



THE JOHN S. PARK HISTORIC DISTRICT



1227 S. 7th St.



1107 5th Place

WALKING TOUR



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BEGIN at John S. Park Elementary School. This school was named for John S. Park, a Las Vegas pioneer who arrived here in 1905 at the age of 53 to serve as cashier and eventual owner of the First State Bank. In 1906 he organized and became the first president of the Consolidated Power and Telephone Company, which eventually became Southern Nevada Power Company. He was deeply involved in civic and fraternal organizations. His home was located south of Charleston Boulevard near S. 7th St.

The John S. Park Historic District includes two subdivisions, the Park Place Addition and the Vega Verde Addition, built primarily between the early 1930s to the mid 1950s. As you begin the tour north along S. 9th Street, you will be in the Vega Verde Addition where the majority of the homes were built in the Ranch and Minimal Traditional styles, popular during the 1940s and 1950s when most of this subdivision was built. The Minimal Traditional style evolved in the mid-1930s as a simplified version of the earlier Period Revival styles with slightly lower pitched roofs and less traditional detailing. The Ranch style began to replace the Minimal Traditional in popularity during the early 1940s and became the preferred post war suburban house style. This style, influenced by the Spanish and Prairie styles of the 1920s and 1930s, is typically one-story and characterized by very low-pitched roofs and broad, rambling facades with a horizontal emphasis. Developers Franklin & Law, owned by George Franklin and John Law, built most of the homes in the Vega Verde Addition. Franklin & Law offered a choice of four models if homebuyers did not have their own plans. The homes were mostly Ranch style and sold for around \$4,000 to \$12,000.

As you near the end of the tour at 6th Street and 5th Place, you will be entering the earlier Park Place Addition, where many of the homes were built in the Period Revival styles, popular in the 1930s and early 1940s. These styles are characterized by Tudor and Colonial Revival elements such as steeply pitched roofs, half-timbering, double-hung windows with multiple panes, and accentuated entrances.

1.] 1274 S. 9th St. Ranch. 1946. * The one-time home of George Franklin, Jr., the son of the developer of the Vega Verde Addition, George Franklin. This house is a good example of the typical Franklin & Law home which had an L-shaped plan with front gable, an entrance near the interior corner, and multi-pane casement windows. More commonly the window at the end of the façade would be a bay window, and there would be a single window under the front gable as opposed to two. A good example of this type is 1259 S. 9th St.



1274 S. 9th St.

2.] 1263 S. 9th St. Ranch. 1947. A great example of a traditional Ranch style with the long arched porch.

3.] 1254 S. 9th St. Contemporary Ranch. 1951. * The Luzier Home. An excellent example of this style that became wildly popular in the late 1940s and early 1950s. There is an emphasis on the horizontal with a wide eave overhang and extremely low-sloped roof.



1254 S. 9th St.

* Photo

OPTIONAL 9th STREET.

1250 S. 9th St. Ranch. 1950. The home of Allen Bunker of Bunker Bros. Funeral Home, prominent businessmen who were very active in the community and church activities.

1243 S. 9th St. Ranch. 1951. A nice example of the simple Ranch Style. Horizontal window panes add a Modern touch.

LEFT ON 8th PLACE.

4.] 1260 8th Place. Ranch. 1946. Although partially destroyed in a fire during the 1980s, much of the original house remains. This house was owned by Roger "Rube" Jolley who introduced television to Las Vegas in 1953 as president of KLAS TV Channel 8.

5.] 1249 8th Place. Contemporary Ranch. 1946. A nice example of this style. This was home to Jake Von Tobel, the son of Ed Von Tobel, who moved to Las Vegas in the early 1900s and was one of the city's original residents. Jake Von Tobel, who lived in the home during the 1950s, carried on the family's long-running lumber business, and served in the Nevada Legislature in the 1960s.

6.] 1234 8th Place. Contemporary Ranch. 1953. A good example of the transition between the more traditional Ranch style of the early- to mid- 1940s and the late-1940s to early 1950s when the houses became longer and lower, emphasized by the horizontal windows and exaggerated eave overhang.



