bedroom Homes, 2 Baths, \$12,500	\$65 DOWN \$68.09 PER MO.

**MODEL HOME OPEN
SATURDAY and SUNDAY!**

9 A.M. to 9 P.M.
SOLD BY HEERS ASSOCIATES, Inc. and Capital Co.

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underpass
to Tonopah
highway

CHARLESTON BLVD.

IN TWIN LAKES VILLAGE YOU AND YOUR FAMILY CAN LIVE THE KIND
OF HOME LIFE MOST WISH ABOUT - FOR HERE IS TRULY A "QUALITY"
NEIGHBORHOOD - TRANQUIL - APART - YET WITHIN EASY REACH OF
EVERYTHING CALLED "ESSENTIAL" FOR MODERN LIVING...

- UTILITIES IN AND PAID FOR INCLUDE GAS, POWER, WATER, STREETS, CURB & GUTTER, SEWER, SIDEWALKS, STREET LAMPS • COMPLETE SHOPPING CENTER • EXCLUDED FROM HEAVY TRAFFIC • SCHOOLS, PLAYGROUNDS, CHURCHES NEARBY • 9 MIN. WALK FROM DOWNTOWN • CLOSE TO LAS VEGAS GOLF CLUB • WITHIN WALKING DISTANCE OF TWIN LAKES SWIMMING POOL

TWIN LAKES VILLAGE HOMES OFFER YOU ZONE CONTROL FOR YEAR
AROUND COMFORT WITH REFRIGERATED HOME AIR CONDITIONING.
THIS COMPLETE AIR CONDITIONING UNIT COOLS, HEATS, VENTILATES,
FILTERS, COMBATS HUMIDITY - AND IS QUIET BEYOND BELIEF!

- LIVING ROOM AND KITCHEN AREAL FLOW TOGETHER TO PROVIDE FOR OPEN, MODERN LIVING
- LAVISH NATURAL-FINISH CABINETS • DRAMATIC TREATMENT OF WINDOW ARRANGEMENTS
- NEW INSULATED HIGH BEDROOM WINDOWS • CONVENIENT OUTSIDE ACCESS STORAGE ROOM
- FASTEST DECORATIVE TOUCHES: TASTEFUL USE OF PAINT, TILE, GLASS, WOODWORK
- HANDSOME CLOSETS CAN BE CONVERTED INTO ROOMS • SPACIOUS CEILING HEIGHT CLOSETS
- STEEP SAVING KITCHENS WITH HEAT-RESISTANT, STAINPROOF DRAINABLE, MODERN COOKERS
- STURDY, HEAT REFLECTING ROOF, IMPERVIOUS TO THE ELEMENTS, TAKES LOW INSURANCE RATE

HEERS ASSOCIATES • BUILDERS AND GENERAL CONTRACTORS

Figure 7. 1953 newspaper advertisement for the Twin Lakes Village (Image reprinted from the *Las Vegas Review-Journal* 1953b).

Following the construction of Twin Lakes Village, a wave of suburban home development occurred in northwest Las Vegas. The Heers brothers continued to dominate residential construction in the area, platting the first unit of the Twin Lakes Estates subdivision, located to the west of the Twin Lakes Resort (formerly Lorenzi Lake Resort) property, in 1955. The development catered to an emerging population of upper middle-class homebuyers, offering “three and four bedroom, two bath residences for the most exacting tastes” (*Las Vegas Review-Journal* 1956).

Residential development in the Twin Lakes area was spurred by the construction of Twin Lakes Elementary School and the Twin Lakes Shopping Center in 1955 and 1956, respectively. Twin Lakes Elementary was constructed by the Ben O. Davey Construction Company at a cost of more than \$600,000. The school was located in Block 9 of the Heers Subdivision. Construction of the masonry building included bricks supplied by the Nevada Block Company (*Las Vegas Review-Journal* 1955). The year after the school’s completion, the Twin Lakes Shopping Center was developed by Las Vegas businessman Paul Ferguson. The shopping center (now known as Twin Lakes Plaza) was located across Rancho Drive from the Heers Subdivision. The complex was designed by local architect Ira Marshak and constructed by Dan Plunkett. When it opened in March 1956, the shopping center included a variety of stores targeting suburban shoppers, including Austin Drug, the Bee Hive Bakery,

the Village Barber Shop, Village Cleaners, the Snack Shop, and Lad ‘n Lassie—an apparel store that sold children’s clothing (*Las Vegas Review-Journal* 1956a). Later that fall, a grocery store—called Faiman’s Market—was opened at the Twin Lakes Shopping Center. The store featured a 600-car parking lot that was reportedly “the largest in Southern Nevada” (*Las Vegas Review-Journal* 1956b).

Throughout the 1950s and 1960s, the Twin Lakes area continued to develop at a rapid pace. Single-family residential construction remained the most popular type of new construction during this period, with more than 15 residential subdivisions platted in the study area between 1960 and 1965 (Figure 8). New home construction, particularly in the western portion of the Twin Lakes area, was further stimulated by construction of Western High School in 1960. The new public high school, which was located along N. Decatur Boulevard, cost more than \$2.2 million to construct and could accommodate more than 1,600 students (*Las Vegas Review-Journal* 1960). Construction of the high school was followed the next year by the construction of a second major shopping center—the Charleston Heights Shopping Center—located on Decatur Boulevard between Evergreen Avenue and Alta Drive. The new 300,000 square foot shopping center was expected to be the biggest in the state and included 14 different types of businesses, including a 24-lane bowling alley (*Las Vegas Review-Journal* 1961).



Figure 8. Aerial view of Twin Lakes showing residential development. Note the location of Twin Lakes Elementary School in the left central portion of the photograph, ca. 1963 (Image courtesy of <https://vintagelasvegas.com/post/690182052925079554/1963>)).

In the mid-1960s, the Twin Lakes area was considered one of the premier middle-class suburbs in the City of Las Vegas. The area boasted hundreds of single-family residences, several schools, churches, and abundant recreational opportunities. In 1965, the city finally purchased the former Lorenzi Lake Resort from Lloyd St. John for redevelopment as a city park (*Las Vegas Review-Journal* 1999). In March 1966, the park was officially renamed “Lorenzi Park” to honor its former owner, David Lorenzi (*Las Vegas Review-Journal* 1966). Although the old dance pavilion was razed as part of the city’s redevelopment efforts, several of the motel buildings constructed by Lloyd St. John were integrated into the design of the new park (*Las Vegas Review-Journal* 1966a).

By the early 1970s, nearly all of the buildable land in the study area had been developed, with only a few vacant tracts remaining along Pyramid Drive and W Bonanza Road. A slump in new construction occurred in the early 1970s, which was likely a result of the rising material costs associated with that decade’s financial crisis. However, by 1976 building had resumed with the construction of the Woodland Hills development, a 40-acre tract located between the Heers Subdivision and the Municipal Golf Course. The 140-lot development was consisted of several units built between 1976 and 1978 (*Las Vegas Review-Journal* 1977).

In recent years, demographic changes in the City have significantly impacted conditions in the Twin Lakes area. During the initial development of the study area, residential construction was primarily marketed to upper middle class white suburbanites. However, beginning in the 1980s, and accelerating in the 1990s, white families were gradually supplanted by African American and Hispanic residents (Umlauf and Holst 2022). For example, in the four decades between 1970 and 2010, the white population of Twin Lakes Village fell from 99 percent to just 27 percent, while the African American and Hispanic populations rose to 10 percent and 58 percent, respectively (Umlauf and Holst 2022). Positive public perception of the area began to decline as the neighborhood entered a period of economic stagnation and disinvestment.

ARCHITECTURAL CONTEXT

The current study area includes 1,563 properties constructed between 1946 and 1982 (Table 1). These construction periods roughly correspond with developmental patterns that occurred in the Twin Lakes area during the mid- to late twentieth century. Nearly 80 percent of the properties in the study area were constructed during the postwar period (1945–1968). While the vast majority of the properties constructed within the Twin Lakes study area are residential, a few commercial and educational properties were also added to the community over the past half century (Table 2).

Table 1. Construction Periods in the Study Area		
Period of Construction	Number of Properties	Percentage
1946-1952	2	<1%
1953-1957	601	37%

Table 1. Construction Periods in the Study Area

Period of Construction	Number of Properties	Percentage
1958–1962	242	15%
1963–1967	415	26%
1968–1972	105	6%
1973–1977	68	4%
1978–1982	179	11%

Table 2. Property Types Represented in the Study Area

Property Type	Number of Properties	Percentage
Residential Properties	1,592	99%
Commercial Properties	15	1%
Educational Properties	3	<1%

RESIDENTIAL PROPERTIES

The most prevalent property type in the study area is single-family residential construction, which accounts for more than 99 percent of all properties that were surveyed by North Wind as part of the current project. For the most part, residential development in the Twin Lakes area is indicative of larger trends in home construction and community planning that guided suburban development in America in the wake of WWII. Las Vegas, like many other cities in the west, became a center for military activity and manufacturing during the war, drawing large numbers of workers from other regions of the country. As WWII finally ended, the influx of defense industry workers and returning servicemen culminated in a significant population boom that taxed the City's existing housing stock. With the effects of the housing crisis spreading rapidly across the country, the American homebuilding industry adapted to meet the unprecedented demand for single-family residences ushered in by the economic prosperity of the postwar era. In an effort to alleviate the shortage, builders began to apply mass-production techniques to the construction of houses and started building housing tracts of extraordinary size and scale during the 1950s and 1960s (Hope 2011).

The development of tract housing during the postwar period was largely driven by research conducted by industry organizations, such as the National Association of Home Builders (NAHB) and the Urban Land Institute (ULI), which introduced groundbreaking concepts in residential construction, urban planning, and land development (Ames and McClelland 2002). In 1947, ULI introduced the first edition of the *Community Builder's Handbook* that promoted the curvilinear street layout and the neighborhood unit approach to suburban development (Ames and McClelland 2002). The neighborhood unit theory emphasized the idea that traffic that has no destination within the neighborhood should be discouraged from entering it (Collison 1954). The goal of this type of planning was to separate high-speed

traffic along major thoroughfares from residential areas (Collison 1954). The layout of all the residential developments within the current study area adhere to the neighborhood unit approach, with W. Washington Avenue serving as the primary transportation corridor through the neighborhood. Roads that are internal to each development branch off from W. Washington Avenue and utilize a curvilinear design to slow local traffic within the unit. Curving streets were an integral part of early tract design, limiting sight distance so that motorists would drive more slowly through residential areas. Other traffic control devices—such as cul-de-sacs and loop streets—also served to discourage all but local traffic while also helping to reduce speed and prevent vehicle crashes (Hope 2011).

In 1951, NAHB began sponsoring new research in building technologies that also played a significant role in the development of a modern industrialized home building industry (Mason 1982). Research by NAHB led to a rapid rise in the use of prefabricated or pre-cut component parts that facilitated the construction of large suburban developments in cities across the country. Standardized building systems—such as packaged heating and cooling systems, pre-built plumbing walls, and complete kitchen units—allowed builders to increase production and control quality while also cutting costs for future homebuyers (Mason 1982). Prefabricated building systems created standardized dimensions, allowing homebuilders to use a plethora of other factory-built products. For the first time, prefabricated windows, doors, and even fireplaces could be delivered to a job site and installed by workmen in just a few minutes (Mason 1982). Additionally, new building materials came into vogue, including aluminum and plastic—that was used for counter tops, vinyl flooring, and carport enclosures (Mason 1982). Builders in the Twin Lakes area were quick to adopt industrialized building practices, offering packaged heating and cooling systems, aluminum windows, and prefabricated plumbing and kitchen systems, such as the “G.E. Wonder Kitchen” (Figure 9) (*Las Vegas Review-Journal* 1955a).

TWIN LAKES ESTATES

a distinguished residence . . . custom-designed in the finest tradition of home-building. \$21,550 to \$25,800.

G.E. REFRIGERATED AIR CONDITIONING AND FORCED AIR HEATING-FILTERS DUST-HUMIDIFIES

3 Bedroom • 2 Baths – 4 Bedroom • 2 Baths

- the g.e. wonder kitchen • fireplace • lavish use of brick and stone
- complete landscaping including lawns, trees and shrubs
- 2 car garage • Colored bathroom fixtures • 8 floor plans, 35 different elevations • mahogany and birch paneling • plastered walls inside and out • pictureque shingle and large colored radi • insulation in walls and ceiling • genuine "Siamona brand" ceramic tile • wide-view lots and curved streets • modern central hall plans • sliding glass door for indoor-outdoor living • hooded electric exhaust fan above range • sliding door wardrobe closets • wide-rail overhang • extra aluminum casement windows • breezeways • home plans have built-in breakfast nook and table • color harmony planned

"The Buckingham" Finest construction of genuine lathe and plastered walls

GE THE "WONDER" KITCHEN OF THE DECADE

with all G.E. Colored Appliances that makes cooking a pleasing adventure . . . the all new **WALL REFRIGERATOR-FREEZER** • THE SENSATIONAL DISPOSALL • THE AUTOMATIC PRE-RINSING DISHWASHER • THE UNDER-COUNTER COMBINATION WASHER-DRYER • THE BUILT-IN RANGE & OVEN.

... *Lavish Natural Finish Birch Cabinets* ...

ALL THIS – AND MORE TOO–INCLUDED IN THE SALES PRICE!

Figure 9. 1955 newspaper advertisement for Twin Lakes Estates, demonstrating many elements of industrial home design (Image reprinted from the *Las Vegas Review-Journal* 1955a).

The revolution in building techniques and consumer driven home design that characterized the homebuilding industry in the mid-twentieth century was also accompanied by the rise of a new type of corporate property developer (Mason 1982). Also sometimes referred to as “merchant builders,” this type of developer gradually supplanted small local builders in cities across the country during the 1950s and 1960s (Ames and McClelland 2002). Merchant builders were responsible for all aspects of tract development—including land acquisition, installation of streets and utilities, and the construction and sale of individual houses (Hope 2011). In order to accomplish this, large developers introduced the “team concept,” in which the principal builder headed a small group of dedicated specialists who worked in only one area—such as financing, marketing, consumer research, accounting, land and site planning, engineering, architecture, and so on (Mason 1982). While some merchant builders focused on the construction of housing only, others planned for the inclusion of shopping centers, schools, and civic buildings within each tract. This type of developer is often referred to as a “community builder” due to their role in creating entirely new communities (Hope 2011). These industry changes were also supported by the FHA, which actively encouraged the building of entire neighborhoods at one time by a single large developer (McAlester 2015).

Evidence of community building is apparent in the Twin Lakes area, where large developers often reserved vacant areas within a housing tract for school construction.

Another key component in the growth of industrialized home construction was the emphasis on marketing and the use of trained salesmen to demonstrate the value of each development. The term “curb appeal” became popular in the late 1950s, highlighting the importance of architecture, landscaping, and environment on consumer preferences (Mason 1982). Skilled marketing professionals were hired to advertise new suburban developments, with advertisements typically focused on the tract’s location—especially as it pertained to local schools, churches, shopping centers, transportation, and recreational opportunities (Mason 1982). Model and demonstration homes became a common tool for home builders to market their development to prospective residents (Mason 1982). Many large developers even hired interior decorators to furnish model homes that were designed to appeal to the tastes of new buyers. Again, these trends were reflected in the Twin Lakes area, where large, corporate builders employed state of the art marketing techniques to ensure the success of their respective developments (Figure 10).

Seasons Greetings!
... for a lasting Christmas

INVEST IN A
NEW HOME IN
TWIN LAKES VILLAGE
MODEL HOME OPEN DAILY

"A Gift that keeps giving for years and years"



Homes Furnished by DESERT FURN. CO.

PRICES QUOTED ARE FOR QUALIFIED VETERANS
terms for non-vets upon request

2 BEDROOM HOMES, \$10,750	
\$550 DOWN \$56.71 PER MO.	
plus impounds	plus impounds
3 BEDROOM HOMES, \$11,750	
\$600 DOWN \$62.00 PER MO.	
plus impounds	plus impounds
3 Bedroom Homes, 2 Baths, \$12,900	
\$650 DOWN \$68.09 PER MO.	
plus impounds	plus impounds

* UTILITIES IN AND PAID FOR INCLUDE GAS, POWER, WATER, SEWERS, CITIES & UTILITY, WIRE, SIDEWALKS, STREET LAMPS • COMPLETE SHOPPING CENTER • SHELTERED FROM HEAVY TRAFFIC • SCHOOLS, PLAYGROUNDS, CHURCHES NEARBY • TEN MINUTES FROM HOSPITALS • CLOSE TO LAS VEGAS GOLF CLUB • WITHIN WALKING DISTANCE OF TWIN LAKES SWIMMING POOL.

TWIN LAKES VILLAGE HOMES OFFER YOU ZONE CONTROL FOR YEAR AROUND COMFORT WITH REFRIGERATED HOME AIR CONDITIONING. THIS COMPLETE AIR CONDITIONING UNIT COOLS, HEATS, VENTILATES, FILTERS, COMBATS HUMIDITY — AND IS QUIET BEYOND BELIEF!

* LIVING, DINING AND KITCHEN AREAS FLOW TOGETHER TO PROVIDE FOR OPEN, MODERN LIVING.
* LATEST NATURAL-FINISH CABINETS • DRAMATIC TREATMENT OF WINDOW ARRANGEMENTS.
* NEW SHOWER, HIGH BEDROOM WINDOWS.
* CONVENIENT OUTSIDE ACCESS STORAGE ROOM.
* EXQUISITE DECORATIVE TOUCHES, TASTEFUL USE OF PAINT, TILE, GLASS, WOODWORK.
* BATHROOM CABINETS CAN BE CONVERTED INTO BEDS.
* SPACIOUS CEILING HEIGHT CLIMATES.
* SELF-SAVING KITCHENS WITH HEAT-RESISTANT, STAIN-PROOF GRANITE TOPS, MODERN COLORED, STURDY, HEAT REFLECTING ROOF, IMPERVIOUS TO THE ELEMENTS, YAKS LOW INSURANCE RATE.

THE BEST HOME BUY EVER OFFERED IN LAS VEGAS



MODEL HOME • TWIN LAKES VILLAGE • BOHONZA ROAD • NORTH • CHARLESTON BLVD. • thru either underpass to Tonopah hi-way

HEERS ASSOCIATES — BUILDERS AND GENERAL CONTRACTORS

Figure 10. 1953 newspaper advertisement for Twin Lakes Village, illustrating typical advertising techniques for the developments in the Twin Lakes area (Image reprinted from the *Las Vegas Review-Journal* 1953d).

For the most part, the architectural style of single-family homes constructed in the current study area are similar to other tract housing constructed in the Sunbelt in the mid-twentieth century. Nearly all of the homes in the Twin Lakes area exhibit characteristics of the Ranch architectural style—a design that was ideally suited to the large families and growing incomes of the postwar period. Originating in southern California in the mid-1930s, the style peaked in popularity for domestic architecture during the 1950s and 1960s (McAlester 2015). Homes constructed in this style usually feature a broad one-story shape, low pitched roof with a moderate to wide eave overhang, off-center front entry, large picture window, and an attached carport (McAlester 2015). Ranch houses are often low to the ground, with the front entry generally no more than one or two steps above grade (Hope 2011).

The Ranch style's popularity was largely due to its general acceptance by major FHA mortgage lenders during the mid-twentieth century (McAlester 2015). The uniformity of FHA-influenced subdivisions often led developers to include several different floorplans and a selection of other architectural details to create visual variety within the neighborhoods (*Las Vegas Review-Journal* 1954a). This practice was especially common in more upscale areas, such as Twin Lakes, where developers offered a wide variety of floor plans and treatment materials to foster a more diverse neighborhood appearance. In the Twin Lakes study area, the exterior of each house is generally clad in stucco; however, most builders also allowed homeowners to customize their property with stone, brick, or wood detailing (Hope 2011). Ranch house roofs in the Twin Lakes study area were most often clad in asphalt shingles, but cedar shakes were also occasionally used. Some development in the Twin Lakes area—including Twin Lakes Estates and Rancho Square—offered “white rock roofs,” a popular feature in the City in the mid-twentieth century (*Las Vegas Review-Journal* 1960a).

Generally, homes constructed in the earlier subdivisions, such as the Heers Subdivision Nevada 1 and Twin Lakes Village, can be classified as cross-hipped or side-gabled roof subtypes of the Ranch architectural style (Photograph 1; Photograph 2).¹ The cross-hipped roof subtype was very popular for Ranch style homes—comprising about 40 percent of Ranch houses constructed nationwide during the mid-twentieth century (McAlester 2015). The style usually consists of a one-story house with either one or two hipped roof extensions on the front façade. The side-gabled roof subtype of the Ranch style was less popular, accounting for only about 10 percent of Ranch houses nationally (McAlester 2015). This style was more common in neighborhoods of smaller houses and is typically characterized by a long roof ridge which runs parallel to the street.

¹ The Heers Subdivision Nevada 1 is considered the first official unit of the Twin Lakes Village development.



Photograph 1. View of the house at 3300 Turquoise Road, facing north. This house is an example of the cross-hipped roof subtype of the Ranch architectural style (North Wind 2023).



Photograph 2. View of the house at 3712 Apache Lane, facing northwest. This house is an example of the side-gabled roof subtype (with original rock roof) of the Ranch architectural style (North Wind 2023).

During the 1960s, the Ranch style remained the dominant architectural style in the study area; however, later developers also introduced new variations of the style to appeal to a wider range of homebuyers. For example, gable-on-hip or cross-gabled ranches, which typically include a broad, side gabled form with either one or two front-facing gable extensions, were especially common in later developments such as Twin Lakes Estates and Charleston Estates (Photograph 3) (McAlester 2015). This style was also extremely popular across the country during the postwar period, accounting for approximately 40 percent of Ranch houses constructed nationally during this time (McAlester 2015).

Additionally, styled ranches became increasingly common in the Twin Lakes area in the 1970s. Styled ranches include “a more complete and unified set of stylistic details that spell out a distinct style,” and usually embody characteristics of earlier architectural styles, including Spanish, French, Colonial Revival, Tudor, Italian Renaissance, or Neoclassical styles (McAlester 2015). Several houses in the Twin Lakes area demonstrate characteristics of the “Storybook Ranch” style—a type of styled ranch that embodied whimsical detailing such as diamond paned windows, small gables over windows, knee brackets, exposed rafter tails, and scalloped fascia (Photograph 4) (Hope 2011).



Photograph 3. View of the house at 4012 W. Bonanza Road, facing north. This house is an example of the gable-on-hip roof subtype (with original detailing on garage door) of the Ranch architectural style (North Wind 2023).



Photograph 4. View of the house at 609 N. Valley View Boulevard, facing west. This house is an example of a Storybook Ranch—a type of styled ranch (North Wind 2023).

Overall, the Twin Lakes area serves as an archetype of the suburbanization of American cities during the postwar period. The types of properties constructed in the study area and the spatial organization of each residential development exemplifies community planning principles that were popular for tract house construction during the mid-twentieth century. Similarly, the use of innovative building systems and the ubiquity of the Ranch architectural style reflect a larger movement toward industrialized homebuilding that was mirrored in suburban communities across the country in the postwar era.

COMMERCIAL PROPERTIES

Clark County Assessor records indicate that 13 of the properties within the current study area were originally constructed for commercial purposes. For the most part, these properties are located on the periphery of the Twin Lakes study area and are situated along major thoroughfares, such as N. Rancho Drive and N. Decatur Boulevard. A small cluster of commercial properties, located at 610, 620, and 700 Belrose Street, currently contain government offices for state and local agencies.

Commercial properties in the study area are primarily built in a plain, utilitarian style with a basic storefront and little architectural decoration. Most have been altered to the point where the original style is no longer discernible. A notable stylistic example includes the building at 1549 N. Rancho Drive, which embodies characteristics of the Modern architectural style. Characteristics of this style exhibited by this property include the flat roofed canopy, masonry construction, and the use of native stone on the building's exterior (Photograph 5).



Photograph 5. View of the commercial property at 1549 N. Rancho, facing west (North Wind 2023).

EDUCATIONAL PROPERTIES

There are three educational properties within the current study area. These properties include Western High School, the Robert O. Gibson Leadership Academy (formerly Robert O. Gibson Junior High School), and the Ruth Fyfe Elementary School (Photograph 6 and Photograph 7). All three schools were constructed between 1961 and 1966 and typically embody characteristics of the Modern and Late Modern architectural style. Elements of the Modern style include flat and folded-plate roofs, asymmetry, minimal exterior ornamentation, and the use of stacked concrete block on the exterior. Elements of the Late Modern style are similar to the Modern style; however, there is more emphasis on structural elements and repetition of decorative features. This is seen in the repeated pebbledash stone panels on the original (1961) portion of Western High School, 4701 W. Bonanza Road (Photograph 8).



Photograph 6. View of the Robert O. Gibson Leadership Academy, located at 3990 W. Washington Avenue, facing northwest (North Wind 2023).



Photograph 7. View of the Ruth Fyfe Elementary School, located at 4101 W. Bonanza Road, facing east (North Wind 2023).



Photograph 8. View of the original portion of Western High School, located at 4701 W. Bonanza Road, facing southeast. Note the pebbledash exterior of the building (North Wind 2023).

SURVEY METHODS

The reconnaissance level survey of the project area was conducted by Kasey Fulwood, M.A., and Allison Carlton, M.A., RPA, under the supervision of Project Manager Courtney Mooney, AICP from July 10-16, 2023. All 1,563 properties in the study area were evaluated for listing in the NRHP and City HPR.

During the survey, buildings were assigned an identification number and information on the address, construction date, exterior building materials, building height, architectural style and type, and current use of the property was recorded. When possible, the front façades and at least one other elevation of all buildings on the property were photographed to give the best representation of its appearance.

RESULTS OF SURVEY

The properties documented as part of the current study area are located within nine neighborhoods—Twin Lakes Village, Twin Lakes Estates, Rancho Square, Twin Lakes Village II, Twin Lakes Country Club Estates, Charleston Estates, Woodland Hills, the Priory, and K-Las Vegas (Table 3). Several of these areas, including Twin Lakes Village, Twin Lakes Estates, Twin Lakes Village II, Twin Lakes Country Club Estates, Charleston Estates, and Woodland Hills, include multiple plats that were filed by a succession of developers over a period of several years. Eighteen of the documented properties are located in unplatted

areas along Washington Avenue, Silver Lake Drive, Vegas Drive, Belrose Street, Rancho Drive, and Decatur Boulevard. Properties located in unplatted areas primarily serve commercial or educational uses. One unplatted property is residential.

Table 3. Subdivisions Within the Study Area		
Subdivision Name	Number of Properties	Percentage
Twin Lakes Village (1954–1961)	555	34%
Twin Lakes Estates (1955–1961)	183	11%
Rancho Square (1959)	44	3%
Twin Lakes Village II (1960-1961)	136	
Twin Lakes Country Club Estates (1960–1963)	64	4%
Charleston Estates (1962–1972)	421	29%
Woodland Hills (1976–1978)	130	8%
The Priory (1978)	13	<1%
K-Las Vegas	1	<1%

The following section is organized chronologically by subdivision. It includes a brief developmental history of each neighborhood, organized by plat; followed by a results section that summarizes North Wind’s findings; and concludes with an eligibility section that provides recommendations for potential listing in the NRHP. According to the National Park Service (1997), a historic property may be considered eligible for listing in the NRHP if it is associated with events that may have made a significant contribution to the broad patterns of our history (Criterion A); is associated with the lives of persons significant in our past (Criterion B); embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction (Criterion C); or has yielded, or may be likely to yield, information important to prehistory of history (Criterion D).

Furthermore, in order to be considered eligible, it must also retain a sufficient degree of integrity in terms of the NRHP’s seven aspects: location, design, setting, materials, workmanship, feeling, and association. To be eligible for listing in the NRHP, a property must possess integrity of those elements as they relate to the criterion or criteria under which it would be determined eligible. For instance, those properties recommended eligible under Criterion C may exhibit stronger integrity in terms of design, materials, and workmanship than may a property recommended eligible under Criterion A only.

In terms of assessing the eligibility of a potential historic district, National Register Bulletin 15 states that the majority of the resources of the district must retain integrity, despite being “individually undistinguished” (National Park Service 1997). In this regard the integrity requirements for a building to be considered a contributor to a district are often less

stringent than those required for a building to be considered individually eligible for listing. Definitions of eligibility categories used in the evaluation of each of the properties is summarized in Table 4 below.

Table 4. Definitions of Eligibility Categories for the Evaluation of Historic Buildings	
Eligibility Determination	Criteria
Individually Eligible	Built within the historic period and retains integrity; excellent example of a style or type; must retain integrity of location, association, feeling, setting, and design to be eligible under Criterion A (auto tourism and townscape development/city planning); eligible under Criterion C (architecture) if alterations are minimal and original massing and footprint is retained
Contributing	Built within the historic period and retains integrity; good example of a style of type, but not as well-preserved as Individually Eligible buildings; minor alterations or additions; eligible for the NRHP or City HPR as part of a potential historic district or primarily for historical, rather than architectural reasons (i.e., additions do not detract, and alterations may be reversible)
Not eligible/Non-contributing	Built during the historic period but has had major alterations and/or additions; no longer retains integrity; built outside of the historic period, or no longer shares the historic associations of a historic district.

TWIN LAKES VILLAGE (1953–1955)

Twin Lakes Village was the first residential subdivision platted in the study area. The initial unit of the development—known as Heers Subdivision Nevada 1—was platted in May 1953. Buildings within four additional plats—called Twin Lakes Village Unit 1 Addition, Twin Lakes Village Unit 2, Twin Lakes Village Unit 3, and Twin Lakes Village Unit 4—were constructed between February 1954 and October 1955 (Table 5; Figure 11). Altogether, the Twin Lakes Village neighborhood encompasses an approximately 130-acre area, roughly bounded by Vegas Drive on the north, W. Washington Avenue on the south, N. Rancho Drive on the east, and Pyramid Drive on the west. A discussion of the development of the subdivision by plat is provided below.

Table 5. Plats Comprising Twin Lakes Village			
Plat Name	File Date	Owner(s)	No. of Lots
Heers Subdivision Nevada 1	May 25, 1953	Harold, Virginia, Charles, Bette, Carol, & Evelyn Heers, & Walter & Eva Roeder	164
Twin Lakes Village, Unit 1, Addition	February 9, 1954	Twin Lakes Village, Inc.	40
Twin Lakes Village, Unit 2	February 9, 1954	Twin Lakes Village, Inc.	136
Twin Lakes Village, Unit 3	July 6, 1954	Twin Lakes Village, Inc.	97
Twin Lakes Village, Unit 4	October 19, 1955	Twin Lakes Village, Inc.	109

Table 5. Plats Comprising Twin Lakes Village

Plat Name	File Date	Owner(s)	No. of Lots
Total No. of Lots			588

Heers Subdivision Nevada 1

The first plat within Twin Lakes Village, Heers Subdivision Nevada 1, was recorded by Harold W. and Virginia R. Heers, Charles M. and Bette R. Heers, Carol D. and Evelyn M. Heers, and Walter S. and Eva M. Roeder on May 25, 1953. Archival research indicates that Harold, Charles, and Carol Heers were brothers and co-founders of Heers Associates, a California-based development company that specialized in residential construction.

As platted, Heers Subdivision Nevada 1 was comprised of nine blocks (Blocks 1–9) that were bounded by Navajo Way and Riverside Drive to the northwest, W. Washington Avenue to the south, N. Rancho Drive to the northeast, and Baker Avenue to the west (Figure 12). Two of the blocks (Blocks 1 and 9) consisted of a single lot, while the remaining seven blocks had between eight and 40 lots each (see Figure 12). Block 1, which encompassed five acres between Artesia Way, W. Washington Avenue, and U.S. 95, was intended for commercial development, while Block 9—the northernmost of the subdivision’s nine blocks—measured approximately seven acres and was reserved for the construction of a public school. One hundred and fifty of the remaining 162 lots within the plat were intended for single-family residential construction. The majority of these lots measured 100 feet long by 65 feet wide, although larger lots were present to the south of Riverside Drive and at cul-de-sacs (e.g., the intersection of Vernon Avenue and Elmwood Place, Beechwood Place, and Sahara Way). Commercial lots to west of U.S. 95 and Artesia Way varied in size, with the largest lots located to the north and south of Beechwood Place. The origin of the street names is not known, although at least four of the interior streets (e.g., Beechwood Place, Orange Avenue, Elwood Place, and Magnolia Avenue) are named after trees.

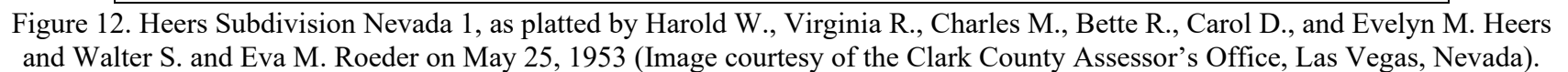
The Heers Subdivision Nevada 1 plat was part of a larger neighborhood plan as illustrated by a March 27, 1953, article in the *Las Vegas-Review Journal* which claimed that Heers Associates intended to develop a “1000-home subdivision” in the area (*Las Vegas Review-Journal* 1953). As proposed, the neighborhood was to include “900 single dwelling lots, 35 multiple dwelling lots, a five-acre commercial site, and a school site” within a “one-half mile square” area along the Tonopah Highway (now U.S. 95), between “the golf course road on the north and the Twin Lakes Road on the south” (*Las Vegas Review-Journal* 1953).

In December 1953, an advertisement for an open house was printed in the *Las Vegas Review-Journal* in which the subdivision was referred by the name Twin Lakes Village (see Figure 7). Heers Associates was listed as the general contractor and builder for the development, which offered two- and three-bedroom homes in numerous styles and plans. The advertisement depicts five plans along with a floorplan for one of the models. Prices ranged from \$10,750 for a two-bedroom home, up to \$12,900 for a three-bedroom dwelling with two bathrooms for qualified veterans; terms were available to civilians upon request (*Las Vegas Review-Journal* 1953). The homes were touted as having open living, dining, and

kitchen areas which “flowed together for modern living;” “lavish natural finish cabinets;” dramatic window treatments; outside storage rooms with convenient access; “exquisite decorative touches; handsome carports that could be converted into rooms; spacious ceiling height closets; step saving kitchens with heat-resistant, stainproof drainboards; and sturdy, heat reflecting roofs” that were “impervious to the elements” (*Las Vegas Review-Journal* 1953). The neighborhood was shown as continuing to the east of the Tonopah Highway (U.S. 95), with the model home located to the west of the highway in the northern portion of the plat (Figure 13).



Figure 11. Plats filed within Twin Lakes Village subdivision.



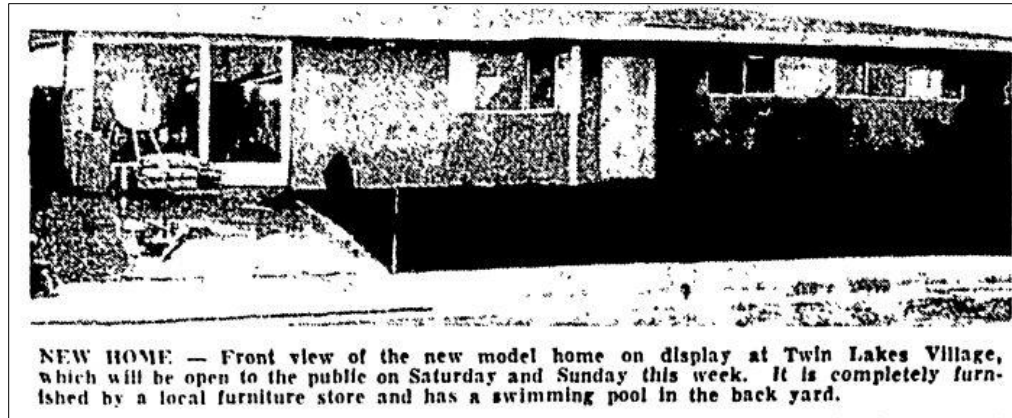


Figure 13. View of a model home in the first unit of Twin Lakes Village (Image courtesy of *Las Vegas Review-Journal* 1953).

Twin Lakes Village, Unit 1, Addition and Twin Lakes Village, Unit 2

In 1954, brothers Charles and Carol Heers, and their former associate, Walter Roeder, incorporated a Nevada-based development company known as Twin Lakes Village, Inc. and, on February 9, recorded a second plat in the same area as the Heers Subdivision (*Las Vegas Review-Journal* 1955b). This plat, known as Twin Lakes Village, Unit 1, Addition, was a re-subdivision of Block 1 and Lots 1, 2, 3, and 4 of Block 2 in the Heers Subdivision. The new plat subdivided Block 1 into two separate blocks—known as 1A and 1B. The two blocks were separated by a new collector street—called Oasis Avenue—which extended north from W. Washington Avenue. Block 1A included a total of seven residential lots that were bordered on the east by U.S. 95. Block 1B included 12 new residential lots as well as a small cul-de-sac, known as Oasis Circle. The re-subdivision of Lots 1, 2, 3, and 4 of Block 2 added an additional 54 residential lots and another small cul-de-sac—known as Orange Circle (Figure 14).

A third plat, known as Twin Lakes Village, Unit 2 was filed by Twin Lakes Village, Inc. on the same day as the Unit 1, Addition. This plat was located to the west of the Heers Subdivision and consisted of four new blocks (Blocks 10–13), as well as an extension of Block 7 of the Heers Addition to include an additional 19 lots (Lots 12–30). The new blocks varied in size, with the smallest (Block 13) having only seven residential lots, and the largest (Block 10) containing a total of 45 lots (Figure 15).

By June 1954, Twin Lakes Village, Inc. had obtained building permits to construct a total of 73 residences in the Unit 1, Addition and Unit 2 tracts. The city granted the company permits to build 32 houses on Pyramid Drive; 15 on Navajo Way; 17 on Date Street, four on Villa Circle, two on Riverside Drive; and three on Orange Circle. All of the residences were expected to cost \$9,000, except for the three houses on Orange Circle, which would be \$10,000 (*Las Vegas Review-Journal* 1954b). The homes consisted of one-story Ranch style homes of wood-frame and stucco construction (Figure 16).



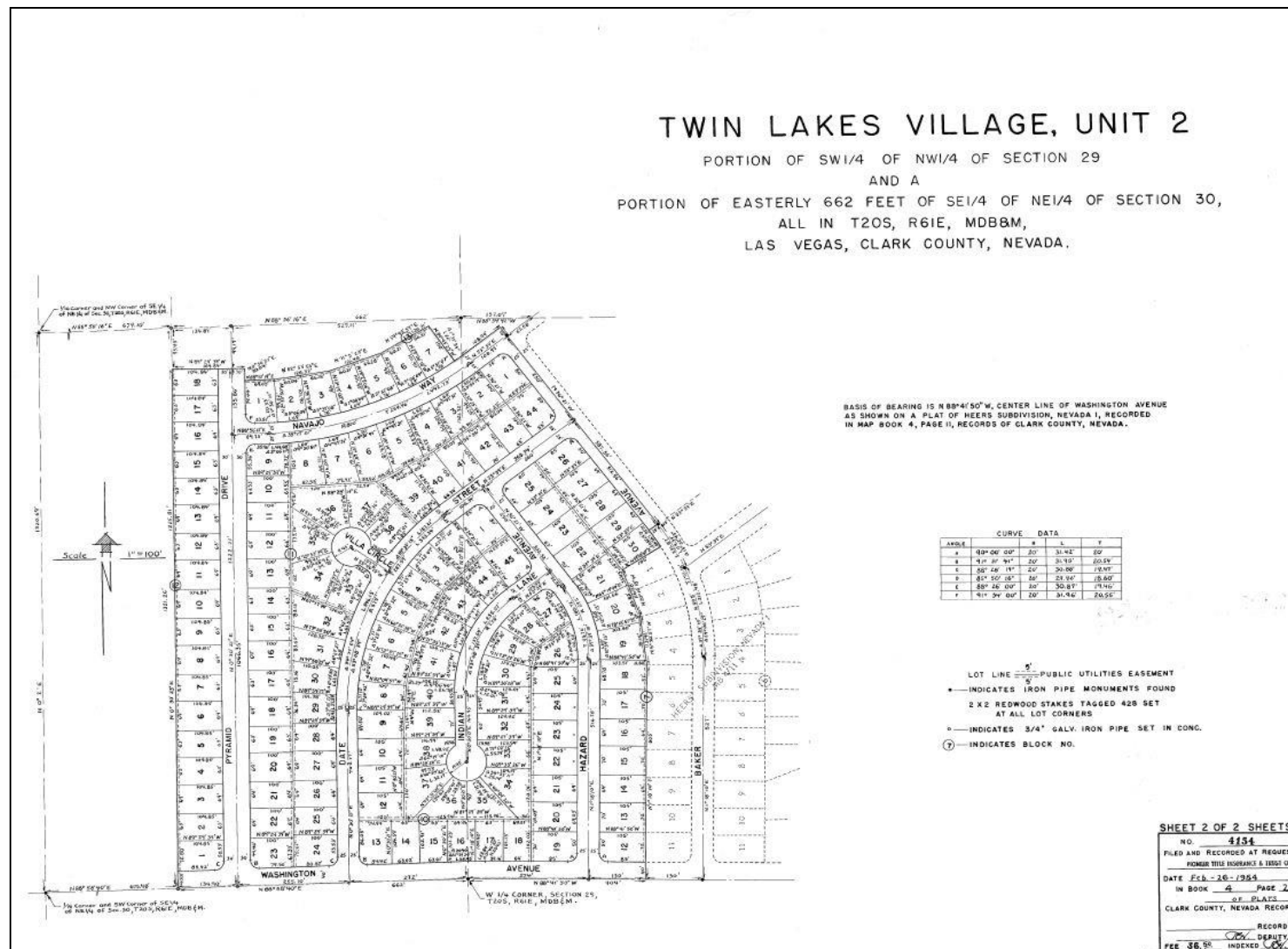


Figure 15. Twin Lakes Village, Unit 2, as platted by Twin Lakes Village, Inc. on February 9, 1954 (Image courtesy of the Clark County Assessor's Office, Las Vegas, Nevada).



Figure 16. Homes in Twin Lakes Village, shortly after their construction, ca. 1954 (Image courtesy of National Real Estate and Building Journal, Vol. 55, Issue 4).

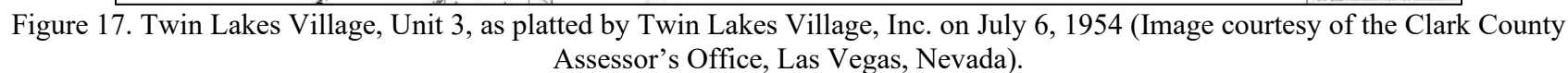
Twin Lakes Village, Unit 3

In July 1954, Twin Lakes Village Inc. filed a plat for the Twin Lakes Village, Unit 3 tract. Unit 3 of Twin Lakes Village was located north of the Heers Subdivision and was bounded by Vegas Drive on the north, Riverside Drive on the south, Silver Lake Drive on the west, and Rancho Drive on the east (Figure 17). It included Lots 4-10 of Block 8 of the Heers Subdivision and Lots 15 and 16 of Block 13 of Twin Lakes Village, Unit 2. The tract also included six new blocks—identified as Blocks 14, 15, 16, 17, 18, and 19. The smallest of the new blocks was Block 19, which only contained two lots and the largest was Block 17 which contained 20 individual residential lots. One commercial property is located in Twin Lakes Village Unit 3. The gas station at 1549 N. Rancho Drive was constructed on the corner of Rancho and Vegas Boulevard in 1961.

Twin Lakes Village, Unit 4

Twin Lakes Village Inc. filed the final plat for the Twin Lakes Village subdivision in November 1955. Twin Lakes Village, Unit 4 represented the final unit of the Twin Lakes Village development as initially envisioned by the Heers brothers. The tract was located in the northwestern portion of the original Twin Lakes Village development. It was bordered on the north by Vegas Drive, the south by Navajo Way, the east by Silver Lake Drive, and on the west by Pyramid Drive. The Twin Lakes Village, Unit 4 tract included Lots 3-54 of Block 19 of the Twin Lakes Village, Unit 3 tract; Lots 8-31 of Block 13 of the Twin Lakes Village, Unit 2 tract; and Lots 1-10 of Block 18 of the Twin Lakes Village, Unit 3 tract. It also added one additional block—Block 20—which contained 19 residential lots facing onto Pyramid Drive (Figure 18).

Advertisements for homes in Unit 4 boasted that “Better living is the theme of the new Unit Four homes now under construction at Twin Lakes Village” (*Las Vegas Review Journal* 1956c). Homes in Unit 4 included three bedrooms and two bathrooms, and were planned for “indoor-outdoor living,” with floor to ceiling windows and a sliding glass door connecting the living room and patio (*Las Vegas Review Journal* 1956c).





TWIN LAKES VILLAGE SURVEY RESULTS

North Wind documented a total of 553 residential properties and one commercial property within Twin Lakes Village. Included in this count are four properties located along W. Vegas Drive which were originally built as single-family residences but are now used for commercial purposes. The property at 1549 N. Rancho Drive is the only commercial property in Twin Lakes Village that was originally constructed for that purpose. The property is a former gas station that exhibits characteristics of the Modern style.

All 553 of the single-family residences in Twin Lakes Village were built between 1954 and 1964. The Twin Lakes Village neighborhood contains five tracts or units, including the Heers Subdivision Nevada 1, Twin Lakes Village, Unit 1 Addition, Twin Lakes Village, Unit 2, Twin Lakes Village, Unit 3, and Twin Lakes Village, Unit 4. The Ranch style is the most common architectural style in the neighborhood. This style applies to 517 (or 93 percent) of all the residences in Twin Lakes Village. Only one residence, located at 1001 Hazard Avenue, can be classified as a Spanish Ranch—a type of styled ranch that provides some slight variation on the ubiquitous Ranch style. The remaining 35 properties have been altered to such an extent that their original style is no longer evident. A detailed analysis of architectural styles, with corresponding construction dates, is provided in Table 6 below.

Table 6. Dispersion of Architectural Styles and Construction Years Within the Twin Lakes Village Neighborhood		
Architectural Style	Construction Year Span	Number of Properties
Ranch	1954-1964	517
No Style	1954-1961	35
Spanish Ranch	1954	1
Modern	1961	1

Ranch Style

All of the Ranch style homes located in Twin Lakes Village are one-story wood-frame construction with a concrete foundation. Floor plans within the neighborhood are generally rectangular or L-shaped. Historically, each home in Twin Lakes Village featured a stucco exterior and a “handsome” attached carport (*Las Vegas Review Journal* 1953b). Since they were constructed, the majority of the Ranch style homes have experienced alterations to their exterior finish, including the installation of wood or vinyl siding and stone and/or brick veneer. Additionally, the enclosure of the attached carport is one of the most common alterations for houses in the neighborhood.

The overall design and form of each Ranch style residence located within Twin Lakes Village generally corresponds to one of the five home plans that were originally offered by the tract’s developers. These five plans appear to have been used to construct homes in all five units of the Twin Lakes Village subdivision. Included in these plans were two L-shaped

models, known as “the Bel Air Cottage” and the “Capri Modern,” which each featured a cross hipped roof with an extremely low pitch (Figure 19; Figure 20).



Figure 19. Sketch of “The Bel Air” model constructed within Twin Lakes Village (Image reprinted from the *Las Vegas Review Journal* 1953b).



Figure 20. Sketch of “The Capri Modern” model constructed within Twin Lakes Village (Image reprinted from the *Riverside Daily Press* 1952).

As originally constructed, different window types provided the only visual distinction between the Bel Air Cottage and the Capri Modern plans. The Bel Air Cottage featured an aluminum ribbon window on the front façade of the ell and a small aluminum two lite window on the front façade of the building’s main block. The Capri Modern originally contained two horizontal aluminum sliding windows on the ell and a larger picture window on the main block.

There are no intact examples of these two models remaining in the Twin Lakes Village subdivision today. Common alterations to these two models include the enclosure of the attached carport; the construction of incompatible additions that are visible from the public right-of-way; roofline alterations; changes in fenestration patterns, including the removal and/or replacement of original windows and doors; and modifications to exterior sheathing

materials. The extent of these changes varies between residences. For example, the “Capri Modern” style residence at 917 Artesia Way exhibits only minor exterior alterations, including the enclosure of the original carport, while a similar model located at 1009 Date Street has experienced extensive alterations including the addition of a front gable roof; application of a stone veneer on the front façade; and enclosure of the original carport (Photograph 9; Photograph 10).



Photograph 9. View of the Ranch style residence at 917 Artesia Way in the Twin Lakes Village, Unit 1 Addition, showing minimal alterations, facing northwest. (North Wind 2023).



Photograph 10. View of the Ranch style residence at 910 Baker Avenue in Heers Subdivision Nevada 1, facing east. This house is an example of the “Capri Modern” plan (North Wind 2023).