7.] 1222 8th Place. Minimal Traditional. 1946. * A nice example of the Minimal Traditional style.

TO CORNER. LEFT ON PARK PASEO.



8.] 818 Park Paseo. Neo-Tudor. 1947. * A nice example of this style and the only one in the Vega Verde Addition.

9.] 808 Park Paseo. Contemporary Ranch. 1951. * A great example of this style.

10.] 720 Park Paseo. Ranch. 1950. A more traditional Ranch style. It was once owned by Kittie Wiener who was a piano teacher from the 1930s through the 1960s. One of the biggest flowing wells drilled for the Dutton family farm was located where the front yard is now (see below).

11.] 711 Park Paseo. Ranch. 1947. The was home to George Rosen, one-time vice president and casino manager of the new Thunderbird Hotel. He is credited with being the first to create an original Broadway type musical in Las Vegas, "That Certain Girl" for the opening of the new Thunderbird Hotel and Casino.

12.] Mary Dutton Park. This newly redesigned park serves as the gateway to the John S. Park Historic District from Charleston Boulevard. It was once part of a 25 acre farm owned by LeRoy E. Dutton and his wife Mary. Since that time, Mary Dutton donated and sold the land for the Vega Verde Subdivision. The farm was an orchard and garden where the Duttons raised chickens and kept bees.

OPTIONAL PARK PASEO

830 Park Paseo. Ranch. 1947. The house of W.L. Holst, longtime owner of the Huntridge Drug Store. A deluxe example of late 1940s Ranch Style.

615 Park Paseo. Contemporary Ranch. 1942. Before its time stylistically, this house is very contemporary for the early 1940s with the prominent jutting roofline and wide chimney. The slightly higher pitched roof belies its early construction date.

TO CORNER. LEFT ON S. 8th STREET.

13.] 1222 S. 8th St. Spanish Eclectic. 1951. A good example showing the Spanish style influence on the Ranch home. The front of this house is almost completely original.

14.] 1226 S. 8th St. Ranch. 1948. This was home to Dr. Clifford A. Paice, a dentist and member of the Nevada State Board of Dental Examiners.

15.] 1240 S. 8th St. Ranch. 1948. A lovely example of the simple Ranch style.

16.] 1248 S. 8th St. Contemporary Ranch. 1951. A good example of this style. The jutting roofline and horizontal windows emphasize the contemporary aspect of this home.



17.] 1261 S. 8th St. Ranch. 1950. * This was home to Dr. Harry E. Fightlin. He was Sunrise Hospital Chief of Staff and heavily involved in the treatment of tuberculosis in Las Vegas.

18.] 1272 S. 8th St. Contemporary Ranch. 1952. Great example of this style.

TO CORNER. RIGHT ON FRANKLIN.

19.] 615 Franklin. Ranch. 1951. This was home to Harry Allen, a prominent businessman and community leader as one-time leader of the Red Cross, chairman of the Community Chest, director of the Nevada Taxpayers Association, and president of the Las Vegas Rotary Club.

OPTIONAL 7TH STREET.

1216 S. 7th St. Ranch. 1948. Although a typical Ranch house, this house was owned by Milton "Farmer" Page who was quite a character in the Las Vegas gambling business. He came to Las Vegas in 1939 from Los Angeles where he owned and operated nightclubs and offshore casinos. He was a business associate of Guy McAfee, another prominent gambler from Los Angeles who became a famous Las Vegas character credited with naming Highway 91 "The Strip." Page was involved at one time or another with the Frontier Club, Pioneer Club and Boulder Club, all on Fremont Street.

TO CORNER. RIGHT ON S. 6th STREET.

20.] 1302 S. 6th St. Contemporary Ranch. 1951. * A stellar example of this style designed by Las Vegas architect Aloysius McDonald.