The developers of Twin Lakes Village also offered a third hipped roof model—called the “Coral Gables”—which featured a simple rectangular plan (Figure 21). The front façade of the Coral Gables model had a stepped design, with one end of the façade projecting slightly beyond the building’s main block, but still incorporated under the existing roofline. The main entry consisted of a recessed single-leaf door located on the main block. Several mostly intact examples of this model are still located throughout the Twin Lakes Village subdivision, including the residence at 920 Hazard Avenue which does not appear to have undergone any exterior modifications since its initial construction in 1954 (Photograph 11). Typical alterations to the Coral Gables model are exhibited by the Ranch style residence at 1113 Pyramid Drive, and include the enclosure of the attached carport, alterations to the building’s exterior sheathing materials, and modifications to the original windows and/or doors (Photograph 12).



Figure 21. Sketch of “The Coral Gables” model constructed within Twin Lakes Village
(Image reprinted from the Riverside Daily Press 1952).



Photograph 11. View of the Ranch style residence at 920 Hazard Avenue in Twin Lakes Village, Unit 2, facing east. This house represents one of the best intact examples of the “Coral Gables” plan (North Wind 2023).



Photograph 12. View of the Ranch style residence at 1113 Pyramid Drive in Twin Lakes Village, Unit 2, facing west. Note the extensive alterations to the original “Coral Gables” plan (North Wind 2023).

Finally, the developers of Twin Lakes Village also provided two smaller home models—called “The Newport” and “The Nevada Ranch House”—which incorporated a rectangular plan and a side-gabled roof (Figure 22; Figure 23). On these models, the side-gabled roof is commonly split with the portion over the garage situated slightly lower than the roof over the main house. While these two models shared a similar appearance, the front façade provided some slight variation. Most notably, the Newport model had a recessed entry, while the entry to the Nevada Ranch House was flush with the façade.



Figure 22. Sketch of “The Newport” model constructed within Twin Lakes Village (Image reprinted from the *Riverside Daily Press* 1952).



Figure 23. Sketch of “The Nevada Ranch House” model constructed within Twin Lakes Village (Image reprinted from the *Riverside Daily Press* 1952).

The majority of the Ranch style homes that were constructed based on these two models have been heavily altered. While there does not appear to be any unaltered examples of the Nevada Ranch House remaining in Twin Lakes Village today, a few intact examples of the Newport model are still scattered throughout the neighborhood. For example, the house at 919 Date Street in Unit 2 of Twin Lakes Village, represents a good intact example of the “Newport” plan (Photograph 13). Common alterations to these two models include changes to the exterior cladding; the construction of incompatible additions that have altered the original form and massing of the residence; enclosure of the carport, replacement of original windows and doors, and modifications to fenestration patterns (Photograph 14; Photograph 15). The house located at 3107 Elmwood Place illustrates common alterations to the “Newport” plan, including the application of brick veneer on the building’s exterior, changes in fenestration patterns, and enclosure of the original carport. Additionally, the

house located at 910 Magnolia Avenue shows typical alterations to the “Nevada Ranch House” model, including window replacement and enclosure of the original carport.



Photograph 13. View of the Ranch style residence at 919 Date Street in Twin Lakes Village, Unit 2, facing west. This house represents an intact example of the “Newport” plan (North Wind 2023).



Photograph 14. View of the Ranch style residence at 3107 Elmwood Place in Twin Lakes Village, Unit 2, facing south, showing common alterations (North Wind 2023).



Photograph 15. View of the Ranch style residence at 910 Magnolia Avenue in Heers Subdivision Nevada 1, facing east. Note the alterations to the “Nevada Ranch House” plan (North Wind 2023).

Spanish Ranch

Only one house in Twin Lakes Village exhibits characteristics of the Spanish Ranch style. The house, located at 1001 Hazard Avenue, has an irregularly shaped plan with a low-pitched, cross-hipped roof (Photograph 16). An open carport is located on the south end of the residence. A stucco arch has been constructed on the east (front) façade that partially conceals a two-lite vinyl window and single-leaf entry located on the main block of the residence. Additional fenestration on the east façade includes one three-lite and one two-lite vinyl window.



Photograph 16. View of the Spanish Ranch style residence at 1001 Hazard Avenue in Twin Lakes Village, Unit 2, facing west (North Wind 2023).

Modern

The only Modern style property in the Twin Lakes Village neighborhood is the commercial property located at 1549 N. Rancho Drive. The building was originally constructed for use as a gas station in 1961. The building is masonry construction and features a decorative stone veneer on the east (front), north, and south facades. The building has two single leaf entry doors with inset glass panels on the east (front) façade and a distinctive flat roofed canopy that extends northwest from the front façade (see Photograph 5).

TWIN LAKES VILLAGE ELIGIBILITY EVALUATION

All 555 historic-age properties in the Twin Lakes Village subdivision were evaluated individually for listing in the NRHP under the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997). They were also evaluated for NRHP

eligibility using the guidelines established in *National Register Bulletin 46: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which provides additional guidance for evaluating postwar residential subdivisions (Ames and McClelland 2002). Additionally, as Twin Lakes Village is comprised of a “significant concentration, linkage, or continuity” of buildings and structures “united historically or aesthetically by plan or physical development,” the neighborhood was evaluated in its entirety as a district (National Park Service 1997:5).

North Wind has determined that the period of significance for Twin Lakes Village should begin in 1953 when the plat for the first unit of Twin Lakes Village (known as Heers Subdivision Nevada 1) was filed and end in 1964 as this marked the conclusion of residential construction in the neighborhood prior to the established cutoff date of 1982. Specifically, the property was evaluated for eligibility to the NRHP under Criterion A for its association with Community Planning and Development in northwest Las Vegas during the postwar era; under Criterion B for its association with the lives of significant persons; under Criterion C for Design/Construction as a representative example of mid-twentieth century domestic architecture; and under Criterion D for its information potential. It was determined that for a building or structure to be considered individually eligible for NRHP listing it must be able to individually convey significance under one of the above Criteria, and also retain the majority of its historic integrity.

NRHP Individual Eligibility Recommendations

In the Twin Lakes Village subdivision, there are 555 extant historic-age residences that were constructed within the period of significance (1953–1964). North Wind recommends that none of the residences in Twin Lakes Village is potentially eligible for individual listing in the NRHP. Although each residence contributed to the suburban development of northwest Las Vegas in the postwar period, they were constructed as part of a larger neighborhood and, therefore, cannot individually convey their significance under this theme. For this reason, none of the residences is recommended individually eligible for NRHP listing under Criterion A.

As the documentation of Twin Lakes Village was limited to a reconnaissance level survey, background research on the developers and early residents of each property was not conducted. For this reason, properties were not evaluated for individual eligibility under Criterion B.

Each building was evaluated individually for potential significance under Criterion C, as representing “distinctive characteristics of a type, period, or method of construction” (National Park Service 1997). The homes in Twin Lakes Village predominantly consist of modest Ranch style residences, with one representative example of the Spanish Ranch style located in the neighborhood. In this regard, it was determined that in order for a property to be considered individually eligible, it must retain the majority of its integrity in order to convey its distinctive characteristics. Due to this high threshold for individual eligibility, none of the single-family dwellings within the Twin Lakes Village neighborhood is recommended as potentially individually eligible for listing in the NRHP under Criterion C.

Lastly, the buildings were individually evaluated for significance under Criterion D for research potential. As a result of the archival research efforts conducted for this project, the potential for these properties to yield significant information pertaining to an understanding of an important research domain has been exhausted and none of the buildings is recommended potentially eligible for individual listing under this Criterion.

City HPR Individual Property Eligibility Recommendations

North Wind recommends that none of the residences within the Twin Lakes Village neighborhood meets the criteria for designation as an individual property in the City's HPR (Chapter 19.10.150.I) as the homes do not meet the criteria for listing in the State or National Register of Historic Places and were not determined to be of exceptional local significance and express a distinctive character.

NRHP District Recommendation

Based upon the results of the survey, North Wind recommends that Twin Lakes Village has historical significance under NRHP Criterion A for its role as the first residential housing tract constructed in northwest Las Vegas in the postwar era. Although the neighborhood was constructed by the Heers brothers, a prolific family of property developers that operated throughout Nevada and Southern California in the mid-twentieth century, the majority of the residences in the neighborhood have experienced significant alterations since they were initially constructed and can no longer be considered characteristic of the Heers brothers' contributions to suburban development in Las Vegas during the period of significance. Therefore, the district is recommended not eligible for listing in the NRHP under Criterion B. While many of the buildings located within Twin Lakes Village are representative of residential construction methods developed for American domestic architecture during the postwar era, the majority have been altered since their initial construction, and, therefore, cannot be considered the best and most representative example of this type of construction remaining in Las Vegas. Therefore, Twin Lakes Village is recommended not eligible for NRHP listing under Criterion C. Lastly, as the neighborhood is a surface manifestation, its information potential has been exhausted by the current study and it is recommended not eligible for listing in the NRHP under Criterion D.

While Twin Lakes Village has significance under Criterion A, due to modern alterations and additions, it is North Wind's finding that only 44 (or 8 percent) of the 555 historic-age buildings remaining within the neighborhood retain sufficient integrity to be considered contributors to a potential historic district (Table 7). As the eligibility guidelines for historic districts require a majority of the total resources to be contributors, the district does not retain sufficient integrity to be considered eligible for listing in the NRHP under any Criteria (National Park Service 1997).

City HPR Historic District Eligibility Recommendations

North Wind recommends that the Twin Lakes Village neighborhood does not meet the criteria for designation as a historic district in the City's HPR (Chapter 19.10.150.I) as the neighborhood does not meet the criteria for listing in the State or National Register of

Historic Places and was not determined to be of exceptional local significance and express a distinctive character.

Table 7. Contributing Properties in Twin Lakes Village By Plat			
Plat Name	Total Number of Properties	Contributing Properties	Percentage
Heers Subdivision Nevada 1	150	2	1
Twin Lakes Village, Unit 1, Addition	39	5	13
Twin Lakes Village, Unit 2	133	15	11
Twin Lakes Village, Unit 3	124	13	10
Twin Lakes Village, Unit 4	109	9	8
Total	555	44	8

TWIN LAKES ESTATES (1955–1961)

Twin Lakes Estates was initially developed by Heers Incorporated in the mid-1950s. Later units of the neighborhood were constructed by Norman Jacobson, a former employee of Heers Incorporated, between 1959 and 1961. In total, the Twin Lakes Estates neighborhood consists of seven plats located to the south of W. Washington Avenue (Table 8; Figure 24). The development encompasses approximately 52 acres and is bordered on the east by Lorenzi Park and on the west by the Charleston Estates subdivision. The U.S. 95 freeway cuts through the southern portion of the neighborhood. A summary of the development of Twin Lakes Estates, organized by plat, is provided below.

Table 8. Plats Comprising Twin Lakes Estates			
Plat Name	Date Filed	Owner(s)	No. of Lots
Twin Lakes Estates Unit 1	October 19, 1955	Heers Incorporated	56
Twin Lakes Estates Unit No. 2	February 17, 1959	Southwestern Subdividers	35
Twin Lakes Estates Unit No. 3	August 26, 1959	Southwestern Subdividers	37
Twin Lakes Estates Unit. No. 4	February 15, 1960	Southwestern Subdividers	19
Twin Lakes Estates Unit No. 5	August 12, 1960	Southwestern Subdividers	17
Twin Lakes Estates Unit No. 6	March 27, 1961	Southwestern Subdividers	7
Twin Lakes Estates Unit No. 6A	March 28, 1961	Anchorage Development Corporation	38
Total No. of Lots			202

Twin Lakes Estates Unit 1

In 1955, Charles Heers—now doing business as Heers Incorporated—filed a plat for the first unit of the Twin Lakes Estates development. The plat, known as Twin Lakes Estates Unit 1, was the first residential development located on the south side of W. Washington Avenue, immediately to the west of Lorenzi Park. As initially developed, it included four blocks generally bounded by W. Washington Avenue on the north, Pyramid Drive on the south, Twin Lakes Drive on the east, and Algiers Road (now N. Valley View Road) on the west. The largest block in Twin Lakes Estates Unit 1 was Block 3, which contained a total of 18 lots, each measuring approximately 114 feet by 80 feet in size (Figure 25).

The first model homes in Twin Lakes Estates Unit 1 were available for viewing in October 1955. Homes in the development offered state of the art building systems including built in ranges and ovens, wall refrigerators, and birch cabinets. Residences also offered a “intercommunication system [that] enabled the busy housewife to answer the door, talk room to room, or play music in all or any parts of the house without ever leaving the kitchen” (*Las Vegas Review Journal* 1955c).

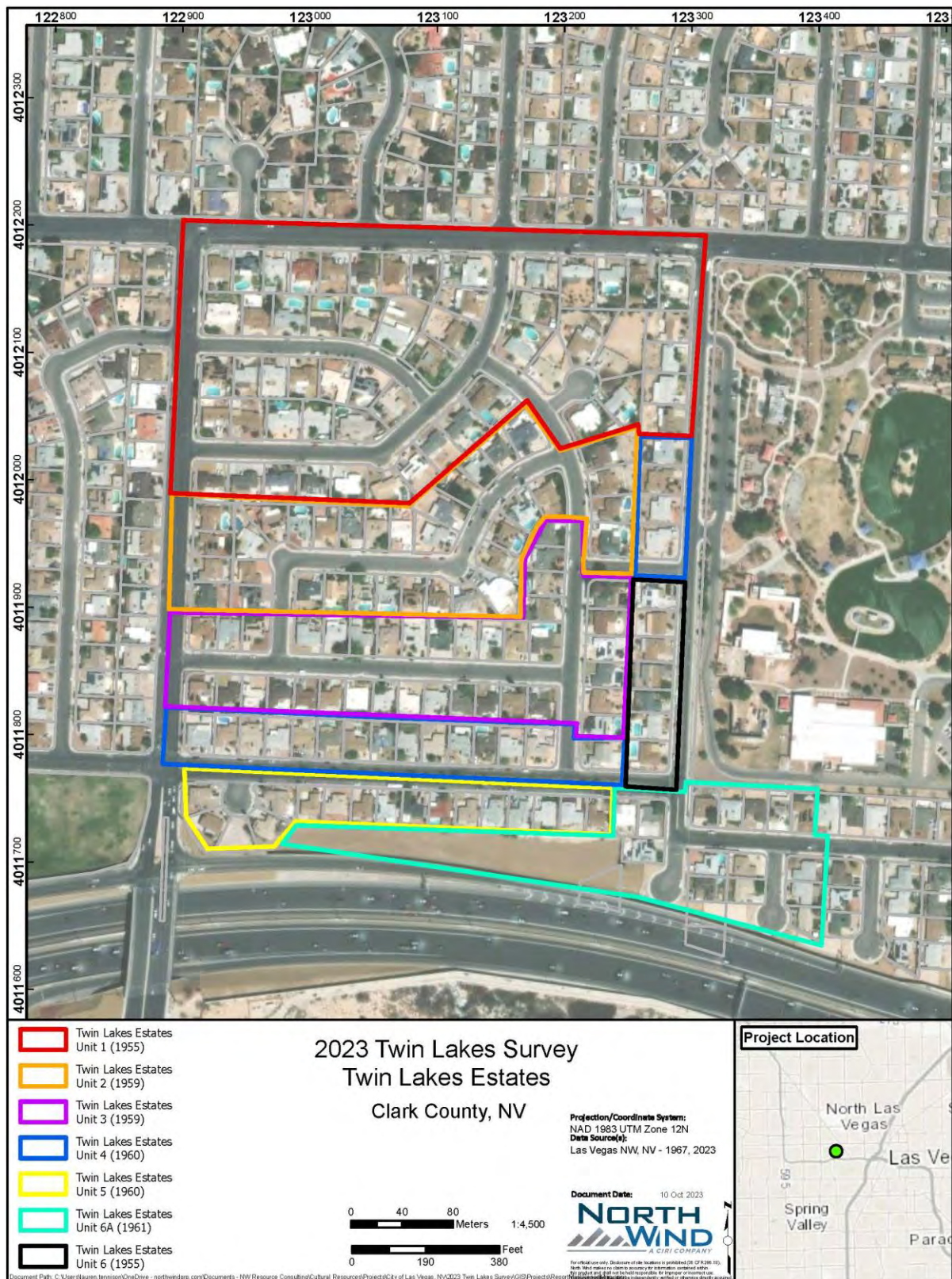


Figure 24. Plats filed within Twin Lakes Estates subdivision.



Figure 25. Twin Lakes Estates, Unit 1, as platted by Heers Incorporated on October 19, 1955 (Image courtesy of the Clark County Assessor's Office, Las Vegas, Nevada).

Twin Lakes Estates Unit Nos. 2–6

The success of the Heers brothers' developments soon attracted other California-based developers to the Twin Lakes area beginning in the late-1950s. In 1956, Norman Jacobson, an employee of Heers Incorporated, bought out his former employers and took over the development of Twin Lakes Estates (*Las Vegas Sun* 1969). Three years later, in 1959, Jacobson's new company—Southwestern Subdividers—filed the first in a series of four supplemental plats (Twin Lakes Estates Units Nos. 2–6) for the Twin Lakes Estates development. Unit 2 was located on the south side of the existing Unit 1 tract (Figure 26). It included three blocks containing between four and 19 lots each, located on the north and south sides of Riviera Drive.

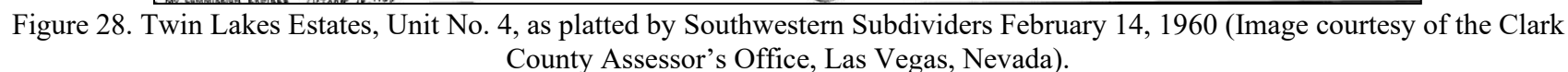
In August 1959, Jacobson filed the Unit No. 3 plat, which was located immediately south of Unit 2 (Figure 27). This plat included an additional four blocks with between three and 14 lots per block. Fortune Avenue served as the main circulation route through the Unit No. 3 plat.

The following year, in 1960, Southwestern Subdividers filed additional plats for Twin Lakes Estates Unit Nos. 4 and 5. Unit No. 4 included an additional three blocks located to the south of Unit No. 3 and to the east of Unit No. 2 (Figure 28). Block 1 and 2 of the Unit No. 4 tract fronted onto Bonanza Avenue, while Block 3 faced Twin Lakes Drive. The Unit No. 5 plat was filed in August 1960, and consisted of one block containing 17 lots to the south side of Bonanza Avenue (Figure 29). In March 1961, Jacobson filed the final plat under the Southwestern Subdividers name. This plat, known as Twin Lakes Estates Unit No. 6, consisted of seven lots located along Twin Lakes Drive between Bonanza Avenue and Nugget Avenue (Figure 30).

Homes in Twin Lakes Estates Unit Nos. 2–6 plats were constructed by the Viking Construction Company, which was also operated by Norman Jacobson. For the development, the company offered four floor plans that “each in its own way, embodied the casual yet convenience of style and utility desired by every homeowner” (*Las Vegas Review Journal* 1959). Houses in Twin Lakes Estates Unit Nos. 2–6 were similar in size and appearance to those constructed in the Twin Lakes Estates Unit 1 tract. Each home featured two-car garages, built in G.E. deluxe electric kitchens, birch cabinets, and aluminum casement windows which made each home “airtight” (Figure 31) (*Las Vegas Review-Journal* 1959).







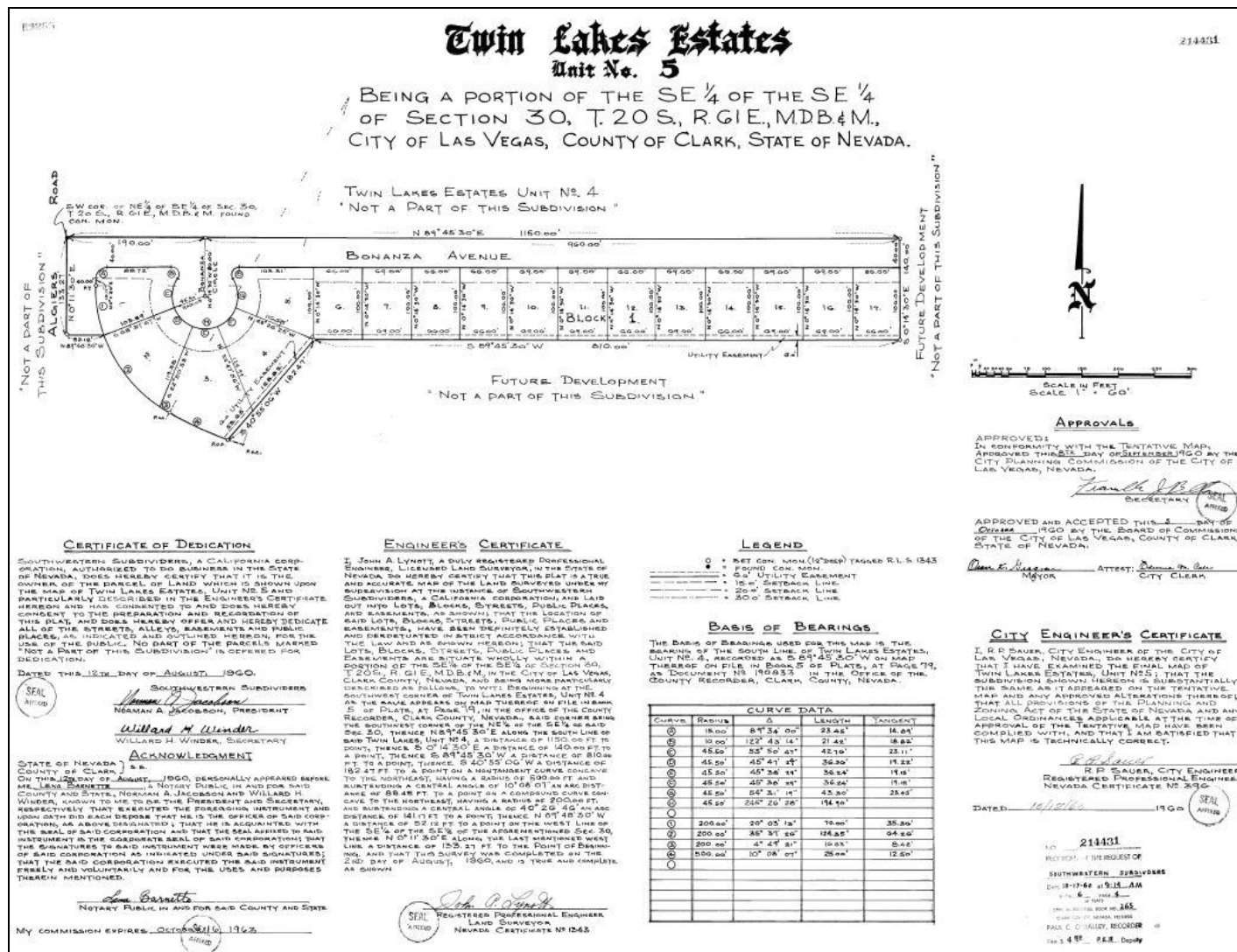
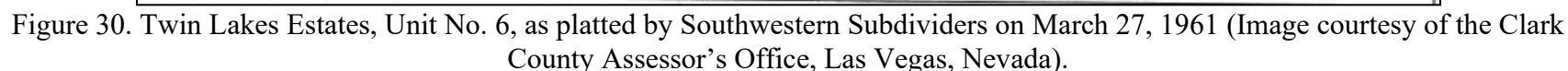


Figure 29. Twin Lakes Estates, Unit No. 5, as platted by Southwestern Subdividers on August 12, 1960 (Image courtesy of the Clark County Assessor's Office, Las Vegas, Nevada).



In beautiful Twin Lakes Estates Las Vegas families are finding luxurious living with economical advantages never before possible. This custom-built community is located in one of Las Vegas' finest residential areas, completely removed from the hustle and bustle of city traffic, yet within easy access of Twin Lakes Shopping Center, fine schools, the recreational facilities of Twin Lakes Lodge, the Municipal Golf Course; and within 5 minutes drive of the heart of town. A blending of fine materials and excellent craftsmanship has been achieved by Viking Construction Company with every effort and skill put forth to build a quality residence that will continue to enrich with time, both in beauty and value; a lasting source of pride for you who make Twin Lakes Estates your home.

...a new world of
Elegant Living

luxurious

Twin Lakes Estates!

FEATURING...

- Completely insulated, both wall and ceiling.
- Pullman type lavatories.
- Your choice of interior painted wall color schemes.
- Fireplace in living room; barbecue in family and/or dining room.
- Sliding glass doors with full screens to covered patio and concrete terrace areas.
- Hardwood doors and kitchen cabinets of natural finished birch.
- Deluxe electrical fixtures and American Standard plumbing fixtures.
- All exterior doors weatherstripped.
- Ceramic tile, sliding glass door enclosed, showers.
- Ceramic tile service, drainboard breakfast - bar and dressing counter tops.
- Abundant storage and closet space, plus roomy 2-car garage.

PLUS many more, both in interior and general construction, too numerous to list here.

FHA and Conventional Financing
with terms tailored to fit your individual need and desires

OPEN DAILY 10 a.m. - 9 p.m. for your inspection
four Beautiful Models completely furnished and decorated by...
North Main Furniture & Carpet Co.
SALES OFFICE

ELECTRIC APPLIANCES: Built-right-in are these fine General Electric Appliances — oven, surface cooking unit, dishwasher, disposal, washer and drier.

LIGHT FOR LIVING: Light for seeing and light for beautifying — carefully planned with the right light in the right spot.

ELECTRIC HEATING & COOLING: Abundant forced air refrigerated cooling for summer and heating for winter — automatically controlled for year 'round comfort.

FULL HOUSE POWER: 200 Ampere electric service for today's wonders and tomorrow's miracles — planned for a lifetime. A Medallion home is your assurance of living better electrically.

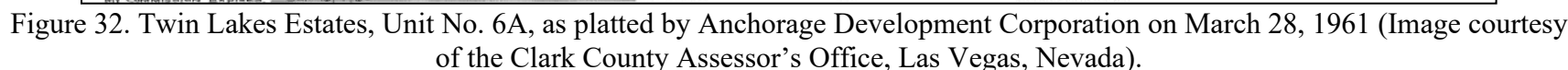
HOW TO GET THERE
Through either underpass to Tonopah Highway and follow the signs to the MODEL HOMES.

Figure 31. 1959 newspaper advertisement for Twin Lakes Estates, showing typical homes in Twin Lakes Estates Unit Nos. 2–5 (Image reprinted from the *Las Vegas Review-Journal* 1959).

Twin Lakes Estates Unit No. 6A

In March 1961, Norman Jacobson—now doing business as the Anchorage Development Corporation—filed the final plat for the Twin Lakes Estates development. This plat, known as Twin Lakes Estates Unit No. 6A, consisted of three blocks, each containing between five and 20 lots. Twin Lakes Estates Unit 6A was generally located between Twin Lakes Estates Unit No. 5 and the U.S. 95 freeway. It had four cul-de-sacs, including Avalon Circle, Hydrangea Circle, Pyracantha Circle, and Oleander Circle (Figure 32). A month after the plat was filed for Twin Lakes Estates Unit 6A, in April 1961, the *Las Vegas Review-Journal*, announced that Jacobson's Viking Construction Company would soon open a new unit of homes in the \$21,000 price range in the Twin Lakes Estates neighborhood (*Las Vegas Review-Journal* 1961b). Similar to other developments in the Twin Lakes area during this time, the new homes would feature three bedrooms and a “number of floor plans and elevations” (*Las Vegas Review Journal* 1961b). A review of historic aerial imagery indicates that the Twin Lakes Estates Unit 6A tract was completely built out by 1963.

Between 2000 and 2004, a freeway widening project led to the demolition of all the housing in Twin Lakes Estates Unit 6A that was located on the west side of Twin Lakes Drive. Of the 38 lots that originally comprised the tract, only 15 remain.



TWIN LAKES ESTATES SURVEY RESULTS

A total of 183 properties were documented within the Twin Lakes Estates neighborhood as part of the current survey. All 183 of these properties were built as single-family residences between 1956 and 1962. The homes are all one story, wood-frame construction with concrete foundations.

The Twin Lakes Estates neighborhood is comprised of seven plats, including Unit 1 and Unit Nos. 2–6 and 6A. All of the homes exhibit characteristics of the Ranch architectural style. One building within the neighborhood has been altered to the extent that its original architectural style is no longer discernible.

Advertisements for the Ranch-style homes within the Twin Lakes Estates neighborhood claim 35 different elevations and eight floor plans (*Las Vegas Review-Journal* 1955a). The homes are roughly divided between those having L-shaped plans and those having rectangular plans (Photograph 17). All are one story. The overwhelming majority have attached, two-car garages either located at the far end of the main facades, opposite the main entry, or making up the ell. Roofs are low-pitched with moderate to wide eave overhangs. Roofs were originally clad in wood shake shingle or colored rock; however, most have replaced this material with composition shingle or Spanish tile. Roof massing has several variations. Homes with L-shaped plans have cross-gabled, hipped, gable-on-hip, or gable-on-hip with side or front gable. Homes with rectangular plans have side-gabled, hipped, gable-on-hip, or side-gable with front-facing gable-on-hip. Exterior sheathing varies in the type, combination, and placement of siding, stucco, and stone and brick veneer. Some horizontal siding is present at the boxed windows, as are stone or brick veneer accents on some models. Additionally, most models also have chimneys.



Photograph 17. East façade of the Ranch-style home at 621 Helyne Street, facing west. This is an example of the rectangular plan home with its original board-and-batten siding, wood shutters, and bracketed window box (North Wind 2023).

Fenestration patterns and types vary. The main entries face the street and consist of a single-leaf door, usually located directly adjacent to the garage. The entries are recessed within the main façade on some models. Porches also vary, consisting of small eave extensions over the entry, both supported and unsupported. On some models, porches extend across the main façade to shelter the entry and at least one window. Windows were advertised as being steel-frame casement type; however, most have been replaced by vinyl- or aluminum-frame, two-lite sliding windows. Additionally, some homes were observed to retain diamond-pane windows. Most windows are flush with the façade, and some retain faux wood shutters and wood panels underneath. Boxed windows are present as well, supported by brackets underneath and typically sheathed in horizontal siding. Some homes display a bracketed shelf underneath the bottom frame, or a shed roof over the windows. Garage ells typically had at least one window, both flush and boxed. Additional decorative elements include angled gable ends with projecting roof beams; decorative wood “frames” or geometric patterns on garage doors; wood shutters; shallow eave extensions over windows and garage doors; and decorative vergeboards with the absence of other elements typically associated with the Storybook Ranch style. Another interesting feature only present on two homes within the neighborhood is the “beaded” porch support (Photograph 18), or beaded posts between windows.

Common alterations include removal and replacement of original roofing with composition shingles or Spanish tile, removal and/or replacement of original sheathing, garage infill, and window replacement.



Photograph 18. East façade of the Ranch-style home at 313 Avalon Circle, facing west. Note the decorative details on the garage door, and “beaded” porch support (North Wind 2023).

An image of a model home was published in the *Las Vegas Review-Journal* on October 9, 1955 (Figure 33). This home is an example of the L-shaped plan with boxed windows with diamond panes and shed-roof and supported extended eave serving as the porch. Only one home within the neighborhood—3505 Pioneer Circle—retains these key stylistic elements (Photograph 19).

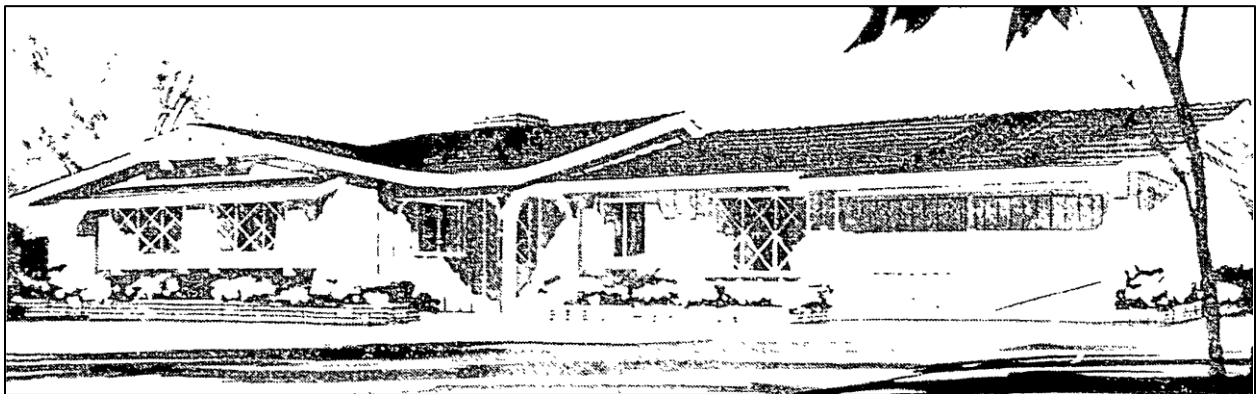


Figure 33. Ranch-style model home advertised in the *Las Vegas Review-Journal*, October 9, 1955.



Photograph 19. Northwest façade of the Ranch-style home at 3505 Pioneer Circle, facing southeast (North Wind 2023).

The final variation on the Ranch style within the Twin Lakes Estates neighborhood is the rectangle plan with a broad street frontage. An image of this model was advertised in the *Las Vegas Review-Journal* on October 23, 1955 (Figure 34). Although an example matching this advertisement was not found in the neighborhood, a few homes were documented with rectangular plans and broad street frontage (Photograph 20).

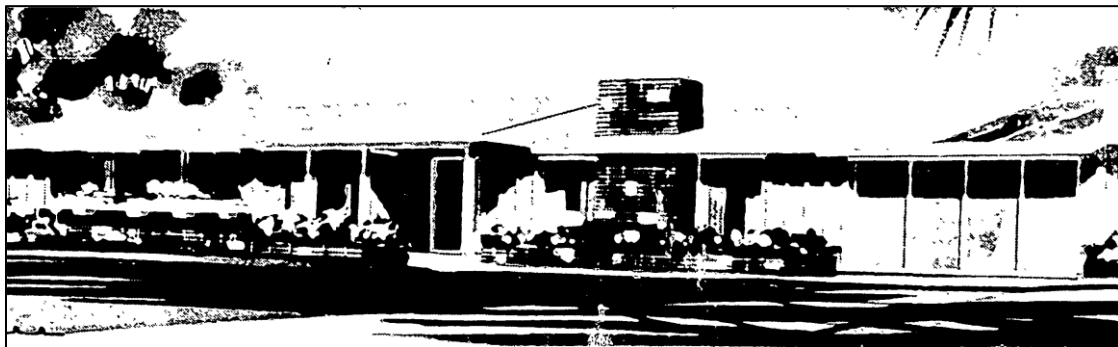


Figure 34. Image of a Ranch-style model with a broad street frontage advertised in the *Las Vegas Review-Journal* on October 23, 1955.



Photograph 20. South façade of the Ranch-style home at 3600 Pyramid Drive, facing north (North Wind 2023).

TWIN LAKES ESTATES ELIGIBILITY EVALUATION

All 183 properties in the Twin Lakes Estates neighborhood were evaluated individually for listing in the NRHP under the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997). They were also evaluated for NRHP eligibility using the guidelines established in *National Register Bulletin 46: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which provides additional guidance for evaluating postwar residential subdivisions (Ames and McClelland 2002). As Twin Lakes Estates is comprised of a “significant concentration, linkage, or continuity” of buildings and structures “united historically or aesthetically by plan or physical development,” the neighborhood was also evaluated in its entirety as a district (National Park Service 1997:5).

North Wind has established a period of significance for Twin Lakes Estates which begins in 1955 when the plat for the first unit of Twin Lakes Estates was filed and ends in 1962 with the conclusion of residential construction in the neighborhood prior to the established cutoff date of 1982. Specifically, the property was evaluated for NRHP eligibility under Criterion A for its association with Community Planning and Development in northwest Las Vegas during the postwar era; under Criterion B for its association with the lives of significant persons; under Criterion C for Design/Construction as a representative example of mid-twentieth century domestic architecture; and under Criterion D for its information potential. It was determined that for a building or structure to be considered individually eligible for

NRHP listing it must be able to individually convey significance under one of the above Criteria, and also retain the majority of its historic integrity.

NRHP Individual Eligibility Recommendations

Each of the 183 Ranch style residences located in Twin Lakes Estates was evaluated for individual eligibility under Criteria A, B, C, and D. North Wind recommends that none of the residences is potentially eligible for individual listing in the NRHP. Each residence in Twin Lakes Estates was constructed as part of a larger residential subdivision and, therefore, cannot individually convey its association with suburban development in northwest Las Vegas in the postwar period. Therefore, none of the properties is recommended potentially eligible for NRHP listing under Criterion A.

As documentation of Twin Lakes Estates was limited to a reconnaissance level survey, background research on the developers and early residents of each property was not conducted. For this reason, properties were not evaluated for individual eligibility under Criterion B.

Building permits were not researched as part of the current project and the extent of alterations to individual homes is unknown. While the majority of the single-family residences in Twin Lakes Estates embody the characteristics of the Ranch architectural style, none of the homes appears to represent an “exceptional example” of this style as required for individual listing in the NRHP per Ames and McClellan (2002). Therefore, none of the residences is recommended potentially eligible for NRHP listing under Criterion C. Lastly, all 183 residences in Twin Lakes Estates are surface manifestations and their potential to yield significant information pertaining to an understanding of an important research domain has been exhausted by the current project. For this reason, none of the buildings is recommended potentially eligible for individual listing under Criterion D.

City HPR Historic District Eligibility Recommendations

North Wind recommends that none of the residences within the Twin Lakes Estates neighborhood meets the criteria for designation as an individual property in the City’s HPR (Chapter 19.10.150.I) as the homes do not meet the criteria for listing in the State or National Register of Historic Places and were not determined to be of exceptional local significance and express a distinctive character.

NRHP District Recommendation

Based upon the results of the survey, North Wind recommends that Twin Lakes Estates is not eligible for NRHP listing under any Criteria. Although a majority (52 percent) of the residences remaining in the neighborhood are considered contributing properties, the Twin Lakes Estates subdivision does not demonstrate adequate significance to be considered eligible for NRHP listing (see Table 12). While the neighborhood is associated with the postwar housing boom and suburban development of northwest Las Vegas that occurred during the mid-twentieth century, Twin Lakes Estates does not meet the threshold for NRHP listing under Criterion A as defined by *National Register Bulletin 15*, which states that “mere

association with historic events or trends is not enough, in and of itself, to qualify under Criterion A...[and that] the property's specific association must be considered important as well." Neighborhoods that would meet the threshold for listing under Criterion A include early or prototypical housing tracts, an unusually large example, or one that incorporates innovative design qualities or production techniques (Hope 2011). As Twin Lakes Estates does not meet these conditions, it is recommended not eligible for NRHP listing under Criterion A.

While the Twin Lakes Estates neighborhood was primarily constructed by Norman Jacobson, a well-known property developer in the Las Vegas area, many of the residences in the neighborhood have undergone significant alterations since they were initially constructed, and more than a dozen houses in the southern portion of the tract were demolished as part of a recent highway improvement project. Due to these modifications, the Twin Lakes Estates development can no longer be considered an important example of Jacobson's work. Therefore, the district is recommended not eligible for individual listing in the NRHP under Criterion B. While many of the buildings located within Twin Lakes Estates are representative of residential construction methods developed for American domestic architecture during the postwar era, a significant number of houses have been altered since their initial construction, and, therefore, cannot be considered the best and most representative example of this type of construction remaining in Las Vegas. For these reasons, Twin Lakes Estates is recommended not eligible for NRHP listing under Criterion C. Lastly, as the neighborhood is a surface manifestation, its information potential has been exhausted by the current study and it is recommended not eligible for listing in the NRHP under Criterion D.

City HPR Historic District Eligibility Recommendations

North Wind recommends that the Twin Lakes Estates neighborhood does not meet the criteria for designation as a historic district in the City's HPR (Chapter 19.10.150.I) as the neighborhood does not meet the criteria for listing in the State or National Register of Historic Places and was not determined to be of exceptional local significance and express a distinctive character.

Table 9. Contributing Properties in Twin Lakes Village By Plat

Plat Name	Total Number of Properties	Contributing Properties	Percentage
Twin Lakes Estates Unit 1	56	23	41
Twin Lakes Estates Unit No. 2	34	22	65
Twin Lakes Estates Unit No. 3	37	20	54
Twin Lakes Estates Unit. No. 4	18	12	67
Twin Lakes Estates Unit No. 5	16	12	75
Twin Lakes Estates Unit No. 6	7	0	0
Twin Lakes Estates Unit No. 6A	15	7	47
Total:	183	95	52

RANCHO SQUARE (1959)

In April 1959, the plat for the Rancho Square subdivision was filed by Rancho Vista, Inc., a development company founded by local contractor Richard Toleno. As initially platted, the tract consisted of four blocks, containing between 11 and 18 lots each. The total number of lots in the development was 61 (Figure 35). Rancho Square was generally bounded by W Bonanza Road on the north, Austin Avenue on the south, Ramsey Street on the east, and El Dorado Street (later El Dorado Canyon Street) on the west (Figure 36).

The Rancho Square tract was developed by the Palomar Mortgage Company of San Diego, California. The company oversaw home construction and financing of Rancho Square, with State Realty handling individual home sales in the development. Each home in Rancho Square featured three bedrooms and two bathrooms and included a “400 Tappan oven,” garbage disposal, and heat pump (*Las Vegas Review-Journal* 1960b). Advertisements for Rancho Square indicate that the homes originally sold for approximately \$17,500 (Figure 37). The Rancho Square subdivision appealed to local homebuyers, with only two homes in the development still available by January 1961 (*Las Vegas Review-Journal* 1961c). Historic aerial photographs indicate that the entire Rancho Square subdivision was complete by 1963.





Figure 36. Plats filed within the Rancho Square subdivision.



Figure 37. 1960 newspaper advertisement for Rancho Square, (Image reprinted from the *Las Vegas Review-Journal* 1960).

RANCHO SQUARE SURVEY RESULTS

A total of 44 properties were documented within the Rancho Square neighborhood as part of the current survey. All 44 properties are single-family residences that were constructed in 1960. The majority of the residences, or 37 (84 percent) exhibit characteristics of the Ranch architectural style. The remaining seven buildings have been altered to the extent that their original architectural style is no longer discernible.

The Ranch-style homes within the Rancho Square Estates are one story and constructed of wood with stucco exteriors. Floor plans are L-shaped with some having two front-facing gables (or gable-on-hip) (Photograph 21), or cross-gabled roofs (Photograph 22). The homes were constructed with attached two-car garages that make up the ell. Garage doors face the street or the interior of the lot. Roofs have low slopes and wide eave overhangs with plain wood fascia. The original roof sheathing was white rock; however, most homes have rolled asphalt or composition shingles on the roof with vertical siding at gable ends. Original windows were aluminum-frame, two-lite sliding type and may be located on the main block of the home or on the garage, or both. Doors are single-leaf and face the street. Wood tone shingles were located on the facades.



Photograph 21. East façade of 205 Eldorado Canyon Street, facing southwest. This home represents the two front-facing gable type with flat-roof porch. The stone veneer and vinyl-framed windows are not original to the home (North Wind 2023).



Photograph 22. East façade of the Ranch-style home at 209 Eldorado Canyon Street, facing southwest. This home represents the cross-gabled type with recessed entry porch. The stucco exterior and vertical siding underneath the gable are believed to be original (North Wind 2023).

RANCHO SQUARE ELIGIBILITY EVALUATION

The 44 properties documented within the Rancho Square neighborhood were evaluated individually for listing in the NRHP under the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997). They were also evaluated for NRHP eligibility using the guidelines established in *National Register Bulletin 46: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which provides additional guidance for evaluating postwar residential subdivisions (Ames and McClelland 2002). Additionally, as the neighborhood is comprised of a “significant concentration, linkage, or continuity” of buildings and structures “united historically or aesthetically by plan or physical development,” the Rancho Square subdivision was evaluated in its entirety as a district (National Park Service 1997:5).

North Wind has established a period of significance for Rancho Square that begins in 1959 when the plat for the subdivision was initially filed and ends in 1960 with the conclusion of residential construction in the neighborhood prior to the established cutoff date of 1982. Specifically, the property was evaluated for eligibility to the NRHP under Criterion A for its association with Community Planning and Development in northwest Las Vegas during the postwar era; under Criterion B for its association with the lives of significant persons; under Criterion C for Design/Construction as a representative example of mid-twentieth century domestic architecture; and under Criterion D for its information potential. It was determined that for a building or structure to be considered individually eligible for NRHP listing it must be able to individually convey significance under one of the above Criteria, and also retain the majority of its historic integrity.

NRHP Individual Eligibility Recommendations

Based on the results of the survey, North Wind recommends that none of the residences located in the Rancho Square subdivision is potentially eligible for individual listing in the NRHP under any Criteria. The 44 residences in the neighborhood were constructed as part of the broader development of the Rancho Square subdivision, and are, therefore, not able to individually convey their significance under Criterion A.

Background research on early developers and former residents of each property was not conducted as part of the current reconnaissance level survey. For this reason, the properties were not evaluated under Criterion B.

As building permits were not researched as part of the current project, the extent of alterations to individual homes is not known. Although the majority of the single-family residences in Rancho Square exhibit characteristics of the Ranch architectural style, none appears to be an “exceptional example” of this style as required for individual listing in the NRHP per Ames and McClelland (2002). Therefore, none of the residences is recommended potentially eligible for NRHP listing under Criterion C. Finally, all of the residences in Rancho Square are surface manifestations and their information potential has been exhausted by the current study. Therefore, none of the 44 residences is recommended individually eligible for NRHP listing under Criterion D.

City HPR Individual Property Eligibility Recommendations

North Wind recommends that none of the residences within the Rancho Square neighborhood meets the criteria for designation as an individual property in the City's HPR (Chapter 19.10.150.I) as the homes do not meet the criteria for listing in the State or National Register of Historic Places and were not determined to be of exceptional local significance and express a distinctive character.

District Recommendation

The Rancho Square subdivision was also evaluated for potential eligibility as a historic district under Criteria A, B, C, and D. North Wind recommends that the district is not eligible for listing in the NRHP under any Criteria. A majority (57 percent) of the properties located in the neighborhood are considered contributing properties; however, the Rancho Square subdivision itself does not appear to possess the necessary significance to be considered eligible for NRHP listing as a historic district. The neighborhood was constructed as part of a larger wave of residential construction that occurred in northwest Las Vegas in the postwar era; however, guidance provided by *National Register Bulletin 15*, indicates that "mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A... [and that] the property's specific association must be considered important as well." According to Hope (2011), neighborhoods that would meet the conditions for listing under Criterion A include early or prototypical housing tracts, an unusually large example, or one that incorporates innovative design qualities or production techniques. As Rancho Square does not appear to meet these requirements, the district is recommended not eligible for NRHP listing under Criterion A.

Although the Rancho Square neighborhood was first platted by Richard Toleno and was developed by the San Diego-based Palomar Construction Company, it is not considered significant under Criterion B as no information could be found to suggest that either of these developers made a significant contribution to the suburban growth of Las Vegas during the period of significance.

The majority of the residences located in Rancho Square are representative of residential construction methods developed for American domestic architecture during the postwar era. However, a significant number of houses have been altered since their initial construction, and the neighborhood itself cannot be considered the best and most representative example of this type of construction remaining in Las Vegas. For these reasons, Rancho Square is recommended not eligible for listing in the NRHP under Criterion C.

Lastly, the Rancho Square neighborhood is a surface manifestation and its potential to yield significant information pertaining to an understanding of an important research domain has been exhausted by the current project. For this reason, Rancho Square is recommended not eligible for individual listing under Criterion D.

City HPR Historic District Eligibility Recommendations

North Wind recommends that the Rancho Square neighborhood does not meet the criteria for designation as a historic district in the City's HPR (Chapter 19.10.150.I) as the neighborhood

does not meet the criteria for listing in the State or National Register of Historic Places and was not determined to be of exceptional local significance and express a distinctive character.

TWIN LAKES VILLAGE II (1960–1961)

In the early 1960s, three additional plats were filed in the current study area using the name “Twin Lakes Village.” These plats—which included Twin Lakes Village No. 7, 9, and 10—were located on the south side of Lorenzi Park and were not associated with the earlier Twin Lakes Village development constructed by the Heers brothers and/or Twin Lakes Village Inc. in the mid-1950s. For the purpose of clarity, North Wind has designated these later developments as Twin Lakes Village II (Table 10; Figure 38).

The Twin Lakes Village II subdivision was constructed by the Anchorage Development Corporation and Jacobson and Associates between 1960 and 1961. Norman Jacobson served as the president of both corporations and was the primary developer for the Twin Lakes Village II neighborhood. Altogether, the three plats that make up the neighborhood include 148 individual lots located on the south side of W. Bonanza Road, north of Austin Avenue. The Rancho Square subdivision is located to the east of Twin Lakes Village II, while Twin Lakes Village Unit 6A is located to the west. A developmental history of the Twin Lakes Village II development, organized by plat, is provided below.

Table 10. Plats Comprising Twin Lakes Village II			
Plat Name	Date Filed	Owner(s)	No. of Lots
Twins Lake Village No. 7	June 6, 1960	Anchorage Development Corporation	61
Twin Lakes Village Unit No. 9	November 10, 1961	Jacobson and Associates Inc.	50
Twin Lakes Village Unit No. 10	November 10, 1961	Jacobson and Associates Inc.	37
Total No. of Lots			148

Twin Lakes Village, Tract No. 7

In June 1960, Norman Jacobson’s Anchorage Development Corporation resumed development in the Twin Lakes area. That month, the company filed a plat for the Twin Lakes Village, Tract No. 7, which was located on the west side of Rancho Square. It featured four blocks, with 61 total lots (Figure 39). The main circulation route through the tract was Avalon Avenue, which traveled east-west through the northern portion of the development. Block 3, located in the center of the tract, was U-shaped and was bordered by Norlen Street, Austin Avenue, and Wildrose Street. A small, eight lot cul-de-sac—known as Lilac Lane—was situated in the center of Block 3.

Twin Lakes Village Unit Nos. 9 and 10

The following year, in November 1961, Norman Jacobson, now doing business as Jacobson and Associates, filed plats for two more tracts in the Twin Lakes area. The Twin Lakes Village Unit Nos. 9 and 10 developments were situated between Twin Lakes Village No. 7

and Twin Lakes Estates Unit 6A—which were also constructed by Jacobson. Twin Lakes Village Unit No. 9 was situated on the west side of Twin Lakes Village No. 7. Unit No. 9 consisted of three blocks (Blocks 1-3), containing a total of 62 lots (Figure 40). Two cul-de-sacs—Pomegranate Circle and Fuchia Circle—were located within the development.

Twin Lakes Village Unit No. 10 was located on the west side of Unit No. 9 and represented the western half of the same development. The three blocks within Unit No. 10 were numbered 4-6 and contained an additional 49 lots (Figure 41). The two cul-de-sacs within Unit No. 10 were called Gardenia Lane and Flaxen Circle.

Similar to the other tracts developed by Norman Jacobson, houses in Twin Lakes Village II were constructed by the Viking Construction Company (Figure 42). Each home offered three bedrooms, two bathrooms, refrigerated air conditioning, complete landscaping, and wall to wall carpeting (*Las Vegas Review Journal* 1961d). By June 1962, the company had constructed six model homes in Twin Lakes Village Unit Nos. 7, 9, and 10 (*Las Vegas Sun* 1962). A review of historic aerial imagery suggests that the build-out of Twin Lakes Village II was complete by 1963. Landscaping in Unit Nos. 9 and 10 was completed between 1963 and 1964.

All of the single-family residences located on the south side of Austin Avenue were demolished between 2000 and 2004 as a part of freeway widening project. This project led to the demolition of more than 40 houses within the Twin Lakes No. 7, 9, and 10 tracts.

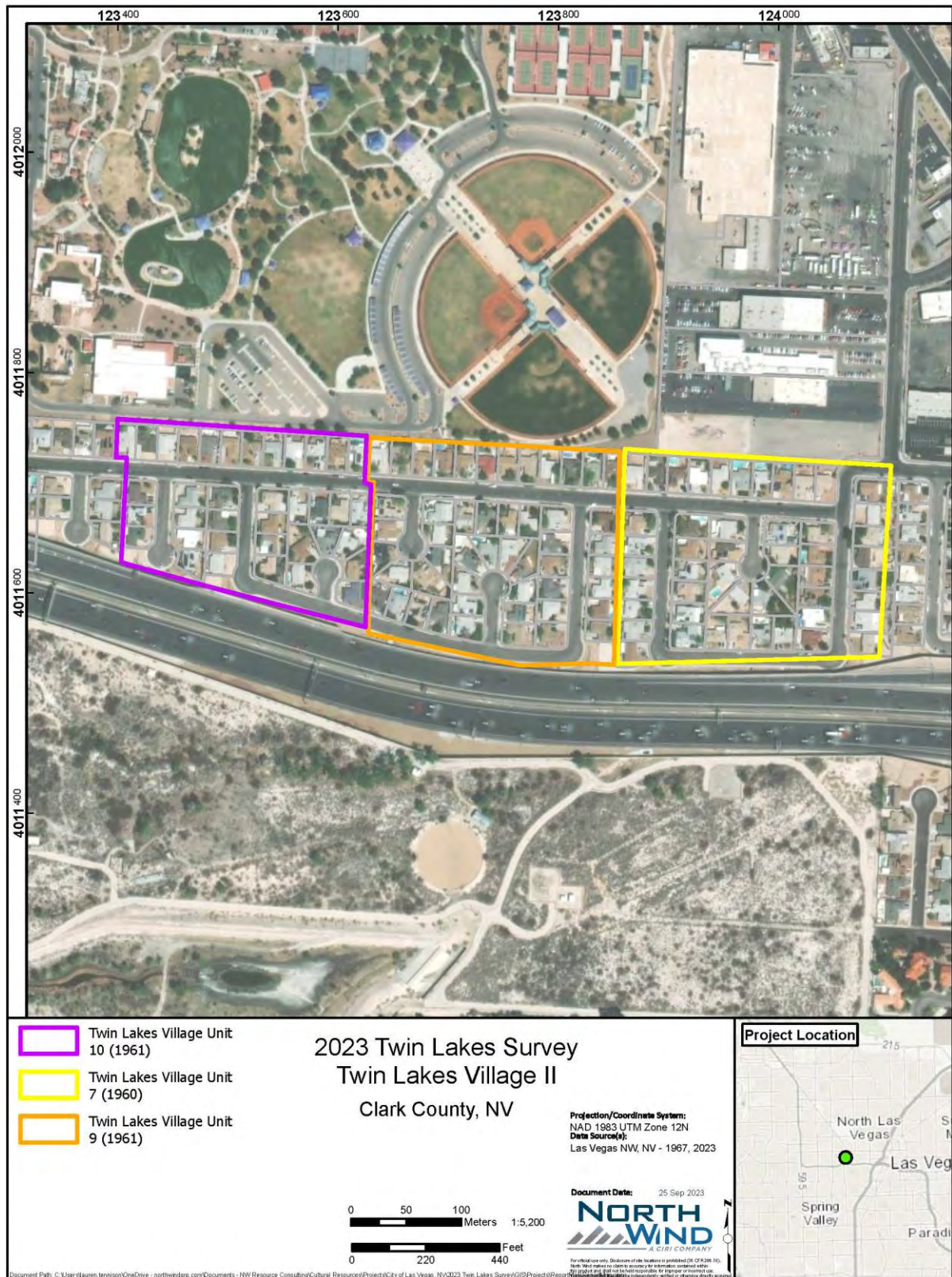
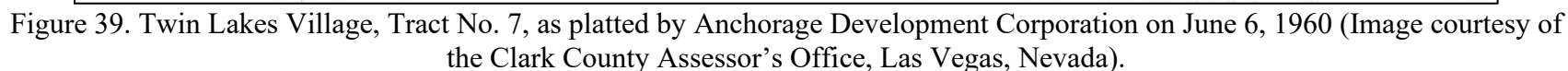
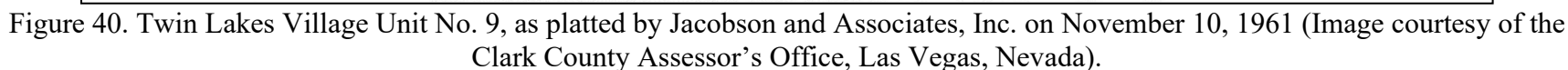


Figure 38. Plats filed within the Twin Lakes Village II subdivision.





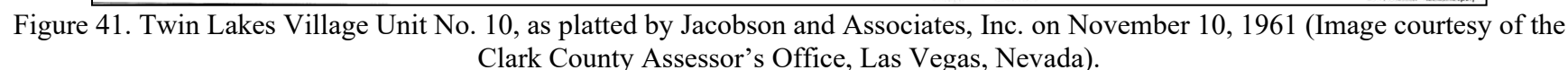




Figure 42. 1962 newspaper advertisement for Twin Lakes Village, showing model homes available in the development (Image reprinted from the *Las Vegas Sun* 1962).

TWIN LAKES VILLAGE II SURVEY RESULTS

North Wind documented a total of 136 single-family residences within the Twin Lakes Village II subdivision. The neighborhood is comprised of three tracts or units, including Twin Lakes Village No. 7, Twin Lakes Village No. 9, and Twin Lakes Village No. 10. All of the residences in the Twin Lakes II development were constructed between 1961 and 1963. The most common architectural style in the neighborhood is the Ranch style, which accounts for 132 properties (or 97 percent) of all the houses in the development. The remaining four properties have been significantly altered since their initial construction and their original style is no longer discernible. A detailed analysis of architectural styles, with relevant construction dates, is provided in the table below.

All 132 of the Ranch style houses located in Twin Lakes Village II are wood-frame construction with exterior cladding of stucco and/or vertical wood siding. All of the houses are one-story and have a concrete foundation. There is very little variation between the different floor plans within the neighborhood. The majority of the homes are L-shaped, with the ell comprised of an attached two-car garage. On some of the L-shaped residences, the ell

contains additional living space, while the garage is located on the main block of the residence. Rectangular plans are much less common in Twin Lakes Village II, but several good examples are still scattered throughout the neighborhood. On these types of homes, the attached two-car garage is typically located at one end of the residence.

Roof forms help to distinguish between the various Ranch style residences in the Twin Lakes Village II tract. A wide variety of roof forms were observed within the neighborhood, including hip-on-gable; crossed hip-on-gable; cross-hipped; and side-gable with a projecting peak. Most roofs are clad in asphalt shingles or composite tile; however, in rare cases the original cedar shakes are still present. The house located at 400 Norlen Street in the Twin Lakes Village No. 7 tract is a good example of the hip-on-gable subtype (Photograph 23).



Photograph 23. View of the Ranch style residence at 400 Norlen in the Twin Lakes Village, Unit No. 7, facing east. Note the replacement of the original wood garage door (North Wind 2023).

The most popular roof form in the Twin Lakes Village II subdivision is the crossed hip-on-gable, which is found on the majority of the homes in the area. The Ranch style residence at 3308 Avalon Avenue represents a good intact example of this type (Photograph 24). On this example, the attached two-car garage is contained within the ell and covered with its original wooden garage door. The aluminum-frame windows on the residence are also original. An alternative floor plan with the same roof form is located at 3004 Avalon Avenue (Photograph 25). In this example, the two-car garage is located on the main body of the house, rather than the ell.



Photograph 24. View of the Ranch style residence at 3308 Avalon Avenue in the Twin Lakes Village, Unit No. 10, facing north (North Wind 2023).



Photograph 25. View of the Ranch style residence at 3004 Avalon Avenue in the Twin Lakes Village, Unit No. 7, facing north (North Wind 2023).

Cross hipped and side-gabled roofs are less common in Twin Lakes Village II; however, a few good examples of these forms remain in the neighborhood. The house at 309 Fuchsia Circle represents a good example of the cross-hipped roof subtype (Photograph 26). This house has an attached two-car garage located on the ell and a recessed single-leaf entry located adjacent to the garage. The original aluminum-frame windows are also intact, along

with the decorative exterior window trim. Similarly, the 2808 Austin Avenue is a good example of the side-gabled roof form (Photograph 27). This type is fairly uncommon and typically includes a projecting peak on the gable ends of the building.

A diverse array of architectural details was also observed in the neighborhood, including scalloped fascia and decorative X-detailing on the exterior window trim. Additionally, many Ranch style homes in the neighborhood have a doveote located beneath the gable on the ell. Fenestration patterns and type also vary widely throughout the neighborhood. On most of the homes, the original aluminum-frame windows have been replaced with modern vinyl windows. The most common alterations to Ranch style residences in the Twin Lakes Village II neighborhood include window and/or door replacement or removal, enclosure of attached garages, and modifications to the exterior sheathing materials.



Photograph 26. View of the Ranch style residence at 309 Fuchia Circle in the Twin Lakes Village, Unit No. 9, facing west (North Wind 2023).



Photograph 27. View of the Ranch style residence at 2808 Austin Avenue in the Twin Lakes Village, Unit No. 7, facing west (North Wind 2023).

TWIN LAKES VILLAGE II ELIGIBILITY EVALUATION

All 136 historic-age properties in the Twin Lakes Village II subdivision were evaluated individually for listing in the NRHP under the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997). They were also evaluated for NRHP eligibility using the guidelines established in *National Register Bulletin 46: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which provides additional guidance for evaluating postwar residential subdivisions (Ames and McClelland 2002). Additionally, as Twin Lakes Village II is comprised of a “significant concentration, linkage, or continuity” of buildings and structures “united historically or aesthetically by plan or physical development,” the neighborhood was evaluated in its entirety as a district (National Park Service 1997:5).

North Wind has determined that the period of significance for Twin Lakes Village II should begin in 1960 when the plat for the first unit of Twin Lakes Village II was filed and end in 1963 as this marked the conclusion of residential construction in the neighborhood prior to the cutoff date of 1982 that was established by the City. Specifically, the property was evaluated for eligibility to the NRHP under Criterion A for its association with Community Planning and Development in northwest Las Vegas during the postwar era; under Criterion B for its association with the lives of significant persons; under Criterion C for Design/Construction as a representative example of mid-twentieth century domestic architecture; and under Criterion D for its information potential. It was determined that for a building or structure to be considered individually eligible for NRHP listing it must be able to individually convey significance under one of the above Criteria, and also retain the majority of its historic integrity.

NRHP Individual Eligibility Recommendations

In the Twin Lakes Village II subdivision, there are 136 extant historic-age residences that were constructed within the period of significance (1960–1963). North Wind recommends that none of the residences in Twin Lakes Village II is potentially eligible for individual listing in the NRHP. Although each residence contributed to the suburban development of northwest Las Vegas in the postwar period, they were constructed as part of a larger neighborhood and, therefore, cannot individually convey their significance under this theme. For this reason, none of the residences is recommended individually eligible for NRHP listing under Criterion A.

As documentation of Twin Lakes Village II was limited to a reconnaissance level survey, background research on the developers and early residents of each property was not conducted. For this reason, properties were not evaluated for individual eligibility under Criterion B.

Building permits were not researched as part of the current project and the extent of alterations to individual homes is unknown. While the majority of the single-family residences in Twin Lakes Village II embody the characteristics of the Ranch architectural style, none of the homes appears to represent an “exceptional example” of this style as required for individual listing in the NRHP per Ames and McClellan (2002). Therefore, none of the residences is recommended potentially eligible for NRHP listing under Criterion C. Lastly, all 136 residences in Twin Lakes Village II are surface manifestations and their potential to yield significant information pertaining to an understanding of an important research domain has been exhausted by the current project. For this reason, none of the buildings is recommended potentially eligible for individual listing under Criterion D.

City HPR Individual Property Eligibility Recommendations

North Wind recommends that none of the residences within the Twin Lakes Village neighborhood meets the criteria for designation as an individual property in the City’s HPR (Chapter 19.10.150.I) as the homes do not meet the criteria for listing in the State or National Register of Historic Places and were not determined to be of exceptional local significance and express a distinctive character.

NRHP District Recommendation

Based upon the results of the survey, North Wind recommends that Twin Lakes Village II is not eligible for NRHP listing under any Criteria. Although a majority (55 percent) of the residences remaining in the neighborhood are considered contributing properties, the Twin Lakes Village II subdivision does not demonstrate adequate significance to be considered eligible for NRHP listing (Table 11). While the neighborhood is associated with the postwar housing boom and suburban development of northwest Las Vegas that occurred during the mid-twentieth century, Twin Lakes Village II does not meet the threshold for NRHP listing under Criterion A as defined by *National Register Bulletin 15*, which states that “mere association with historic events or trends is not enough, in and of itself, to qualify under

Criterion A...[and that] the property’s specific association must be considered important as well.” Neighborhoods that would meet the threshold for listing under Criterion A include early or prototypical housing tracts, an unusually large example, or one that incorporates innovative design qualities or production techniques (Hope 2011). As Twin Lakes Village II does not meet these conditions, it is recommended not eligible for NRHP listing under Criterion A.

City HPR Historic District Eligibility Recommendations

North Wind recommends that the Rancho Square neighborhood does not meet the criteria for designation as a historic district in the City’s HPR (Chapter 19.10.150.I) as the neighborhood does not meet the criteria for listing in the State or National Register of Historic Places and was not determined to be of exceptional local significance and express a distinctive character.

Table 11. Contributing Properties in Twin Lakes Village II By Plat			
Plat Name	Total Number of Properties	Contributing Properties	Percentage
Twins Lake Village No. 7	49	24	62
Twin Lakes Village Unit No. 9	50	29	57
Twin Lakes Village Unit No. 10	37	22	60
Total:	136	75	55

The Twin Lakes Village II neighborhood was primarily constructed by local property developer Norman Jacobson. Since the tract’s initial construction many of the homes have experienced modern alterations and the neighborhood itself does not seem to illustrate an important aspect of Jacobson’s work or represent a significant stage in his career. For this reason, the Twin Lakes Village II neighborhood is recommended not eligible for NRHP listing under Criterion B. While many of the buildings located within Twin Lakes Village II are representative of residential construction methods developed for American domestic architecture during the postwar era, a significant number of houses have been altered since their initial construction, and, therefore, cannot be considered the best and most representative example of this type of construction remaining in Las Vegas. For these reasons, Twin Lakes Village II is recommended not eligible for NRHP listing under Criterion C. Lastly, as the neighborhood is a surface manifestation, its information potential has been exhausted by the current study and it is recommended not eligible for listing in the NRHP under Criterion D.

TWIN LAKES COUNTRY CLUB ESTATES (1960–1963)

Twin Lakes Country Club Estates was developed by the Viking Development Corporation and Barnette and Associates, Inc. over a three-year period between 1960 and 1963. As constructed, the subdivision consists of three plats (Table 12; Figure 43). The earliest plat has two blocks, while each of the subsequent plats has a single block. Collectively, the four blocks form a roughly 19.85-acre rectangular area to the east of Robert O. Gibson Leadership

Academy, south of Las Vegas Municipal Golf Course, north of W. Washington Avenue, and immediately west of the Woodland Hills subdivision. The 68 residential lots within the development are accessed by six streets, three of which (Caddy Circle, Turf Circle, and Fairway Circle) are east-west trending cul-de-sacs. Of the remaining streets, two (Niblick Drive and Ironwood Drive) run north-south, and one (Golf Lane) runs east-west. All seven of the streets are named after common golf terms. A discussion of the development of the subdivision by plat is provided below.

Table 12. Plats Comprising Twin Lakes Country Club Estates

Plat Name	Date Filed	Owner(s)	No. of Lots
Twins Lake Country Club Estates Unit No. 1	April 18, 1960	Viking Development Corporation	16
Twin Lakes Country Club Estates Unit No. 3	November 27, 1962	Barnette & Associates, Inc.	37
Twin Lakes Country Club Estates Unit No. 2	January 7, 1963	Barnette & Associates, Inc.	15
Total No. of Lots			68

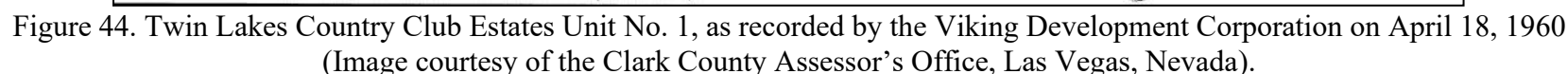
Twin Lakes Country Club Estates Unit No. 1

The first plat of Twin Lakes Country Club Estates was recorded by the Viking Development Corporation on April 18, 1960. The plat was signed by Norman A. Jacobson, who served as the corporation's president, and Leonard P. Barnette, who is identified as its secretary. Jacobson was also the owner and operator of the Viking Construction Company, the general building contractor responsible for the construction of homes within the Twin Lakes Estates and Twin Lakes Village II subdivisions. A New York City native, Barnette moved to Las Vegas in 1956, where he worked as a local builder for 35 years (*Las Vegas Review-Journal* 1992).

As platted, Twin Lakes Country Club Estates Unit No. 1 consisted of two blocks, each containing eight lots to the east and west of Ironwood Drive (Figure 44). The lots varied in size with the smallest—Lot 7 on the interior of each block—measuring 107 feet long by 85 feet wide. Lot 6 was the largest lot on both blocks. On Block 1, the lot was 112 feet deep with 106 feet of street frontage, and on Block 2, it was slightly smaller, measuring 107 feet long by 106 feet wide (see Figure 44).



Figure 43. Plats filed within Twin Lakes Country Club Estates.



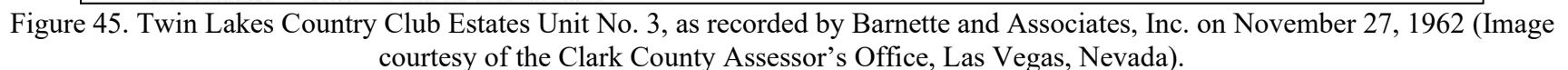
The proposed Twin Lake Country Club Estates neighborhood was described prior to the recording of the first plat in the January 15, 1960, edition of the *Las Vegas Review-Journal* as a “two and a half million-dollar residential development” to be located between “the Lloyd Triangle, Walter Zick homes, and the municipal golf course” (*Las Vegas Review-Journal* 1960d). A zone change from ranch estates to R-1 had been approved for the area the prior evening. In the article, Jacobson described the lots as being a minimum of 10,000 square feet (exact number is illegible), with the homes costing upwards of \$40,000 each (*Las Vegas Review-Journal* 1960d). The article further states that, at the urging of Walter Zick, the commission’s approval required that Jacobson file the minimum requirements for the development along with his recorded maps “to protect other home owners [sic] in the area from cheaper construction” (*Las Vegas Review-Journal* 1960d).

Twin Lakes Country Club Estates Unit No. 3

The second plat for Twin Lakes Country Club Estates, Unit No. 3, was filed on November 27, 1962, or nearly two months prior to the third plat, which was recorded as Unit No. 2. It is not clear why the plats were filed out of order; however, it may have been due to delays in financing or the approval process. The Unit No. 3 plat was recorded by Barnette and Associates, Inc., with Leonard P. Barnette signing on behalf of the corporation as president. Also signing the plat was Gaylen E. Klein, who is identified as the corporation’s secretary. Research suggests that Klein was also a builder, although no information could be found about other development projects that he was associated with in Las Vegas.

Twin Lakes Country Club Estates Unit No. 3 was intended as a continuation of the earlier platting, with eight of the lots (Lots 9–18) located immediately west of Block 2 of the Unit No. 1 tract and to the east of a new north-south trending street known as Niblick Drive (Figure 45). The remaining 24 lots (Lots 16–39) were a continuation of Block 3 of Unit No. 2, which had not yet been platted. These lots were located at the west end of an east-west trending cul-de-sac known as Golf Drive; along Caddy Circle and Turf Circle, both of which were cul-de-sacs to the west of Niblick Drive; and to the north of W. Washington Avenue (see Figure 45).

Only two references to Twin Lakes Country Club Estates were found in issues of the *Las Vegas Review-Journal* dating to 1962. One of the references is a “Grand Opening” advertisement that includes a drawing of three individuals playing golf and describes the neighborhood as “beautiful” and the “ultimate in luxury living” (*Las Vegas Review-Journal* 1962). The second is a listing in the classified section of the newspaper which advertises numerous 112-foot-long by 90-foot-wide “choice residential lots” for sale (*Las Vegas Review-Journal* 1962a). According to the advertisement, buyers could either purchase the lot outright for \$5,500, or obtain mortgage financing for the construction of a home, if desired (*Las Vegas Review-Journal* 1962a). The lots were described as having 60-foot-high brick walls and all city improvements (*Las Vegas Review-Journal* 1962a).



Twin Lakes Country Club Estates Unit No. 2

The final plat for Twin Lakes Country Club Estates, Unit No. 2, was recorded by Barnette and Associates, Inc. on January 7, 1963. This plat was located to the north of Unit Nos. 1 and 3 and included one block (Block 3) with 15 lots numbered one through 15 (Figure 46). Included within the block was the northern portion of Ironwood Drive, which continued a short distance beyond Golf Lane before terminating at an east-west trending cul-de-sac known as Fairway Circle.

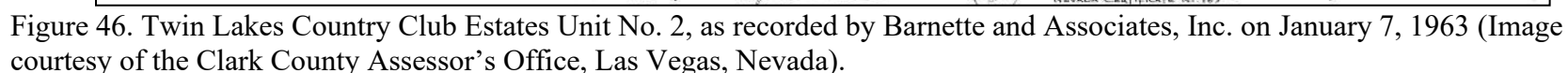
A review of historic aerial photography indicates that build-out within the neighborhood had been slow prior to the recording of the Unit No. 2 plat, with only ten residences built along the east and west sides of Ironwood Drive by 1963. Only four of the properties were surrounded by walls, suggesting that six of the homes may have been under construction and were likely unoccupied at the time the photograph was taken. Of the six streets planned within the neighborhood, only Ironwood Drive and a small portion of Golf Drive, as shown in the Unit No. 1 plat, had been paved since the first plat was recorded (see Figure 44). W. Washington Avenue had also been paved to its intersection with Ironwood Drive. The remaining streets, as well as some of the lot lines, had been graded.

A review of subsequent aerial photography confirms that houses were present on all 68 of the lots within the neighborhood by 1964. The majority of the homes appeared to have been recently built, however, as their lots had not been landscaped and no driveways or sidewalks were present. All but six of the 19 houses in Unit No. 1 had front and rear grass lawns, versus the lots in Unit Nos. 2 and 3, of which only four had visible landscaping by this date. Newspapers indicate that one of completed homes at 900 Ironwood Drive was occupied by Barnette and his family as early as January of that year (*Las Vegas Review-Journal* 1964a).

Advertising for Twin Lake Country Club Estates began in earnest in February 1964 and continued for the remainder of the year. Homes within the neighborhood were described in one advertisement as being close to schools, churches, shopping, golfing, and swimming, with “distinctive custom styling” and “exquisite interior décor” (*Las Vegas Review-Journal* 1964). According to the advertisement, over 40 homes were available for immediate occupancy, with six models open for viewing. Each model featured “a wide variety of stone and brick trim, heavy shake roofs, and charm galore” and had three, four, or five bedrooms (*Las Vegas Review-Journal* 1964). (*Las Vegas Review-Journal* 1964). Amenities included master bedrooms with a dressing room-bath area that featured built-in chests, miniature Hollywood tubs in showers, and twin lavatories; luxury kitchens equipped with ash cabinets and General Electric (G.E.) brand built-in appliances; and Typhoon brand heat pumps (*Las Vegas Review-Journal* 1964). Buyers also had the choice of a number of options, including continuous filament nylon carpeting, two car garages, fireplaces, and at least two baths (*Las Vegas Review-Journal* 1964). The homes were being offered by the Viking Construction Company, which indicates that the corporation still had an active interest in the neighborhood despite not being the owner of Unit Nos. 2 and 3 at the time of their platting.

Comparison of aerial photographs taken in the mid- to late 1960s suggests that build-out of Twin Lakes Country Club Estates was complete by 1968. Sales advertisements for individual

properties appearing in the *Las Vegas Review-Journal* in 1969 suggest that the average price of a four-bedroom home in the neighborhood at this time was \$45,500.



TWIN LAKES COUNTRY CLUB ESTATES SURVEY RESULTS

A total of 64 properties were documented within the Twin Lakes Country Club Estates neighborhood as part of the current survey. All 64 properties are single-family residences that were constructed between 1961 and 1973. The Twin Lakes Country Club Estates consist of Units 1-3. The majority of the residences, or 56 (87.5 percent) exhibit characteristics of the Ranch architectural style. The remaining 11 buildings are either variations of the Ranch style, including Contemporary Ranch (5) and Styled Ranch, Storybook (Storybook Ranch) (2), and Spanish Revival (1).

Table 13. Dispersion of Architectural Styles and Construction Years Within the Twin Lakes Country Club Estates Neighborhood

Architectural Style	Construction Year	Number of Properties
Ranch	1961–1973	56
Contemporary Ranch	1963–1964	5
Storybook Ranch	1962–1964	2
Spanish Revival	1970	1

Ranch Style

The Ranch-style homes within the Twin Lakes Country Club Estates are one story and constructed of wood with a variety of exterior siding materials. These homes were all built between 1961 and 1973, with the majority (55 percent) built in 1964. Floor plans are primarily L-shaped, followed by U-shaped, and irregular plans (Photograph 28). The homes were constructed with attached two-car garages that are located on either end of the façade or make up the ell. If located on either end of the home, the garage doors face the street, or if located on a corner, face the intersecting street. If making up the ell, the garage door faces the street or the interior portion of the lot. For garages located at either end of the façade, the garage doors are either flush with the façade, or the entire garage is set back slightly from the façade, often with a differentiated roof height.

Roofs are gable-on-hip with low or moderate slopes and have widely overhanging eaves with plain wood fascia. Certain models exhibit a moderate roof slope at the ell, while the roof slope of the primary block is steep (Photograph 29). Small windows at gable ends of the primary block were observed on some homes, suggesting an attic or converted living space within the steeply-sloped roof space. Original roof sheathing was wood shake shingle. Roof variations include a section of eave that extends forward to denote the entry location, or an extended ridge beam at the gable ends.

The main entries face the street and consist of a single-leaf entry with one or two sidelites, or a double-leaf entry, usually recessed within the façade. Original windows are aluminum-frame, diamond-pane, sliding type with two and three lites. Garage ells typically had at least one window that either faced perpendicular to the front façade or the street. Additional

windows face the street along the front façades. On some models, a wood planter box supported by wood brackets is located beneath the windows, and a shallow eave extension is located above the windows. The homes are sheathed in a variety of siding, including board-and-batten or what appears to be vertical plywood on the façade and gable ends, or painted trellis at gable ends. Strips of wood are sometimes incorporated in a grid pattern to break up the façade. Stone or brick veneer was used for wainscoting and to frame garages or entries, or as chimney sheathing (see Photograph 28). Some homes within the Twin Lakes Country Club Estates retain a carriage light sheathed in brick or stone veneer to match the home, located along the back of the sidewalk near the driveway.



Photograph 28. East façade of 1009 Ironwood Drive, facing northwest. Note the U-shaped plan with low-pitched roof, variations in siding and brick veneer, the recessed, double-leaf entry, and the brick carriage lights. Note the window on the east façade of the garage, and the original wood shake roof, has been replaced (North Wind 2023).



Photograph 29. North façade of the one story, Ranch-style home at 3817 Golf Lane, facing south. Note the steep roof pitch of the primary block of the home, and the diamond-pane, sliding windows with bracketed window boxes (North Wind 2023).

Alterations to the Ranch-style homes within the Twin Lakes Country Club Estates consist of removal of original siding or veneer, removal and replacement of original aluminum-frame windows, removal and replacement of original wood shake roofing, and garage infill. Other less common alterations include the construction of carports and replacement of double-leaf entry doors with single-leaf entries.

Contemporary Ranch

The five Contemporary Ranch-style homes within the Twin Lakes Country Club Estates were all constructed between 1963 and 1964 and are located throughout the subdivision. The homes are one story with wood frames and concrete foundations. Two of the homes (912 Niblick Drive, and 3820 Caddy Circle), appear to be the same model, while the remaining three homes (3813 Fairway Circle, 1104 Ironwood Drive, and 3821 Turf Circle) appear to be custom designs. Each of the homes has a prominent front-facing gable, either as the main gable or, in the case of 1104 Ironwood Drive, as a cross-gable on a side-gabled roof. Each has an attached, two-car garage located at one end of the main (front) façade. Garages either project from the main block of the home or are flush with the main façade. Main entries are located in the center of the main facades and are typically recessed under the eave to create an entry courtyard (Photograph 30; Photograph 31). The roofs have low slopes and wide eave overhangs with plain wood fascia. Three of the homes have skylights above the center entry courtyard, and each courtyard is partially enclosed with a low wall, originally constructed of concrete breezeblock. Windows were originally aluminum-frame, two- or three-lite sliding type, and, with one exception (1101 Ironwood Drive) faced the entry courtyard with no windows on the remainder of the main façade (see Photograph 30). As with the Ranch-style

homes within the subdivision, each property originally included a stone or brick carriage post with a carriage lamp. All but one property have retained the lamp fixture.



Photograph 30. West (front) façade of 1104 Ironwood Drive, facing east. This home is a cross-gable example of the Contemporary Ranch style with recessed center porch, breezblock wall, stone accents, and extended roof beams. Note the original aluminum-frame windows and wood shake roof have been replaced with vinyl-frame windows and composition shingle (North Wind 2023).



Photograph 31. West (front) façade of 912 Niblick Drive, facing east. This home is an example of the front gable type of the Contemporary Ranch style within the subdivision. Note the central, recessed porch, breezeblock wall, projecting roof beams, and carriage lamp (North Wind 2023).

Alterations to the Contemporary Ranch-style homes within the Twin Lakes Country Club Estates consist of removal of siding and/or stone or brick veneer, removal and replacement of original aluminum-frame windows, alteration of window patterns or type, installation of projecting stucco frames around window replacements, removal and replacement of original wood shake roofing, removal and replacement of the breeze block courtyard wall, and removal of carriage lamp fixtures.

Storybook Ranch

The Twin Lakes Country Club Estates subdivision contains two homes designed in the Storybook Ranch style (Photograph 32; Photograph 33). The homes are one story, wood-frame construction, and have concrete foundations. The roofs have moderate slopes and wide eave overhangs. One, located at 3816 Golf Lane, has a cross-gabled roof with an L-shaped plan. The garage makes up the ell. 1012 Ironwood Drive has an L-shaped plan with the ell located on the east (rear) façade. The garage at 1012 Ironwood Drive is located at the north end of the home, facing Golf Lane, as is typical for corner properties within the subdivision. Main entries are located in the center of the main façade, facing the street, and either recessed within the façade, or protected by an extension of the eave. Both homes have chimneys.

The common Storybook Ranch features include projecting window boxes (projecting windows on 3816 Golf Lane only) with shelves or brackets underneath, and small gables located above. Windows face the street. 1012 Ironwood Drive also displays Asian-inspired curved gables with projecting ridge beams and exposed rafter ends. Both homes retain their

carriage lights, although 3816 Golf Lane has replaced the light fixture with a mailbox. Massing and siding patterns are consistent with Ranch-style homes that do not exhibit Storybook Ranch elements within the subdivision.

Common alterations to the Storybook Ranch-style homes within the subdivision include removal and replacement of original wood shake roofs; removal and replacement of aluminum-frame, sliding windows with vinyl-frame windows; removal of decorative vergeboards at gable ends; removal of siding; and alteration of the carriage lamp (see Photograph 32; Photograph 33).



Photograph 32. West (main) façade of the Storybook Ranch-style home at 1012 Ironwood Drive. Note the curved gable ends with projecting beams over the windows, and exposed rafter ends. Vinyl-frame windows have been installed to the left (north) of the entry (North Wind 2023).



Photograph 33. South (main) façade of the Storybook Ranch-style 3816 Golf Lane, facing north. Note the boxed windows with small gable roofs and brackets. Decorative vergeboards at gable ends have been replaced with plain fascia, and original aluminum-frame windows have been replaced with vinyl windows. Additionally, this home likely had vertical siding where stucco is now extant (North Wind 2023).

Spanish Ranch

One home, located at 3800 Fairway Circle, was constructed in the Spanish Ranch architectural style in 1970. The home is one story and built of wood with “slump block” veneer and stucco on the exterior (Photograph 34). The building has an irregular plan with a central mass flanked by two offset wings. The central mass is one-and-one-half stories tall with a gabled roof with extended roof beams, while the wings have hipped roofs. The roof has a low slope with a wide eave overhang and is sheathed in Spanish tile. A gabled porch roof with stucco exterior and three arched openings extends from the central mass. A double-leaf entry is visible underneath the porch roof. Windows are arched with brick frames and face a semi-circular driveway. The only alteration that may have occurred is a garage infill on the far right (east) side of the façade where currently an arched frame contains a single-leaf, commercial-style entry flanked by two full-height side-lites.



Photograph 34. South façade of the Spanish Ranch-style home at 3800 Fairway Circle, facing north. Note the single-leaf glass entry with side-lites on the far right (east) end of the main façade, indicating a possible garage infill. Otherwise, the home is believed to be mostly intact (North Wind 2023).

TWIN LAKES COUNTRY CLUB ESTATES ELIGIBILITY EVALUATION

Each of the 64 properties documented within the Twin Lakes Country Club Estates neighborhood were evaluated individually for listing in the NRHP under the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997). They were also evaluated for NRHP eligibility using the guidelines established in *National Register Bulletin 46: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which provides additional guidance for evaluating postwar residential subdivisions (Ames and McClelland 2002). Additionally, as the neighborhood is comprised of a “significant concentration, linkage, or continuity” of buildings and structures “united historically or aesthetically by plan or physical development,” Twin Lakes Country Club Estates was evaluated in its entirety as a district (National Park Service 1997:5).

North Wind has established a period of significance for Twin Lakes Country Club Estates that begins in 1960 when the plat for the first unit of the development was initially filed and ends in 1973 with the conclusion of residential construction in the neighborhood prior to the established cutoff date of 1982. Specifically, the property was evaluated for eligibility to the NRHP under Criterion A for its association with Community Planning and Development in northwest Las Vegas during the postwar era; under Criterion B for its association with the lives of significant persons; under Criterion C for Design/Construction as a representative

example of mid-twentieth century domestic architecture; and under Criterion D for its information potential. It was determined that for a building or structure to be considered individually eligible for NRHP listing it must be able to individually convey significance under one of the above Criteria, and also retain the majority of its historic integrity.

NRHP Individual Eligibility Recommendations

Based on the results of the survey, North Wind recommends that none of the residences located in Twin Lakes Country Club Estates is potentially eligible for individual listing in the NRHP under any Criteria. All 64 of the residences in the neighborhood were constructed as part of the development of a broader residential neighborhood and are, therefore, not able to individually convey their significance under Criterion A.

Background research on early developers and former residents of each property was not conducted as part of the current reconnaissance level survey. For this reason, recommendations for individual NRHP eligibility under Criterion B are not provided.

The extent of alterations to individual homes is not known as research of historic building permits was not conducted as part of the current project. For the most part, the 64 single-family residences in Twin Lakes Country Club Estates exhibit characteristics of the Ranch architectural style. However, none appears to represent an “exceptional example” of the style as required for individual listing in the NRHP per Ames and McClellan (2002). Therefore, none of the residences is recommended potentially eligible for NRHP listing under Criterion C.

Lastly, each of the 64 residences located in the Twin Lakes Country Club Estates subdivision is a surface manifestation and its information potential has been exhausted by the current study. Therefore, none of the residences is recommended individually eligible for NRHP listing under Criterion D.

City HPR Individual Property Eligibility Recommendations

North Wind recommends that none of the residences within the Twin Lakes Country Club Estates neighborhood meets the criteria for designation as an individual property in the City’s HPR (Chapter 19.10.150.I) as the homes do not meet the criteria for listing in the State or National Register of Historic Places and were not determined to be of exceptional local significance and express a distinctive character.

NRHP District Recommendation

Twin Lakes Country Club Estates was also evaluated for potential eligibility as a historic district under Criteria A, B, C, and D. North Wind recommends that the district is not eligible for listing in the NRHP under any Criteria. While a majority (64 percent) of the properties located in the neighborhood are considered to be contributing properties to a potential historic district, the subdivision itself does not appear to possess the necessary significance to be considered eligible for NRHP listing as a historic district (Table 14). Twin Lakes Country Club Estates was constructed as part of a larger pattern of suburban development that

occurred in Las Vegas in postwar period; however, guidance provided by *National Register Bulletin 15*, indicates that “mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A... [and that] the property’s specific association must be considered important as well.” According to Hope (2011), neighborhoods that would meet the conditions for listing under Criterion A include early or prototypical housing tracts, an unusually large example, or one that incorporates innovative design qualities or production techniques. Twin Lakes Country Club Estates does not appear to meet these requirements; therefore, the district is recommended not eligible for NRHP listing under Criterion A.

The Twin Lakes Country Club Estates neighborhood was initially developed by the Viking Development Company, which was owned and operated by prominent Las Vegas property developer Norman Jacobson. Since its initial construction many of the homes in the Twin Lakes Country Club neighborhood have been altered and the neighborhood itself does not appear to represent an important aspect of Jacobson’s work or mark a significant stage in his career. For this reason, the Twin Lakes Country Club Estates neighborhood is recommended not eligible for NRHP listing under Criterion B.

While many of the buildings located within Twin Lakes Country Club Estates neighborhood are representative of residential construction methods developed for American domestic architecture during the postwar era, a significant number of houses have been altered since their initial construction, and, therefore, cannot be considered the best and most representative example of this type of construction remaining in Las Vegas. For these reasons, Twin Lakes Estates is recommended not eligible for NRHP listing under Criterion C. Lastly, as the neighborhood is a surface manifestation, its information potential has been exhausted by the current study and it is recommended not eligible for listing in the NRHP under Criterion D.

City HPR Historic District Eligibility Recommendations

North Wind recommends that the Twin Lakes Country Club Estates neighborhood does not meet the criteria for designation as a historic district in the City’s HPR (Chapter 19.10.150.I) as the neighborhood does not meet the criteria for listing in the State or National Register of Historic Places and was not determined to be of exceptional local significance and express a distinctive character.

Table 14. Contributing Properties in Twin Lakes Country Club Estates By Plat			
Plat Name	Total No. of Properties	Contributing Properties	Percentage
Twins Lake Country Club Estates Unit No. 1	15	10	67
Twin Lakes Country Club Estates Unit No. 2	15	9	60
Twin Lakes Country Club Estates Unit No. 3	34	22	65
Total:	64	41	64

CHARLESTON ESTATES (1962–1972)

A series of 11 plats were filed for the Charleston Estates neighborhood between 1962 and 1972. Although the plats were filed by a variety of corporate owners, the primary agent for each corporation was Ernest A. Becker III—a prolific residential developer in Las Vegas in the postwar period (Figure 47). A native of Southern California, Becker’s first development, Charleston Heights, opened in the early 1950s near the intersection of Alta Drive and Decatur Boulevard. Over the next decade, Becker filed plats for as many as 63 separate subdivisions in the Las Vegas area (Rothman 2002). The 11 plats that make up the Charleston Estates neighborhood are located on approximately 100 acres near the intersection of W. Washington Avenue and N. Valley View Boulevard (Table 15; Figure 48). A discussion of the development Charleston Estates by plat is provided below.



Figure 47. Photograph of Ernest A. Becker III, ca. 1976 (Image courtesy of the North Las Vegas Library Photograph Collection, University of Nevada, Las Vegas).

Table 15. Plats Comprising Charleston Estates

Plat Name	Date Filed	Owner(s)	No. of Lots
Charleston Estates Unit No. 3	April 28, 1962	Makaha Development	20
Charleston Estates Unit No. 2-A	May 3, 1962	Makaha Development	21
Charleston Estates Unit No. 2-B	August 8, 1962	Makaha Development	40
Charleston Estates Unit No. 2-C	August 8, 1962	Makaha Development	13
Charleston Estates Unit No. 2-D	August 2, 1962	Makaha Development	36
Charleston Estates No. 5	January 9, 1963	Golf Development Company	179
Charleston Estates Unit No. 2-E	January 21, 1963	Makaha Development	9
Charleston Estates No. 6-A	June 30, 1964	Charleston Heights Electric Company	50
Charleston Estates Tract No. 6-B	June 4, 1965	Charleston Heights Bowl, Inc.	26
Charleston Estates Tract No. 5-A	April 18, 1972	Golf Development Company	14
Charleston Estates Tract No. 6-C	May 9, 1972	Becker and Sons	30
Total No. of Lots			438

Charleston Estates Unit No. 3; Charleston Estates Unit Nos. 2A–2D

In April 1962, Ernest A. Becker III filed his first plat for the Charleston Estates subdivision—called the Charleston Estates Unit No. 3 tract. The owner of the tract was listed as Makaha Development Company, with Ernest Becker listed as the firm’s primary agent. Under Becker’s leadership, the Makaha Development Company filed plats for a further four subdivisions—Charleston Estates 2-A through 2-D—over a four-month period between May and August 1962. For the most part, these later tracts were a continuation of Charleston Estates Unit No. 3.

All five plats filed by the Makaha Development Company are located on the south side of W. Washington Avenue, generally west of Fairway Drive. The first unit of the development—Charleston Estates Unit No. 3 included two blocks—identified as Block 5 and 6—which each contained ten lots located on the east and west sides of Fairway Drive, near the intersection with W. Washington Avenue (Figure 49). Lots in Unit No. 3 were typically 64 feet wide by 105 feet long.

In May 1962, the plat for the Charleston Estates Unit No. 2-A tract was filed. Unit No. 2-A included Lots 101–112 of Block 4 of the Charleston Estates Unit No. 2-B tract; as well as Lots 115–120 of Block 5 and Lots 11–12 of Block 6 of the Charleston Estates Unit No. 3 tract (Figure 50). The lot on the northeastern corner of the Unit 2-A tract was enumerated as Lot 51 of Block 3 of Charleston Estates Unit No. 2-B. Lots in this tract were located at the south end of Fairway Drive, near its intersection with Snead Drive. They were typically 64 feet wide and between 106 and 108 feet long.

The plat for Charleston Estates Unit No. 2-B was filed on August 8, 1962. This plat included Lots 42–50 of Block 3 and Lots 113–115 of Block 4 of Charleston Estates Unit No. 2-A tract. It also contained Lots 26–51 and Lot 66 of Block 7 of Charleston Estates Unit No. 2-D (Figure 51). Lots in Unit No. 2-B are primarily situated along Hogan Drive and include a cul-de-sac, called St. Andrew’s Circle. They are similar in size to the lots in the Unit No. 3 and Unit No. 2-A tract; however, the lots facing the cul-de-sacs typically have a smaller width of between 35 and 51 feet.

In early August 1962, Makaha Development also filed the plats for the Unit No. 2-C and Unit No. 2-D tracts. Unit No. 2-C included just 13 lots—enumerated as Lots 55–65 of Block 7 of the Charleston Estates Unit No. 2-D tract (Figure 52). Lots in Charleston Estates Unit No. 2-C are situated around a cul-de-sac, called Thompson Circle. The 2-D tract includes Lots 116–126 of Block 4 of the Charleston Estates Unit No. 2-A tract and Lots 1–25 of Block 7 (Figure 53).

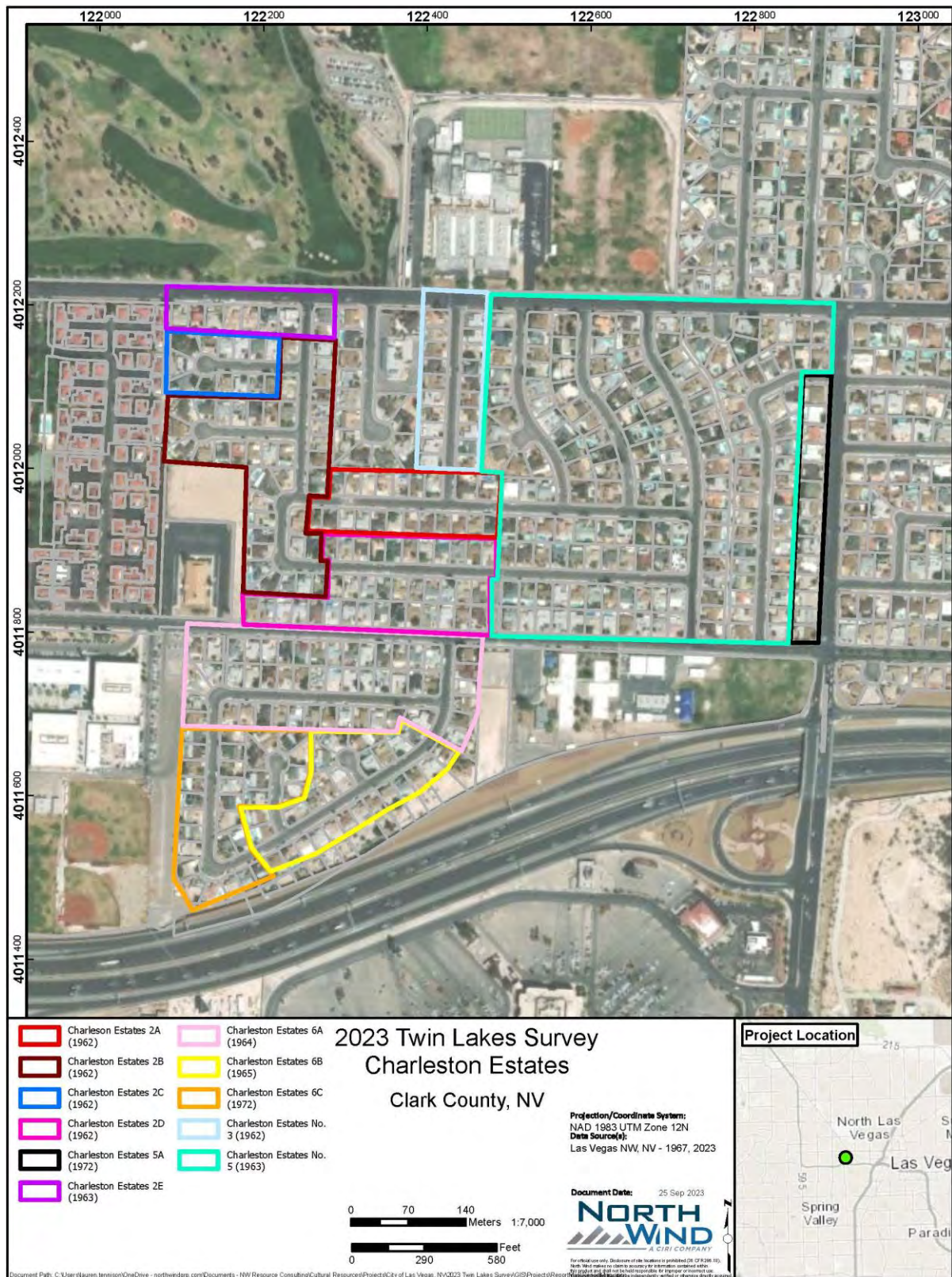
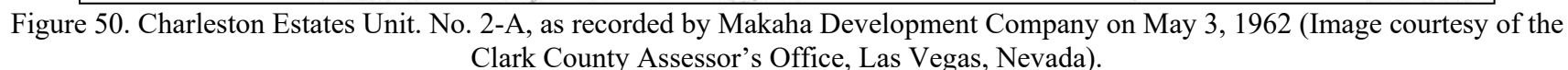
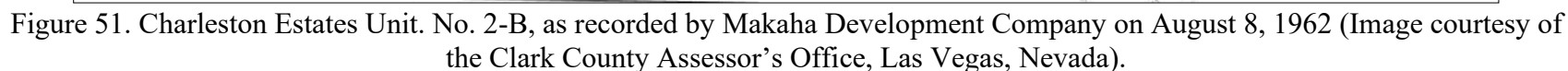
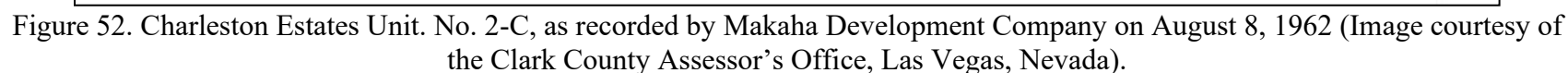


Figure 48. Plats filed within the Charleston Estates subdivision.