21.] 1255 S. 6th St. Ranch. 1947. This was home to Frank "Scoop" Garside who was very well known locally. He and his wife, Mary, moved to Las Vegas in 1926 and purchased the Clark County Review, which eventually became the Las Vegas Review-Journal. President Roosevelt appointed Garside as Las Vegas Postmaster, a position he held for 20 years.

22.] 1444 S. 6th St. Minimal Traditional. 1940. * This was the home of Ray Germain who was secretary to Senator Berkeley Bunker, a state assemblyman, president of the Las Vegas Press Club and an important figure at the Las Vegas Review-Journal. The house was also owned by prominent LDS church leader and Las Vegas pioneer, Bryan Bunker of Bunker Bros. Funeral Home.



23.] 1441 S. 6th St. Ranch. 1940. This was the home of James H. Down, Jr., an active business and civic leader in Las Vegas. Down was a part-time photographer for the Las Vegas Review-Journal, president of the Las Vegas Junior Chamber of Commerce, foreman of the grand jury, and president of the local Lions Club. His father was a Las Vegas pioneer, having arrived here in 1916.

24.] 1130 S. 6th St. Tudor. 1936. This house was owned by Frank and Juanita Gusewelle who moved to Las Vegas in 1918. Frank was Chairman of the Board of County Commissioners, Chairman of the Hospital Board, and active in many social organizations.

25.] 1112 S. 6th St. Eclectic Revival. 1950. Dr. Zigmund Starzynski was a prominent doctor in Las Vegas as one-time president of the Clark County Medical Society who, with three other doctors, introduced group medical practice to Clark County.

26.] 1033 S. 6th St. Tudor. 1942. A nice example of this style.

TO CORNER. LEFT ON PARK PASEO. LEFT ON 5th PLACE.

27.] 1107 5th Place. Colonial Revival. 1942. * (Pictured on front of brochure.) This home was owned by William Ferron who was part owner of the Ferron and Martin Drugstore on Fremont Street. An excellent example of the one-story Colonial Revival style, very popular in the 1930s and 1940s, with the asymmetrical façade, multi-pane rectangular windows, steep roof, and Georgian details on the entrance.

28.] 1108 5th Place. Tudor. 1931. * A good example of a simple Tudor style. This home was owned by Earl Davison who came to Las Vegas in 1908 as a miner to eventually become plant manager of Pacific Fruit Express at the ice plant. He became County Commissioner in 1930, commander of the local American Legion post, and worshipful master of the Las Vegas Masonic Lodge.

29.] 1111 5th Place. Spanish Eclectic. 1931-1936. This house is reported to be an adobe structure which would make it the only one in this district.



30.] 1115 5th Place. Eclectic Revival. 1931. This house was owned by Elmer Mikkelson who came to Las Vegas in 1918. He was the Shell Oil distributor for southern Nevada and founder of the Bank of Nevada where he served as director for many years. The trim on the house is unique and adds a touch of the Tudor Revival style that was popular during the 1930s.

JOHN S. PARK WALKING TOUR MAP



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31.] 1122 5th Place. Tudor. 1939. Although this house has been altered with a brick facade, the façade of the main house retains key elements of this style with the steeply pitched roof, front gables and massive front chimney. The original owner, John Price, owned this property and the two properties to the south where the Price family kept horses. Price, a community leader with memberships in several civic clubs and boards, owned the very successful Office Equipment Company on Fremont Street during the 1930s and 1940s. Edith Price helped run the store while raising four children, and Price's descendants continue to live in Las Vegas.

32.] 1139 5th Place. Neocolonial. 1951. * A nice example of the one-story version of this style with a nicely detailed Georgian door surround. Commonly known as the Gubler House for prominent Las Vegas attorney V. Gray Gubler who was one-time head of the Nevada Bar Association and the Las Vegas chapter of the March of Dimes.

RETURN TO SCHOOL

The John S. Park Historic District is bounded by Charleston Boulevard and Franklin Avenue to the north and south, and South 9th Street and 5th Place to the east and west, respectively.

For more information about historic preservation efforts, contact:
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