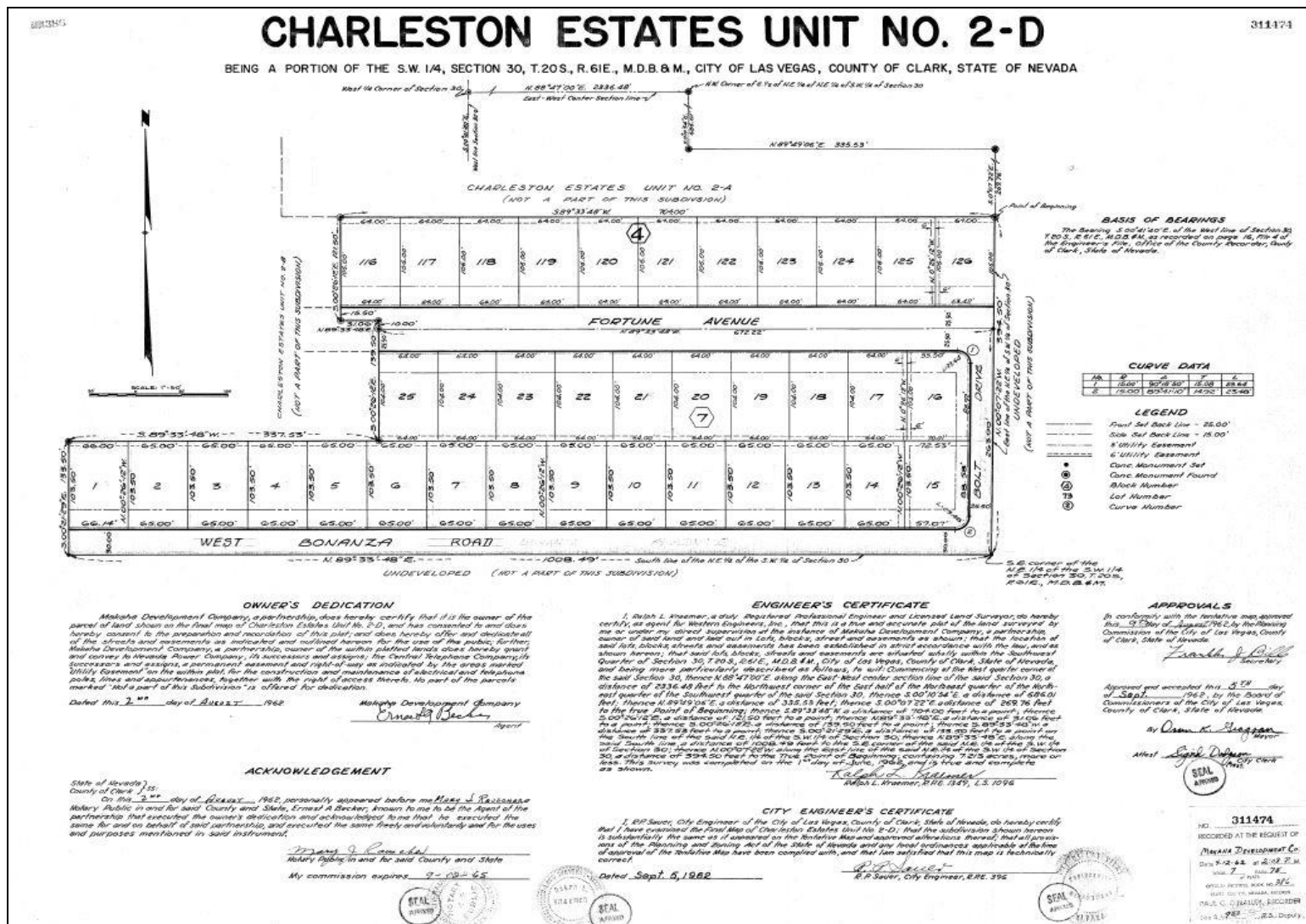


Figure 53. Charleston Estates Unit. No. 2-D, as recorded by Makaha Development Company on August 2, 1962 (Image courtesy of the Clark County Assessor's Office, Las Vegas, Nevada).

Residential construction in the Charleston Estates subdivision generally consisted of production-built homes designed and constructed by a variety of builders. The first two units of Charleston Estates—known as Unit No. 3 and Unit No. 2-A—were constructed by the Golf Meadows Building Co. between 1962 and 1963 (Figure 54). The company initially offered two models—known as the Starfire and the Emerald. The Starfire model featured four bedrooms and two baths, while the Emerald contained three bedrooms and two baths (*Las Vegas Sun* 1963). Early advertisements for Charleston Estates indicate that both models contained 100 percent nylon carpeting in the living room, hall, and master bedroom; marble countertops in the bathroom; heavy shake roofs; and a two-car garage (*Las Vegas Sun* 1962a).



Figure 54. 1963 newspaper advertisement homes built by the Golf Meadows Building Company in the Charleston Estates subdivision (Image reprinted from the *Las Vegas Sun* 1963).

In 1963, Sproul Homes Inc. also constructed several “elegant 4 bedroom-3 bath ‘custom-built homes’” in the Charleston Estates neighborhood (*Las Vegas Review-Journal* 1963). Sproul Homes was an Albuquerque-based firm that was responsible for the construction of hundreds of single-family residences in Colorado, California, and Nevada during the 1960s. Ernest Becker, the principal developer of Charleston Estates, had previously worked with Sproul Homes Inc. in the construction of his Charleston Heights subdivision (*Las Vegas Review-Journal* 1960c). In Charleston Estates, the homes constructed by Sproul Homes were generally located near the intersection of W. Washington Avenue and Hogan Drive in the Charleston Estates Unit No. 2-B and 2-C tracts. Sproul offered at least two models in the

Charleston Estates neighborhood. The two models were called the “Shoshone Chief” and the “Hopi Chief” (*Las Vegas Review Journal* 1963a). The Shoshone Chief model featured a split-level design, while the Hopi Chief featured an enclosed patio on the front façade (Figure 55).

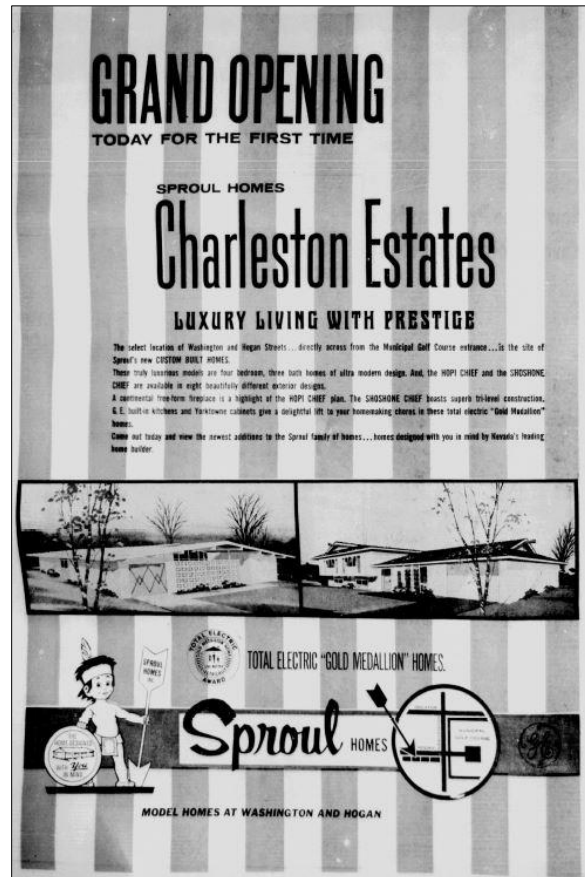


Figure 55. 1963 newspaper advertisement for Charleston Estates, showing the two models offered by Sproul Homes (Image reprinted from the *Las Vegas Sun* 1963a).

Charleston Estates No. 5

In early 1963, Ernest Becker, then acting as the agent for the Golf Development Corp., continued his development of the Charleston Estates subdivision. That January, Becker filed the plat for the Charleston Estates No. 5 tract, consisting of eight blocks located between Fairway Drive on the west and Algiers Road (now N. Valley View Boulevard) on the east. The tract was bounded on the north by W. Washington Avenue and on the south by Bonanza Road. Charleston Estates No. 5 included a total of 179 lots and made up the eastern half of Becker’s Charleston Estates development. Langtry Drive served as the main north-south circulation route through the subdivision (Figure 56).

Home construction in the Charleston Estates No. 5 tract was generally performed by the Snead Building Company. The representative for the Snead Building Company was Andy Skurski, a former professional baseball player and sales manager for Sproul Homes (*Las Vegas Review Journal* 1963b). The Snead Building Company developed the so-called “Country Club Series” for construction in the Charleston Estates neighborhood (*Las Vegas*

Sun 1965). The series offered 12 models, ranging in price from \$45,500 to \$29,750. Models included the “Pebble Beach,” which featured four bedrooms and two baths, as well as the three-bedroom “Colonial” model (*Las Vegas Sun* 1965). The company’s most luxurious model was the two-story “Masters,” which offered five bedrooms, four bathrooms, a formal dining room, and an oversized two-car garage (*Las Vegas Sun* 1965). While construction in the earlier Charleston Estates tracts had progressed quickly, development of Charleston Estates No. 5 occurred at a much slower rate. A review of historic aerial imagery suggests that the Charleston Estates No. 5 tract was not built out completely until 1974.



Charleston Estates Unit No. 2-E

Just a few days after Becker filed the plat for Charleston Estates No. 5, he filed the final plat in the Charleston Estates subdivision under the Makaha Development Company name. The Charleston Estates Unit No. 2-E tract included nine lots (identified as Lots 40–41 of Block 3 of Charleston Estates Unit 2-B and Lots 67–75 of Block 7 of Charleston Estates Unit 2-C) (Figure 57). The tract was located on the south side of W. Washington Avenue near the Hogan Drive intersection. Similar to the developmental patterns in the Charleston Estates Unit No. 5 tract, construction in Unit 2-E lagged far behind the earlier units of Charleston Estates. A review of historic aerial imagery indicates that Unit 2-E was not fully built out until 1989. For most of the tract's history, the only two homes located within it were those located at 4401 and 4405 W. Washington Avenue. Both homes were owned by the family of Ernest Becker.

Charleston Estates No. 6-A

In 1964, Ernest Becker continued his construction efforts in the Twin Lakes area with the Charleston Estates No-6-A tract. The plat for the new development was filed by Becker on behalf of the Charleston Heights Electric Company. It was located on the south side of Bonanza Road between Western High School and Ruth Fyfe Elementary School. Charleston Estates No. 6-A included three blocks, with Hanford Avenue serving as the main east-west thoroughfare through the neighborhood (Figure 58). Block 1 contained 32 lots, Block 2 contained 12 lots, and Block 3 contained 6 lots. Historic aerial photographs indicate that Charleston Estates No. 6-A was completely built out by 1965.

Homes in the neighborhood are similar in size and style to other homes constructed in the Charleston Estates subdivision. Shortly after the plat for Charleston Estates No. 6-A was filed, the *Las Vegas Review-Journal* reported that the development would feature “custom built 4-bedroom homes” (*Las Vegas Review-Journal* 1964b). Model homes offered in the development included the “Pebble Beach,” which featured two bathrooms, or the three-bathroom “National” model (*Las Vegas Review-Journal* 1964b).

Charleston Estates Tract No. 6-B

In June 1965, Ernest Becker, then acting as the President of Charleston Heights Bowl Inc., filed an additional plat for the Charleston Estates Tract No. 6-B. Charleston Heights Bowl (now Arizona Charlie's) was a bowling alley and casino located in the Charleston Heights Shopping Center. Tract 6-B adjoins Charleston Estates No. 6-A on the southeast and represents a continuation of that development. It contains Lots 33 and 34 of Block 1, Lots 47–59 of Block 1, and Lots 13–23 of Block 2 of the Charleston Estates No. 6-A tract (Figure 59).

Historic aerial imagery suggests that, although the plat was initially filed in 1965, construction on the Charleston Estates No. 6-B tract did not get underway until 1972. Many homes in the neighborhood were constructed by Marbeck, Inc., a construction firm headed by Ernest Becker. Notably, the Charleston Estates No. 6-B tract possesses a high concentration of homes constructed in the “Storybook Ranch” style.

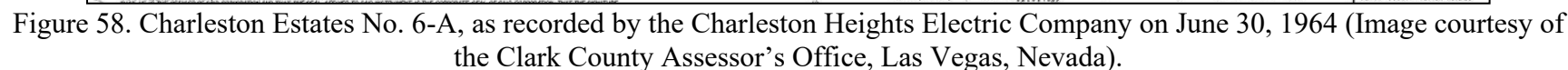
Charleston Estates Tract No. 5-A

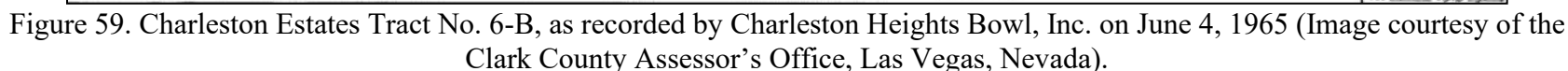
Ernest Becker finally completed the Charleston Estates development in the early 1970s. In April 1972, Becker's Golf Development Company filed a plat for the Charleston Estates No. 5-A tract. The tract was a re-subdivision of Lots 1–15 of Block 1 of the Charleston Estates No. 5 tract (Figure 60). The majority of the homes in the tract exhibit characteristics of the Ranch architectural style, and most appear to have been constructed by either the Golf Development Company or Becker and Sons.

Charleston Estates Tract No. 6-C

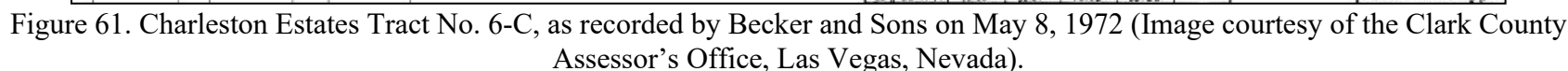
The final plat for Charleston Estates was filed by Becker and Sons in May 1972. Charleston Estates No. 6-C was located south of the Charleston Estates No. 6-A tract and northwest of Charleston Estates No. 6-B. The 6-C tract consisted of Lots 24-31 of Block 2 and Lots 33-46 of Block 1 of the Charleston Estates No. 6-A tract (Figure 69). According to historic aerial imagery, construction on the Charleston Estates No. 6-C tract was completed between 1972 and 1973. Development in this tract generally follows the same patterns as those seen in the Charleston Estates No. 6-B tract.











CHARLESTON ESTATES SURVEY RESULTS

A total of 421 properties were documented within the Charleston Estates neighborhood as part of the current survey. All 421 of these properties were built as single-family residences between 1963 and 1977. The Charleston Estates neighborhood contains ten tracts or units, including Unit Nos 2-A–2-E, and Tract Nos 5, 5-A, 6-A, 6-B, and 6-C. The majority of the residences, or 266 (63 percent) exhibit characteristics of the Ranch architectural style. The remaining 147 buildings are variations of the Ranch style, including Storybook Ranch (73), Spanish Ranch (10), Tri-Level Ranch (9), Raised Ranch (9), Tudor Ranch (6), Contemporary (5), Mansard (4), New Traditional (4), and Colonial Revival (2). Two buildings within the neighborhood were not visible due to obstructions, and 33 buildings have been altered to the extent that their original architectural style is no longer discernible. The table below provides a break-down of architectural styles and years of construction within the neighborhood.

Table 16. Dispersion of Architectural Styles and Construction Years Within the Charleston Estates Neighborhood

Architectural Style	Construction Year	No. of Properties
Ranch	1963–1977	266
Storybook Ranch	1963–1974	73
Spanish Ranch	1968–1974	10
Tri-Level Ranch	1965–1965	9
Raised Ranch	1963–1974	9
Tudor Ranch	1970–1973	6
Contemporary Ranch	1963–1973	5
Mansard	1968–1973	4
New Traditional	1969	4.
Colonial Revival	1968–1969	2
Total No. of Properties		421

Ranch Style

The Ranch-style homes within the Charleston Estates neighborhood are constructed of wood with concrete foundations. Floor plans are primarily L-shaped, followed by U-shaped, and rectangular plans. The homes were built with attached two-car garages that make up the ell or are located on either end of the façade (for those with rectangular plans). Garage doors face the street or the interior portion of the lot. The great majority of the Ranch-style homes in the neighborhood are one story; however, there are a few homes with two-story living spaces with attached, one-story garages. A third variant is a one-and-one-half story living space with attached, one-story garage. Small windows at gable ends of the primary block were observed on some homes, suggesting an attic or converted living space within the steeply-sloped roof

space. The roofs over the one-story homes have low- to moderately-pitched roofs, while the homes with one-and-one-half- or two-story roofs are steeply-pitched. Roofs were originally clad in wood shake shingle; however, most have replaced this material with composition shingle. Some models display an extended ridge beam at the gable ends. Roofs are gable-on-hip, side-gabled, or a combination of both. Exterior sheathing is typically stucco with stone or brick veneer accents and vertical siding. Additional sheathing can include board-and-batten siding in place of stucco. The majority of the models have chimneys.

Most of the variety in these homes is derived from varying fenestration patterns and types. The main entries face the street and consist of a single-leaf entry with one or two sidelites, or a double-leaf entry, usually recessed within the façade. In some models, a section of eave extends forward to denote the entry location. A common feature is a boxed window or windows with brackets underneath. Windows were originally aluminum-frame, two- and three-lite sliding type. A handful of homes exhibit a steel-frame casement bay window. Garage ells typically had at least one window that either faced perpendicular to the front façade or parallel to the street. Additional windows face the street along the front façades. Common alterations are noted in the descriptions of each variant below.

The Ranch-style home located at 825 Langtry Drive has the common L-shaped plan with a gable-on-hip roof and interior-facing garage (Photograph 35). Variants to this type include roof type; no eave extension over the boxed window; variations in the type, combination, and placement of siding and veneer; variations in the number and location of flush windows; and garages facing the street.



Photograph 35. East façade of the Ranch-style home at 825 Langtry Drive, facing west. The garage on this home faces the driveway and contains a boxed window with brackets and shutters on the street-facing façade of the garage. This home retains the original windows and vertical siding (North Wind 2023).

The home at 3800 Apache Lane is an example of the U-shaped plan with two front-facing gable-on-hip roofs projecting from a side-gabled roof (Photograph 36). This home retains the original, aluminum-frame windows with decorative shutters, the decorative detailing on the garage door, the double-leaf entry, and the brick veneer. The wood shake shingles have been replaced with composition shingles. A variation on the U-shaped plan includes ells of matching length.



Photograph 36. South façade of the Ranch-style home at 3800 Apache Lane, facing north (North Wind 2023).

The final variation on the Ranch-style, L-shape plan in this neighborhood can be seen in the image of 801 Chabot Drive (Photograph 37). This model originally contained a one-story garage ell (now enclosed) attached to the two-story living space. Additionally, the home has replaced its original exterior sheathing, windows, and wood shake shingles. The rear slope of the roof is a shed style projection from the main, side-gabled roof (Photograph 38).



Photograph 37. Northeast façade of the two-story, Ranch-style home at 801 Chabot Drive, facing southwest. The garage has been enclosed and the exterior sheathing, roofing materials, and windows have been replaced (North Wind 2023).



Photograph 38. Northeast (main) and southeast (side) facades of 801 Chabot Drive, showing the shed-style roof, denoted by the red arrow, over the rear façade (North Wind 2023).

The final floor plan variation is the rectangular plan, of which there are very few. The homes are primarily side-gabled with a flush eave on the main facade. One home, located at 717 N. Valley View Boulevard has a side-gabled roof with a depressed center portion over a slightly recessed section of the main (east) façade (Photograph 39). Obvious alterations include the replacement of original wood shake shingles with composition tiles, and alteration of fenestration patterns.



Photograph 39. East façade of the Ranch-style home at 717 N. Valley View Boulevard, facing west (North Wind 2023).

Storybook Ranch

The Charleston Estates neighborhood contains 73 homes designed in the Storybook Ranch style. The homes are one story, wood-frame construction, and have concrete foundations. All homes of this style within the neighborhood have an L-shaped plan with a two-car garage making up the ell. Roofs are primarily gable-on-hip over the ell and side-gabled over the primary living space, followed by crossed gable-on-hip, and cross-gabled. The roofs have moderate slopes and wide eave overhangs. Fascia are present on most models, with some displaying exposed rafter ends. Roofs were originally sheathed in wood shake shingles. Most models have one or two boxed windows with gables. Decorative vergeboards at gable ends were most common, followed by angled fascia. Windows were aluminum-frame, two- or three-lite sliding type, depending upon location. The main variations include a street-facing garage door, a front yard-facing garage door, and subtle differences in fenestration patterns, decorative elements, gables, and exterior sheathing materials and patterns. Common alterations to the Storybook Ranch-style homes within the subdivision include removal and replacement of original wood shake roofs; removal and replacement of aluminum-frame, sliding windows with vinyl-frame windows; removal of decorative vergeboards at gable

ends; removal of stone or brick veneer or siding; the installation of siding or stucco, and garage infill.

The most common variant has a street-facing garage with a gabled, boxed window, also facing the street, on the primary block of the home (Photograph 40). The main entry consisted of a double-leaf door, or single-leaf door with sidelite, located adjacent to the garage. Exterior sheathing includes a brick or stone veneer wainscoting with stucco or vertical plywood or board-and-batten siding on the remainder of the exterior. Some models have brick or stone veneer framing the garage. The boxed window was originally sheathed in horizontal siding. Garage eaves are either flush, have a shallow extension over the garage door, or have a narrow extension over a brick or stone planter adjacent to the garage door. Other variations of this style include interior-facing garage doors with a gabled, boxed window located on the street façade of the garage, and another facing the street on the far end of the main block of the home; asymmetrical gables over boxed or flush windows; and decorative frames on garage doors.



Photograph 40. East façade of the Storybook Ranch-style home at 309 Horn Street, facing west. The wood shake roof has been replaced with composition shingle. Note the brick planter to the right (north) of the garage door (North Wind 2023).

Spanish Ranch

Ten homes designed in the Spanish Ranch style were documented within the Charleston Estates neighborhood. Ten of the homes appear to be variants of the same or similar models, while one (705 N. Valley View Boulevard) is a custom design. The ten similar homes are one story with L-shaped plans with the garage making up the ell. The variants include a side-

gabled roof over the primary living space with a flat-roofed, two-car garage, or a gable-roofed garage with projecting roof beams under the gable (Figure 62). A variant of the flat-roofed garage type contains a flat-roofed porch with three arched openings attached to the side of the garage, as opposed to the front façade of the home. The gabled variant roof has a low-sloped roof and moderate eave overhang, and an arcaded porch that runs the length of the facade. Original exterior sheathing was stucco. Alterations to these Spanish Ranch-style homes include removal and replacement of roof sheathing with metal shingles with a Spanish tile appearance; window replacement; and garage infill.



Figure 62. East façade of the Spanish Ranch-style home at 301 Horn Street, facing southwest. Other examples of this model have a window on the side of the garage, facing the front yard. The home retains the original stucco exterior and front window (Google Streetview 2023).

A custom Spanish Ranch-style home is located at 705 N. Valley View Boulevard. The home was owned by the Golf Development Company in 1972 and Becker and Sons in 1974. It has a U-shaped plan consisting of a one-and-one-half height central block with two one-story ells. The roof consists of a front gable that reaches across the entire façade, and two front gables over the ells. Projecting roof beams are located under the gable peaks. The main façade of the home faces west. A two-car garage is located at the north ell, while the south ell contains a centered window. The main, double-leaf entry is recessed underneath a full-height porch with an arch at the top of the opening, and wood paneling above. A horizontal decorative wood band extends across the ells with similar detailing at the entry porch (Photograph 41).



Photograph 41. West façade of the Spanish Ranch-style home at 705 N. Valley View Boulevard, facing east (North Wind 2023).

Tri-Level Ranch

The Charleston Estates neighborhood has nine Tri-Level Ranch-style properties, with the majority located on Hanford Avenue. One home, located at 417 Estella Avenue, is an example of the “Shoshone” model, advertised in the *Las Vegas Sun* in 1962 (Figure 63).



Figure 63. Advertisement for the “Shoshone” Model Tri-Level Ranch home at Charleston Estates (*Las Vegas Sun* 1962b).

The home on Estella Avenue has a two-story block with front-facing gable, and a one-story block with a single-car garage and side-gable roof (Figure 64). The roof has a low slope and wide eave overhang and is sheathed in composition shingle. The main entry, consisting of a single-leaf door, a two-lite sliding window, and the garage face the street on the one-story portion. The two-story portion consists of four two-lite sliding windows – two each per floor. The second-story of the main (east) façade projects slightly over the lower story and is sheathed in horizontal siding. The remainder of the home is sheathed in brick veneer which is not believed to be original to the home. Two additional variants of the Shoshone model were observed within the Charleston Estates neighborhood. These variants include a gable-on-hip roof and hipped roof and have similar fenestration type and patterns as those displayed by 417 Estella Avenue. Common alterations include removal and/or replacement of siding, replacement of original wood shake roofing, replacement of original aluminum-frame windows, and garage infill.



Figure 64. East façade of the “Shoshone” model, Tri-Level Ranch home at 417 Estella Avenue, facing northwest. The main entry is not visible due to the palm trees (Google Streetview 2023).

Raised Ranch

The Charleston Estates neighborhood contains nine homes designed in the Raised Ranch architectural style. The majority of the homes are variants of the “Masters” model as advertised in the Las Vegas Sun on April 18, 1965 (Figure 65). The extant examples of this style have a two-story block with an attached, one-story, two-car garage. Roofs are hipped or gable-on-hip, with a low slope with wide eave overhang and plain wood fascia. The main entry consists of a single-leaf door recessed within the center of the main façade, facing the street. The homes contained stone or brick veneer on one half of the first-floor façade, with a matching stone or brick planter adjacent to the entry. A small section of stone or brick veneer was also located underneath a boxed window opposite the veneer wall. The remainder of the home was sheathed in stucco. The second story was originally sheathed in board-and-batten siding and had two windows with shutters that faced the street (Photograph 42). Original windows, per the advertisement, were six-over-six double-hung type. A variant of the Masters model observed on a corner lot within the neighborhood includes a side-facing garage. Alterations to the Raised Ranch-style homes include removal and/or replacement of wood shake roof sheathing, horizontal siding, and/or stone or brick veneer; window replacement; removal of shutters; and garage infill.

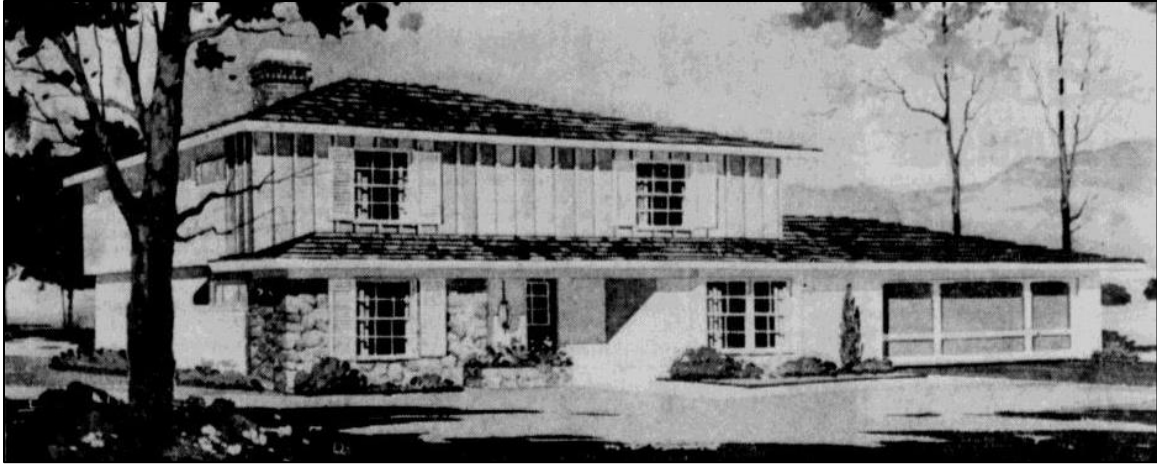


Figure 65. The “Masters” model Raised Ranch-style home, advertised in the *Las Vegas Sun* 1965).



Photograph 42. East façade of the “Masters” model Raised Ranch-style home at 813 Chabot Drive, facing west. This home retains the original board-and-batten siding and stone veneer, and stone planter near the main entry. The roof sheathing and windows have been replaced (North Wind 2023).

One Raised Ranch-style example that does not appear to be a variant of the Masters model is located at 402 Estella Avenue (Photograph 43). The home is two stories with an L-shaped plan, with the garage making up the ell. The two-story portion of the home has a side-gabled roof, while the garage has a gable-on-hip roof. The main, double-leaf entry and three-lite, aluminum-frame, sliding window, face the street, adjacent to the garage. Three aluminum-frame, two-lite, sliding windows with shutters are spaced evenly across the second story façade. A shed-style porch roof with thin wood posts set into brick veneer bases extends the

length of the front façade. The first-floor façade is sheathed in brick veneer, while the remainder of the home is sheathed in horizontal siding.



Photograph 43. North façade of the Raised Ranch-style home at 402 Estella Avenue, facing northwest (North Wind 2023).

Tudor Ranch

Six homes within the Charleston Estates neighborhood are examples of the Tudor Ranch style. The homes are all two stories with L-shaped plans. An attached, two-car, one-story garage makes up the ell. The Tudor Ranch elements include faux half-timbering on the garage, a jerkinhead roof over the garage, or a steeply-pitched roof over the two-story portion. On one model, the roof is unique in that the front and rear slopes are asymmetrical with the front slope extending forward to create a one-story porch roof supported by thin wood posts with carved brackets, while the eave of the rear slope rests above the second story windows (Photograph 44). Upper story windows are typically inset into the roof slope and have small gables over each, or project from the slope. The main entries face the street and consist of double-leaf doors. Windows are originally aluminum-frame sliding with two lites. The homes' exteriors are stucco with wood faux half-timbering. The roofs are sheathed in composition shingle and have a moderate eave overhang with plain wood fascia. The final variant of this style is one story, does not have an asymmetrical roof slope, and has a jerkinhead roof over the garage (Photograph 45). Common alterations to the homes include replacement of wood shake roofs with composition shingles or concrete tiles, removal of the faux half-timbering, and replacement of aluminum-frame windows with vinyl-frame.



Photograph 44. East façade of the Tudor Ranch-style home at 305 Horn Street, facing west. This home is an example of the inset upper window variant (North Wind 2023).



Photograph 45. Southeast façade of the one-story, jerkinhead roof variant of the Tudor Ranch-style home at 309 Estella Avenue, facing northwest (North Wind 2023).

Contemporary Ranch Style

The five Contemporary Ranch-style homes within the Twin Lakes Country Club Estates were all constructed between 1963 and 1973 and are located on Hogan and Snead drives and N. Valley View Boulevard. The majority (3) are examples of the Hopi model (*Las Vegas Sun* 1962b) and are located on Hogan Drive (Figure 66).



Figure 66. Advertisement for the “Hopi” model, Contemporary Ranch-style home (*Las Vegas Sun* 1962b).

The Hopi model homes are one story with wood frames and concrete foundations (Photograph 46). The roofs have prominent front gables that extend the length of the front façade. The built-up roofs have a very low pitch and wide eave overhang with projecting roof beams on the front gable. The homes were constructed with a U-shape plan with a central entry courtyard recessed under the gable and skylights above the courtyard.² There are no windows facing the street. Sheathing varies for each home. A single-car garage is located on the far right (south) side of each of the homes. Alterations to the Hopi models within the subdivision include removal and/or replacement of original sheathing, removal and replacement of original courtyard screening, and garage infill.

² Per an advertisement for the subdivision posted in the *Las Vegas Sun* on March 29, 1962, a full-height screen and single-leaf door extended across the courtyard opening. The screen type is not discernible in the advertisement; however, the pattern consisted of alternating dark and light vertical panels. All original screens have been removed in the existing Hopi models.



Photograph 46. West façade of the Contemporary Ranch-style home at 808 Hogan Drive, facing east. The exterior sheathing and breezeblock and trellis screening are not original (North Wind 2023).

The remaining two Contemporary Ranch style homes within the Charleston Estates subdivision are believed to be custom or semi-custom. The first, located at 721 N. Valley View Boulevard, is one story with an L-shaped plan and a flat roof (Photograph 47). A two-car garage makes up the ell on the north end of the façade. The roof has a close eave overhang with a deep wood fascia. The main, double-leaf entry and a window are located to the south of the garage. A thin brick wall punctures the front (east) façade between the window and entry and extends slightly above the roof. Another, identical, wall is located at the north end of the garage. A brick panel that is flush with the front (east) façade extends slightly above the eave is located to the south of the main entry. No obvious alterations were observed for this home.



Photograph 47. East façade of the Contemporary Ranch-style home at 721 N. Valley View Boulevard. This home is believed to be a custom design (North Wind 2023).

4200 Snead Drive, believed to be a custom design, is one story with a square plan and symmetrical front (south) façade (Photograph 48). The roof is cross-gabled with a centered front gable with projecting roof beams. The roof has a low slope with a wide eave overhang and plain wood fascia and is sheathed in composition shingle. The main entry is recessed in the center of the front façade, underneath the gable and behind a decorative metal gate. The gate is flanked by two stone veneer panels. Brick wainscotting is located on the either side of the stone panels. Above the wainscotting on both sides are three, vinyl-frame, sliding type windows. The only obvious alterations to this home appear to be the addition of the decorative metal gate, the replacement of original windows and roof sheathing, and a carport and stone wainscotting on the east (side) elevation.



Photograph 48. The south façade of the Contemporary Ranch-style home at 4200 Snead Drive, facing north. The windows, roof sheathing, and decorative metal gate are believed to be alterations (North Wind 2023).

Mansard

The Charleston Estates neighborhood contains four Mansard style homes, all but one of which are two-stories. Two of the homes (721 Langtry Drive and 808 Chabot Drive) are examples of the “Normandy” model, advertised in the Las Vegas Sun on April 7, 1968 (Figure 67). The homes have L-shaped footprints with a one-story garage making up the ell on the right side of the main façade. Fenestration includes a double-leaf entry and large window facing the street, located to the left of the garage ell; an additional window on the garage; and two or three windows facing the street on the second story (Photograph 49). The most obvious difference between these two homes is the roof shape as 808 Chabot Drive has a hipped roof above the mansard, while the roof above the mansards of 721 Langtry Drive is flat. Additional, minor, differences include the treatment of the upper story windows (deeply inset windows with hooded frames vs. small mansard roofs over the windows), and the direction the garage door faces. Roof sheathing on both is composition shingle; however, wood shake shingles were original. Both homes have stucco exteriors with vertical panels of stone or brick beneath the mansard roof. Windows are aluminum sliding type. The only visible alterations on the home appear to be replacement of aluminum-frame windows with vinyl-frame windows (808 Chabot Drive), and replacement of wood shake roofs with composition shingles (both properties).



Photograph 49. East façade of the Mansard-style, Normandy model, home at 717 Langtry Drive, facing northwest. This home exhibits the flat roof above the mansard, and close inset windows with mansard roofs on the second story (North Wind 2023).

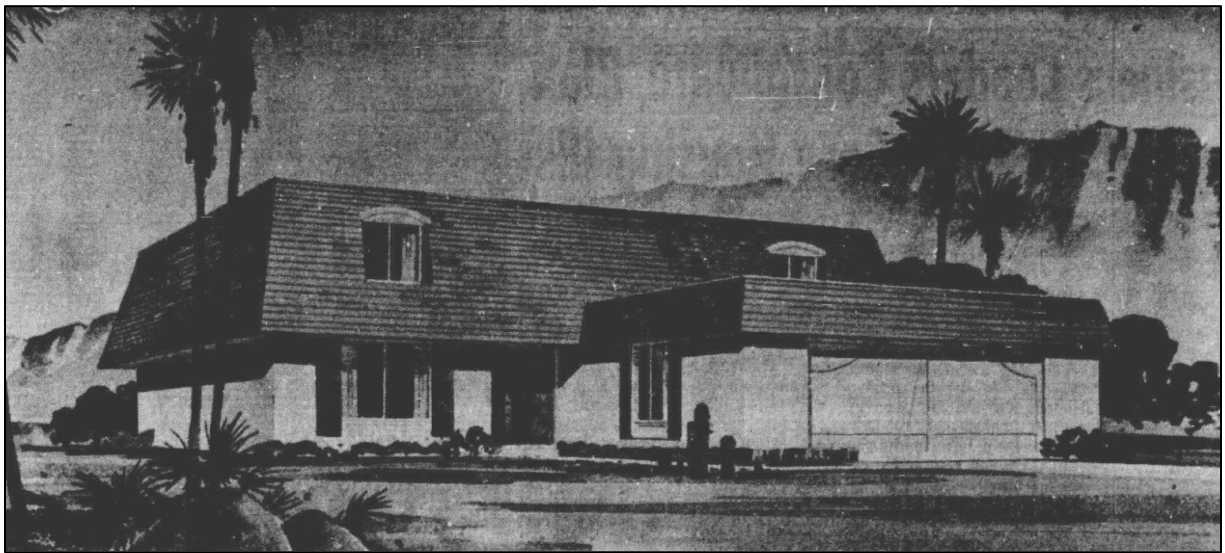


Figure 67. Image of the Mansard-style, “Normandy” model, advertised in the *Las Vegas Sun* (1968).

The remaining single-story Mansard-style home within the Charleston Estates neighborhood has a U-shaped plan with the primary block of the home having a mansard roof, and the ells having flat roofs (Photograph 50). The flat, built-up roofs have wide eave overhangs and plain wood fascia with projecting roof beams at the north and south corners of the east elevations. The mansard roof is sheathed in composition shingles. The main, double-leaf

entry and an aluminum sliding window, face east on the recessed main block of the home. The home's exterior is clad in stucco and vertical wood or plywood siding. The only observed alteration to this home is the replacement of wood shake shingles with composition shingles.



Photograph 50. East façade of the Mansard-style home at 713 N. Valley View Boulevard, facing west. This home is unique in the neighborhood, having a U-shaped plan and only one story (North Wind).

The final Mansard-style home within the Charleston Estates neighborhood is located at 4401 W. Washington Avenue.³ The home is two stories with an almost full-height mansard roof (Photograph 51). The home has an irregular plan with a main, two-story block and a one-story extension on the right (west) end of the home. Windows are stacked within a full-height stucco frame, with upper story windows having a small shelf with wood railing. A north-facing window on the one-story portion is framed similarly. The façade beneath the mansard is sheathed in slump block. The double-leaf entry is slightly offset to the east. The entry is recessed within the mansard roof. A low slump stone porch flanked by curved slump stone walls with carriage lights flanks the entry porch. The only observable alterations to this home are the replacement of aluminum-frame windows with vinyl-frame windows, and the replacement of wood shake shingles with composition shingles.

³ This home was built by Ernest A. Becker III, a developer of the Charleston Estates neighborhood, and owned by the Becker family until 2005.



Photograph 51. North façade of the Mansard-style home at 4401 W. Washington Avenue, facing southwest (North Wind).

New Traditional

Four properties exhibit elements of the New Traditional–Italian Renaissance variant, and one exhibits the New Traditional–Colonial Revival variant. The homes are tri-level with at-grade entries and attached, one-story, single-car garages. The entries face the street and consists of a wide, single-leaf door with side-lites or a double-leaf entry. The Italian Renaissance variant entry is framed by a full-height, projecting stucco arch (Photograph 52). Other details for this variant are stacked windows with some models having two (one per floor) located on either side of the entry, while one model has four (two per floor) located on the opposite side of the entry. Original windows were aluminum-frame sliding type with two lites. Upper story windows were framed by faux shutters and wood panels underneath. The hipped roof of the main blocks of the home and the garages has a moderate slope and wide eave overhang and is clad in composition shingle. The exterior of the home is stucco with quoin detailing at the corners. One example of this style also contains an extended arched porch roof supported by posts. It is not known if this is a variant to this style, or a custom modification.

Alterations to the homes include replacement of original aluminum-frame windows with vinyl-frame windows, removal of shutters and wood panel beneath the windows, replacement of original wood shake roofing with composition shingles, and garage infill.



Photograph 52. West façade of the New Traditional – Italian Renaissance-style home at 712 Langtry Drive, facing east. The New Traditional elements include the massing, quoining, and arched entry. Note the asymmetrical treatment of shutters (North Wind 2023).

The Colonial Revival variant has a similar massing as the Italian Renaissance variant, and a similar full-height entry porch (Photograph 53). The variations are seen in the side-gabled roof, porch details, and exterior sheathing. The entry porch of the Colonial Revival variant has a flat roof with angled corners and is supported by fluted Doric columns. The upper story is sheathed in horizontal siding, while the lower story and space above the entry is sheathed in stone veneer (not original to the home). The roof has a low slope and moderate eave overhang and is clad in composition shingle.



Photograph 53. North façade of the New Traditional–Colonial Revival-style home at 4005 Snead Drive, facing south (North Wind 2023).

Colonial Revival

There are two Colonial Revival-style homes within the Charleston Estates neighborhood. The homes are two stories with steeply-pitched, side-gabled roofs with two gabled dormer windows on the front slope (Photograph 54). The homes have L-shaped plans with attached, two-car garages with gabled roofs. The main, single-leaf entry, flanked by two windows, faces the street underneath an extension of the eave. The eave extension created a porch roof that extends the length of the façade and is supported by thin, wood posts. The roof sheathing was original wood shake; however, both models have replaced the wood shake with concrete tile. Windows were original steel-frame, multi-lite, casement style. The lower half of the main façades are sheathed in brick veneer, while the remainder of the exterior is stucco. Horizontal siding is located above the garage. Concrete block chimneys are located at the side of the home opposite the garage.



Photograph 54. North façade of the Colonial Revival-style home at 4009 Fortune Avenue, facing south. This home has replaced the original wood shake shingles with concrete tile, and the original steel casement windows with vinyl-frame sliding windows (North Wind 2023).

CHARLESTON ESTATES ELIGIBILITY EVALUATION

Residential properties documented within the Charleston Estates neighborhood were evaluated individually for listing in the NRHP under the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997). They were also evaluated for NRHP eligibility using the guidelines established in *National Register Bulletin 46: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which provides additional guidance for evaluating postwar residential subdivisions (Ames and McClelland 2002). Additionally, as the neighborhood is comprised of a “significant concentration, linkage, or continuity” of buildings and structures “united historically or aesthetically by plan or physical development,” the Charleston Estates subdivision was evaluated in its entirety as a district (National Park Service 1997:5).

North Wind has established a period of significance for Charleston Estates that begins in 1962 when the plat for the first unit of the development was filed and ends in 1977 with the conclusion of residential construction in the neighborhood prior to the established cutoff date of 1982. Specifically, the property was evaluated for eligibility to the NRHP under Criterion A for its association with Community Planning and Development in northwest Las Vegas during the postwar era; under Criterion B for its association with the lives of significant persons; under Criterion C for Design/Construction as a representative example of mid-twentieth century domestic architecture; and under Criterion D for its information potential. It was determined that for a building or structure to be considered individually eligible for

NRHP listing it must be able to individually convey significance under one of the above Criteria, and also retain the majority of its historic integrity.

NRHP Individual Eligibility Recommendations

Based on the results of the survey, North Wind recommends that none of the residences located in the Charleston Estates subdivision is potentially eligible for individual listing in the NRHP under any Criteria. The 420 residences in the neighborhood were constructed as part of the broader development of the Charleston Estates subdivision, and are, therefore, not able to individually convey their significance under Criterion A.

Background research on early developers and former residents of each property was not conducted as part of the current reconnaissance level survey. For this reason, the properties were not evaluated for individual eligibility under Criterion B.

Building permits were not researched as part of the current project, and the extent of alterations to individual homes is not known. Although single-family residences in Charleston Estates embody a wide variety of architectural styles, none appears to be an “exceptional example” any particular style as required for individual listing in the NRHP per Ames and McClellan (2002). Therefore, none of the residences is recommended potentially eligible for NRHP listing under Criterion C. Finally, all of the residences in Charleston Estates are surface manifestations and their information potential has been exhausted by the current study. Therefore, none of the residences is recommended individually eligible for NRHP listing under Criterion D.

City HPR Individual Property Eligibility Recommendations

North Wind recommends that none of the residences within the Charleston Estates neighborhood meets the criteria for designation as an individual property in the City’s HPR (Chapter 19.10.150.I) as the homes do not meet the criteria for listing in the State or National Register of Historic Places and were not determined to be of exceptional local significance and express a distinctive character.

NRHP District Recommendation

The Charleston Estates subdivision was also evaluated for potential eligibility as a historic district under Criteria A, B, C, and D. North Wind recommends that the district is not eligible for listing in the NRHP under any Criteria. Based on the guidance provided by *National Register Bulletin 15* and Hope (2011), North Wind recommends that Charleston Estates has historical significance under Criterion A as it represents an unusually large example of a residential subdivision constructed in the Twin Lakes study area during the period of significance.

Although, the neighborhood was constructed by prominent Las Vegas property developer Ernest Becker, the residences in the Charleston Estates development have experienced significant modern alterations since they were initially constructed and can no longer be considered the best representation of Becker’s contributions to suburban development in Las

Vegas during the postwar period. Therefore, the district is recommended not eligible for listing in the NRHP under Criterion B.

Not only have the majority of the residences in the Charleston Estates neighborhood undergone extensive exterior modifications since their initial construction, but the neighborhood as a whole also lacks a sense of architectural cohesiveness due to the influence of the numerous corporate home builders who assisted in the tract's development. For these reasons, the Charleston Estates neighborhood is not eligible for NRHP listing under Criterion C.

Lastly, as the neighborhood is a surface manifestation, its information potential has been exhausted by the current study and it is recommended not eligible for listing in the NRHP under Criterion D.

While the Charleston Estates likely has significance under Criterion A, due to modern alterations and additions, it is North Wind's finding that only 43 percent of the historic-age residences remaining within the neighborhood retain sufficient integrity to be considered contributors to a potential historic district (see Table 17 below). As the eligibility guidelines for historic districts require a majority of the total resources to be contributors, the district does not retain sufficient integrity to be eligible for listing in the NRHP under any Criteria (National Park Service 1997).

City HPR Historic District Eligibility Recommendations

North Wind recommends that the Charleston Estates neighborhood does not meet the criteria for designation as a historic district in the City's HPR (Chapter 19.10.150.I) as the neighborhood does not meet the criteria for listing in the State or National Register of Historic Places and was not determined to be of exceptional local significance and express a distinctive character.

Table 17. Contributing Properties in Charleston Estates By Plat

Plat Name	Total No. of Properties	Contributing Properties	Percentage
Charleston Estates Unit No. 3	20	5	25
Charleston Estates Unit No. 2-A	21	9	43
Charleston Estates Unit No. 2-B	8	22	21
Charleston Estates Unit No. 2-C	13	5	39
Charleston Estates Unit No. 2-D	36	12	30
Charleston Estates No. 5	165	76	46
Charleston Estates Unit No. 2-E	6	5	83
Charleston Estates No. 6-A	50	17	34
Charleston Estates No. 6-B	26	15	58
Charleston Estates Tract No. 5-A	14	9	64
Charleston Estates No. 6-C	30	18	60
Total No. of Properties	420	179	43

WOODLAND HILLS (1976–1978)

The Woodland Hills subdivision consisted of seven plats developed between May 1976 and November 1978 (Table 18; Figure 68). The development was located in an approximately 40-acre area in the north-central portion of the Twin Lakes study area. Woodland Hills was generally bounded by Vegas Drive on the north, W. Washington Avenue on the south, Pyramid Drive on the east, and the municipal golf course on the west. A detailed discussion of the development of each tract, organized by developer, is included below.

Table 18. Plats Comprising Woodland Hills

Plat Name	Date Filed	Owner(s)	No. of Lots
Woodland Hills Unit No. 1	May 13, 1976	Crestmont Corporation	17
Woodland Hills Unit No. 2	May 18, 1977	Crestmont Corporation	9
Woodland Hills Unit No. 3	July 25, 1977	Ronnie J. and Larry N. Causey	9
Woodland Hills Unit A	December 12, 1977	Security Housing Corp.	19
Woodland Hills Unit 4	July 6, 1978	Crestmont Corporation	18
Woodland Hills Unit B	November 30, 1978	Security Housing Corp.	29
Woodland Hills Unit C	November 30, 1978	Security Housing Corp.	34
Total No. of Lots			135

Woodland Hills Unit Nos. 1 and 2

The first unit of the Woodland Hills subdivision was platted by the Crestmont Corporation, an Idaho-based construction firm, in May 1976. The Las Vegas Planning Commission approved the 18-lot Woodland Hills subdivision on May 14 (*Las Vegas Review-Journal* 1976). The neighborhood was to be located on 5.9 acres at N. Valley View Boulevard between Vegas Drive and W. Washington Avenue. The first unit of the development—Woodland Hills Unit No. 1—was located on the southeast side of the municipal golf course, immediately east of the Twin Lakes Country Club Estates Unit 2 development. The tract consisted of 3 partial blocks located on the east and west sides of Oak Tree Lane. Block 1 included 8 lots, Block 2 contained 9 lots, and Block 3 included just one lot located on the south side of Golf Lane (Figure 69).

The following year, Crestmont Corporation filed the plat for Unit No. 2 of the Woodland Hills development. Unit No. 2 was located south of Unit No. 1. The tract contained Lots 1-7 of Block 3 of the Unit No. 1 tract, as well as three additional lots—enumerated as Lots 55-57—located on the north side of Bridge Glen Drive (Figure 70). Residences constructed in Woodland Hills consisted of “quality built custom homes” that were located on oversized lots with shake or wood shingle roofs (*Las Vegas Sun* 1977). Homes in the neighborhood were priced from \$72,500 with undeveloped lots also available “for individuals desiring to build their own high quality custom homes” (*Las Vegas Sun* 1977).

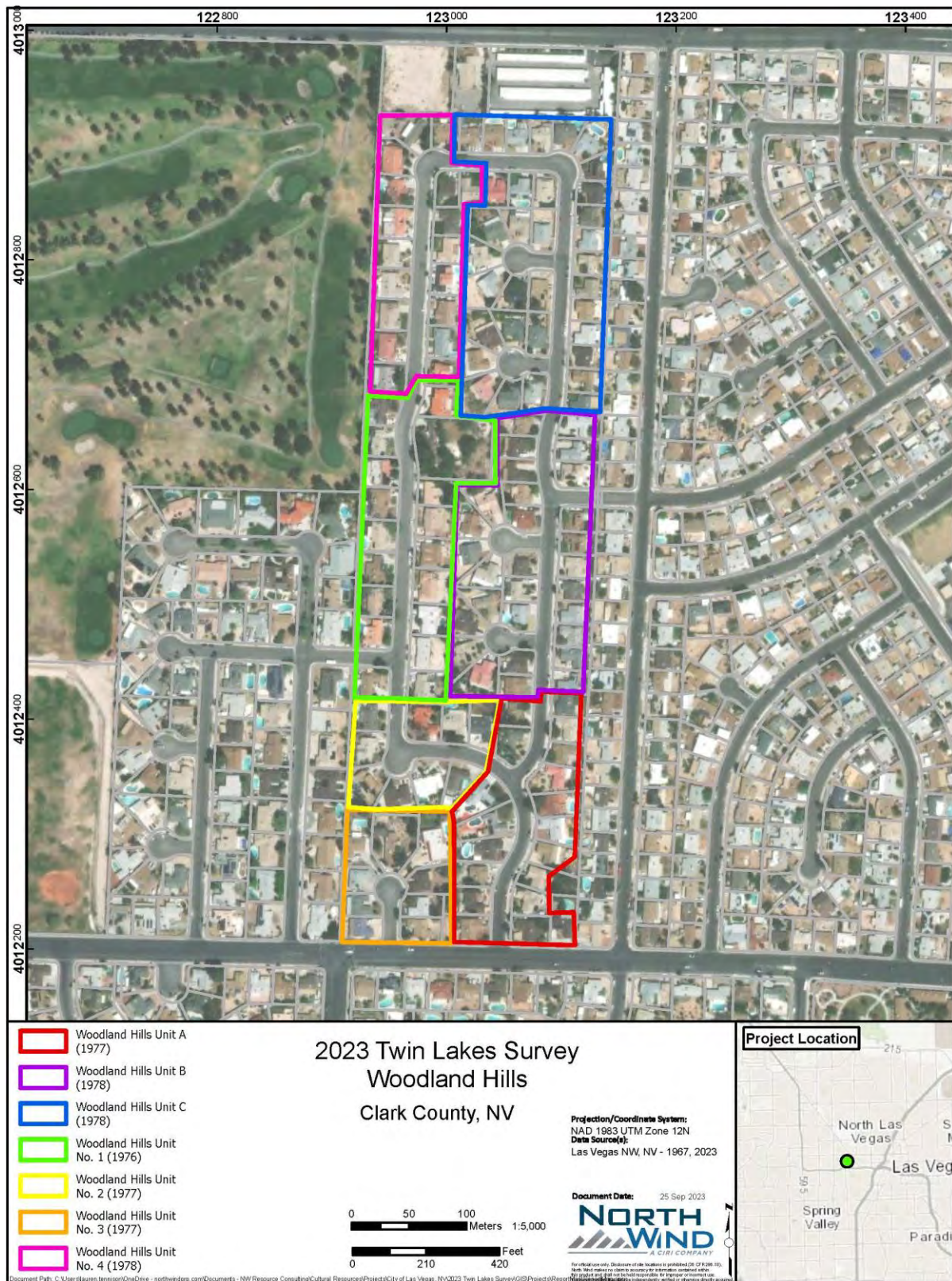


Figure 68. Plats filed within the Woodland Hills subdivision.

Woodland Hills Unit No. 3

In July 1977, Ronnie and Larry Causey filed the Woodland Hills Unit No. 3 plat. The pair owned Causey Construction, a construction company based in Las Vegas (*Las Vegas Review-Journal* 1976a). Causey Construction specialized in the design and construction of custom homes (*Las Vegas Sun* 1976). Woodland Hills Unit No. 3 was located on the north side of W. Washington Avenue, immediately to the east of the Twin Lakes Country Club Estates Unit 1 tract (Figure 71). The small development included 9 lots—enumerated as Lots 14–22—surrounding a cul-de-sac known as Skoglund Circle. Causey Construction appears to have constructed the majority of the homes in Woodland Hills Unit 3.

Woodland Hills Unit A

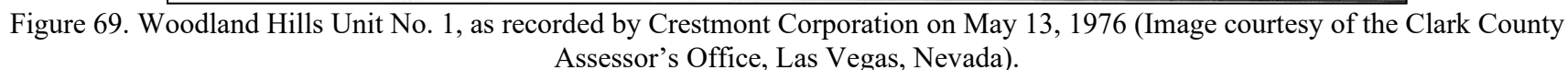
In December 1977, the Security Housing Corp. also filed a plat in the Woodland Hills subdivision. Unit A of Woodland Hills was located on the north side of W. Washington Avenue between Twin Lakes Village Unit 2 on the east and Woodland Hills Unit 3 on the west. The tract consisted of three partial blocks. Block 2 included Lots 53–54 of the Woodland Hills Unit No. 2 tract; Block 3 consisted of Lots 8–13 of Woodland Hills Unit No. 3; and Block 4 included an additional 11 lots (enumerated as Lots 1–11) (Figure 72).

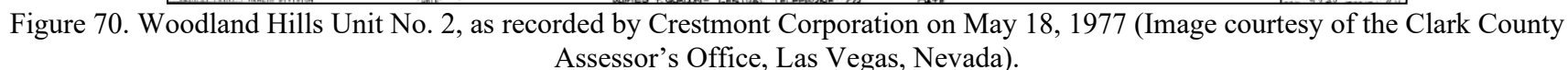
Woodland Hills Unit 4

The final unit of the Woodland Hills subdivision that was filed by the Crestmont Corporation was platted in July 1978. The last unit—known as Woodland Hills Unit 4—was located north of Woodland Hills Unit No. 1 and represented a continuation of that development. It included Lots 9–18 of Block 1 and Lots 10–17 of Block 2 of the Woodland Hills Unit No. 1 tract (Figure 73).

Woodland Hills Units B and C

On November 30, 1978, the Security Housing Corp. filed the final two plats for the Woodland Hills subdivision. Woodland Hills Unit B included 29 lots, while Unit C contained 34. Unit B included Lots 12–19 of Block 4 of the Woodland Hills Unit A tract; Lots 35–52 of Block 2 of the Woodland Hills No. 2 tract; and Lots 46–48 of Block 1 of the Woodland Hills Unit C tract (Figure 74). Unit C of Woodland Hills contained Lots 23–48 of Block 1 and 18–34 of Block 2 of the Unit 4 tract (Figure 75).





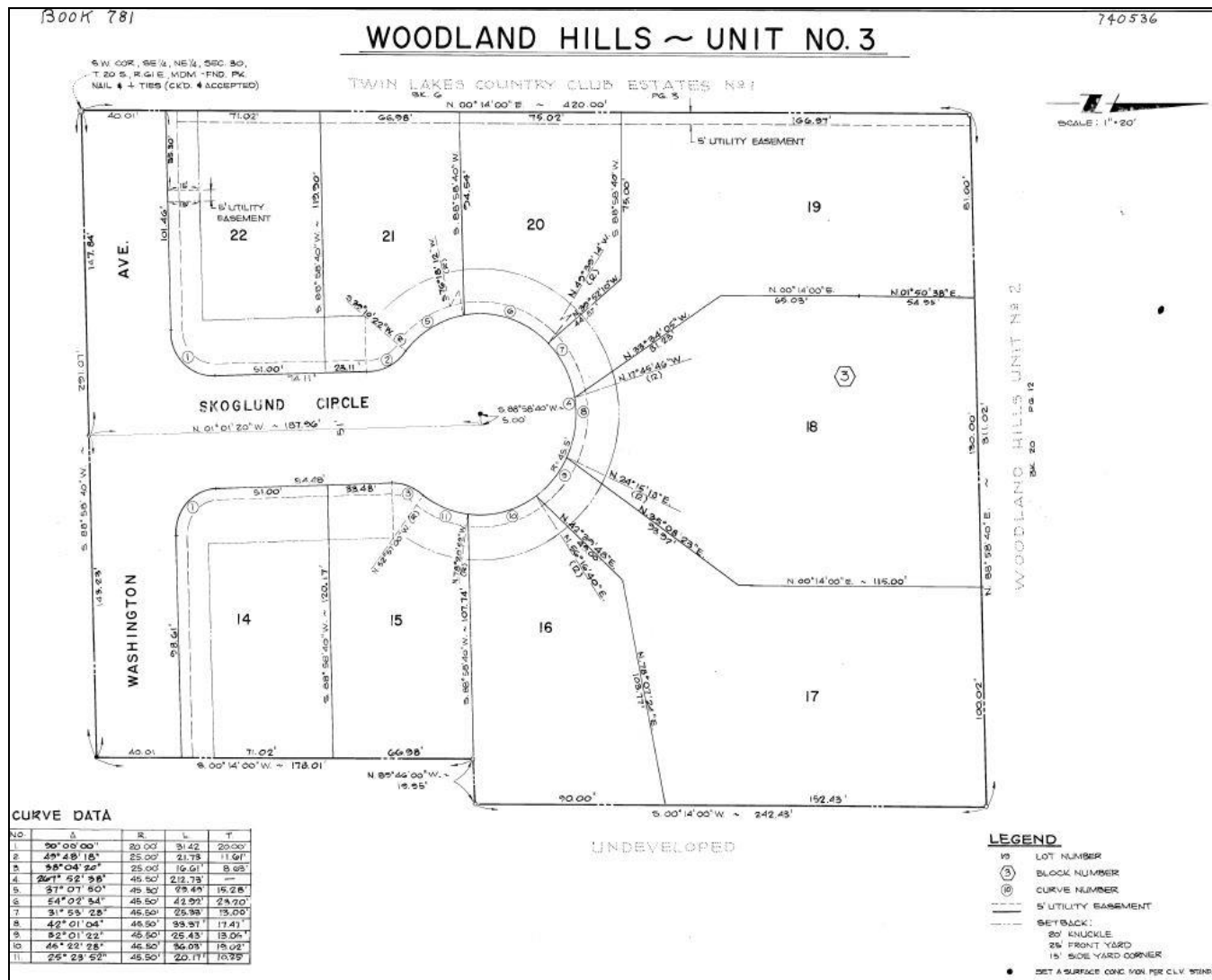


Figure 71. Woodland Hills Unit No. 3, as recorded by Ronnie J. and Larry N. Causey on July 25, 1977 (Image courtesy of the Clark County Assessor's Office, Las Vegas, Nevada).





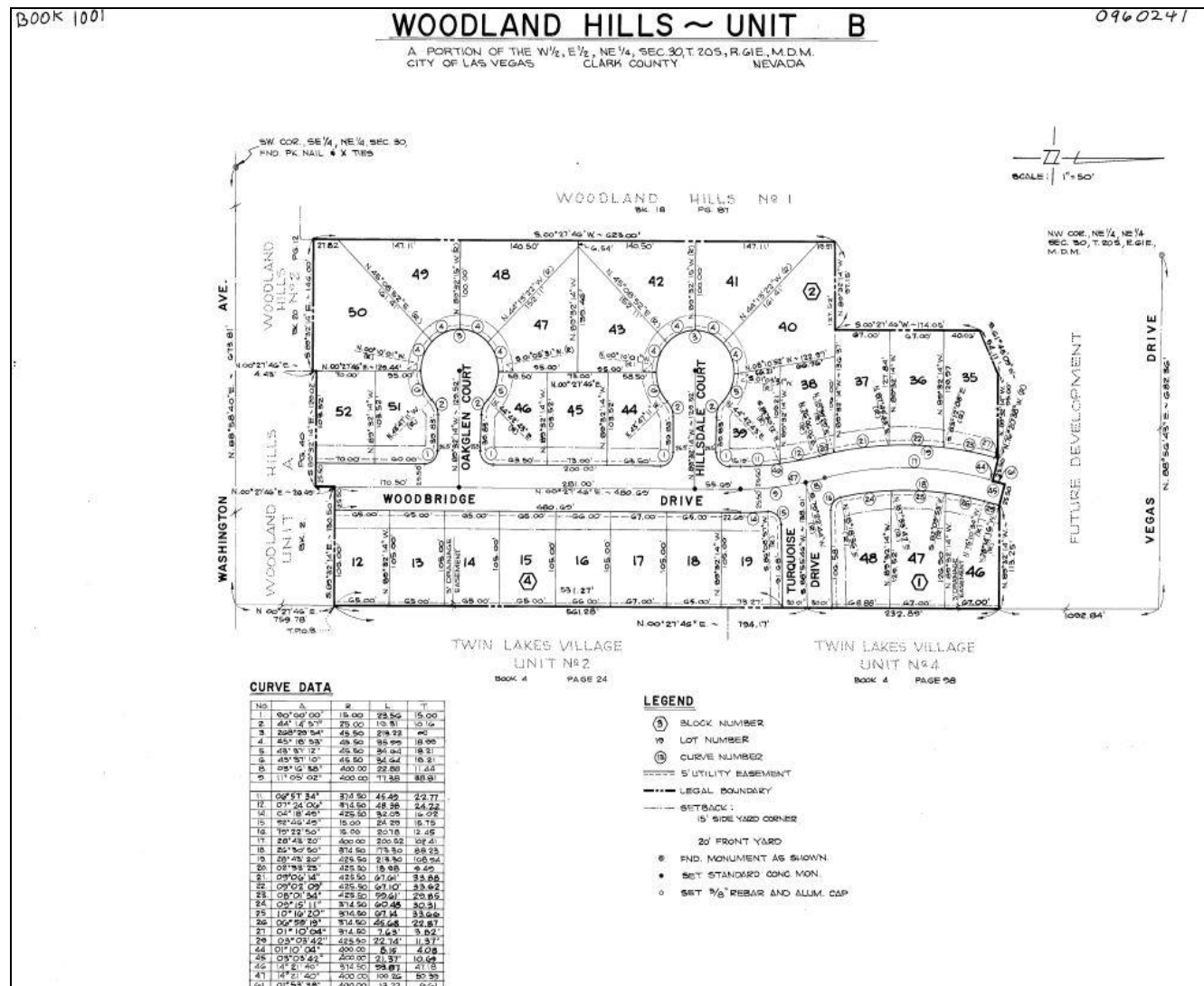


Figure 74. Woodland Hills Unit B, as recorded by Security Housing Corp. on November 30, 1978 (Image courtesy of the Clark County Assessor's Office, Las Vegas, Nevada).

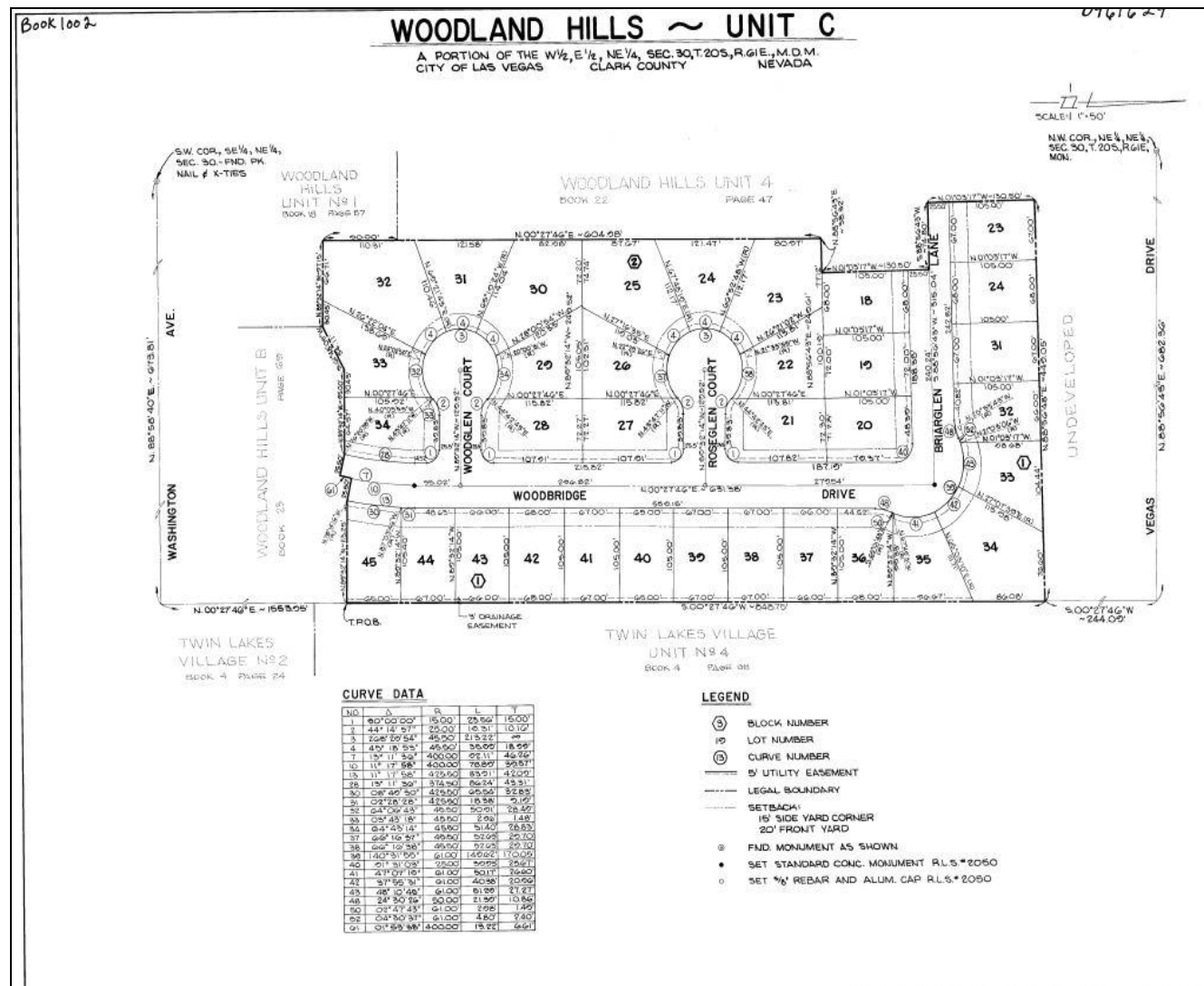


Figure 75. Woodland Hills Unit C, as recorded by Security Housing Corp. on November 30, 1978 (Image courtesy of the Clark County Assessor's Office, Las Vegas, Nevada).

WOODLAND HILLS SURVEY RESULTS

A total of 128 properties were documented within the Woodland Hills neighborhood as part of the current survey. All 128 of these properties were built as single-family residences between 1977 and 1982. Two properties located within the Woodland Hills neighborhood, constructed in 1946 and 1948, were extant prior to development of the subdivision. The homes are all wood-frame construction with concrete foundations and have a variety of exterior sheathing.

The Woodland Hills neighborhood contains seven units, including Unit Nos 1–4 and A–C. The majority of the residences, or 82 (64 percent) exhibit characteristics of the Ranch architectural style. The remaining 147 buildings are variations of the Ranch style, including Spanish Ranch (10), Tudor Ranch (5), and Contemporary Ranch (1). One building within the neighborhood was not visible due to obstructions, and eight buildings have been altered to the extent that their original architectural style is no longer discernible. The table below provides a break-down of architectural styles and years of construction within the neighborhood.

Table 19. Dispersion of Architectural Styles and Construction Years Within the Woodland Hills Neighborhood		
Architectural Style	Construction Year	Number of Properties
Ranch	1963–1977	82
Spanish Ranch	1968–1974	29
Tudor Ranch	1979–1980	5
Contemporary Ranch	1978	1

Ranch Style

The Ranch-style homes within the Woodland Hills neighborhood are primarily L-shaped, followed by U-shaped, rectangular, square and irregular plans, and all are one story. The homes were constructed with attached two-car garages that make up the ell or are located on either end of the façade (for those with rectangular plans). Garage doors face the street parallel with the front façade or face the interior portion of the lot. Roofs are low- to moderately-pitched, while the homes with one-and-one-half- or two-story roofs are steeply-pitched, with moderate to wide eave overhangs. Roofs were originally clad in wood shake shingle; however, most have replaced this material with composition shingle or Spanish tile. Roof massing has several variations. Homes with L-shaped plans have cross-gabled, gable-on-hip, or gable-on-hip with side-gable. Exterior sheathing is typically stucco with stone or brick veneer accents and vertical or horizontal siding. Chimneys are present in most models.

Fenestration patterns and types vary. The main entries face the street and consist of a single-leaf entry with one or two sidelites, or a double-leaf entry, usually recessed within the façade near the garage. In some models, a small porch roof supported by a post is located over the

entry. Other models contain a supported porch roof underneath the front-facing gable, alongside the garage. Windows were primarily aluminum-frame, two- and three-lite sliding type, with multi-lite bay windows on some homes with a U-shaped plan. One. Most windows are flush with the façade, and some retain faux wood shutters and wood panels underneath. Some homes display a bracketed shelf underneath the bottom frame. Garage ells typically had at least one window. Common alterations include removal and replacement of original wood shake shingles with composition shingles or Spanish tile, removal and/or replacement of original sheathing, and window replacement. Exterior sheathing varies in the type, combination, and placement of siding, stucco, and stone and brick veneer.



Photograph 55. East façade of the Ranch-style, L-shaped home with double front gables at 905 Woodbridge Drive, facing west. This home retains the brick veneer at the garage and porch and bracketed window boxes (North Wind 2023).

The home at 3713 Bridge Glen is an example of the U-shaped plan with a cross-hipped roof (Photograph 36). This home retains the original brick veneer and at least one original window on the ell. Variations on the U-shaped plan include narrower entry porches between the ells, a side-gabled roof with hipped-roof ells, and an extension of the front eave to shelter the entry porch.



Photograph 56. North façade of the Ranch-style home at 3713 Bridge Glen Drive, facing south. This home is an example of the U-shaped plan with hipped roof and multi-lite bay windows (North Wind 2023).

The final variation on the Ranch-style within the Woodland Hills neighborhood is the square plan most often found on corner lots. This variation has a gable-on-hip roof with the garage facing one street, and the entry facing the intersecting street (Photograph 37). The windows and roof sheathing have been replaced on this home (Photograph 37).



Photograph 57. North façade of the Ranch-style home with square plan at 3605 Briarglen Lane, facing south (North Wind 2023).

Spanish Ranch

Twenty-nine homes with Spanish Ranch style elements were documented within the Woodland Hills neighborhood. The majority of these homes are one story with L-shaped plans with the two-car garage making up the ell. Roofs are primarily cross-gabled with a small amount of homes having two front-facing, staggered gables over the garage. Roofs have a low slope and wide eave overhang. Some homes have exposed rafter tails, but it is not known if this is an original feature. Custom homes include hipped-roof varieties and a flat mansard roof with Spanish tile. Two homes have second story additions. Original exterior sheathing is stucco with brick or stone veneer accents and vertical siding at gable ends. Original windows are two- and three-lite, aluminum-frame sliding type. A few homes exhibit bracketed window boxes below the windows and/or wood shutters.



Photograph 58. South façade of the Spanish Ranch-style home at 3616 Roseglen Court, facing northwest. Note the “squared” arch at the porch and over the windows, and the flared wings at the corners of the walls (North Wind 2023).

The home at 1300 Woodbridge Drive exhibits the most common variant of this style with a cross-gabled roof and a porch located along the side of the garage under the front gable (Photograph 59). Openings to the porch are arched, and support posts have brick veneer accents on the bases. An interesting feature is the faux arch details between each window on the front façade. Variations primarily involve the length of the porch along the side of the garage and relative number of support posts; recessed entry porches with arched openings facing the street; arches with flat tops and rounded corners (“squared arch”) at porches; faux squared arches at windows; flared porch supports; and flared “wings” at the exterior corners of the home (see Photograph 58).



Photograph 59. West façade of the Spanish Ranch-style home at 1300 Woodbridge Drive, facing east (North Wind 2023).

One variant of this style has a square-shaped plan with a gable-on-hip roof. This plan is common within the entire Twin Lakes area for homes located on corner lots; however, most homes of this type do not have arched openings at the porch (Photograph 60).



Photograph 60. South façade of the Spanish Ranch-style home with a square plan, located at 1117 Woodbridge Drive, facing northwest. This home retains the bracketed window shelf on the far west side of the south façade, denoted by the red arrow (North Wind 2023).

The remaining homes with Spanish Ranch-style elements appear to be custom-built. Alterations to these Spanish Ranch-style homes include removal and replacement of roof sheathing with composition shingle or Spanish tile; removal and/or replacement of brick or stone veneer details; window replacement; and porch infill.

Tudor Ranch

Five homes within the Woodland Hills neighborhood display elements of the Tudor Ranch style. The homes are all one story with L-shaped plans. Three homes have cross-gabled roofs with attached, two-car garages located toward the rear of the home (Photograph 61). The roof over the garage has a lower slope. Roofs over the main block of the home are moderately-pitched and have moderate eave overhangs. Faux half-timbering is present on the main block of the home. The original roof sheathing is not known; however, most have composition tile roofs. Exterior sheathing on the cross-gabled model includes stucco with a stone veneer section under a window on the façade nearest and parallel to the street. Windows are aluminum-frame, two-lite sliding type. Variations on this model include a jerkinhead roof in place of the gabled roof. In place of faux half-timbering, this model has stuccoed pilasters with horizontal, bracketed wood pieces under the windows.



Photograph 61. West façade of the Tudor Ranch-style home, cross-gabled variant, located at 1216 Woodbridge Drive, facing east (North Wind 2023).

Contemporary Ranch Style

One Contemporary Ranch-style home exists within the Woodland Hills neighborhood. This home, constructed in 1978, appears to be custom. The home has a rectangular plan with a cross-hipped roof. The home has a brick veneer exterior with brick pilasters and a recessed entry. Windows are aluminum-frame sliding type with brick sills. An attached, two-car garage is located at the north end of the home (Photograph 62).



Photograph 62. West façade of the custom, Contemporary Ranch-style home at 1008 Oak Tree Lane, facing southeast (North Wind 2023).

WOODLAND HILLS ELIGIBILITY EVALUATION

Of the 128 documented residences in the Woodland Hills neighborhood, only two are historic in age. The two historic-age properties were evaluated individually for listing in the NRHP under the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997). They were also evaluated for NRHP eligibility using the guidelines established in *National Register Bulletin 46: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which provides additional guidance for evaluating postwar residential subdivisions (Ames and McClelland 2002). The remaining 126 residences were determined to be less than 50 years old at the time of the survey and were evaluated for individual eligibility under Criteria Consideration G, per the guidelines outlined in *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance within the Past Fifty Years* (National Park Service 1998).

As the 128 residences that currently comprise the Woodland Hills subdivision were constructed over a period of more than 50 years and include a majority of properties that are not historic in age, North Wind determined that the neighborhood does not represent a “significant concentration, linkage, or continuity” of buildings and structures “united historically or aesthetically by plan or physical development,” and should, therefore, not be evaluated as a historic district at this time (National Park Service 1997). North Wind recommends that the Woodland Hills subdivision should be reevaluated in its entirety as a historic district when the majority of the properties in the neighborhood reach 50 years of age.

NRHP Individual Eligibility Recommendations

North Wind documented two extant historic-age residences in the Woodland Hills subdivision. Neither one of these residences is recommended eligible for NRHP listing under any Criteria. These residences were both constructed before the development of the surrounding subdivision and do not demonstrate a clear association with any significant historic events that have made an important contribution to local or regional development. Therefore, they are recommended not eligible for NRHP listing under Criterion A. As background research on the initial builders and former residents of these properties was not conducted as part of the current reconnaissance level survey, recommendations for individual NRHP eligibility under Criterion B are not provided here. At the time of the survey, the house at 1200 Oak Tree Lane was not visible from the public ROW due to thick vegetation. Therefore, the NRHP eligibility of this property under Criterion C could not be determined. While the house at 916 Skoglund Circle exhibits characteristics of the Ranch architectural style, it does not appear to represent an “exceptional example” of the style as required for individual listing in the NRHP per Ames and McClellan (2002). Therefore, this residence is recommended not eligible for NRHP listing under Criterion C. Lastly, both historic-age residences are surface manifestations, and their information potential has been exhausted by the current study. Therefore, neither of the historic-age residence in the Woodland Hills subdivision is recommended individually eligible for NRHP listing under Criterion D.

The remaining 126 single-family residences in the Woodland Hills subdivision are of modern construction and do not meet the 50-year age requirement for NRHP listing. Additionally, none of these residences demonstrates “exceptional importance” under Criteria Consideration G, as defined in *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance within the Past Fifty Years* (National Park Service 1998). Therefore, none is recommended individually eligible for listing in the NRHP under any Criteria. North Wind recommends that these buildings should be reevaluated when they reach 50 years of age.

City HPR Individual Property Eligibility Recommendations

North Wind recommends that the two historic-age residences within the Woodland Hills neighborhood do not meet the criteria for designation as an individual property in the City’s HPR (Chapter 19.10.150.I) as the homes do not meet the criteria for listing in the State or National Register of Historic Places and were not determined to be of exceptional local significance and express a distinctive character. Additionally, North Wind recommends that

the remaining properties that meet the 40-year threshold as stated in Chapter 19.10.150 also do not meet the City's criteria for designation as individual resources in the HPR.

City HPR Historic District Eligibility Recommendations

As the City's Historic Designation Ordinance (Chapter 19.10.150) has a lower age threshold than the NRHP (40 years vs. 50 years), North Wind evaluated the Woodland Hills neighborhood for eligibility for listing as a district on the City's HPR. North Wind recommends that the Woodland Hills neighborhood does not meet the criteria for designation as a historic district in the City's HPR as the neighborhood does not meet the criteria for listing in the State or National Register of Historic Places and was not determined to be of exceptional local significance and express a distinctive character.

Table 20. Contributing Properties in Twin Lakes Village By Plat			
Plat Name	Total No. of Properties	Contributing Properties	Percentage
Woodland Hills Unit No. 1	17	11	82
Woodland Hills Unit No. 2	9	8	89
Woodland Hills Unit No. 3	9	7	78
Woodland Hills Unit A	18	17	95
Woodland Hills Unit 4	12	6	50
Woodland Hills Unit B	29	26	90
Woodland Hills Unit C	33	29	88
Total No. of Properties	128	105	82

THE PRIORY (1978)

On September 27, 1978, the plat for The Priory subdivision was filed by the Church Wardens and Vestrymen of All Saints Episcopal Church. The development was located on an approximately 5-acre tract to the south of W. Washington Avenue (Figure 76). The land on which the subdivision was located had been owned by the church since the early 1960s. The Priory neighborhood surrounded All Saints Episcopal Church on the south and west sides. It consisted of 13 lots surrounding a cul-de-sac called Glen Abbey Circle. Lot 13 was occupied by the church. Lots in The Priory were larger than those found in most other subdivisions in Twin Lakes, with lots typically measuring 104 feet long by 82 feet wide (Figure 77).

All of the homes in The Priory subdivision except one were constructed in the Ranch style by the local construction firm of Tiberti-Blood, with the remaining property being built in the Tudor Ranch style (Table 21). The Priory was the company's first residential project in Las Vegas and consisted of a "small neighborhood of semi-custom homes off Washington and Decatur..." (*Las Vegas Review-Journal* 1987). All of the homes in subdivision were

constructed in 1979. The table below provides a break-down of architectural styles and years of construction within the neighborhood.

Table 21. Dispersion of Architectural Styles and Construction Years Within the Priory Neighborhood		
Architectural Style	Construction Year	Number of Properties
Ranch	1979	11
Tudor Ranch	1979	1



Figure 76. Plats filed within The Priory subdivision.

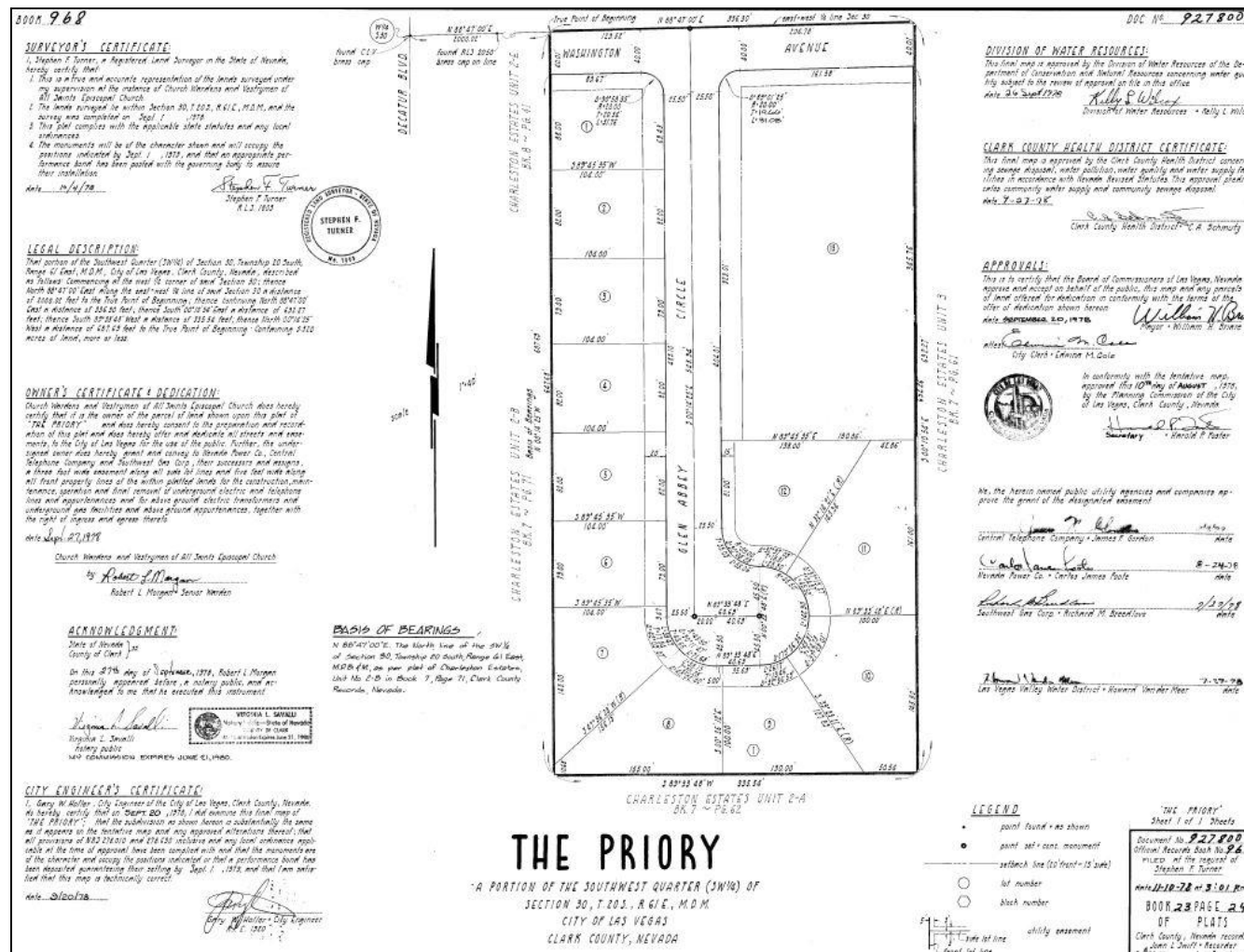


Figure 77. The Priory, as recorded by the Church Wardens and Vestrymen of All Saints Episcopal Church on September 27, 1978 (Image courtesy of the Clark County Assessor's Office, Las Vegas, Nevada).

THE PRIORY SURVEY RESULTS

North Wind documented a total of 12 residential properties within The Priory subdivision as part of the current survey of the Twin Lakes area. All 12 properties were constructed for use as single-family residences by local contractor Tiberti-Blood Inc. in 1979. Ten of the residences, or 83 percent, exhibit characteristics of the Ranch architectural style. The remaining two residences are examples of the Tudor Ranch style—a type of styled ranch.

Ranch Style

Ranch style houses in The Priory neighborhood are all one-story, wood-frame construction with a concrete foundation. Fifty-eight percent of the homes in the neighborhood have an L-shaped plan, while the remaining 42 percent are U-shaped. All ten Ranch style homes have an attached two-car garage that faces Glen Abbey Circle. Roofs are low-to-moderately pitched with a mild eave overhang. Typical roofs include front gable, gable-on-hip, side gable, or a blend of multiple forms.



Photograph 63. View of the Ranch style residence located at 701 Glen Abbey Circle in The Priory, showing L-shaped plan and combination front gable and side-gabled roof, facing southeast (North Wind 2023).

The exterior of each Ranch style residence is clad in a variety of sheathing materials including stucco, brick veneer, and/or vertical wood siding. A combination of at least two exterior materials is evident on all ten of the Ranch style houses located within The Priory subdivision. Fenestration patterns provide the most visual variety within the neighborhood. Almost all windows consist of multi-lite aluminum windows that appear to be original; however, the windows on at least two residences have been replaced with modern vinyl

windows. Entries primarily consist of recessed double-leaf entries located adjacent to the garage. On some residences, an eave, located on a front gable extension behind the garage, extends over the front entry to create a small entry porch supported on one corner by a brick pier (Photograph 64). In addition to window and door upgrades, common alterations to houses in this category include the application of stucco on the home's front façade; replacement of the original roofing materials with a composite tile or cedar shake; and enclosure of the garage.



Photograph 64. View of the Ranch style residence located at 712 Glen Abbey Circle in The Priory tract, facing west. Note the L-shaped plan, gable-on-hip roof, and small entry porch sheltering the double-leaf entry (North Wind 2023).



Photograph 65. View of the Ranch style residence with U-shaped plan located at 709 Glen Abbey Circle, facing west. Note the alterations to the residence, including the enclosure of the garage, installation of modern vinyl windows, and application of stucco on the home's exterior (North Wind 2023).

Tudor Ranch Style

One home within The Priory subdivision, 804 Glen Abbey Circle, exhibits characteristics of the Tudor Ranch style. Both houses are one-story with U-shaped plans (Photograph 66). The exterior of the residence is stucco and brick with faux half-timbering on the gabled ell and on the attached two car garage. The double-leaf entry is recessed. The home has multi-lite, aluminum-frame windows. The original roof has been replaced with composition shingle.



Photograph 66. View of the Tudor Ranch style residence located at 804 Glen Abbey Circle, facing west (North Wind 2023).

THE PRIORY ELIGIBILITY EVALUATION

As none of the 12 documented residences located in The Priory is historic in age, these properties were evaluated for individual eligibility under Criteria Consideration G, per the guidelines outlined in *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance within the Past Fifty Years* (National Park Service 1998). Additionally, as the neighborhood is comprised of a “significant concentration, linkage, or continuity” of buildings and structures “united historically or aesthetically by plan or physical development,” The Priory subdivision was also evaluated under Criteria Consideration G as a historic district (National Park Service 1997:5).

NRHP Individual Eligibility Recommendations

All 12 of the single-family residences in The Priory subdivision are of modern construction and do not meet the 50-year age requirement for NRHP listing. Additionally, none of these residences demonstrates “exceptional importance” under Criteria Consideration G, as defined in *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance within the Past Fifty Years* (National Park Service 1998). Therefore, none is recommended individually eligible for listing in the NRHP under any Criteria. North Wind recommends that these buildings should be reevaluated when they reach 50 years of age.

City HPR Individual Property Eligibility Recommendations

As the City's Historic Designation Ordinance (Chapter 19.10.150) has a lower age threshold than the NRHP (40 years vs. 50 years), North Wind evaluated the homes within the Priory neighborhood for eligibility for listing in the City's HPR. North Wind recommends that the residences within the Priory neighborhood do not meet the criteria for designation as an individual property in the City's HPR as the homes do not meet the criteria for listing in the State or National Register of Historic Places and were not determined to be of exceptional local significance and express a distinctive character.

NRHP District Recommendation

Based upon the results of the survey, North Wind recommends that The Priory neighborhood does not possess the "exceptional importance" required for listing in the NRHP under Criteria Consideration G. North Wind recommends that the subdivision should be reevaluated in its entirety as a historic district when the majority of the properties in the neighborhood reach 50 years of age.

City HPR Historic District Eligibility Recommendations

Again, as the City's Historic Designation Ordinance (Chapter 19.10.150) has a lower age threshold than the NRHP (40 years vs. 50 years), North Wind evaluated the Priory neighborhood for eligibility for listing as a district in the City's HPR. North Wind recommends that the Woodland Hills neighborhood does not meet the criteria for designation as a historic district in the City's HPR as the neighborhood does not meet the criteria for listing in the State or National Register of Historic Places and was not determined to be of exceptional local significance and express a distinctive character.

K-LAS VEGAS (1994)

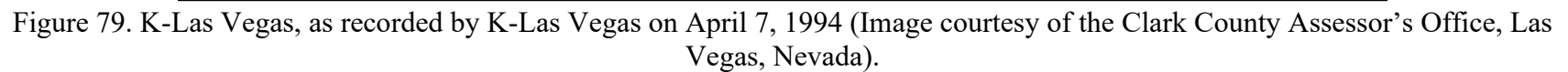
The K-Las Vegas tract consists of one commercial property located at 2901 W. Washington Avenue (Figure 78). While the plat for K-Las Vegas was not filed until April 1994, the building was initially constructed in 1971 for use as a K-Mart retail store (Figure 79) (*Las Vegas Review-Journal* 1970). The building has been occupied by the Rancho Discount Mall since at least 2013 (Photograph 67). The property does not exhibit any distinguishing architectural characteristics.



Photograph 67. View of the retail store at 2901 W. Washington Avenue, facing west (North Wind 2023).



Figure 78. Plats filed within the K-Las Vegas subdivision



Individual Eligibility Recommendation

As the property at 2901 W. Washington Avenue is the only one located in the K-Las Vegas tract, it was evaluated for individual eligibility only based on the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997).

The property is not recommended eligible for NRHP listing under any Criteria. Although the building was constructed as part of the larger suburbanization of the Twin Lakes area, it is not able to individually convey its significance under this theme. As documentation of the study area was limited to a reconnaissance level survey, background research on the initial developers and/or past owner of the property was not conducted. For this reason, the property was not evaluated for individual eligibility under Criterion B. The building does not demonstrate any distinctive architectural characteristics or embody a particular type, period, or method of construction. Therefore, it is not recommended eligible under Criterion C. Lastly, the building is a surface manifestation, and its data potential has been exhausted by the current project. For this reason, the building at 2901 W. Washington Avenue is also recommended not eligible for NRHP listing under Criterion C.

City HPR Individual Property Eligibility Recommendations

North Wind recommends that the property at 2901 W. Washington Avenue does not meet the criteria for designation as an individual property in the City's HPR (Chapter 19.10.150.I) as the property does not meet the criteria for listing in the State or National Register of Historic Places and was not determined to be of exceptional local significance and express a distinctive character.

UNPLATTED AREAS

In addition to the more than 1,500 single-family residences recorded within the Twin Lakes study area, an additional 16 properties located in unplatted areas were also documented by North Wind as part of the current project (Table 22). These properties are typically located on the periphery of the study area and primarily serve commercial or educational purposes. As the properties are situated at spatially discrete locations and serve a wide variety of functions, they were evaluated for individual eligibility only using the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997). In order for a historic property to be considered eligible for listing in the NRHP, it must:

- Be associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).
- Be associated with the lives of persons significant in our past (Criterion B); or
- Embody the distinct characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or

- Yield, or be likely to yield, information important in prehistory or history (Criterion D).

These 16 properties were evaluated within their important historic context, and whether they retain integrity of those features necessary to convey their significance. Aspects of integrity that must be considered are location, design, setting, materials, workmanship, feeling, and association. Specifically, each property was evaluated under Criterion A for its association with Community Planning and Development in northwest Las Vegas during the postwar era; under Criterion B for association with the lives of significant persons; under Criterion C for Design/Construction as a representative example of mid-twentieth century non-residential architecture; and under Criterion D for its information potential. It was determined that for a building or structure to be considered individually eligible for NRHP listing it must be able to individually convey significance under one of the above Criteria, and also retain the majority of its historic integrity.

Table 22. Properties located in Unplatted Areas within the Twin Lakes Study Area

Current Name	Address	Year Built	Property Type	Style
Western High School	4701 W. Bonanza Road	1961	Educational	Late Modern
N/A	3909 Vegas Drive	1974	Residential	Ranch
DWSS Belrose District Office	700 Belrose Street	1973	Commercial	Modern
DWSS Belrose District Office	620 Belrose Street	1974	Commercial	Late Modern
The Kingdom Academy	610 Belrose Street	1975	Commercial	Late Modern
State Parks Office Southern Region	4747 Vegas Drive	1976	Commercial	Ranch
EZ Pawn	821 N. Rancho Drive	1965	Commercial	No Style
Church's Chicken	602 N. Rancho Drive	1977	Commercial	No Style
Nevada Department of Human Resources	717 N. Rancho Drive	1965	Commercial	No Style
Wells Fargo	801 N. Rancho Drive	1965	Commercial	No Style
Friendly Ford	660 N. Decatur Boulevard	1970	Commercial	No Style
Marketon Supermarket	840 N. Decatur Boulevard	1970	Commercial	No Style
Robert O. Gibson Leadership Academy	3900 W. Washington Avenue	1953	Educational	No Style
Hope for Prisoners	333 N. Rancho Drive	1981	Commercial	Late Modern
7/11	529 N. Rancho Drive	1976	Commercial	Commercial Vernacular
Fyfe Elementary School	4101 W. Bonanza Road	1966	Educational	Late Modern
Total Properties:			16	

A total of 12 commercial properties are located in unplatted areas within the Twin Lakes study area. The earliest commercial properties were constructed along N. Rancho Drive in the mid-1960s. The property at 821 N. Rancho Drive originally served as a shoe store, 717 N. Rancho was a Safeway Shopping Center, and 801 N. Rancho Drive was originally constructed for use as a bank. A few years after the first commercial buildings were built, in the early 1970s, the Nevada Welfare Division constructed a new office building at 700 Belrose Street. The building was featured a large waiting room, clusters of interviewing

rooms, and a long counter that could accommodate up to nine receptionists (*Las Vegas Review-Journal* 1972). Additional state offices were built along Belrose Street throughout the 1970s, including the District Health Office, which occupied 620 Belrose Street beginning in 1975 (*Las Vegas Review-Journal* 1975). Commercial development on the western end of the Twin Lakes study area was concentrated along N. Decatur Boulevard and included an Albertson's grocery store, which was located at 840 N. Decatur Boulevard, and the Friendly Ford dealership, located at 660 N. Decatur Boulevard (*Las Vegas Review-Journal* 1972a). Both of these properties were built in 1970. Of the 12 commercial properties, the majority are characterized as examples of the Late Modern architectural style, with many exhibiting characteristics of no style whatsoever.

Also included in the unplatted category are all three of the educational properties in the Twin Lakes study area. The schools include Western High School, the Robert O. Gibson Leadership Academy (formerly Robert O. Gibson Junior High School), and the Ruth Fyfe Elementary School. The first historic-age school to be constructed in the study area was Western High School, which was built at the corner of N. Decatur Boulevard and the U.S. 95 freeway in 1961. The schools typically demonstrate characteristics of the Late Modern architectural style.

NRHP Individual Eligibility Recommendations

North Wind recommends that none of the 16 commercial and educational properties is potentially eligible for listing in the NRHP under any Criteria. Although the buildings were constructed as part of the larger suburban growth of the Twin Lakes area, none of them is able to individually convey their historic significance under this theme. As documentation of the study area was limited to a reconnaissance level survey, background research on the initial developers and/or past owners of each property was not conducted. For this reason, properties were not evaluated for individual eligibility under Criterion B. Although the buildings embrace a wide variety of architectural styles that were popular during the mid-to-late twentieth century, many of them have been altered since their initial construction and none is considered the best and most representative example of a particular style. Therefore, none of the properties is recommended eligible under Criterion C for Design/Construction. Lastly, none of the buildings is recommended eligible under Criterion D as they do not demonstrate any additional data potential and further study of their history, construction, and/or materials is not likely to yield information important to the area's history. Therefore, none of the commercial or educational properties is recommended eligible for inclusion in the NRHP under Criterion D.

City HPR Individual Property Eligibility Recommendations

North Wind recommends that none of the unplatted properties meets the criteria for designation as an individual property in the City's HPR (Chapter 19.10.150.I) as they do not meet the criteria for listing in the State or National Register of Historic Places and were not determined to be of exceptional local significance and express a distinctive character.

SUMMARY AND RECOMMENDATIONS

North Wind performed a reconnaissance level survey of 1,563 historic-age properties located within the Twin Lakes area of Las Vegas, Clark County, Nevada. The project was conducted at the request of the City with the purpose of identifying all properties that may be potentially eligible for listing in the National Register of Historic Places (NRHP) and/or the City's Historic Property Register (HPR) and determining if the study area could constitute one or more NRHP/HPR-eligible historic districts. The work will support the City's Certified Local Government (CLG) designation through providing recommendations for the identification, evaluation, and nomination of historic resources to the NRHP/HPR, preparing documentation, conducting research and studies, and preparing reports in support of historic preservation.

The properties documented by North Wind are located within nine neighborhoods, some with multiple subdivisions, as well as in several unplatted areas along the periphery of the Twin Lakes study area. The subdivisions in the Twin Lakes study area include Twin Lakes Village, Twin Lakes Estates, Rancho Square, Twin Lakes Village II, Twin Lakes Country Club Estates, Charleston Estates, Woodland Hills, the Priory, and K-Las Vegas. North Wind evaluated all historic-age properties individually for listing in the NRHP under the four criteria outlined in 36 CFR 60, and per guidelines presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1997). They were also evaluated for NRHP eligibility using the guidelines established in *National Register Bulletin 46: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which provides additional guidance for evaluating postwar residential subdivisions (Ames and McClelland 2002). Specifically, each property was evaluated for eligibility to the NRHP under Criterion A for its association with Community Planning and Development in northwest Las Vegas during the postwar era; under Criterion B for its association with the lives of significant persons; under Criterion C for Design/Construction as a representative example of mid-twentieth century domestic architecture; and under Criterion D for its information potential. Based upon the results of the evaluation, North Wind recommends that none of the 1,563 properties documented in this report are individually eligible for listing in the NRHP under any Criteria.

Additionally, each of the subdivisions that were determined to comprise a "significant concentration, linkage, or continuity" of buildings and structures "united historically or aesthetically by plan or physical development," was evaluated in their entirety as a possible historic district (National Park Service 1997:5). Based on the results of the evaluation, North Wind recommends that only two of the nine neighborhoods in the Twin Lakes study area demonstrate adequate significance to be considered eligible for NRHP listing. While both the Twin Lakes Village and Charleston Estates neighborhoods have historical significance under NRHP Criterion A for their role in the suburban growth of northwest Las Vegas during the postwar era, neither neighborhood retains sufficient integrity to be considered eligible for listing in the NRHP under any Criteria.

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APPENDIX A.

Property Tables and Maps by Subdivision

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
1	3015 Arrow Place	13929111031	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
2	3019 Arrow Place	13929111032	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
3	3101 Arrow Place	13929111033	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
4	3103 Arrow Place	13929111034	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
5	3107 Arrow Place	13929111035	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
6	3111 Arrow Place	13929212006	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
7	3115 Arrow Place	13929212005	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
8	3119 Arrow Place	13929212004	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
9	901 Artesia Way	13929213013	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
10	904 Artesia Way	13929213032	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
11	905 Artesia Way	13929213014	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
12	908 Artesia Way	13929213033	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
13	909 Artesia Way	13929213015	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	No style
14	913 Artesia Way	13929213016	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
15	916 Artesia Way	13929213034	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
16	917 Artesia Way	13929213017	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
17	1000 Artesia Way	13929213035	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
18	1001 Artesia Way	13929213018	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
19	1005 Artesia Way	13929213019	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
20	1009 Artesia Way	13929213020	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
21	1017 Artesia Way	13929213021	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
22	900 Baker Avenue	13929211126	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
23	901 Baker Avenue	13929211147	Heers Nevada Subdivision 1	1954	Residential, single-family	No style
24	906 Baker Avenue	13929211127	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
25	907 Baker Avenue	13929211146	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
26	910 Baker Avenue	13929211128	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
27	911 Baker Avenue	13929211145	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
28	914 Baker Avenue	13929211129	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
29	915 Baker Avenue	13929211144	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
30	918 Baker Avenue	13929211130	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
31	919 Baker Avenue	13929211143	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
32	1000 Baker Avenue	13929211131	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
33	1001 Baker Avenue	13929211142	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
34	1004 Baker Avenue	13929211132	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
35	1005 Baker Avenue	13929211141	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
36	1008 Baker Avenue	13929211133	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
37	1009 Baker Avenue	13929211140	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
38	1012 Baker Avenue	13929211134	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
39	1013 Baker Avenue	13929211139	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
40	1014 Baker Avenue	13929211135	Heers Nevada Subdivision 1	1954	Residential, single-family	No style
41	1017 Baker Avenue	13929211138	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
42	1020 Baker Avenue	13929211136	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
43	1021 Baker Avenue	13929211137	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
44	1101 Baker Avenue	13929210046	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
45	1105 Baker Avenue	13929210045	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
46	1109 Baker Avenue	13929210044	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
47	1113 Baker Avenue	13929210043	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
48	1117 Baker Avenue	13929210042	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
49	2917 Beechwood Place	13929213008	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
50	2920 Beechwood Place	13929213007	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
51	2921 Beechwood Place	13929213009	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
52	2925 Beechwood Place	13929213010	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
53	3002 Beechwood Place	13929213006	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
54	3003 Beechwood Place	13929213011	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
55	3007 Beechwood Place	13929213012	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
56	3013 Beechwood Place	13929211028	Heers Nevada Subdivision 1	1954	Residential, single-family	No style
57	3017 Beechwood Place	13929211027	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
58	3021 Beechwood Place	13929211026	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
59	3025 Beechwood Place	13929211025	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
60	901 Date Street	13930619047	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
61	905 Date Street	13930619048	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
62	906 Date Street	13930619075	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
63	909 Date Street	13930619049	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
64	910 Date Street	13930619074	Twin Lakes Village Unit 2	1954	Residential, single-family	No style
65	913 Date Street	13930619050	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
66	914 Date Street	13930619073	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
67	919 Date Street	13930619051	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
68	920 Date Street	13930619072	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
69	923 Date Street	13930619052	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
70	1000 Date Street	13930619071	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
71	1001 Date Street	13930619053	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
72	1004 Date Street	13930619070	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
73	1005 Date Street	13930619054	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
74	1008 Date Street	13930619069	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
75	1009 Date Street	13930619055	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
76	1012 Date Street	13930619068	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
77	1013 Date Street	13930619056	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
78	1014 Date Street	13930619067	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
79	1100 Date Street	13930619066	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
80	1101 Date Street	13930619061	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
81	1104 Date Street	13930619065	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
82	1105 Date Street	13930619062	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
83	1108 Date Street	13929210006	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
84	1109 Date Street	13930619063	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
85	1113 Date Street	13930619064	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
86	1201 Date Street	13929210005	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
87	1203 Date Street	13929210004	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
88	1205 Date Street	13929210003	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
89	3101 Elmwood Place	13929211115	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
90	3103 Elmwood Place	13929211114	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
91	3107 Elmwood Place	13929211113	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
92	3111 Elmwood Place	13929211112	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
93	3115 Elmwood Place	13929211111	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
94	3119 Elmwood Place	13929211110	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
95	3201 Elmwood Place	13929211109	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
96	3203 Elmwood Place	13929211108	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
97	3207 Elmwood Place	13929211107	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
98	3211 Elmwood Place	13929211106	Heers Nevada Subdivision 1	1954	Residential, single-family	No style
99	3215 Elmwood Place	13929211105	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
100	900 Hazard Avenue	13929210028	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
101	901 Hazard Avenue	13929210025	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
102	905 Hazard Avenue	13929210024	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
103	906 Hazard Avenue	13929210029	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
104	909 Hazard Avenue	13929210023	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
105	910 Hazard Avenue	13929210030	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
106	913 Hazard Avenue	13929210022	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
107	914 Hazard Avenue	13929210031	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
108	919 Hazard Avenue	13929210021	Twin Lakes Village Unit 2	1954	Residential, single-family	No style
109	920 Hazard Avenue	13929210032	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
110	1000 Hazard Avenue	13929210033	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
111	1001 Hazard Avenue	13929210020	Twin Lakes Village Unit 2	1954	Residential, single-family	Styled Ranch, Spanish
112	1004 Hazard Avenue	13929210034	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
113	1005 Hazard Avenue	13929210019	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
114	1008 Hazard Avenue	13929210035	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
115	1009 Hazard Avenue	13929210018	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
116	1012 Hazard Avenue	13929210036	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
117	1014 Hazard Avenue	13929210037	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
118	1100 Hazard Avenue	13929210038	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
119	1104 Hazard Avenue	13929210039	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
120	1112 Hazard Avenue	13929210040	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
121	1116 Hazard Avenue	13929210041	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
122	900 Indian Lane	13929210009	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
123	901 Indian Lane	13930619080	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
124	904 Indian Lane	13929210010	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
125	905 Indian Lane	13930619081	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
126	908 Indian Lane	13929210011	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
127	909 Indian Lane	13930619082	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
128	912 Indian Lane	13929210012	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
129	913 Indian Lane	13930619083	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
130	916 Indian Lane	13929210013	Twin Lakes Village Unit 2	1954	Residential, single-family	No style
131	917 Indian Lane	13930619084	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
132	1000 Indian Lane	13929210014	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
133	1001 Indian Lane	13930619085	Twin Lakes Village Unit 2	1954	Residential, single-family	No style

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
134	1004 Indian Lane	13929210015	Twin Lakes Village Unit 2	1954	Residential, single-family	No style
135	1005 Indian Lane	13930619086	Twin Lakes Village Unit 2	1954	Residential, single-family	No style
136	1009 Indian Lane	13930619087	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
137	1012 Indian Lane	13929210016	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
138	1013 Indian Lane	13929210008	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
139	1016 Indian Lane	13929210017	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
140	1017 Indian Lane	13929210007	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
141	900 Magnolia Avenue	13929211017	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
142	906 Magnolia Avenue	13929211018	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
143	910 Magnolia Avenue	13929211019	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
144	914 Magnolia Avenue	13929211020	Heers Nevada Subdivision 1	1954	Residential, single-family	No style
145	1000 Magnolia Avenue	13929211021	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
146	1001 Magnolia Avenue	13929211064	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
147	1004 Magnolia Avenue	13929211022	Heers Nevada Subdivision 1	1954	Residential, single-family	No style
148	1005 Magnolia Avenue	13929211063	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
148	1008 Magnolia Avenue	13929211023	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
150	1009 Magnolia Avenue	13929211062	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
151	1012 Magnolia Avenue	13929211024	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
152	1013 Magnolia Avenue	13929211061	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
153	1017 Magnolia Avenue	13929211060	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
154	1021 Magnolia Avenue	13929211059	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
155	1100 Magnolia Avenue	13929211043	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
156	1101 Magnolia Avenue	13929211058	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
157	1104 Magnolia Avenue	13929211044	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
158	1105 Magnolia Avenue	13929211057	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
159	1108 Magnolia Avenue	13929211045	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
160	1109 Magnolia Avenue	13929211056	Heers Nevada Subdivision 1	1954	Residential, single-family	No style
161	1112 Magnolia Avenue	13929211046	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
162	1116 Magnolia Avenue	13929211047	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
163	1200 Magnolia Avenue	13929211048	Heers Nevada Subdivision 1	1954	Residential, single-family	No style
164	1201 Magnolia Avenue	13929211055	Heers Nevada Subdivision 1	1954	Residential, single-family	No style
165	1203 Magnolia Avenue	13929211054	Heers Nevada Subdivision 1	1954	Residential, single-family	No style
166	1204 Magnolia Avenue	13929211049	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
167	1207 Magnolia Avenue	13929211053	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
168	1208 Magnolia Avenue	13929211050	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
169	1211 Magnolia Avenue	13929211052	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
170	1212 Magnolia Avenue	13929211051	Heers Nevada Subdivision 1	1954	Residential, single-family	Ranch
171	3124 Navajo Way	13929111041	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
172	3204 Navajo Way	13929110013	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
173	3208 Navajo Way	13929110014	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
174	3300 Navajo Way	13929110015	Twin Lakes Village Unit 4	1956	Residential, single-family	Ranch
175	3304 Navajo Way	13929110016	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
176	3308 Navajo Way	13929110017	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
177	3312 Navajo Way	13929110018	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
178	3400 Navajo Way	13929110019	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
179	3401 Navajo Way	13929210002	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
180	3404 Navajo Way	13930618007	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
181	3405 Navajo Way	13929210001	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
182	3408 Navajo Way	13930619025	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
183	3409 Navajo Way	13930619026	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
184	3412 Navajo Way	13930619024	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
185	3413 Navajo Way	13930619027	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
186	3500 Navajo Way	13930619023	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
187	3501 Navajo Way	13930619028	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
188	3504 Navajo Way	13930619022	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
189	3505 Navajo Way	13930619029	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
190	3508 Navajo Way	13930619021	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
191	3509 Navajo Way	13930619030	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
192	3514 Navajo Way	13930619020	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
193	3515 Navajo Way	13930619031	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
194	3518 Navajo Way	13930619019	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
195	905 Oasis Circle	13929213039	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
196	907 Oasis Circle	13929213038	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
197	908 Oasis Avenue	13929213026	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
198	909 Oasis Circle	13929213037	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	No style
199	911 Oasis Circle	13929213036	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
200	912 Oasis Avenue	13929213025	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
201	916 Oasis Avenue	13929213024	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
202	920 Oasis Avenue	13929213023	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
203	924 Oasis Avenue	13929213022	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
204	1022 Orange Avenue	13929213005	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
205	1100 Orange Circle	13929213004	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
206	1101 Orange Avenue	13929211042	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
207	1102 Orange Circle	13929213003	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
208	1103 Orange Avenue	13929211041	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
209	1104 Orange Circle	13929213002	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
210	1105 Orange Avenue	13929211040	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
211	1106 Orange Circle	13929213001	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
212	1107 Orange Avenue	13929211039	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
213	1108 Orange Avenue	13929211029	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
214	1109 Orange Avenue	13929211038	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
215	1200 Orange Avenue	13929211030	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
216	1201 Orange Avenue	13929211037	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
217	1202 Orange Avenue	13929211031	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
218	1203 Orange Avenue	13929211036	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
219	1204 Orange Avenue	13929211032	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
220	1205 Orange Avenue	13929211035	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
221	1206 Orange Avenue	13929212001	Twin Lakes Village Unit 3	1954	Residential, single-family	Ranch
222	1207 Orange Avenue	13929211034	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
223	1208 Orange Avenue	13929111036	Twin Lakes Village Unit 3	1954	Residential, single-family	Ranch
224	1211 Orange Avenue	13929211033	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
225	1200 Purple Sage Avenue	13929111069	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
226	1201 Purple Sage Avenue	13929111096	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
227	1203 Purple Sage Avenue	13929111095	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
228	1204 Purple Sage Avenue	13929111070	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
229	1207 Purple Sage Avenue	13929111094	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
230	1208 Purple Sage Avenue	13929111071	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
231	1211 Purple Sage Avenue	13929111093	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
232	1212 Purple Sage Avenue	13929111072	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
233	1215 Purple Sage Avenue	13929111092	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
234	1216 Purple Sage Avenue	13929111073	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
235	1219 Purple Sage Avenue	13929111091	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
236	1220 Purple Sage Avenue	13929111074	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
237	1223 Purple Sage Avenue	13929111090	Twin Lakes Village Unit 3	1955	Residential, single-family	No style
238	1224 Purple Sage Avenue	13929111075	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
239	1227 Purple Sage Avenue	13929111089	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
240	1228 Purple Sage Avenue	13929111076	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
241	1231 Purple Sage Avenue	13929111088	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
242	1232 Purple Sage Avenue	13929111077	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
243	1300 Purple Sage Avenue	13929111078	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
244	1301 Purple Sage Avenue	13929111087	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
245	1304 Purple Sage Avenue	13929111079	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
246	1305 Purple Sage Avenue	13929111086	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
247	1308 Purple Sage Avenue	13929111080	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
248	1309 Purple Sage Avenue	13929111085	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
249	1312 Purple Sage Avenue	13929111081	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
250	1313 Purple Sage Avenue	13929111084	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
251	1316 Purple Sage Avenue	13929111082	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
252	1317 Purple Sage Avenue	13929111083	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
253	900 Pyramid Drive	13930619046	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
254	901 Pyramid Drive	13930619001	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
255	904 Pyramid Drive	13930619045	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
256	905 Pyramid Drive	13930619002	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
257	908 Pyramid Drive	13930619044	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
258	909 Pyramid Drive	13930619003	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
259	912 Pyramid Drive	13930619043	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
260	913 Pyramid Drive	13930619004	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
261	916 Pyramid Drive	13930619042	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
262	917 Pyramid Drive	13930619005	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
263	920 Pyramid Drive	13930619041	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
264	921 Pyramid Drive	13930619006	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
265	1000 Pyramid Drive	13930619040	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
266	1001 Pyramid Drive	13930619007	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
267	1004 Pyramid Drive	13930619039	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
268	1005 Pyramid Drive	13930619008	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
269	1008 Pyramid Drive	13930619038	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
270	1009 Pyramid Drive	13930619009	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
271	1012 Pyramid Drive	13930619037	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
272	1013 Pyramid Drive	13930619010	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
273	1100 Pyramid Drive	13930619036	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
274	1101 Pyramid Drive	13930619011	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
275	1104 Pyramid Drive	13930619035	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
276	1105 Pyramid Drive	13930619012	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
277	1108 Pyramid Drive	13930619034	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
278	1109 Pyramid Drive	13930619013	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
279	1112 Pyramid Drive	13930619033	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
280	1113 Pyramid Drive	13930619014	Twin Lakes Village Unit 2	1955	Residential, single-family	Ranch
281	1200 Pyramid Drive	13930619032	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
282	1201 Pyramid Drive	13930619015	Twin Lakes Village Unit 2	1964	Residential, single-family	Ranch
283	1205 Pyramid Drive	13930619016	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
284	1209 Pyramid Drive	13930619017	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
285	1213 Pyramid Drive	13930619018	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
286	1217 Pyramid Drive	13930618001	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
287	1300 Pyramid Drive	13930514020	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
288	1301 Pyramid Drive	13930514019	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
289	1304 Pyramid Drive	13930514021	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
290	1305 Pyramid Drive	13930514018	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
291	1308 Pyramid Drive	13930514022	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
292	1309 Pyramid Drive	13930514017	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
293	1312 Pyramid Drive	13930514023	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
294	1313 Pyramid Drive	13930514016	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
295	1316 Pyramid Drive	13930514024	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
296	1317 Pyramid Drive	13930514015	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
297	1320 Pyramid Drive	13930514025	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
298	1321 Pyramid Drive	13930514014	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
299	1324 Pyramid Circle	13930514026	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
300	1325 Pyramid Drive	13930514013	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
301	1328 Pyramid Circle	13930514027	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
302	1329 Pyramid Drive	13930514012	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
303	1332 Pyramid Circle	13930514028	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
304	1333 Pyramid Drive	13930514011	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
305	1336 Pyramid Circle	13930514029	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
306	1337 Pyramid Drive	13930514010	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
307	1340 Pyramid Circle	13930514030	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
308	1341 Pyramid Drive	13930514009	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
309	1344 Pyramid Drive	13930514031	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
310	1345 Pyramid Drive	13930514008	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
311	1348 Pyramid Drive	13930514032	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
312	1349 Pyramid Drive	13930514007	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
313	1352 Pyramid Drive	13930514033	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
314	1353 Pyramid Drive	13930514006	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
315	1356 Pyramid Drive	13930514034	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
316	1357 Pyramid Drive	13930514005	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
317	1360 Pyramid Drive	13930514035	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
318	1361 Pyramid Drive	13930514004	Twin Lakes Village Unit 4	1956	Residential, single-family	Ranch
319	1364 Pyramid Drive	13930514036	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
320	1368 Pyramid Drive	13930514037	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
321	1400 Pyramid Drive	13930514038	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
322	1401 Pyramid Drive	13930514003	Twin Lakes Village Unit 4	1956	Residential, single-family	Ranch
323	1404 Pyramid Drive	13930514039	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
324	1405 Pyramid Drive	13930514002	Twin Lakes Village Unit 4	1956	Residential, single-family	Ranch
325	1408 Pyramid Drive	13930514040	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
326	901 N. Rancho Drive	13929213027	Twin Lakes Village Unit 1 Addition	1981	Commercial (add type)	No style
327	1549 N. Rancho Drive	13929111001	Twin Lakes Village Unit 3	1961	Commercial, former auto garage	No style
328	3014 Riverside Drive	13929111037	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
329	3016 Riverside Drive	13929111038	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
330	3020 Riverside Drive	13929111039	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
331	3100 Riverside Drive	13929111040	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
332	3104 Riverside Drive	13929212002	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
333	3108 Riverside Drive	13929212003	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
334	3112 Riverside Drive	13929211151	Heers Subdivision Nevada 1	1955	Residential, single-family	Ranch
335	3116 Riverside Drive	13929211150	Heers Subdivision Nevada 1	1955	Residential, single-family	Ranch
336	3120 Riverside Drive	13929211149	Heers Subdivision Nevada 1	1955	Residential, single-family	Ranch
337	900 Sahara Way	13929211001	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
338	901 Sahara Way	13929211016	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
339	905 Sahara Way	13929211015	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
340	906 Sahara Way	13929211002	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
341	909 Sahara Way	13929211014	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
342	910 Sahara Way	13929211003	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
343	913 Sahara Way	13929211013	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
344	914 Sahara Way	13929211004	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
345	917 Sahara Way	13929211012	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
346	918 Sahara Way	13929211005	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
347	1004 Sahara Way	13929211006	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
348	1005 Sahara Way	13929211011	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
349	1008 Sahara Way	13929211007	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
350	1009 Sahara Way	13929211010	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
351	1012 Sahara Way	13929211008	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
352	1013 Sahara Way	13929211009	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
353	3300 San Juan Drive	13930514056	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
354	3301 San Juan Drive	13930514067	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
355	3304 San Juan Drive	13930514057	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
356	3305 San Juan Drive	13930514066	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
357	3308 San Juan Drive	13930514058	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
358	3309 San Juan Drive	13930514065	Twin Lakes Village Unit 4	1956	Residential, single-family	Ranch
359	3400 San Juan Drive	13930514059	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
360	3401 San Juan Drive	13930514064	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
361	3404 San Juan Drive	13930514060	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
362	3405 San Juan Drive	13930514063	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
363	3408 San Juan Drive	13930514061	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
364	3409 San Juan Drive	13930514062	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
365	1300 Scenic Way	13929110005	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
366	1304 Scenic Way	13929110004	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
367	1308 Scenic Way	13929110003	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
368	1312 Scenic Way	13929110002	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
369	1316 Scenic Way	13929110001	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
370	1317 Scenic Way	13930514055	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
371	1320 Scenic Way	13930514068	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
372	1321 Scenic Way	13930514054	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
373	1324 Scenic Way	13930514069	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
374	1325 Scenic Way	13930514053	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
375	1328 Scenic Way	13930514070	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
376	1329 Scenic Way	13930514052	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
377	1332 Scenic Way	13930514071	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
378	1333 Scenic Way	13930514051	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
379	1336 Scenic Way	13930514072	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
380	1337 Scenic Way	13930514050	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
381	1340 Scenic Way	13930514073	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
382	1341 Scenic Way	13930514049	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
383	1345 Scenic Way	13930514048	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
384	1000 Silver Lake Drive	13929211065	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
385	1001 Silver Lake Drive	13929211087	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
386	1004 Silver Lake Drive	13929211066	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
387	1005 Silver Lake Drive	13929211086	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
388	1008 Silver Lake Drive	13929211067	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
389	1009 Silver Lake Drive	13929211085	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
390	1012 Silver Lake Drive	13929211068	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
391	1013 Silver Lake Drive	13929211084	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
392	1016 Silver Lake Drive	13929211069	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
393	1017 Silver Lake Drive	13929211083	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
394	1020 Silver Lake Drive	13929211070	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
395	1021 Silver Lake Drive	13929211082	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
396	1100 Silver Lake Drive	13929211071	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
397	1101 Silver Lake Drive	13929211081	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
398	1104 Silver Lake Drive	13929211072	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
399	1105 Silver Lake Drive	13929211080	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
400	1106 Silver Lake Drive	13929211073	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
401	1108 Silver Lake Drive	13929211074	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
402	1109 Silver Lake Drive	13929211079	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
403	1112 Silver Lake Drive	13929211075	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
404	1113 Silver Lake Drive	13929211078	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
405	1116 Silver Lake Drive	13929211076	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
406	1117 Silver Lake Drive	13929211077	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
407	1200 Silver Lake Drive	13929111097	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
408	1204 Silver Lake Drive	13929111098	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
409	1208 Silver Lake Drive	13929111099	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
410	1212 Silver Lake Drive	13929111100	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
411	1216 Silver Lake Drive	13929111101	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
412	1220 Silver Lake Drive	13929111102	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
413	1224 Silver Lake Drive	13929111103	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
413	1228 Silver Lake Drive	13929111104	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch?
414	1232 Silver Lake Drive	13929111105	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
415	1300 Silver Lake Drive	13929111106	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
416	1301 Silver Lake Drive	13929111043	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
417	1304 Silver Lake Drive	13929111107	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
418	1305 Silver Lake Drive	13929111044	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
419	1308 Silver Lake Drive	13929111108	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
420	1309 Silver Lake Drive	13929111045	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
421	1312 Silver Lake Drive	13929111109	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
422	1313 Silver Lake Drive	13929111046	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
423	1316 Silver Lake Drive	13929111110	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
424	1317 Silver Lake Drive	13929111047	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
425	1320 Silver Lake Drive	13929111111	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
426	1321 Silver Lake Drive	13929111048	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
427	1324 Silver Lake Drive	13929111112	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
428	1325 Silver Lake Drive	13930515006	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
429	1328 Silver Lake Drive	13929111113	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
430	1329 Silver Lake Drive	13930515005	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
431	1330 Silver Lake Drive	13929111049	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
432	1331 Silver Lake Drive	13930515004	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
433	1335 Silver Lake Drive	13930515003	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
434	1200 Smoke Tree Avenue	13929111030	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
435	1201 Smoke Tree Avenue	13929111068	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
436	1202 Smoke Tree Avenue	13929111029	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
437	1203 Smoke Tree Avenue	13929111067	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
438	1204 Smoke Tree Avenue	13929111028	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
439	1207 Smoke Tree Avenue	13929111066	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
440	1208 Smoke Tree Avenue	13929111027	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
441	1211 Smoke Tree Avenue	13929111065	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
442	1212 Smoke Tree Avenue	13929111026	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
443	1215 Smoke Tree Avenue	13929111064	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
444	1216 Smoke Tree Avenue	13929111025	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
445	1219 Smoke Tree Avenue	13929111063	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
446	1220 Smoke Tree Avenue	13929111024	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
447	1223 Smoke Tree Avenue	13929111062	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
448	1224 Smoke Tree Avenue	13929111023	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
449	1227 Smoke Tree Avenue	13929111061	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
450	1228 Smoke Tree Avenue	13929111022	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
451	1231 Smoke Tree Avenue	13929111060	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
452	1232 Smoke Tree Avenue	13929111021	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
453	1300 Smoke Tree Avenue	13929111020	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
454	1301 Smoke Tree Avenue	13929111059	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
455	1304 Smoke Tree Avenue	13929111019	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
456	1305 Smoke Tree Avenue	13929111058	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
457	1308 Smoke Tree Avenue	13929111018	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
458	1309 Smoke Tree Avenue	13929111057	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
459	1312 Smoke Tree Avenue	13929111017	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
460	1313 Smoke Tree Avenue	13929111056	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
461	1316 Smoke Tree Avenue	13929111016	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
462	1317 Smoke Tree Avenue	13929111055	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
463	1319 Smoke Tree Avenue	13929111054	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
464	1320 Smoke Tree Avenue	13929111015	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
465	1322 Smoke Tree Avenue	13929111014	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
466	1323 Smoke Tree Avenue	13929111053	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
467	1324 Smoke Tree Avenue	13929111013	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
468	1330 Smoke Tree Avenue	13929111012	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
469	1331 Smoke Tree Avenue	13929111052	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
470	1334 Smoke Tree Avenue	13929111011	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
471	1335 Smoke Tree Avenue	13929111051	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
472	1338 Smoke Tree Avenue	13929111010	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
473	1339 Smoke Tree Avenue	13929111050	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
474	1342 Smoke Tree Avenue	13929111009	Twin Lakes Village Unit 3	1955	Residential, single-family	No style

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
475	1346 Smoke Tree Avenue	13929111008	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
476	1400 Smoke Tree Avenue	13930515002	Twin Lakes Village Unit 3	1954	Residential, single-family	Ranch
477	1404 Smoke Tree Avenue	13930514045	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
478	1408 Smoke Tree Avenue	13930514046	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
479	1412 Smoke Tree Avenue	13930514047	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
480	3125 Turquoise Road	13929111042	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
481	3205 Turquoise Road	13929110012	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
482	3209 Turquoise Road	13929110011	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
483	3300 Turquoise Road	13929110006	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
484	3301 Turquoise Road	13929110010	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
485	3304 Turquoise Road	13930514080	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
486	3305 Turquoise Road	13929110009	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
487	3308 Turquoise Road	13930514079	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
488	3309 Turquoise Road	13929110008	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
489	3313 Turquoise Road	13929110007	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
490	3400 Turquoise Road	13930514078	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
491	3401 Turquoise Road	13930514081	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
492	3404 Turquoise Road	13930514077	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
493	3405 Turquoise Road	13930514082	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
494	3408 Turquoise Road	13930514076	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
495	3409 Turquoise Road	13930514083	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
496	3412 Turquoise Road	13930514075	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
497	3413 Turquoise Road	13930618006	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
498	3500 Turquoise Road	13930514074	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
499	3501 Turquoise Road	13930618005	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
500	3505 Turquoise Road	13930618004	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
501	3509 Turquoise Road	13930618003	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
502	3513 Turquoise Road	13930618002	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch
503	3605 Vegas Drive	13929111002	Twin Lakes Village Unit 3	1955	Commercial	No style
504	3609 Vegas Drive	13929111003	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
505	3613 Vegas Drive	13929111004	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
506	3617 Vegas Drive	13929111005	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
507	3625 Vegas Drive	13929111007	Twin Lakes Village Unit 3	1955	Residential, single-family	Ranch
508	3701 Vegas Drive	13930515001	Twin Lakes Village Unit 3	1954	Residential, single-family	Ranch
509	3703 Vegas Drive	13930514044	Twin Lakes Village Unit 4	1961	Commercial	No style
510	3707 Vegas Drive	13930514043	Twin Lakes Village Unit 4	1957	Commercial	No style
511	3711 Vegas Drive	13930514042	Twin Lakes Village Unit 4	1957	Commercial	No style
512	3715 Vegas Drive	13930514041	Twin Lakes Village Unit 4	1957	Residential, single-family	Ranch

Table A.1. Properties Documented within Twin Lakes Village.

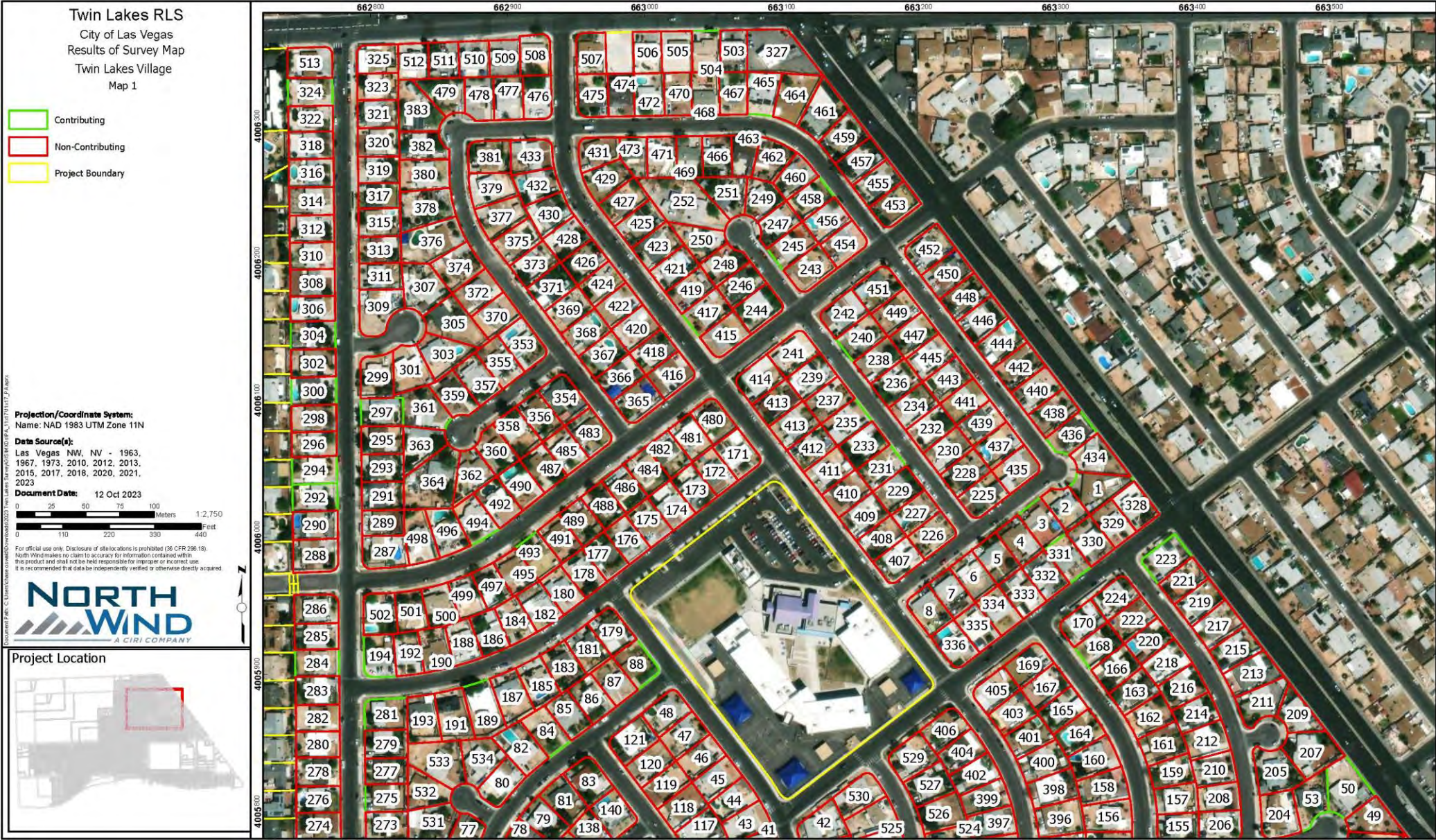
Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
513	3801 Vegas Drive	13930514001	Twin Lakes Village Unit 4	1956	Residential, single-family	Ranch
514	1000 Vernon Avenue	13929211088	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
515	1001 Vernon Avenue	13929211104	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
516	1004 Vernon Avenue	13929211089	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
517	1005 Vernon Avenue	13929211103	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
518	1008 Vernon Avenue	13929211090	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
519	1009 Vernon Avenue	13929211102	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
520	1012 Vernon Avenue	13929211091	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
521	1013 Vernon Avenue	13929211101	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
522	1016 Vernon Avenue	13929211092	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
523	1017 Vernon Avenue	13929211100	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
524	1020 Vernon Avenue	13929211093	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
525	1021 Vernon Avenue	13929211099	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
526	1100 Vernon Avenue	13929211094	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
527	1104 Vernon Avenue	13929211095	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
528	1105 Vernon Avenue	13929211098	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
529	1108 Vernon Avenue	13929211096	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
530	1109 Vernon Avenue	13929211097	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
531	1017 Villa Circle	13930619057	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch

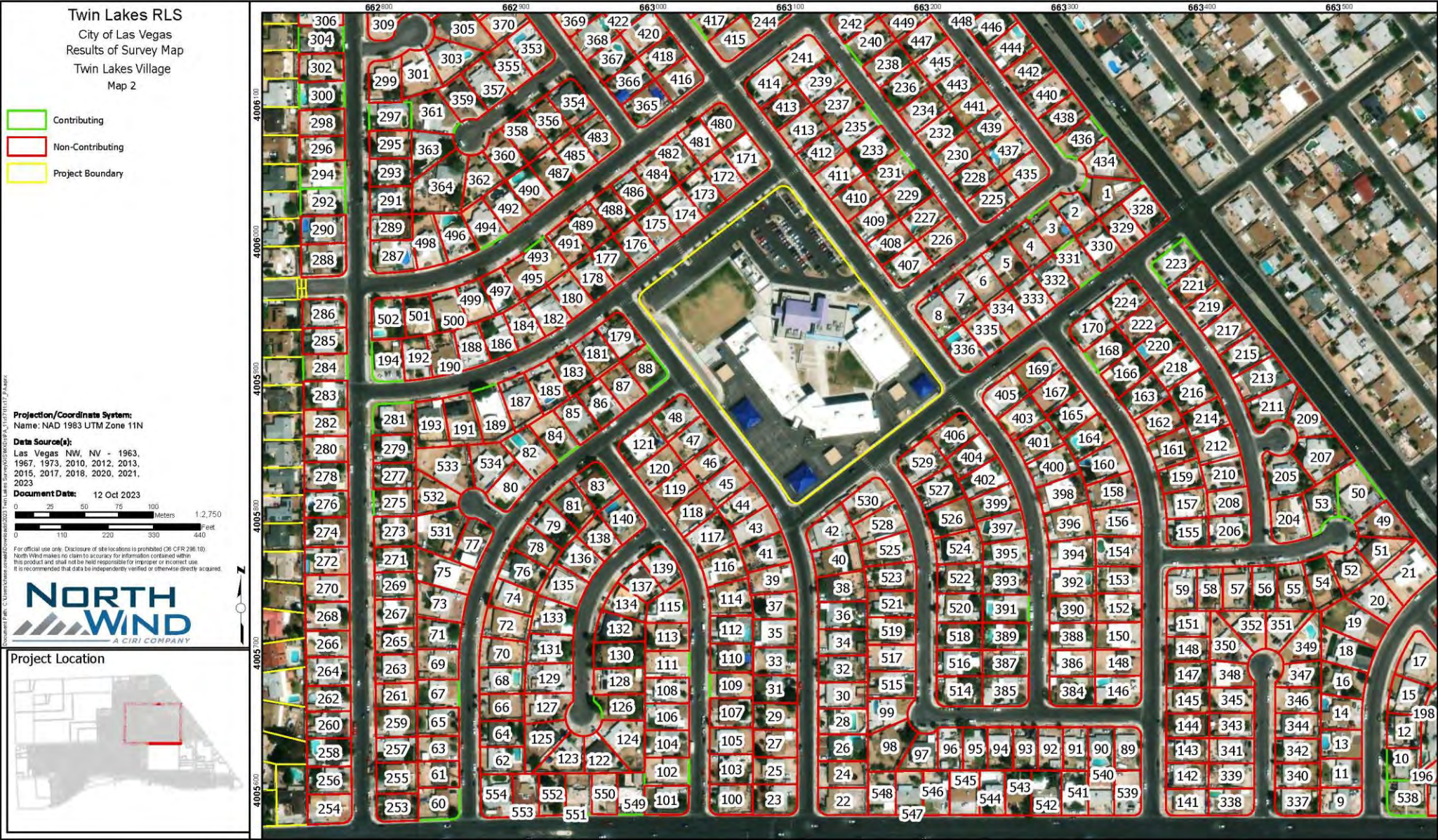
Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
532	1021 Villa Circle	13930619058	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
533	1025 Villa Circle	13930619059	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
534	1029 Villa Circle	13930619060	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
535	2814 W. Washington Avenue	13929213028	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
536	2820 W. Washington Avenue	13929213029	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
537	2912 W. Washington Avenue	13929213030	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
538	2918 W. Washington Avenue	13929213031	Twin Lakes Village Unit 1 Addition	1954	Residential, single-family	Ranch
539	3100 W. Washington Avenue	13929211116	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
540	3104 W. Washington Avenue	13929211117	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
541	3108 W. Washington Avenue	13929211118	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
542	3112 W. Washington Avenue	13929211119	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
543	3116 W. Washington Avenue	13929211120	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
544	3120 W. Washington Avenue	13929211121	Heers Subdivision Nevada 1	1954	Residential, single-family	No style

Table A.1. Properties Documented within Twin Lakes Village.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
545	3200 W. Washington Avenue	13929211122	Heers Subdivision Nevada 1	1954	Residential, single-family	No style
546	3204 W. Washington Avenue	13929211123	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
547	3208 W. Washington Avenue	13929211124	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
548	3212 W. Washington Avenue	13929211125	Heers Subdivision Nevada 1	1954	Residential, single-family	Ranch
549	3404 W. Washington Avenue	13929210026	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
550	3408 W. Washington Avenue	13929210027	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
551	3412 W. Washington Avenue	13930619079	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
552	3500 W. Washington Avenue	13930619078	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
553	3504 W. Washington Avenue	13930619077	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch
554	3508 W. Washington Avenue	13930619076	Twin Lakes Village Unit 2	1954	Residential, single-family	Ranch





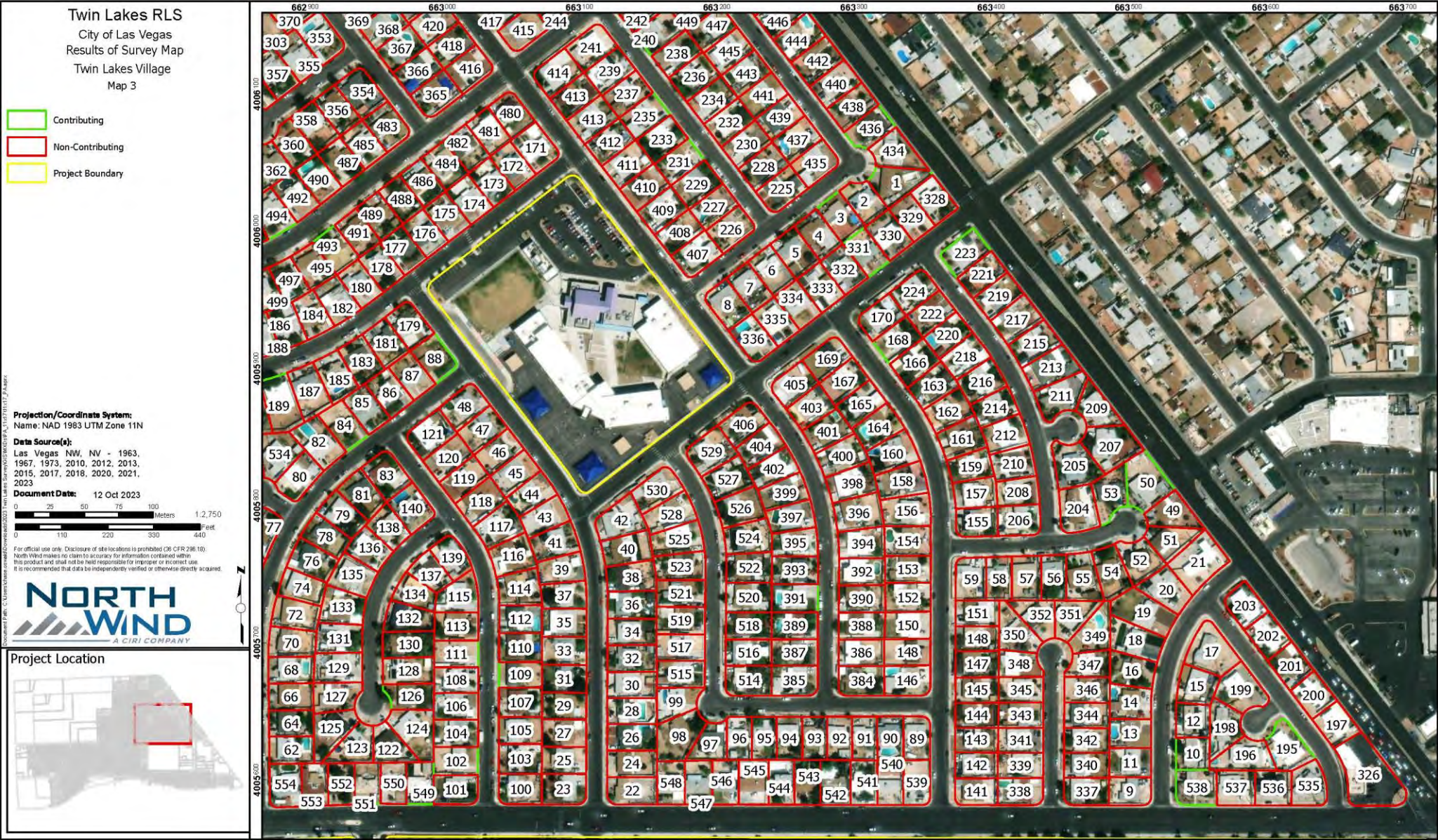


Table A.2. Properties Documented within Twin Lakes Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
1	3605 Apache Lane	13930713024	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
2	3608 Apache Lane	13930713014	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
3	3609 Apache Lane	13930713023	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
4	3700 Apache Lane	13930713015	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
5	3701 Apache Lane	13930713022	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
6	3704 Apache Lane	13930713016	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
7	3705 Apache Lane	13930713021	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
8	3708 Apache Lane	13930713017	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
9	3709 Apache Lane	13930713020	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
10	3712 Apache Lane	13930713018	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
11	3713 Apache Lane	13930713019	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
12	308 Avalon Circle	13929410008	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
13	309 Avalon Circle	13929410013	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
14	312 Avalon Circle	13929410007	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
15	313 Avalon Circle	13929410014	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
16	316 Avalon Circle	13929410006	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
17	3404 Avalon Circle	13929410005	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
18	3408 Avalon Circle	13929410004	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
19	3412 Avalon Circle	13929410003	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch

Table A.2. Properties Documented within Twin Lakes Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
20	3416 Avalon Circle	13929410002	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
21	3420 Avalon Circle	13929410001	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
22	3501 W. Bonanza Road	13930811002	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
23	3505 W. Bonanza Road	13930811001	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
24	3509 W. Bonanza Road	13930810017	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
25	3513 W. Bonanza Road	13930810016	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
26	3600 W. Bonanza Road	13930718014	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
27	3601 W. Bonanza Road	13930810015	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
28	3604 W. Bonanza Road	13930718013	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
29	3605 W. Bonanza Road	13930810014	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
30	3608 W. Bonanza Road	13930718012	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
31	3609 W. Bonanza Road	13930810013	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
32	3612 W. Bonanza Road	13930718011	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
33	3613 W. Bonanza Road	13930810012	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
34	3616 W. Bonanza Road	13930718010	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
35	3617 W. Bonanza Road	13930810011	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
36	3620 W. Bonanza Road	13930718009	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
37	3621 W. Bonanza Road	13930810010	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
38	3625 W. Bonanza Road	13930810009	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch

Table A.2. Properties Documented within Twin Lakes Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
39	3629 W. Bonanza Road	13930810008	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
40	3700 W. Bonanza Road	13930718008	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
41	3701 W. Bonanza Road	13930810007	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
42	3704 W. Bonanza Road	13930718007	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
43	3705 W. Bonanza Road	13930810006	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
44	3708 W. Bonanza Road	13930718006	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
45	3709 Bonanza Circle	13930810005	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
46	3712 W. Bonanza Road	13930718005	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
47	3713 Bonanza Circle	13930810018	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
48	3716 W. Bonanza Road	13930718004	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
49	3720 W. Bonanza Road	13930718003	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
50	3721 Bonanza Circle	13930810002	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
51	3724 W. Bonanza Road	13930718002	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
52	3725 Bonanza Circle	13930810019	Twin Lakes Estates Unit #5	1961	Residential, single-family	Ranch
53	3728 W. Bonanza Road	13930718001	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
54	3600 Fortune Avenue	13930716013	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
55	3601 Fortune Avenue	13930716024	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
56	3604 Fortune Avenue	13930716012	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
57	3605 Fortune Avenue	13930716025	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch

Table A.2. Properties Documented within Twin Lakes Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
58	3608 Fortune Avenue	13930716011	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
59	3609 Fortune Avenue	13930716026	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
60	3612 Fortune Avenue	13930716010	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
61	3613 Fortune Avenue	13930716027	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
62	3616 Fortune Avenue	13930716009	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
63	3617 Fortune Avenue	13930716028	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
64	3620 Fortune Avenue	13930716008	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
65	3621 Fortune Avenue	13930716029	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
66	3700 Fortune Avenue	13930716007	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
67	3701 Fortune Avenue	13930716030	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
68	3704 Fortune Avenue	13930716006	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
69	3705 Fortune Avenue	13930716031	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
70	3708 Fortune Avenue	13930716005	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
71	3709 Fortune Avenue	13930716032	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
72	3712 Fortune Avenue	13930716004	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
73	3713 Fortune Avenue	13930716033	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
74	3717 Fortune Avenue	13930716034	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
75	3720 Fortune Avenue	13930716003	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
76	3721 Fortune Avenue	13930716035	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch

Table A.2. Properties Documented within Twin Lakes Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
77	3724 Fortune Avenue	13930716002	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
78	3725 Fortune Avenue	13930716036	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
79	3728 Fortune Avenue	13930716001	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
80	3729 Fortune Avenue	13930716037	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
81	621 Helyne Street	13930714005	Twin Lakes Estates Unit #3	1959	Residential, single-family	Ranch
82	625 Helyne Street	13930714006	Twin Lakes Estates Unit #3	1959	Residential, single-family	Ranch
83	604 Pioneer Street	13930716023	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
84	608 Pioneer Street	13930716022	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
85	612 Pioneer Street	13930716021	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
86	616 Pioneer Street	13930716020	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
87	620 Pioneer Street	13930716019	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
88	621 Pioneer Street	13930716014	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
89	624 Pioneer Street	13930716018	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
90	625 Pioneer Street	13930716015	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
91	700 Pioneer Street	13930714023	TWIN LAKES EST UNIT #2	1959	Residential, single-family	Ranch
92	701 Pioneer Street	13930716016	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
93	704 Pioneer Street	13930714022	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
94	705 Pioneer Street	13930716017	Twin Lakes Estates Unit #3	1960	Residential, single-family	Ranch
95	708 Pioneer Street	13930714021	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch

Table A.2. Properties Documented within Twin Lakes Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
96	712 Pioneer Street	13930714020	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
97	3500 Pioneer Circle	13930713045	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
98	3501 Pioneer Circle	13930713041	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
99	3504 Pioneer Circle	13930713044	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
100	3505 Pioneer Circle	13930713042	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
101	3509 Pioneer Circle	13930713043	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
102	700 Pyramid Drive	13930713037	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
103	704 Pyramid Drive	13930713038	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
104	708 Pyramid Drive	13930713039	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
105	800 Pyramid Drive	13930713040	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
106	801 Pyramid Drive	13930713012	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
107	805 Pyramid Drive	13930713011	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
108	806 Pyramid Drive	13930713046	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
109	808 Pyramid Drive	13930713047	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
110	809 Pyramid Drive	13930713010	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
111	812 Pyramid Drive	13930713048	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
112	813 Pyramid Drive	13930713009	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
113	3600 Pyramid Drive	13930713026	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
114	3601 Pyramid Drive	13930713036	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch

Table A.2. Properties Documented within Twin Lakes Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
115	3604 Pyramid Drive	13930713027	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
116	3605 Pyramid Drive	13930713035	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
117	3609 Pyramid Drive	13930713034	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
118	3700 Pyramid Drive	13930713028	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
119	3701 Pyramid Drive	13930713033	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
120	3704 Pyramid Drive	13930713029	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
121	3705 Pyramid Drive	13930713032	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
122	3708 Pyramid Drive	13930713030	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
123	3709 Pyramid Drive	13930713031	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
124	3600 Riviera Avenue	13930714019	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
125	3601 Riviera Avenue	13930714024	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch
126	3604 Riviera Avenue	13930714018	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
127	3605 Riviera Avenue	13930714025	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch
128	3608 Riviera Avenue	13930714017	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
129	3609 Riviera Avenue	13930714026	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch
130	3612 Riviera Avenue	13930714016	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
131	3613 Riviera Avenue	13930714027	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch
132	3616 Riviera Avenue	13930714015	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
133	3617 Riviera Avenue	13930714028	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch

Table A.2. Properties Documented within Twin Lakes Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
134	3620 Riviera Avenue	13930714014	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
135	3621 Riviera Avenue	13930714029	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch
136	3625 Riviera Avenue	13930714030	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch
137	3700 Riviera Avenue	13930714013	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
138	3701 Riviera Avenue	13930714031	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch
139	3704 Riviera Avenue	13930714012	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
140	3705 Riviera Avenue	13930714032	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch
141	3708 Riviera Avenue	13930714011	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
142	3709 Riviera Avenue	13930714033	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch
143	3712 Riviera Avenue	13930714010	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
144	3716 Riviera Avenue	13930714009	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
145	3717 Riviera Avenue	13930714035	Twin Lakes Estates Unit #2	1960	Residential, single-family	Ranch
146	3720 Riviera Avenue	13930714008	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
147	3724 Riviera Avenue	13930714007	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
148	308 Twin Lakes Drive	13929410016	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
148	312 Twin Lakes Drive	13929410015	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
150	509 Twin Lakes Drive	13930811003	Twin Lakes Estates Unit #6A	1962	Residential, single-family	Ranch
151	601 Twin Lakes Drive	13930717007	Twin Lakes Estates Unit #6	1961	Residential, single-family	Ranch
152	605 Twin Lakes Drive	13930717006	Twin Lakes Estates Unit #6	1961	Residential, single-family	Ranch

Table A.2. Properties Documented within Twin Lakes Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
153	609 Twin Lakes Drive	13930717005	Twin Lakes Estates Unit #6	1961	Residential, single-family	Ranch
154	613 Twin Lakes Drive	13930717004	Twin Lakes Estates Unit #6	1961	Residential, single-family	Ranch
155	617 Twin Lakes Drive	13930717003	Twin Lakes Estates Unit #6	1961	Residential, single-family	Ranch
156	621 Twin Lakes Drive	13930717002	Twin Lakes Estates Unit #6	1961	Residential, single-family	Ranch
157	625 Twin Lakes Drive	13930717001	Twin Lakes Estates Unit #6	1961	Residential, single-family	Ranch
158	701 Twin Lakes Drive	13930715001	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
159	705 Twin Lakes Drive	13930715002	Twin Lakes Estates Unit #4	1960	Residential, single-family	Ranch
160	709 Twin Lakes Drive	13930715003	Twin Lakes Estates Unit #4	1961	Residential, single-family	Ranch
161	713 Twin Lakes Drive	13930715004	Twin Lakes Estates Unit #4	1961	Residential, single-family	Ranch
162	801 Twin Lakes Drive	13930713056	Twin Lakes Estates Unit 1	1958	Residential, single-family	Ranch
163	805 Twin Lakes Drive	13930713055	Twin Lakes Estates Unit 1	1958	Residential, single-family	Ranch
164	809 Twin Lakes Drive	13930713054	Twin Lakes Estates Unit 1	1958	Residential, single-family	Ranch
165	813 Twin Lakes Drive	13930713053	Twin Lakes Estates Unit 1	1958	Residential, single-family	Ranch
166	620 Valley View Boulevard	13930714004	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
167	624 Valley View Boulevard	13930714003	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
168	700 Valley View Boulevard	13930714002	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch
169	704 Valley View Boulevard	13930714001	Twin Lakes Estates Unit #2	1959	Residential, single-family	Ranch

Table A.2. Properties Documented within Twin Lakes Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
170	3501 W. Washington Avenue	13930713052	Twin Lakes Estates Unit 1	1958	Residential, single-family	Ranch
171	3505 W. Washington Avenue	13930713051	Twin Lakes Estates Unit 1	1958	Residential, single-family	Ranch
172	3509 W. Washington Avenue	13930713050	Twin Lakes Estates Unit 1	1958	Residential, single-family	Ranch
173	3513 W. Washington Avenue	13930713049	Twin Lakes Estates Unit 1	1956	Residential, single-family	Ranch
174	3605 W. Washington Avenue	13930713008	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
175	3609 W. Washington Avenue	13930713007	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
176	3613 W. Washington Avenue	13930713006	Twin Lakes Estates Unit 1	1957	Residential, single-family	No style
177	3701 W. Washington Avenue	13930713005	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
178	3705 W. Washington Avenue	13930713004	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
179	3709 W. Washington Avenue	13930713003	Twin Lakes Estates Unit 1	1959	Residential, single-family	Ranch
180	3713 W. Washington Avenue	13930713002	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch
181	3717 W. Washington Avenue	13930713001	Twin Lakes Estates Unit 1	1957	Residential, single-family	Ranch



Table A.3. Properties Documented within Rancho Square.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
1	2511 Bonanza Road	13929810023	Rancho Square	1960	Residential, single-family	No style
2	204 Delamar Street	13929810033	Rancho Square	1960	Residential, single-family	Ranch
3	205 Delamar Street	13929810046	Rancho Square	1960	Residential, single-family	Ranch
4	208 Delamar Street	13929810034	Rancho Square	1960	Residential, single-family	Ranch
5	209 Delamar Street	13929810045	Rancho Square	1960	Residential, single-family	Ranch
6	300 Delamar Street	13929810035	Rancho Square	1960	Residential, single-family	Ranch
7	301 Delamar Street	13929810044	Rancho Square	1960	Residential, single-family	Ranch
8	304 Delamar Street	13929810036	Rancho Square	1960	Residential, single-family	Ranch
9	305 Delamar Street	13929810043	Rancho Square	1960	Residential, single-family	No style
10	308 Delamar Street	13929810037	Rancho Square	1960	Residential, single-family	Ranch
11	309 Delamar Street	13929810042	Rancho Square	1960	Residential, single-family	Ranch
12	400 Delamar Street	13929810038	Rancho Square	1960	Residential, single-family	Ranch
13	401 Delamar Street	13929810041	Rancho Square	1960	Residential, single-family	Ranch
14	404 Delamar Street	13929810039	Rancho Square	1960	Residential, single-family	Ranch
15	405 Delamar Street	13929810040	Rancho Square	1960	Residential, single-family	Ranch
16	203 Eldorado Street	13929810008	Rancho Square	1960	Residential, single-family	Ranch
17	204 Eldorado Street	13929810049	Rancho Square	1960	Residential, single-family	Ranch
18	205 Eldorado Street	13929810007	Rancho Square	1960	Residential, single-family	Ranch
19	208 Eldorado Street	13929810050	Rancho Square	1960	Residential, single-family	Ranch

Table A.3. Properties Documented within Rancho Square.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
20	209 Eldorado Street	13929810006	Rancho Square	1960	Residential, single-family	Ranch
21	300 Eldorado Street	13929810051	Rancho Square	1960	Residential, single-family	No style
22	301 Eldorado Street	13929810005	Rancho Square	1960	Residential, single-family	Ranch
23	304 Eldorado Street	13929810052	Rancho Square	1960	Residential, single-family	Ranch
24	305 Eldorado Street	13929810004	Rancho Square	1960	Residential, single-family	No style
25	308 Eldorado Street	13929810053	Rancho Square	1960	Residential, single-family	No style
26	309 Eldorado Street	13929810003	Rancho Square	1960	Residential, single-family	Ranch
27	400 Eldorado Street	13929810054	Rancho Square	1960	Residential, single-family	No style
28	401 Eldorado Street	13929810002	Rancho Square	1960	Residential, single-family	Ranch
29	404 Eldorado Street	13929810055	Rancho Square	1960	Residential, single-family	No style
30	405 Eldorado Street	13929810001	Rancho Square	1960	Residential, single-family	Ranch
31	200 Ramsey Street	13929810016	Rancho Square	1960	Residential, single-family	Ranch
32	204 Ramsey Street	13929810017	Rancho Square	1960	Residential, single-family	Ranch
33	205 Ramsey Street	13929810030	Rancho Square	1960	Residential, single-family	Ranch
34	208 Ramsey Street	13929810018	Rancho Square	1960	Residential, single-family	Ranch
35	209 Ramsey Street	13929810029	Rancho Square	1960	Residential, single-family	Ranch
36	300 Ramsey Street	13929810019	Rancho Square	1960	Residential, single-family	Ranch
37	301 Ramsey Street	13929810028	Rancho Square	1960	Residential, single-family	Ranch
38	304 Ramsey Street	13929810020	Rancho Square	1960	Residential, single-family	Ranch

Table A.3. Properties Documented within Rancho Square.						
Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
39	305 Ramsey Street	13929810027	Rancho Square	1960	Residential, single-family	Ranch
40	308 Ramsey Street	13929810021	Rancho Square	1960	Residential, single-family	Ranch
41	309 Ramsey Street	13929810026	Rancho Square	1960	Residential, single-family	Ranch
42	400 Ramsey Street	13929810022	Rancho Square	1960	Residential, single-family	Ranch
43	401 Ramsey Street	13929810025	Rancho Square	1960	Residential, single-family	Ranch
44	405 Ramsey Street	13929810024	Rancho Square	1960	Residential, single-family	Ranch



Table A.4. Properties Documented within Twin Lakes Village II.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
1	2808 Austin Avenue	13929413047	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
2	2812 Austin Avenue	13929413046	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
3	2900 Austin Avenue	13929413045	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
4	2904 Austin Avenue	13929413044	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
5	2800 Avalon Avenue	13929413028	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
6	2804 Avalon Avenue	13929413029	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
7	2808 Avalon Avenue	13929413030	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
8	2812 Avalon Avenue	13929413031	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
9	2900 Avalon Avenue	13929413032	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
10	2904 Avalon Avenue	13929413033	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
11	2908 Avalon Avenue	13929413034	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
12	2912 Avalon Avenue	13929413035	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
13	3000 Avalon Avenue	13929413036	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
14	3004 Avalon Avenue	13929413037	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
15	300 Lilac Lane	13929413057	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
16	301 Lilac Lane	13929413058	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
17	304 Lilac Lane	13929413056	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
18	305 Lilac Lane	13929413059	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
19	308 Lilac Lane	13929413055	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Styled Ranch, Other

Table A.4. Properties Documented within Twin Lakes Village II.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
20	309 Lilac Lane	13929413060	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
21	312 Lilac Lane	13929413054	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Styled Ranch, Other
22	313 Lilac Lane	13929413061	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
23	200 Norlen Street	13929413020	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
24	201 Norlen Street	13929413048	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
25	204 Norlen Street	13929413021	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
26	205 Norlen Street	13929413049	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Styled Ranch, Other
27	208 Norlen Street	13929413022	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
28	209 Norlen Street	13929413050	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Styled Ranch, Other
29	300 Norlen Street	13929413023	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
30	301 Norlen Street	13929413051	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
31	304 Norlen Street	13929413024	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	No Style
32	305 Norlen Street	13929413052	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	No Style
33	308 Norlen Street	13929413025	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Styled Ranch, Other
34	309 Norlen Street	13929413053	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
35	400 Norlen Street	13929413026	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Styled Ranch, Other
36	404 Norlen Street	13929413027	TWIN LAKES VILLAGE TRACT #7	1961	Residential, single-family	Ranch
37	201 Wildrose Street	13929413007	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
38	204 Wildrose Street	13929413043	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	No Style

Table A.4. Properties Documented within Twin Lakes Village II.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
39	205 Wildrose Street	13929413006	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Styled Ranch, Other
40	208 Wildrose Street	13929413042	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
41	209 Wildrose Street	13929413005	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
42	212 Wildrose Street	13929413041	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
43	213 Wildrose Street	13929413004	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Styled Ranch, Other
44	300 Wildrose Street	13929413040	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Styled Ranch, Other
45	301 Wildrose Street	13929413003	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
46	304 Wildrose Street	13929413039	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
47	305 Wildrose Street	13929413002	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Styled Ranch, Other
48	308 Wildrose Street	13929413038	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Ranch
49	309 Wildrose Street	13929413001	TWIN LAKES VILLAGE TRACT #7	1962	Residential, single-family	Styled Ranch, Other
50	3104 Austin Avenue	13929412029	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
51	3108 Austin Avenue	13929412030	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
52	3112 Austin Avenue	13929412031	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
53	3116 Austin Avenue	13929412032	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
54	3008 Avalon Avenue	13929412051	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
55	3012 Avalon Avenue	13929412052	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
56	3016 Avalon Avenue	13929412053	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
57	3020 Avalon Avenue	13929412054	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch

Table A.4. Properties Documented within Twin Lakes Village II.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
58	3024 Avalon Avenue	13929412055	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
59	3025 Avalon Avenue	13929412012	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
60	3028 Avalon Avenue	13929412056	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
61	3029 Avalon Avenue	13929412011	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
62	3100 Avalon Avenue	13929412057	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
63	3101 Avalon Avenue	13929412010	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
64	3104 Avalon Avenue	13929412058	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
65	3105 Avalon Avenue	13929412009	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
66	3108 Avalon Avenue	13929412059	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
67	3112 Avalon Avenue	13929412060	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
68	3116 Avalon Avenue	13929412061	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
69	3120 Avalon Avenue	13929412062	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
70	300 Fuchia Circle	13929412005	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
71	301 Fuchia Circle	13929412004	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
72	304 Fuchia Circle	13929412006	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
73	305 Fuchia Circle	13929412003	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
74	308 Fuchia Circle	13929412007	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
75	309 Fuchia Circle	13929412002	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
76	312 Fuchia Circle	13929412008	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch

Table A.4. Properties Documented within Twin Lakes Village II.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
77	313 Fuchia Circle	13929412001	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
78	204 Orchid Drive	13929412045	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
79	205 Orchid Drive	13929412018	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
80	208 Orchid Drive	13929412046	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
81	209 Orchid Drive	13929412017	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
82	212 Orchid Drive	13929412047	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
83	213 Orchid Drive	13929412016	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
84	300 Orchid Drive	13929412048	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
85	301 Orchid Drive	13929412015	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
86	304 Orchid Drive	13929412049	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
87	305 Orchid Drive	13929412014	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
88	308 Orchid Drive	13929412050	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
89	309 Orchid Drive	13929412013	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
90	204 Pomegranate Circle	13929412019	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
91	205 Pomegranate Circle	13929412028	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
92	208 Pomegranate Circle	13929412020	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
93	209 Pomegranate Circle	13929412027	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch

Table A.4. Properties Documented within Twin Lakes Village II.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
94	212 Pomegranate Circle	13929412021	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
95	213 Pomegranate Circle	13929412026	TWIN LAKES VILLAGE UNIT #9	1962	Residential, single-family	Ranch
96	300 Pomegranate Circle	13929412022	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
97	301 Pomegranate Circle	13929412025	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
98	304 Pomegranate Circle	13929412023	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
99	305 Pomegranate Circle	13929412024	TWIN LAKES VILLAGE UNIT #9	1963	Residential, single-family	Ranch
100	3200 Avalon Avenue	13929411038	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
101	3201 Avalon Avenue	13929411037	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
102	3204 Avalon Avenue	13929411039	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
103	3205 Avalon Avenue	13929411036	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
104	3208 Avalon Avenue	13929411040	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
105	3209 Avalon Avenue	13929411035	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
106	3212 Avalon Avenue	13929411041	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
107	3213 Avalon Avenue	13929411034	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
108	3216 Avalon Avenue	13929411042	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch

Table A.4. Properties Documented within Twin Lakes Village II.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
109	3220 Avalon Avenue	13929411043	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
110	3300 Avalon Avenue	13929411044	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
111	3304 Avalon Avenue	13929411045	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
112	3308 Avalon Avenue	13929411046	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
113	3312 Avalon Avenue	13929411047	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
114	3316 Avalon Avenue	13929411048	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
115	3400 Avalon Avenue	13929411049	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
116	300 Flaxen Circle	13929411024	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
117	301 Flaxen Circle	13929411029	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
118	304 Flaxen Circle	13929411025	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
119	305 Flaxen Circle	13929411028	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
120	308 Flaxen Circle	13929411026	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
121	309 Flaxen Circle	13929411027	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	No Style
122	308 Gardenia Lane	13929411008	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
123	309 Gardenia Lane	13929411003	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
124	312 Gardenia Lane	13929411009	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
125	313 Gardenia Lane	13929411002	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
126	316 Gardenia Lane	13929411010	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Styled Ranch, Other
127	317 Gardenia Lane	13929411001	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch

Table A.4. Properties Documented within Twin Lakes Village II.						
Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
128	320 Gardenia Lane	13929411011	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
129	300 Hibiscus Drive	13929411030	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
130	301 Hibiscus Drive	13929411015	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
131	304 Hibiscus Drive	13929411031	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
132	305 Hibiscus Drive	13929411014	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
133	308 Hibiscus Drive	13929411032	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
134	309 Hibiscus Drive	13929411013	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
135	312 Hibiscus Drive	13929411033	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch
136	313 Hibiscus Drive	13929411012	TWIN LAKES VILLAGE UNIT #10	1963	Residential, single-family	Ranch



Table A.5. Properties Documented within Twin Lake Country Club Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
1	3816 Caddy Circle	13930611010	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
2	3817 Caddy Circle	13930611015	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
3	3820 Caddy Circle	13930611011	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Contemporary Ranch
4	3821 Caddy Circle	13930611014	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
5	3824 Caddy Circle	13930611012	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
6	3825 Caddy Circle	13930611013	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
7	3800 Caddy Circle	13930610005	Twin Lakes Country Club Estates Unit #2	1970	Residential, single-family	Spanish Revival
8	3801 Fairway Circle	13930610014	Twin Lakes Country Club Estates Unit #2	1964	Residential, single-family	Ranch
9	3804 Fairway Circle	13930610006	Twin Lakes Country Club Estates Unit #2	1973	Residential, single-family	Ranch
10	3805 Fairway Circle	13930610013	Twin Lakes Country Club Estates Unit #2	1964	Residential, single-family	Ranch
11	3808 Fairway Circle	13930610007	Twin Lakes Country Club Estates Unit #2	1966	Residential, single-family	Ranch
12	3809 Fairway Circle	13930610012	Twin Lakes Country Club Estates Unit #2	1964	Residential, single-family	Ranch
13	3812 Fairway Circle	13930610008	Twin Lakes Country Club Estates Unit #2	1965	Residential, single-family	Ranch
14	3813 Fairway Circle	13930610011	Twin Lakes Country Club Estates Unit #2	1964	Residential, single-family	Contemporary Ranch
15	3816 Fairway Circle	13930610009	Twin Lakes Country Club Estates Unit #2	1965	Residential, single-family	Ranch
16	3817 Fairway Circle	13930610010	Twin Lakes Country Club Estates Unit #2	1964	Residential, single-family	Ranch
17	3800 Golf Lane	13930610015	Twin Lakes Country Club Estates Unit #2	1964	Residential, single-family	Ranch
18	3804 Golf Lane	13930611001	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
19	3808 Golf Lane	13930611002	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch

Table A.5. Properties Documented within Twin Lake Country Club Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
20	3812 Golf Lane	13930611003	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
21	3816 Golf Lane	13930611004	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Styled Ranch, Storybook
22	3817 Golf Lane	13930611009	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
23	3820 Golf Lane	13930611005	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
24	3821 Golf Lane	13930611008	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
25	3824 Golf Lane	13930611006	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
26	3825 Golf Lane	13930611007	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
27	900 Ironwood Drive	13930612016	Twin Lakes Country Club Estates Unit #1	1962	Residential, single-family	Ranch
28	901 Ironwood Drive	13930612001	Twin Lakes Country Club Estates Unit #1	1962	Residential, single-family	Ranch
29	904 Ironwood Drive	13930612015	Twin Lakes Country Club Estates Unit #1	1962	Residential, single-family	Ranch
30	905 Ironwood Drive	13930612002	Twin Lakes Country Club Estates Unit #1	1962	Residential, single-family	Ranch
31	908 Ironwood Drive	13930612014	Twin Lakes Country Club Estates Unit #1	1964	Residential, single-family	Ranch
32	909 Ironwood Drive	13930612003	Twin Lakes Country Club Estates Unit #1	1964	Residential, single-family	Ranch
33	912 Ironwood Drive	13930612013	Twin Lakes Country Club Estates Unit #1	1971	Residential, single-family	Ranch
34	913 Ironwood Drive	13930612004	Twin Lakes Country Club Estates Unit #1	1962	Residential, single-family	Ranch
35	1000 Ironwood Drive	13930612012	Twin Lakes Country Club Estates Unit #1	1964	Residential, single-family	Ranch
36	1001 Ironwood Drive	13930612005	Twin Lakes Country Club Estates Unit #1	1964	Residential, single-family	Ranch

Table A.5. Properties Documented within Twin Lake Country Club Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
37	1004 Ironwood Drive	13930612018	Twin Lakes Country Club Estates Unit #1	1961	Residential, single-family	Ranch
38	1005 Ironwood Drive	13930612006	Twin Lakes Country Club Estates Unit #1	1962	Residential, single-family	Ranch
39	1009 Ironwood Drive	13930612007	Twin Lakes Country Club Estates Unit #1	1963	Residential, single-family	Ranch
40	1012 Ironwood Drive	13930612020	Twin Lakes Country Club Estates Unit #1	1962	Residential, single-family	Styled Ranch, Storybook
41	1013 Ironwood Drive	13930612008	Twin Lakes Country Club Estates Unit #1	1962	Residential, single-family	Ranch
42	1100 Ironwood Drive	13930610001	Twin Lakes Country Club Estates Unit #2	1964	Residential, single-family	Ranch
43	1104 Ironwood Drive	13930610002	Twin Lakes Country Club Estates Unit #2	1964	Residential, single-family	Contemporary Ranch
44	1108 Ironwood Drive	13930610003	Twin Lakes Country Club Estates Unit #2	1964	Residential, single-family	Ranch
45	1112 Ironwood Drive	13930610004	Twin Lakes Country Club Estates Unit #2	1972	Residential, single-family	Ranch
46	900 Niblick Drive	13930611025	Twin Lakes Country Club Estates Unit #3	1963	Residential, single-family	Ranch
47	904 Niblick Drive	13930611026	Twin Lakes Country Club Estates Unit #3	1963	Residential, single-family	Ranch
48	908 Niblick Drive	13930611027	Twin Lakes Country Club Estates Unit #3	1963	Residential, single-family	Ranch
49	912 Niblick Drive	13930611028	Twin Lakes Country Club Estates Unit #3	1963	Residential, single-family	Contemporary Ranch
50	916 Niblick Drive	13930611029	Twin Lakes Country Club Estates Unit #3	1963	Residential, single-family	Ranch

Table A.5. Properties Documented within Twin Lake Country Club Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
51	920 Niblick Drive	13930611030	Twin Lakes Country Club Estates Unit #3	1963	Residential, single-family	Ranch
52	924 Niblick Drive	13930611031	Twin Lakes Country Club Estates Unit #3	1963	Residential, single-family	Ranch
53	928 Niblick Drive	13930611032	Twin Lakes Country Club Estates Unit #3	1963	Residential, single-family	Ranch
54	932 Niblick Drive	13930611033	Twin Lakes Country Club Estates Unit #3	1963	Residential, single-family	Ranch
55	936 Niblick Drive	13930611034	Twin Lakes Country Club Estates Unit #3	1963	Residential, single-family	Ranch
56	3816 Turf Circle	13930611016	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
57	3817 Turf Circle	13930611021	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
58	3820 Turf Circle	13930611017	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
59	3821 Turf Circle	13930611020	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Contemporary Ranch
60	3824 Turf Circle	13930611018	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
61	3825 Turf Circle	13930611019	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
62	3816 W. Washington Avenue	13930611022	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
63	3820 W. Washington Avenue	13930611023	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch
64	3824 W. Washington Avenue	13930611024	Twin Lakes Country Club Estates Unit #3	1964	Residential, single-family	Ranch

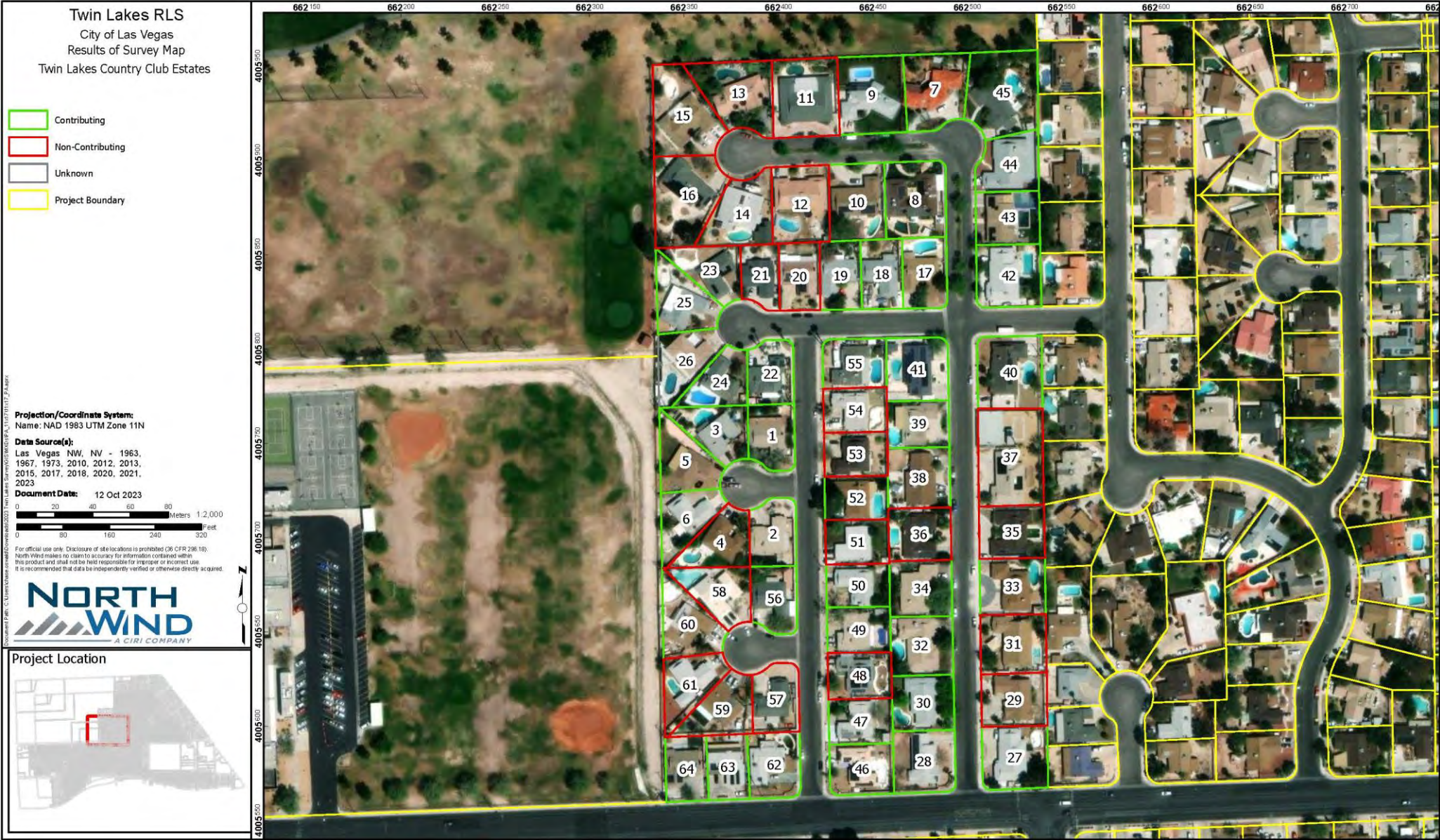


Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
1	712 Ann Drive	13930711007	Charleston Estates No. 5	1971	Residential, single-family	Styled Ranch, Storybook
2	716 Ann Drive	13930711008	Charleston Estates No. 5	1964	Residential, single-family	Ranch
3	717 Ann Drive	13930711003	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
4	720 Ann Drive	13930711009	Charleston Estates No. 5	1963	Residential, single-family	Ranch
5	721 Ann Drive	13930711002	Charleston Estates No. 5	1964	Residential, single-family	Ranch
6	724 Ann Drive	13930711010	Charleston Estates No. 5	1963	Residential, single-family	Styled Ranch, Storybook
7	725 Ann Drive	13930319007	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
8	800 Ann Drive	13930711011	Charleston Estates No. 5	1963	Residential, single-family	Ranch
9	801 Ann Drive	13930319006	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
10	804 Ann Drive	13930711012	Charleston Estates No. 5	1963	Residential, single-family	Ranch
11	805 Ann Drive	13930711001	Charleston Estates No. 5	1964	Residential, single-family	Ranch
12	808 Ann Drive	13930711013	Charleston Estates No. 5	1963	Residential, single-family	Ranch
13	809 Ann Drive	13930319005	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
14	812 Ann Drive	13930711014	Charleston Estates No. 5	1963	Residential, single-family	Ranch
15	813 Ann Drive	13930319004	Charleston Estates No. 5	1964	Residential, single-family	Ranch
16	816 Ann Drive	13930711015	Charleston Estates No. 5	1963	Residential, single-family	Styled Ranch, Storybook
17	817 Ann Drive	13930319003	Charleston Estates No. 5	1963	Residential, single-family	Ranch
18	820 Ann Drive	13930711016	Charleston Estates No. 5	1972	Residential, single-family	Ranch
19	821 Ann Drive	13930319002	Charleston Estates No. 5	1965	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
20	824 Ann Drive	13930711017	Charleston Estates No. 5	1972	Residential, single-family	Ranch
21	825 Ann Drive	13930319001	Charleston Estates No. 5	1965	Residential, single-family	Ranch
22	3800 Apache Lane	13930711080	Charleston Estates No. 5	1968	Residential, single-family	Ranch
23	3804 Apache Lane	13930711079	Charleston Estates No. 5	1968	Residential, single-family	Styled Ranch, Spanish
24	3805 Apache Lane	13930711090	Charleston Estates No. 5	1968	Residential, single-family	Ranch
25	3808 Apache Lane	13930711078	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
26	3809 Apache Lane	13930711091	Charleston Estates No. 5	1973	Residential, single-family	Ranch
27	3812 Apache Lane	13930711077	Charleston Estates No. 5	1964	Residential, single-family	Ranch
28	3816 Apache Lane	13930711076	Charleston Estates No. 5	1964	Residential, single-family	Ranch
29	4000 W. Bonanza Road	13930711105	Charleston Estates No. 5	1972	Residential, single-family	Styled Ranch, Storybook
30	4004 W. Bonanza Road	13930711106	Charleston Estates No. 5	1972	Residential, single-family	Ranch
31	4008 W. Bonanza Road	13930711107	Charleston Estates No. 5	1972	Residential, single-family	Ranch
32	4012 W. Bonanza Road	13930711108	Charleston Estates No. 5	1972	Residential, single-family	Ranch
33	4016 W. Bonanza Road	13930711109	Charleston Estates No. 5	1967	Residential, single-family	Ranch
34	4100 W. Bonanza Road	13930711110	Charleston Estates No. 5	1964	Residential, single-family	Ranch
35	4104 W. Bonanza Road	13930711111	Charleston Estates No. 5	1964	Residential, single-family	Ranch
36	4108 W. Bonanza Road	13930711112	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
37	4112 W. Bonanza Road	13930711113	Charleston Estates No. 5	1964	Residential, single-family	Ranch
38	4116 W. Bonanza Road	13930711114	Charleston Estates No. 5	1964	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
39	4120 W. Bonanza Road	13930711115	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
40	4220 W. Bonanza Road	13930321015	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
41	4224 W. Bonanza Road	13930321014	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
42	4228 W. Bonanza Road	13930321013	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
43	4300 W. Bonanza Road	13930321012	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
44	4301 W. Bonanza Road	13930410015	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
45	4304 W. Bonanza Road	13930321011	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
46	4305 W. Bonanza Road	13930410014	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch
47	4308 W. Bonanza Road	13930321010	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
48	4309 W. Bonanza Road	13930410013	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch
49	4312 W. Bonanza Road	13930321009	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
50	4313 W. Bonanza Road	13930410012	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
51	4316 W. Bonanza Road	13930321008	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
52	4317 W. Bonanza Road	13930410011	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch
53	4320 W. Bonanza Road	13930321007	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
54	4321 W. Bonanza Road	13930410010	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch
55	4324 W. Bonanza Road	13930321006	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
56	4325 W. Bonanza Road	13930410009	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch
57	4328 W. Bonanza Road	13930321005	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
58	4329 W. Bonanza Road	13930410008	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch
59	4332 W. Bonanza Road	13930321004	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
60	4333 W. Bonanza Road	13930410007	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch
61	4400 W. Bonanza Road	13930321003	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
62	4401 W. Bonanza Road	13930410006	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
63	4404 W. Bonanza Road	13930321002	Charleston Estates Unit No. 2-D	1963	Residential, single-family	No Style
64	4405 W. Bonanza Road	13930410005	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch
65	4408 W. Bonanza Road	13930321001	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
66	4409 W. Bonanza Road	13930410004	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch
67	4413 W. Bonanza Road	13930410003	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Ranch
68	4417 W. Bonanza Road	13930410002	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
69	4421 W. Bonanza Road	13930410001	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
70	713 Chabot Drive	13930711027	Charleston Estates No. 5	1971	Residential, single-family	Styled Ranch, Tudor
71	716 Chabot Drive	13930711031	Charleston Estates No. 5	1969	Residential, single-family	New Traditional
72	717 Chabot Drive	13930711026	Charleston Estates No. 5	1963	Residential, single-family	No Style
73	720 Chabot Drive	13930711032	Charleston Estates No. 5	1972	Residential, single-family	No Style
74	721 Chabot Drive	13930711025	Charleston Estates No. 5	1963	Residential, single-family	Ranch
75	724 Chabot Drive	13930711033	Charleston Estates No. 5	1974	Residential, single-family	Raised Ranch
76	725 Chabot Drive	13930711024	Charleston Estates No. 5	1963	Residential, single-family	Ranch
77	800 Chabot Drive	13930711034	Charleston Estates No. 5	1965	Residential, single-family	Raised Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
78	801 Chabot Drive	13930711023	Charleston Estates No. 5	1963	Residential, single-family	Ranch
79	804 Chabot Drive	13930711035	Charleston Estates No. 5	1966	Residential, single-family	Ranch
80	805 Chabot Drive	13930711022	Charleston Estates No. 5	1963	Residential, single-family	Raised Ranch
81	808 Chabot Drive	13930711036	Charleston Estates No. 5	1968	Residential, single-family	Mansard
82	809 Chabot Drive	13930711021	Charleston Estates No. 5	1963	Residential, single-family	Ranch
83	812 Chabot Drive	13930711037	Charleston Estates No. 5	1971	Residential, single-family	Ranch
84	813 Chabot Drive	13930711020	Charleston Estates No. 5	1963	Residential, single-family	Raised Ranch
85	816 Chabot Drive	13930711038	Charleston Estates No. 5	1963	Residential, single-family	Raised Ranch
86	817 Chabot Drive	13930711019	Charleston Estates No. 5	1963	Residential, single-family	Ranch
87	820 Chabot Drive	13930711039	Charleston Estates No. 5	1963	Residential, single-family	Ranch
88	821 Chabot Drive	13930711018	Charleston Estates No. 5	1963	Residential, single-family	Styled Ranch, Storybook
89	200 Estella Avenue	13930411011	Charleston Estates Unit No. 6-C	1973	Residential, single-family	No Style
90	204 Estella Avenue	13930411012	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Storybook
91	205 Estella Avenue	13930411024	Charleston Estates Unit No. 6-C	1973	Residential, single-family	No Style
92	208 Estella Avenue	13930411013	Charleston Estates Unit No. 6-C	1973	Residential, single-family	No Style
93	209 Estella Avenue	13930411023	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Storybook

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
94	212 Estella Avenue	13930411014	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Ranch
95	216 Estella Avenue	13930412014	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Ranch
96	220 Estella Avenue	13930412015	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Styled Ranch, Storybook
97	300 Estella Avenue	13930412016	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Ranch
98	304 Estella Avenue	13930412017	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Styled Ranch, Storybook
99	305 Estella Avenue	13930412010	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Ranch
100	308 Estella Avenue	13930412018	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Ranch
101	309 Estella Avenue	13930412009	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Styled Ranch, Tudor
102	312 Estella Avenue	13930412019	Charleston Estates Unit No. 6-B	1970	Residential, single-family	Styled Ranch, Storybook
103	313 Estella Avenue	13930412008	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Styled Ranch, Storybook
104	316 Estella Avenue	13930412020	Charleston Estates Unit No. 6-B	1970	Residential, single-family	Ranch
105	320 Estella Avenue	13930412021	Charleston Estates Unit No. 6-B	1970	Residential, single-family	Styled Ranch, Storybook

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
106	400 Estella Avenue	13930412022	Charleston Estates Unit No. 6-B	1970	Residential, single-family	Ranch
107	401 Estella Avenue	13930412004	Charleston Estates Unit No. 6-B	1972	Residential, single-family	No Style
108	402 Estella Avenue	13930412023	Charleston Estates Unit No. 6-B	1970	Residential, single-family	Raised Ranch
109	404 Estella Avenue	13930412024	Charleston Estates Unit No. 6-B	1970	Residential, single-family	Styled Ranch, Tudor
110	405 Estella Avenue	13930412003	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Ranch
111	408 Estella Avenue	13930412025	Charleston Estates Unit No. 6-B	1970	Residential, single-family	Ranch
112	409 Estella Avenue	13930412002	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Styled Ranch, Storybook
113	412 Estella Avenue	13930412026	Charleston Estates Unit No. 6-B	1970	Residential, single-family	Styled Ranch, Storybook
114	413 Estella Avenue	13930412001	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Styled Ranch, Storybook
115	416 Estella Avenue	13930410045	Charleston Estates Unit No. 6-A	1964	Residential, single-family	No Style
116	417 Estella Avenue	13930410044	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Tri-Level
117	420 Estella Avenue	13930410046	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
118	500 Estella Avenue	13930410047	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Styled Ranch, Storybook
119	504 Estella Avenue	13930410048	Charleston Estates Unit No. 6-A	1964	Residential, single-family	No Style
120	508 Estella Avenue	13930410049	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
121	512 Estella Avenue	13930410050	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Unknown
122	708 Fairway Drive	13930318011	Charleston Estates No. 3	1963	Residential, single-family	Styled Ranch, Storybook
123	709 Fairway Drive	13930318010	Charleston Estates No. 3	1963	Residential, single-family	Styled Ranch, Storybook
124	712 Fairway Drive	13930318012	Charleston Estates No. 3	1963	Residential, single-family	Ranch
125	713 Fairway Drive	13930318009	Charleston Estates No. 3	1963	Residential, single-family	Ranch
126	716 Fairway Drive	13930318013	Charleston Estates No. 3	1963	Residential, single-family	Ranch
127	717 Fairway Drive	13930318008	Charleston Estates No. 3	1963	Residential, single-family	Ranch
128	720 Fairway Drive	13930318014	Charleston Estates No. 3	1963	Residential, single-family	Ranch
129	721 Fairway Drive	13930318007	Charleston Estates No. 3	1963	Residential, single-family	Styled Ranch, Storybook
130	800 Fairway Drive	13930318015	Charleston Estates No. 3	1963	Residential, single-family	Ranch
131	801 Fairway Drive	13930318006	Charleston Estates No. 3	1963	Residential, single-family	Ranch
132	804 Fairway Drive	13930318016	Charleston Estates No. 3	1963	Residential, single-family	Ranch
133	805 Fairway Drive	13930318005	Charleston Estates No. 3	1963	Residential, single-family	Styled Ranch, Storybook
134	808 Fairway Drive	13930318017	Charleston Estates No. 3	1963	Residential, single-family	No Style

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
135	809 Fairway Drive	13930318004	Charleston Estates No. 3	1963	Residential, single-family	Ranch
136	812 Fairway Drive	13930318018	Charleston Estates No. 3	1963	Residential, single-family	Styled Ranch, Storybook
137	813 Fairway Drive	13930318003	Charleston Estates No. 3	1963	Residential, single-family	Styled Ranch, Storybook
138	816 Fairway Drive	13930318019	Charleston Estates No. 3	1963	Residential, single-family	Ranch
139	817 Fairway Drive	13930318002	Charleston Estates No. 3	1963	Residential, single-family	Ranch
140	820 Fairway Drive	13930318020	Charleston Estates No. 3	1963	Residential, single-family	Ranch
141	821 Fairway Drive	13930318001	Charleston Estates No. 3	1968	Residential, single-family	Styled Ranch, Spanish
142	4000 Fortune Avenue	13930711137	Charleston Estates No. 5	1964	Residential, single-family	Ranch
143	4001 Fortune Avenue	13930711126	Charleston Estates No. 5	1970	Residential, single-family	Styled Ranch, Storybook
144	4004 Fortune Avenue	13930711136	Charleston Estates No. 5	1968	Residential, single-family	No Style
145	4005 Fortune Avenue	13930711125	Charleston Estates No. 5	1970	Residential, single-family	Styled Ranch, Storybook
146	4008 Fortune Avenue	13930711135	Charleston Estates No. 5	1970	Residential, single-family	Styled Ranch, Storybook
147	4009 Fortune Avenue	13930711124	Charleston Estates No. 5	1969	Residential, single-family	Styled Ranch, Colonial Revival
148	4012 Fortune Avenue	13930711134	Charleston Estates No. 5	1968	Residential, single-family	Ranch
148	4013 Fortune Avenue	13930711123	Charleston Estates No. 5	1968	Residential, single-family	Ranch
150	4016 Fortune Avenue	13930711133	Charleston Estates No. 5	1968	Residential, single-family	Ranch
151	4017 Fortune Avenue	13930711122	Charleston Estates No. 5	1967	Residential, single-family	No Style
152	4100 Fortune Avenue	13930711132	Charleston Estates No. 5	1964	Residential, single-family	Ranch
153	4101 Fortune Avenue	13930711121	Charleston Estates No. 5	1964	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
154	4104 Fortune Avenue	13930711131	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
155	4105 Fortune Avenue	13930711120	Charleston Estates No. 5	1964	Residential, single-family	Ranch
156	4108 Fortune Avenue	13930711130	Charleston Estates No. 5	1964	Residential, single-family	Ranch
157	4109 Fortune Avenue	13930711119	Charleston Estates No. 5	1964	Residential, single-family	Ranch
158	4112 Fortune Avenue	13930711129	Charleston Estates No. 5	1964	Residential, single-family	Ranch
159	4113 Fortune Avenue	13930711118	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
160	4116 Fortune Avenue	13930711128	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
161	4117 Fortune Avenue	13930711117	Charleston Estates No. 5	1964	Residential, single-family	Ranch
162	4120 Fortune Avenue	13930711127	Charleston Estates No. 5	1964	Residential, single-family	Ranch
163	4121 Fortune Avenue	13930711116	Charleston Estates No. 5	1964	Residential, single-family	Ranch
164	4220 Fortune Avenue	13930321036	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
165	4221 Fortune Avenue	13930321016	Charleston Estates Unit No. 2-D	1963	Residential, single-family	No style
166	4224 Fortune Avenue	13930321035	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
167	4225 Fortune Avenue	13930321017	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
168	4228 Fortune Avenue	13930321034	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
169	4229 Fortune Avenue	13930321018	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
170	4300 Fortune Avenue	13930321033	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
171	4301 Fortune Avenue	13930321019	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
172	4304 Fortune Avenue	13930321032	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
173	4305 Fortune Avenue	13930321020	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
174	4308 Fortune Avenue	13930321031	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
175	4309 Fortune Avenue	13930321021	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
176	4312 Fortune Avenue	13930321030	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
177	4313 Fortune Avenue	13930321022	Charleston Estates Unit No. 2-D	1963	Residential, single-family	No style
178	4316 Fortune Avenue	13930321029	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
179	4317 Fortune Avenue	13930321023	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
180	4320 Fortune Avenue	13930321028	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
181	4321 Fortune Avenue	13930321024	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
182	4324 Fortune Avenue	13930321027	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
183	4325 Fortune Avenue	13930321025	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Ranch
184	4328 Fortune Avenue	13930321026	Charleston Estates Unit No. 2-D	1963	Residential, single-family	Styled Ranch, Storybook
185	4329 Fortune Avenue	13930316028	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Styled Ranch, Storybook
186	4332 Fortune Avenue	13930316029	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
187	4333 Fortune Avenue	13930316027	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
188	4336 Fortune Avenue	13930316030	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
189	4337 Fortune Avenue	13930316026	Charleston Estates Unit No. 2-B	1970	Residential, single-family	Ranch
190	4341 Fortune Avenue	13930316025	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Styled Ranch, Storybook
191	4300 Hanford Avenue	13930410016	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Tri-Level
192	4304 Hanford Avenue	13930410017	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
193	4308 Hanford Avenue	13930410018	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
194	4309 Hanford Avenue	13930410043	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Tri-Level
195	4312 Hanford Avenue	13930410019	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
196	4313 Hanford Avenue	13930410042	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
197	4316 Hanford Avenue	13930410020	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
198	4317 Hanford Avenue	13930410041	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
199	4320 Hanford Avenue	13930410021	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
200	4321 Hanford Avenue	13930410040	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Tri-Level
201	4324 Hanford Avenue	13930410022	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
202	4325 Hanford Avenue	13930410039	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
203	4328 Hanford Avenue	13930410023	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Tri-Level
204	4329 Hanford Avenue	13930410038	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
205	4332 Hanford Avenue	13930410024	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
206	4333 Hanford Avenue	13930410037	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
207	4400 Hanford Avenue	13930410025	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
208	4401 Hanford Avenue	13930410036	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
209	4404 Hanford Avenue	13930410026	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
210	4405 Hanford Avenue	13930410035	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
211	4408 Hanford Avenue	13930410027	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Styled Ranch, Storybook
212	4409 Hanford Avenue	13930410034	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Tri-Level
213	4412 Hanford Avenue	13930410028	Charleston Estates Unit No. 6-A	1964	Residential, single-family	No style
214	4413 Hanford Avenue	13930410033	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
215	4416 Hanford Avenue	13930410029	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Tri-Level
216	611 Hogan Avenue	13930316024	Charleston Estates Unit No. 2-B	1963	Residential, single-family	No style

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
217	615 Hogan Avenue	13930316023	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
218	619 Hogan Avenue	13930316022	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
219	623 Hogan Avenue	13930316021	Charleston Estates Unit No. 2-B	1963	Residential, single-family	No style
220	627 Hogan Avenue	13930316020	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
221	631 Hogan Avenue	13930316019	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
222	704 Hogan Avenue	13930316033	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
223	708 Hogan Avenue	13930316034	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
224	712 Hogan Avenue	13930316035	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
225	716 Hogan Avenue	13930316036	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
226	800 Hogan Avenue	13930316037	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
227	804 Hogan Avenue	13930316038	Charleston Estates Unit No. 2-B	1975	Residential, single-family	Ranch
228	808 Hogan Avenue	13930316039	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
229	812 Hogan Avenue	13930316040	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
230	816 Hogan Avenue	13930314009	Charleston Estates Unit No. 2-E	1963	Residential, single-family	Ranch
231	820 Hogan Avenue	13930314008	Charleston Estates Unit No. 2-E	1963	Residential, single-family	Ranch
232	201 Horn Street	13930411010	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Ranch
233	203 Horn Street	13930411009	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Spanish
234	209 Horn Street	13930411008	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Ranch
235	213 Horn Street	13930411007	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Ranch
236	300 Horn Street	13930411025	Charleston Estates Unit No. 6-C	1974	Residential, single-family	Ranch
237	301 Horn Street	13930411006	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Spanish
238	304 Horn Street	13930411026	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Storybook
239	305 Horn Street	13930411005	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Tudor
240	308 Horn Street	13930411027	Charleston Estates Unit No. 6-C	1973	Residential, single-family	No Style

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
241	309 Horn Street	13930411004	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Storybook
242	400 Horn Street	13930411028	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Storybook
243	401 Horn Street	13930411003	Charleston Estates Unit No. 6-C	1973	Residential, single-family	No Style
244	404 Horn Street	13930411029	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Tudor
245	405 Horn Street	13930411002	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Ranch
246	408 Horn Street	13930411030	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Storybook
247	409 Horn Street	13930411001	Charleston Estates Unit No. 6-C	1973	Residential, single-family	No Style
248	413 Horn Street	13930410032	Charleston Estates Unit No. 6-A	1964	Residential, single-family	No Style
249	417 Horn Street	13930410031	Charleston Estates Unit No. 6-A	1965	Residential, single-family	Tri-Level
250	421 Horn Street	13930410030	Charleston Estates Unit No. 6-A	1964	Residential, single-family	Ranch
251	600 Langtry Drive	13930711059	Charleston Estates No. 5	1970	Residential, single-family	Styled Ranch, Storybook
252	604 Langtry Drive	13930711058	Charleston Estates No. 5	1965	Residential, single-family	Ranch
253	608 Langtry Drive	13930711057	Charleston Estates No. 5	1965	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
254	612 Langtry Drive	13930711056	Charleston Estates No. 5	1965	Residential, single-family	Ranch
255	616 Langtry Drive	13930711055	Charleston Estates No. 5	1965	Residential, single-family	Ranch
256	620 Langtry Drive	13930711054	Charleston Estates No. 5	1965	Residential, single-family	Ranch
257	700 Langtry Drive	13930711053	Charleston Estates No. 5	1965	Residential, single-family	Ranch
258	704 Langtry Drive	13930711052	Charleston Estates No. 5	1969	Residential, single-family	Ranch
259	708 Langtry Drive	13930711051	Charleston Estates No. 5	1969	Residential, single-family	Ranch
260	712 Langtry Drive	13930711050	Charleston Estates No. 5	1969	Residential, single-family	New Traditional - Italian Ren
261	716 Langtry Drive	13930711049	Charleston Estates No. 5	1966	Residential, single-family	Ranch
262	717 Langtry Drive	13930710011	Charleston Estates No. 5	1965	Residential, single-family	Ranch
263	720 Langtry Drive	13930711048	Charleston Estates No. 5	1968	Residential, single-family	Ranch
264	721 Langtry Drive	13930710010	Charleston Estates No. 5	1970	Residential, single-family	Mansard
265	724 Langtry Drive	13930711047	Charleston Estates No. 5	1969	Residential, single-family	Ranch
266	725 Langtry Drive	13930710009	Charleston Estates No. 5	1977	Residential, single-family	Ranch
267	800 Langtry Drive	13930711046	Charleston Estates No. 5	1969	Residential, single-family	Ranch
268	801 Langtry Drive	13930710008	Charleston Estates No. 5	1971	Residential, single-family	Ranch
269	804 Langtry Drive	13930711045	Charleston Estates No. 5	1964	Residential, single-family	Ranch
270	805 Langtry Drive	13930710007	Charleston Estates No. 5	1971	Residential, single-family	Ranch
271	808 Langtry Drive	13930711044	Charleston Estates No. 5	1969	Residential, single-family	New Traditional - Italian Ren
272	809 Langtry Drive	13930710006	Charleston Estates No. 5	1971	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
273	812 Langtry Drive	13930711043	Charleston Estates No. 5	1969	Residential, single-family	Ranch
274	813 Langtry Drive	13930710005	Charleston Estates No. 5	1967	Residential, single-family	Ranch
275	816 Langtry Drive	13930711042	Charleston Estates No. 5	1968	Residential, single-family	Styled Ranch, Spanish
276	817 Langtry Drive	13930710004	Charleston Estates No. 5	1967	Residential, single-family	Ranch
277	820 Langtry Drive	13930711041	Charleston Estates No. 5	1969	Residential, single-family	No Style
278	821 Langtry Drive	13930710003	Charleston Estates No. 5	1970	Residential, single-family	Ranch
279	823 Langtry Drive	13930710002	Charleston Estates No. 5	1970	Residential, single-family	Ranch
280	824 Langtry Drive	13930711040	Charleston Estates No. 5	1970	Residential, single-family	Ranch
281	825 Langtry Drive	13930710001	Charleston Estates No. 5	1965	Residential, single-family	Ranch
282	816 Mar Jay Court	13930711087	Charleston Estates No. 5	1964	Residential, single-family	Ranch
283	820 Mar Jay Court	13930711086	Charleston Estates No. 5	1964	Residential, single-family	Unknown
284	821 Mar Jay Court	13930711088	Charleston Estates No. 5	1964	Residential, single-family	Ranch
285	824 Mar Jay Court	13930711085	Charleston Estates No. 5	1964	Residential, single-family	Ranch
286	825 Mar Jay Court	13930711089	Charleston Estates No. 5	1968	Residential, single-family	Ranch
287	200 Moller Circle	13930412013	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Ranch
288	201 Moller Circle	13930412011	Charleston Estates Unit No. 6-B	1972	Residential, single-family	No Style
289	204 Moller Circle	13930412012	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Styled Ranch, Storybook

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
290	208 Moller Circle	13930411022	Charleston Estates Unit No. 6-C	1973	Residential, single-family	No Style
291	209 Moller Circle	13930411015	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Ranch
292	212 Moller Circle	13930411021	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Storybook
293	213 Moller Circle	13930411016	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Styled Ranch, Storybook
294	216 Moller Circle	13930411020	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Ranch
295	217 Moller Circle	13930411017	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Ranch
296	220 Moller Circle	13930411019	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Ranch
297	221 Moller Circle	13930411018	Charleston Estates Unit No. 6-C	1973	Residential, single-family	Ranch
298	315 Sabra Court	13930412007	Charleston Estates Unit No. 6-B	1972	Residential, single-family	No Style
299	317 Sabra Court	13930412006	Charleston Estates Unit No. 6-B	1972	Residential, single-family	Ranch
300	321 Sabra Court	13930412005	Charleston Estates Unit No. 6-B	1970	Residential, single-family	Ranch
301	4000 Snead Drive	13930711028	Charleston Estates No. 5	1964	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
302	4001 Snead Drive	13930711138	Charleston Estates No. 5	1964	Residential, single-family	Ranch
303	4004 Snead Drive	13930711029	Charleston Estates No. 5	1965	Residential, single-family	Ranch
304	4005 Snead Drive	13930711139	Charleston Estates No. 5	1969	Residential, single-family	New Traditional - Colonial Rev
305	4008 Snead Drive	13930711030	Charleston Estates No. 5	1965	Residential, single-family	Raised Ranch
306	4009 Snead Drive	13930711140	Charleston Estates No. 5	1966	Residential, single-family	Ranch
307	4013 Snead Drive	13930711141	Charleston Estates No. 5	1969	Residential, single-family	Styled Ranch, Storybook
308	4101 Snead Drive	13930711142	Charleston Estates No. 5	1970	Residential, single-family	Ranch
309	4105 Snead Drive	13930711143	Charleston Estates No. 5	1964	Residential, single-family	Ranch
310	4109 Snead Drive	13930711144	Charleston Estates No. 5	1967	Residential, single-family	Ranch
311	4200 Snead Drive	13930711004	Charleston Estates No. 5	1968	Residential, single-family	Contemporary Ranch
312	4201 Snead Drive	13930711145	Charleston Estates No. 5	1969	Residential, single-family	Ranch
313	4206 Snead Drive	13930711005	Charleston Estates No. 5	1968	Residential, single-family	Ranch
314	4207 Snead Drive	13930711146	Charleston Estates No. 5	1967	Residential, single-family	Ranch
315	4215 Snead Drive	13930711147	Charleston Estates No. 5	1970	Residential, single-family	Ranch
316	4216 Snead Drive	13930711006	Charleston Estates No. 5	1974	Residential, single-family	No style
317	4220 Snead Drive	13930320020	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
318	4221 Snead Drive	13930320019	Charleston Estates Unit No. 2-A	1963	Residential, single-family	No style

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
319	4224 Snead Drive	13930320021	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Raised Ranch
320	4225 Snead Drive	13930320018	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Styled Ranch, Storybook
321	4229 Snead Drive	13930320017	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
322	4233 Snead Drive	13930320016	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
323	4300 Snead Drive	13930320001	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
324	4301 Snead Drive	13930320015	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Styled Ranch, Storybook
325	4304 Snead Drive	13930320002	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
326	4305 Snead Drive	13930320014	Charleston Estates Unit No. 2-A	1963	Commercial (add type)	Ranch
327	4308 Snead Drive	13930320003	Charleston Estates Unit No. 2-A	1963	Commercial, former auto garage	Styled Ranch, Storybook
328	4309 Snead Drive	13930320013	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
329	4312 Snead Drive	13930320004	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
330	4313 Snead Drive	13930320012	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
331	4316 Snead Drive	13930320005	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
332	4317 Snead Drive	13930320011	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Styled Ranch, Storybook
333	4320 Snead Drive	13930320006	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
334	4321 Snead Drive	13930320010	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
335	4324 Snead Drive	13930320007	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
336	4325 Snead Drive	13930320009	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Ranch
337	4329 Snead Drive	13930320008	Charleston Estates Unit No. 2-A	1963	Residential, single-family	Styled Ranch, Storybook
338	4332 Snead Drive	13930316032	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
339	4337 Snead Drive	13930316031	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
340	4400 Snead Drive	13930316018	Charleston Estates Unit No. 2-B	1970	Residential, single-family	Ranch
341	4400 St. Andrews Circle	13930316003	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
342	4401 St. Andrews Circle	13930316017	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
343	4404 St. Andrews Circle	13930316004	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
344	4405 St. Andrews Circle	13930316016	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
345	4408 St. Andrews Circle	13930316005	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
346	4409 St. Andrews Circle	13930316015	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
347	4412 St. Andrews Circle	13930316006	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
348	4413 St. Andrews Circle	13930316014	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
349	4416 St. Andrews Circle	13930316007	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
350	4417 St. Andrews Circle	13930316013	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
351	4420 St. Andrews Circle	13930316008	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
352	4421 St. Andrews Circle	13930316012	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
353	4424 St. Andrews Circle	13930316009	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
354	4425 St. Andrews Circle	13930316011	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
355	4428 St. Andrews Circle	13930316010	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
356	600 Starks Drive	13930711104	Charleston Estates No. 5	1969	Residential, single-family	No Style
357	601 Starks Drive	13930711060	Charleston Estates No. 5	1966	Residential, single-family	Ranch
358	604 Starks Drive	13930711103	Charleston Estates No. 5	1969	Residential, single-family	Ranch
359	605 Starks Drive	13930711061	Charleston Estates No. 5	1968	Residential, single-family	Ranch
360	608 Starks Drive	13930711102	Charleston Estates No. 5	1969	Residential, single-family	Ranch
361	609 Starks Drive	13930711062	Charleston Estates No. 5	1968	Residential, single-family	Styled Ranch, Spanish
362	612 Starks Drive	13930711101	Charleston Estates No. 5	1968	Residential, single-family	Ranch
363	613 Starks Drive	13930711063	Charleston Estates No. 5	1969	Residential, single-family	Ranch
364	616 Starks Drive	13930711100	Charleston Estates No. 5	1968	Residential, single-family	Styled Ranch, Spanish
365	617 Starks Drive	13930711064	Charleston Estates No. 5	1969	Residential, single-family	Ranch
366	620 Starks Drive	13930711099	Charleston Estates No. 5	1968	Residential, single-family	Styled Ranch, Spanish
367	621 Starks Drive	13930711065	Charleston Estates No. 5	1968	Residential, single-family	Ranch
368	700 Starks Drive	13930711098	Charleston Estates No. 5	1968	Residential, single-family	Ranch
369	701 Starks Drive	13930711066	Charleston Estates No. 5	1964	Residential, single-family	Ranch
370	704 Starks Drive	13930711097	Charleston Estates No. 5	1969	Residential, single-family	No Style
371	705 Starks Drive	13930711067	Charleston Estates No. 5	1964	Residential, single-family	Ranch
372	708 Starks Drive	13930711096	Charleston Estates No. 5	1968	Residential, single-family	Styled Ranch, Spanish
373	709 Starks Drive	13930711068	Charleston Estates No. 5	1964	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
374	712 Starks Drive	13930711095	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
375	713 Starks Drive	13930711069	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
376	716 Starks Drive	13930711094	Charleston Estates No. 5	1964	Residential, single-family	Ranch
377	717 Starks Drive	13930711070	Charleston Estates No. 5	1964	Residential, single-family	Ranch
378	720 Starks Drive	13930711093	Charleston Estates No. 5	1965	Residential, single-family	Ranch
379	721 Starks Drive	13930711071	Charleston Estates No. 5	1968	Residential, single-family	Ranch
380	800 Starks Drive	13930711092	Charleston Estates No. 5	1964	Residential, single-family	Ranch
381	801 Starks Drive	13930711072	Charleston Estates No. 5	1968	Residential, single-family	Styled Ranch, Colonial Revival
382	805 Starks Drive	13930711073	Charleston Estates No. 5	1964	Residential, single-family	Ranch
383	809 Starks Drive	13930711074	Charleston Estates No. 5	1964	Residential, single-family	Ranch
384	813 Starks Drive	13930711075	Charleston Estates No. 5	1964	Residential, single-family	Styled Ranch, Storybook
385	4400 Thompson Circle	13930316001	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
386	4401 Thompson Circle	13930316002	Charleston Estates Unit No. 2-B	1963	Residential, single-family	Ranch
387	4404 Thompson Circle	13930315001	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Styled Ranch, Storybook
388	4405 Thompson Circle	13930315013	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Ranch
389	4408 Thompson Circle	13930315002	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Ranch

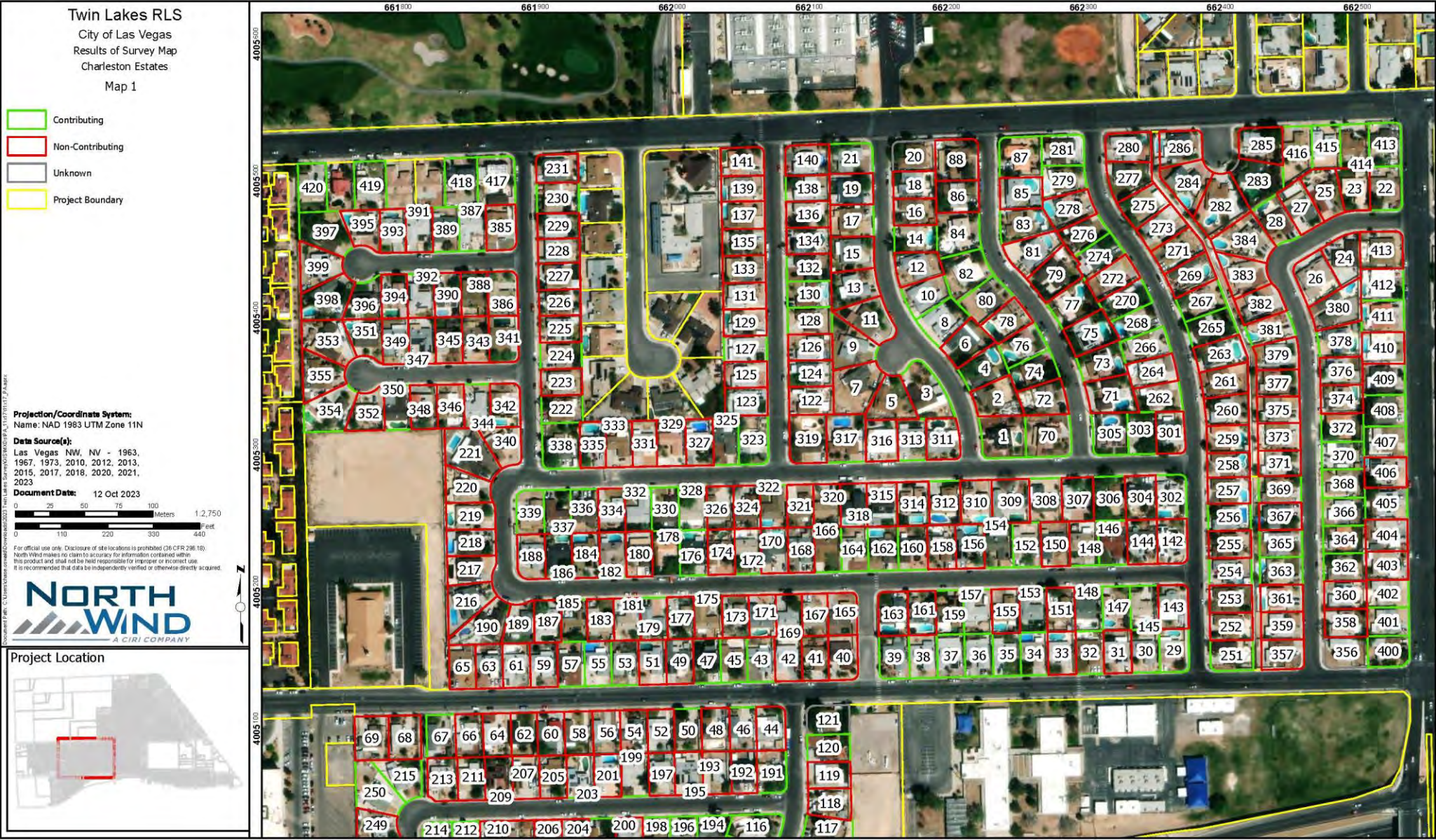
Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
390	4409 Thompson Circle	13930315012	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Styled Ranch, Storybook
391	4412 Thompson Circle	13930315003	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Ranch
392	4413 Thompson Circle	13930315011	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Ranch
393	4416 Thompson Circle	13930315004	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Ranch
394	4417 Thompson Circle	13930315010	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Ranch
395	4420 Thompson Circle	13930315005	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Ranch
396	4421 Thompson Circle	13930315009	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Ranch
397	4424 Thompson Circle	13930315006	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Styled Ranch, Storybook
398	4425 Thompson Circle	13930315008	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Ranch
399	4428 Thompson Circle	13930315007	Charleston Estates Unit No. 2-C	1963	Residential, single-family	Ranch
400	601 N. Valley View Boulevard	13930712014	Charleston Estates Unit No. 5-A	1974	Residential, single-family	Styled Ranch, Storybook
401	605 N. Valley View Boulevard	13930712013	Charleston Estates Unit No. 5-A	1974	Residential, single-family	Ranch

Table A.6. Properties Documented within Charleston Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
402	609 N. Valley View Boulevard	13930712012	Charleston Estates Unit No. 5-A	1974	Residential, single-family	Styled Ranch, Storybook
403	613 N. Valley View Boulevard	13930712011	Charleston Estates Unit No. 5-A	1972	Residential, single-family	Ranch
404	617 N. Valley View Boulevard	13930712010	Charleston Estates Unit No. 5-A	1974	Residential, single-family	No style
405	621 N. Valley View Boulevard	13930712009	Charleston Estates Unit No. 5-A	1976	Residential, single-family	Ranch
406	625 N. Valley View Boulevard	13930712008	Charleston Estates Unit No. 5-A	1974	Residential, single-family	Ranch
407	701 N. Valley View Boulevard	13930712007	Charleston Estates Unit No. 5-A	1974	Residential, single-family	Ranch
408	705 N. Valley View Boulevard	13930712006	Charleston Estates Unit No. 5-A	1974	Residential, single-family	Styled Ranch, Spanish
409	709 N. Valley View Boulevard	13930712005	Charleston Estates Unit No. 5-A	1974	Residential, single-family	Ranch
410	713 N. Valley View Boulevard	13930712004	Charleston Estates Unit No. 5-A	1973	Residential, single-family	Mansard
411	717 N. Valley View Boulevard	13930712003	Charleston Estates Unit No. 5-A	1973	Residential, single-family	Ranch
412	721 N. Valley View Boulevard	13930712002	Charleston Estates Unit No. 5-A	1973	Residential, single-family	Contemporary Ranch
413	725 N. Valley View Boulevard	13930712001	Charleston Estates Unit No. 5-A	1974	Residential, single-family	No Style

Table A.6. Properties Documented within Charleston Estates.						
Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
413	3801 W. Washington Avenue	13930711081	Charleston Estates No. 5	1970	Residential, single-family	Ranch
414	3805 W. Washington Avenue	13930711082	Charleston Estates No. 5	1970	Residential, single-family	Styled Ranch, Storybook
415	3809 W. Washington Avenue	13930711083	Charleston Estates No. 5	1966	Residential, single-family	Ranch
416	3813 W. Washington Avenue	13930711084	Charleston Estates No. 5	1967	Residential, single-family	Ranch
417	4401 W. Washington Avenue	13930314007	Charleston Estates Unit No. 2-E	1973	Residential, single-family	Mansard
418	4405 W. Washington Avenue	13930314006	Charleston Estates Unit No. 2-E	1966	Residential, single-family	Raised Ranch
419	4417 W. Washington Avenue	13930314003	Charleston Estates Unit No. 2-E	1976	Residential, single-family	No Style
420	4425 W. Washington Avenue	13930314001	Charleston Estates Unit No. 2-E	1975	Residential, single-family	Ranch



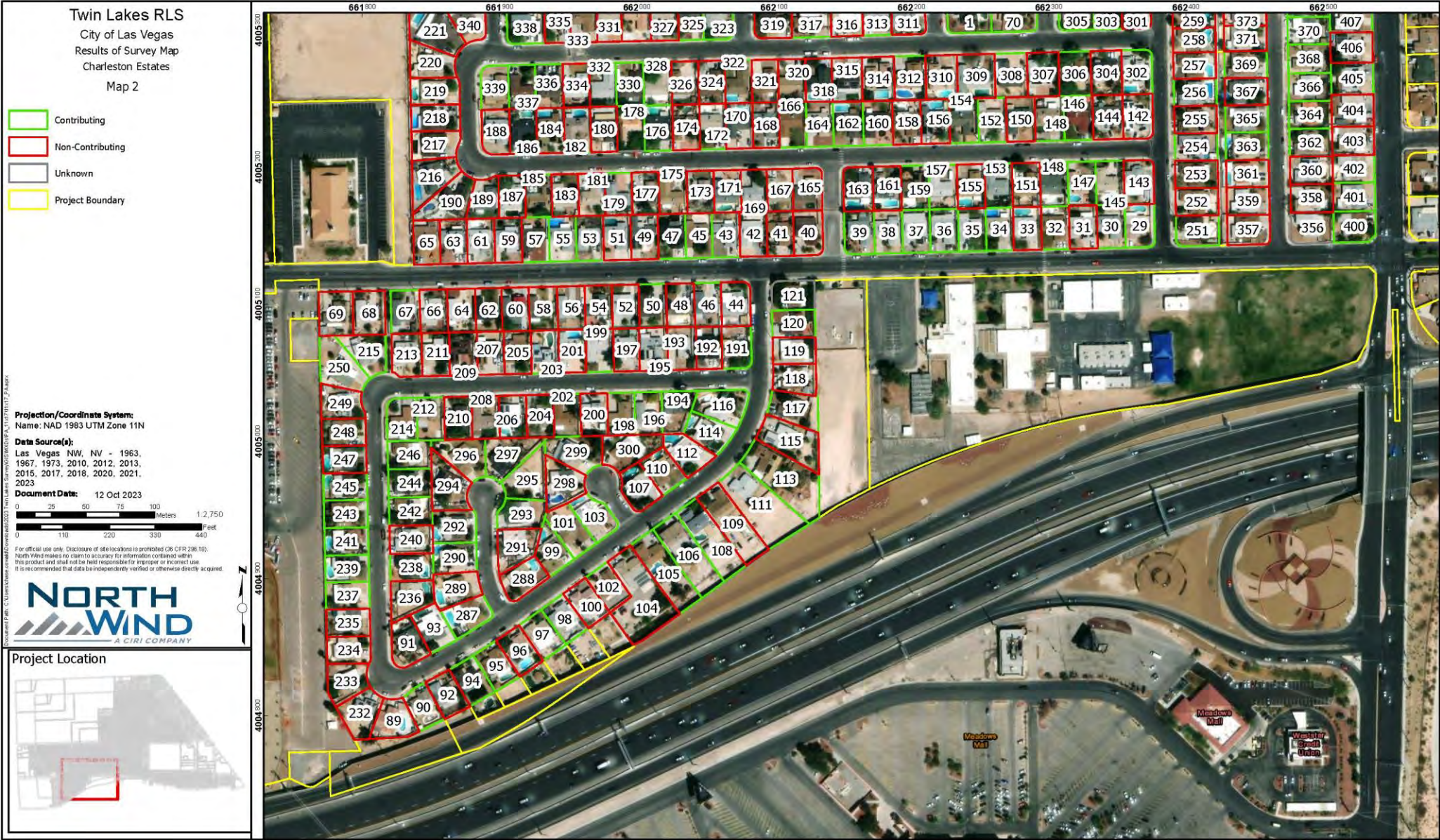


Table A.7. Properties Documented within Woodland Hills Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
1	3600 Briarglen Lane	13930512012	Woodland Hills Unit C	1981	Residential, single-family	Styled Ranch, Spanish
2	3604 Briarglen Lane	13930512013	Woodland Hills Unit C	1981	Residential, single-family	Styled Ranch, Spanish
3	3605 Briarglen Lane	13930512020	Woodland Hills Unit C	1981	Residential, single-family	No style
4	3608 Briarglen Lane	13930512014	Woodland Hills Unit C	1981	Residential, single-family	Styled Ranch, Spanish
5	3609 Briarglen Lane	13930512019	Woodland Hills Unit C	1981	Residential, single-family	Ranch
6	3612 Briarglen Lane	13930512015	Woodland Hills Unit C	1981	Residential, single-family	Ranch
7	3700 Briarglen Lane	13930512016	Woodland Hills Unit C	1981	Residential, single-family	Styled Ranch, Spanish
8	3704 Briarglen Lane	13930512017	Woodland Hills Unit C	1981	Residential, single-family	Styled Ranch, Spanish
9	3705 Briarglen Lane	13930510011	Woodland Hills Unit 4	1980	Residential, single-family	Ranch
10	3708 Briarglen Lane	13930510010	Woodland Hills Unit 4	1979	Residential, single-family	Ranch
11	3701 Bridge Glen Drive	13930617006	Woodland Hills Unit A	1979	Residential, single-family	Ranch
12	3704 Bridge Glen Drive	13930614009	Woodland Hills Unit #2	1978	Residential, single-family	No style
13	3705 Bridge Glen Drive	13930614001	Woodland Hills Unit #2	1978	Residential, single-family	Ranch
14	3708 Bridge Glen Drive	13930614008	Woodland Hills Unit #2	1978	Residential, single-family	Ranch
15	3709 Bridge Glen Drive	13930614002	Woodland Hills Unit #2	1978	Residential, single-family	Ranch
16	3713 Bridge Glen Drive	13930614003	Woodland Hills Unit #2 Lot 5 Block 3	1978	Residential, single-family	Ranch
17	3717 Bridge Glen Drive	13930614004	Woodland Hills Unit #2	1978	Residential, single-family	Ranch
18	3612 Hillsdale Court	13930616021	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Spanish

Table A.7. Properties Documented within Woodland Hills Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
19	3613 Hillsdale Court	13930616018	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Spanish
20	3616 Hillsdale Court	13930616020	Woodland Hills Unit B	1979	Residential, single-family	Ranch
21	3617 Hillsdale Court	13930616019	Woodland Hills Unit B	1979	Residential, single-family	Ranch
22	1000 Oak Tree Lane	13930614007	Woodland Hills Unit #2	1978	Residential, single-family	Ranch
23	1001 Oak Tree Lane	13930614005	Woodland Hills Unit #2	1978	Residential, single-family	Ranch
24	1003 Oak Tree Lane	13930614006	Woodland Hills Unit #2	1978	Residential, single-family	Ranch
25	1004 Oak Tree Lane	13930613012	Woodland Hills Unit #1	1977	Residential, single-family	Ranch
26	1005 Oak Tree Lane	13930613001	Woodland Hills Unit #1	1978	Residential, single-family	Ranch
27	1008 Oak Tree Lane	13930613011	Woodland Hills Unit #1	1978	Residential, single-family	Contemporary Ranch
28	1100 Oak Tree Lane	13930613010	Woodland Hills Unit #1	1977	Residential, single-family	Ranch
29	1101 Oak Tree Lane	13930613002	Woodland Hills Unit #1	1977	Residential, single-family	Styled Ranch, Spanish
30	1105 Oak Tree Lane	13930613003	Woodland Hills Unit #1	1977	Residential, single-family	Ranch
31	1108 Oak Tree Lane	13930613008	Woodland Hills Unit #1	1978	Residential, single-family	No style
32	1109 Oak Tree Lane	13930613004	Woodland Hills Unit #1	1977	Residential, single-family	Ranch
33	1112 Oak Tree Lane	13930613007	Woodland Hills Unit #1	1977	Residential, single-family	Ranch
34	1113 Oak Tree Lane	13930613005	Woodland Hills Unit #1	1977	Residential, single-family	Ranch
35	1116 Oak Tree Lane	13930511003	Woodland Hills Unit #1	1978	Residential, single-family	Ranch
36	1117 Oak Tree Lane	13930613006	Woodland Hills Unit #1	1978	Residential, single-family	Ranch
37	1200 Oak Tree Lane	13930511002	Woodland Hills Unit #1	1946	Residential, single-family	Unknown

Table A.7. Properties Documented within Woodland Hills Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
38	1201 Oak Tree Lane	13930511004	Woodland Hills Unit #1	1980	Residential, single-family	No style
39	1205 Oak Tree Lane	13930511005	Woodland Hills Unit #1	1977	Residential, single-family	Ranch
40	1208 Oak Tree Lane	13930511001	Woodland Hills Unit #1	1978	Residential, single-family	Styled Ranch, Spanish
41	1209 Oak Tree Lane	13930511006	Woodland Hills Unit #1	1977	Residential, single-family	Ranch
42	1213 Oak Tree Lane	13930510001	Woodland Hills Unit 4	1980	Residential, single-family	Ranch
43	1216 Oak Tree Lane	13930510017	Woodland Hills Unit 4	1980	Residential, single-family	Ranch
44	1221 Oak Tree Lane	13930510003	Woodland Hills Unit 4	1981	Residential, single-family	Ranch
45	1300 Oak Tree Lane	13930510015	Woodland Hills Unit 4	1980	Residential, single-family	Styled Ranch, Spanish
46	1301 Oak Tree Lane	13930510004	Woodland Hills Unit 4	1980	Residential, single-family	Styled Ranch, Spanish
47	1304 Oak Tree Lane	13930510014	Woodland Hills Unit 4	1979	Residential, single-family	Ranch
48	1308 Oak Tree Lane	13930510013	Woodland Hills Unit 4	1979	Residential, single-family	Ranch
49	1309 Oak Tree Lane	13930510006	Woodland Hills Unit 4	1981	Residential, single-family	No style
50	1312 Oak Tree Lane	13930510012	Woodland Hills Unit 4	1982	Residential, single-family	No style
51	1313 Oak Tree Lane	13930510007	Woodland Hills Unit 4	1981	Residential, single-family	Ranch
52	3612 Oak Tree Lane	13930616014	Woodland Hills Unit B	1979	Residential, single-family	Ranch
53	3613 Oak Tree Lane	13930616011	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Spanish
54	3616 Oak Tree Lane	13930616013	Woodland Hills Unit B	1979	Residential, single-family	Ranch
55	3617 Oak Tree Lane	13930616012	Woodland Hills Unit B	1979	Residential, single-family	Ranch
56	3608 Roseglen Court	13930512021	Woodland Hills Unit C	1981	Residential, single-family	Ranch

Table A.7. Properties Documented within Woodland Hills Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
57	3609 Roseglen Court	13930512027	Woodland Hills Unit C	1981	Residential, single-family	No style
58	3612 Roseglen Court	13930512022	Woodland Hills Unit C	1981	Residential, single-family	Styled Ranch, Spanish
59	3613 Roseglen Court	13930512026	Woodland Hills Unit C	1981	Residential, single-family	Ranch
60	3616 Roseglen Court	13930512023	Woodland Hills Unit C	1981	Residential, single-family	Styled Ranch, Spanish
61	3617 Roseglen Court	13930512025	Woodland Hills Unit C	1981	Residential, single-family	Ranch
62	3620 Roseglen Court	13930512024	Woodland Hills Unit C	1981	Residential, single-family	Styled Ranch, Spanish
63	900 Skoglund Circle	13930615009	Woodland Hills Unit #3	1978	Residential, single-family	Ranch
64	901 Skoglund Circle	13930615001	Woodland Hills Unit #3	1978	Residential, single-family	Ranch
65	904 Skoglund Circle	13930615008	Woodland Hills Unit #3	1978	Residential, single-family	Styled Ranch, Spanish
66	905 Skoglund Circle	13930615002	Woodland Hills Unit #3	1978	Residential, single-family	Ranch
67	908 Skoglund Circle	13930615007	Woodland Hills Unit #3	1978	Residential, single-family	Ranch
68	909 Skoglund Circle	13930615003	Woodland Hills Unit #3	1978	Residential, single-family	Ranch
69	912 Skoglund Circle	13930615006	Woodland Hills Unit #3	1979	Residential, single-family	Styled Ranch, Spanish
70	913 Skoglund Circle	13930615004	Woodland Hills Unit #3	1978	Residential, single-family	Ranch
71	916 Skoglund Circle	13930615005	Woodland Hills Unit #3	1948	Residential, single-family	Ranch
72	3604 W. Washington Avenue	13930617019	Woodland Hills Unit A	1979	Residential, single-family	Ranch
73	900 Woodbridge Drive	13930617018	Woodland Hills Unit A	1979	Residential, single-family	Ranch
74	901 Woodbridge Drive	13930617001	Woodland Hills Unit A	1979	Residential, single-family	Ranch
75	904 Woodbridge Drive	13930617017	Woodland Hills Unit A	1979	Residential, single-family	Ranch

Table A.7. Properties Documented within Woodland Hills Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
76	905 Woodbridge Drive	13930617002	Woodland Hills Unit A	1979	Residential, single-family	Ranch
77	908 Woodbridge Drive	13930617016	Woodland Hills Unit A	1979	Residential, single-family	Ranch
78	909 Woodbridge Drive	13930617003	Woodland Hills Unit A	1979	Residential, single-family	Ranch
79	912 Woodbridge Drive	13930617015	Woodland Hills Unit A	1979	Residential, single-family	Styled Ranch, Spanish
80	913 Woodbridge Drive	13930617004	Woodland Hills Unit A	1979	Residential, single-family	Ranch
81	916 Woodbridge Drive	13930617014	Woodland Hills Unit A	1979	Residential, single-family	Ranch
82	917 Woodbridge Drive	13930617005	Woodland Hills Unit A	1979	Residential, single-family	Ranch
83	920 Woodbridge Drive	13930617013	Woodland Hills Unit A	1979	Residential, single-family	Ranch
84	1000 Woodbridge Drive	13930617012	Woodland Hills Unit A	1979	Residential, single-family	Ranch
85	1004 Woodbridge Drive	13930617011	Woodland Hills Unit A	1979	Residential, single-family	Ranch
86	1005 Woodbridge Drive	13930617007	Woodland Hills Unit A	1979	Residential, single-family	Ranch
87	1008 Woodbridge Drive	13930617010	Woodland Hills Unit A	1979	Residential, single-family	Ranch
88	1009 Woodbridge Drive	13930617008	Woodland Hills Unit A	1979	Residential, single-family	Ranch
89	1012 Woodbridge Drive	13930617009	Woodland Hills Unit A	1979	Residential, single-family	Styled Ranch, Spanish
90	1013 Woodbridge Drive	13930616009	Woodland Hills Unit B	1979	Residential, single-family	Ranch
91	1016 Woodbridge Drive	13930616008	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Tudor
92	1017 Woodbridge Drive	13930616010	Woodland Hills Unit B	1981	Residential, single-family	Ranch
93	1020 Woodbridge Drive	13930616007	Woodland Hills Unit B	1979	Residential, single-family	No style
94	1100 Woodbridge Drive	13930616006	Woodland Hills Unit B	1980	Residential, single-family	Ranch

Table A.7. Properties Documented within Woodland Hills Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
95	1101 Woodbridge Drive	13930616015	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Spanish
96	1104 Woodbridge Drive	13930616005	Woodland Hills Unit B	1980	Residential, single-family	Styled Ranch, Spanish
97	1105 Woodbridge Drive	13930616016	Woodland Hills Unit B	1979	Residential, single-family	Ranch
98	1108 Woodbridge Drive	13930616004	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Tudor
99	1109 Woodbridge Drive	13930616017	Woodland Hills Unit B	1979	Residential, single-family	Ranch
100	1112 Woodbridge Drive	13930616003	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Spanish
101	1116 Woodbridge Drive	13930616002	Woodland Hills Unit B	1980	Residential, single-family	Ranch
102	1117 Woodbridge Drive	13930616022	Woodland Hills Unit B	1981	Residential, single-family	Styled Ranch, Spanish
103	1120 Woodbridge Drive	13930616001	Woodland Hills Unit B	1979	Residential, single-family	Ranch
104	1121 Woodbridge Drive	13930513004	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Spanish
105	1200 Woodbridge Drive	13930513005	Woodland Hills Unit B	1981	Residential, single-family	Ranch
106	1201 Woodbridge Drive	13930513003	Woodland Hills Unit B	1979	Residential, single-family	Ranch
107	1204 Woodbridge Drive	13930513006	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Tudor
108	1205 Woodbridge Drive	13930513002	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Tudor
109	1208 Woodbridge Drive	13930513007	Woodland Hills Unit B	1979	Residential, single-family	Styled Ranch, Spanish
110	1209 Woodbridge Drive	13930513001	Woodland Hills Unit B	1979	Residential, single-family	Ranch
111	1212 Woodbridge Drive	13930512001	Woodland Hills Unit C	1980	Residential, single-family	Styled Ranch, Spanish
112	1216 Woodbridge Drive	13930512002	Woodland Hills Unit C	1980	Residential, single-family	Styled Ranch, Tudor
113	1220 Woodbridge Drive	13930512003	Woodland Hills Unit C	1980	Residential, single-family	Ranch

Table A.7. Properties Documented within Woodland Hills Estates.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
114	1224 Woodbridge Drive	13930512004	Woodland Hills Unit C	1981	Residential, single-family	Ranch
115	1300 Woodbridge Drive	13930512005	Woodland Hills Unit C	1981	Residential, single-family	Styled Ranch, Spanish
116	1304 Woodbridge Drive	13930512006	Woodland Hills Unit C	1980	Residential, single-family	Ranch
117	1308 Woodbridge Drive	13930512007	Woodland Hills Unit C	1981	Residential, single-family	Ranch
118	1312 Woodbridge Drive	13930512008	Woodland Hills Unit C	1981	Residential, single-family	Ranch
119	1316 Woodbridge Drive	13930512009	Woodland Hills Unit C	1981	Residential, single-family	Ranch
120	1320 Woodbridge Drive	13930512010	Woodland Hills Unit C	1981	Residential, single-family	Ranch
121	1324 Woodbridge Drive	13930512011	Woodland Hills Unit C	1981	Residential, single-family	Ranch
122	3608 Woodglen Court	13930512028	Woodland Hills Unit C	1981	Residential, single-family	Styled Ranch, Spanish
123	3609 Woodglen Court	13930512034	Woodland Hills Unit C	1981	Residential, single-family	Ranch
124	3612 Woodglen Court	13930512029	Woodland Hills Unit C	1980	Residential, single-family	Styled Ranch, Spanish
125	3613 Woodglen Court	13930512033	Woodland Hills Unit C	1980	Residential, single-family	Ranch
126	3616 Woodglen Court	13930512030	Woodland Hills Unit C	1980	Residential, single-family	Ranch
127	3617 Woodglen Court	13930512032	Woodland Hills Unit C	1980	Residential, single-family	Styled Ranch, Spanish
128	3620 Woodglen Court	13930512031	Woodland Hills Unit C	1980	Residential, single-family	Ranch

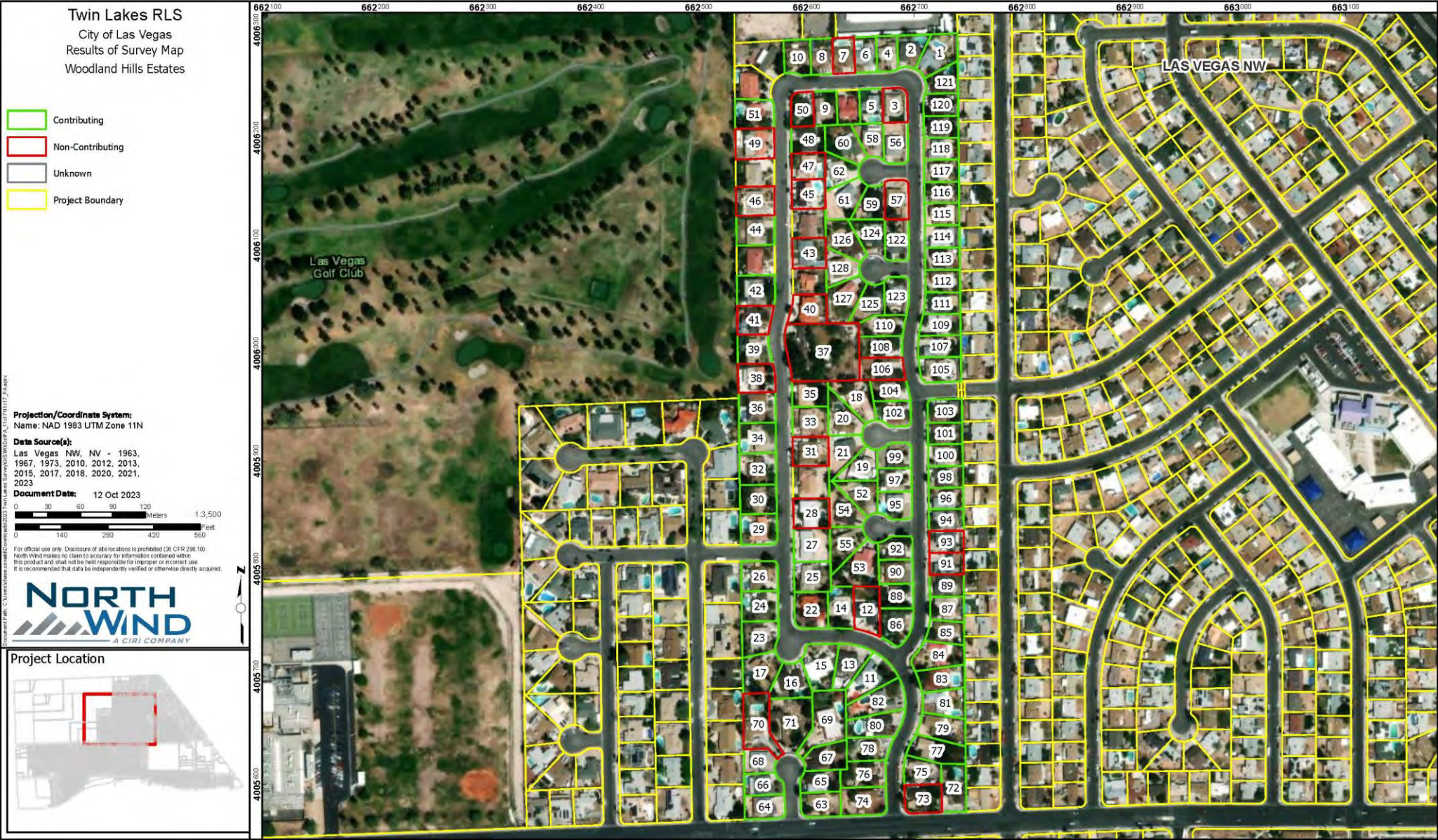


Table A.8. Properties Documented within Priory.

Map Reference No.	Address	APN	Plat	Year Built	Property Type	Architectural Style
1	700 Glen Abbey Circle	13930317008	Priory	1979	Residential, single-family	Ranch
2	701 Glen Abbey Circle	13930317009	Priory	1979	Residential, single-family	Ranch
3	704 Glen Abbey Circle	13930317007	Priory	1979	Residential, single-family	Ranch
4	705 Glen Abbey Circle	13930317010	Priory	1979	Residential, single-family	Ranch
5	708 Glen Abbey Circle	13930317006	Priory	1979	Residential, single-family	Ranch
6	709 Glen Abbey Circle	13930317011	Priory	1979	Residential, single-family	Ranch
7	712 Glen Abbey Circle	13930317005	Priory	1979	Residential, single-family	Ranch
8	713 Glen Abbey Circle	13930317012	Priory	1979	Residential, single-family	Ranch
9	800 Glen Abbey Circle	13930317004	Priory	1979	Residential, single-family	Ranch
10	804 Glen Abbey Circle	13930317003	Priory	1979	Residential, single-family	Ranch
11	808 Glen Abbey Circle	13930317002	Priory	1979	Residential, single-family	Ranch
12	812 Glen Abbey Circle	13930317001	Priory	1979	Residential, single-family	Ranch

