

# SBR Draft

## National Register of Historic Places Registration Form

### 1. Name of Property

Historic Name: Green Acres Apartments  
Other name/site number: Astoria Park Apartments  
Name of related multiple property listing: NA

### 2. Location

Street & number: 3118 SW 15<sup>th</sup> Ave.  
City or town: Amarillo State: Texas County: Potter  
Not for publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  
 nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:  
 national  statewide  local

Applicable National Register Criteria:  A  B  C  D

	State Historic Preservation Officer
<b>Signature of certifying official / Title</b>	<b>Date</b>
Texas Historical Commission	
<b>State or Federal agency / bureau or Tribal Government</b>	

In my opinion, the property  meets  does not meet the National Register criteria.

<b>Signature of commenting or other official</b>	<b>Date</b>
<b>State or Federal agency / bureau or Tribal Government</b>	

### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register.
- removed from the National Register
- other, explain: \_\_\_\_\_

Signature of the Keeper

Date of Action

Green Acres Apartments, Amarillo, Potter County, Texas

## 5. Classification

### Ownership of Property

x	Private
	Public - Local
	Public - State
	Public - Federal

### Category of Property

	building(s)
x	district
	site
	structure
	object

### Number of Resources within Property

Contributing	Noncontributing	
9	3	buildings
0	0	sites
0	13	structures
0	0	objects
9	16	total

Number of contributing resources previously listed in the National Register: 0

## 6. Function or Use

**Historic Functions:** Domestic/Multiple Dwelling

**Current Functions:** Domestic/Multiple Dwelling

## 7. Description

**Architectural Classification:** Minimal Traditional

**Principal Exterior Materials:** Brick

**Narrative Description** (see continuation sheets 7-11)

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## 8. Statement of Significance

### Applicable National Register Criteria

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

**Criteria Considerations:** NA

**Areas of Significance:** Community Planning and Development; Architecture (*local level of significance*)

**Period of Significance:** 1950

**Significant Dates:** 1950

**Significant Person** (only if criterion b is marked): NA

**Cultural Affiliation** (only if criterion d is marked): NA

**Architect/Builder:** Atcheson & Atkinson (architectural firm)

**Narrative Statement of Significance** (see continuation sheets 8-12 through 8-24)

## 9. Major Bibliographic References

**Bibliography** (see continuation sheets 9-25 through 9-28)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested. (*Part 1 approved 9/28/21*)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

**Historic Resources Survey Number** (if assigned): NA

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## 10. Geographical Data

**Acreage of Property:** 15.3 acres

**Coordinates:** (see continuation sheet 10-29)

**Verbal Boundary Description:** (see continuation sheet 10-29)

**Boundary Justification:** (see continuation sheet 10-29)

## 11. Form Prepared By

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Date: July 31, 2023

## Additional Documentation

**Maps** (see continuation sheets MAP-30 through MAP-34)

**Additional items** (see continuation sheets FIGURE-35 through FIGURE-40)

**Photographs** (see continuation sheets PHOTO-41 through PHOTO-57)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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## Photograph Log

Name of Property: Green Acres Apartments

City or Vicinity: Amarillo

County: Potter

State: Texas

Photographer: Ellis Mumford-Russell

Date: January 14, 2020

Location of Original Files: 2506 Little John Lane, Austin, Texas 78704

### Photo 1

Streetscape along SW 15<sup>th</sup> Avenue and Resource No. 1 south elevation, facing northeast.

### Photo 2

View of Resource No. 1 rear (west) elevation, facing northeast.

### Photo 3

View of Resource No. 2 rear east elevation from S Julian Boulevard, facing northeast.

### Photo 4

View of Resource No. 2 rear (west) elevation, facing southwest.

### Photo 5

View of Resource No. 3 and parking along south elevation, facing northwest.

### Photo 6

Resource No. 3 south elevation, facing northeast.

### Photo 7

Resource No. 4 northeast corner of the building, facing northeast.

### Photo 8

Resource No. 4 west elevation, facing southwest.

### Photo 9

Resource No. 5 south elevation, facing west.

### Photo 10

Resource Nos. 5 (left) and 6 (right) south elevation, facing northeast.

### Photo 11

Resource No. 6 north elevation, facing southeast.

### Photo 12

Resource No. 6 corner detail, facing south.

### Photo 13

Property overview from Resource No. 6 south elevation, facing northwest.

### Photo 14

Property overview along SW 15<sup>th</sup> showing Resource Nos. 7 (left) and 8 (far right), facing northeast.

### Photo 15

Resource No. 7 (left) and Resource No. 9 (right), facing north.

### Photo 16

View from Resource No. 8, facing northeast.

### Photo 17

Resource No. 8 east elevation, facing south.

### Photo 18

Resource No. 8 (right) and Resource No. 11 (left) from SW 15<sup>th</sup> Avenue, facing northeast.

### Photo 19

Resource No. 9 (foreground) and Resource No. 8 west elevation (background), facing northeast.

### Photo 20

Resource No. 9 north elevation, facing south.

### Photo 21

Resource Nos. 7 (left), 11(center), and 8 (left), facing north.

### Photo 22

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Resource No. 12 oblique, facing southeast.

Photo 23

Resource No. 13 south elevation, facing northeast.

Photo 24

Representative view of brick structures located throughout the property.

Photo 25

Representative view of shade structures and benches.

Photo 26

Parking lots and parking structures located along north elevation of Resource No. 3, facing southwest.

Photo 27

Representative brick wall between Resource Nos. 4 and 5, facing northwest.

Photo 28

Representative photo of interior entrance, staircase, and living room in Resource No. 7.

Photo 29

Representative dining room and kitchen in Resource No. 6.

Photo 30

Representative living, dining, and kitchen in Resource No. 4

Photo 31

Representative bedroom in Resource No. 7.

Photo 32

Representative bathroom in Resource No. 8.

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## **Narrative Description**

Green Acres Apartments is a postwar multi-family housing development in Amarillo, Potter County. Designed by architecture firm Atcheson & Atkinson for a private developer, Green Acres consists of eight two-story apartments and one utility building constructed on 15 acres in 1950. Its form and setting reflect Federal Housing Administration (FHA) specifications for construction under its short-lived Section 608 veterans housing program. The nominated property is garden apartment community characterized by its park-like superblocks with standardized Z and U-plan apartments. The two-story units are brick veneer, have hipped roofs, symmetrical facades and feature modest ornament in corbeled quoins, window pediments, and second floor balconets. Sixteen non-contributing resources—including carports, 1964 swimming pool, and 1997 clubhouse—were built outside the period of significance. The current property owners are working with the National Park Service Technical Preservation Services and Texas SHPO to rehabilitate resources in the nominated historic district using federal and state tax credits. Despite the intrusion of non-contributing resources and alterations, Green Acres shows sufficient integrity to communicate its historical and architectural significance.

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## **Setting**

The Green Acres Apartments Historic District is in west Amarillo. At its south side, the front entrance of the complex is anchored on SW 15th Avenue. The east, north, and west sides of the complex are bounded by alleys or unnamed streets with the nearest named streets being South (S) Alabama Street to the east, SW 11th Avenue to the north, and S Carolina Street to the west. On the east side, an alley separates the complex from a row of single-family residences that face S Alabama Street. On the north and west sides of the complex, an alley separates the complex from an adjacent apartment complex, called Palo Duro Place Apartments, with multiple free-standing buildings. S Julian Boulevard curves through the center of the complex at the west and north sides; it is intersected by north-south-oriented S Mississippi Street.

The surrounding area is part of the Green Acres Addition, platted in the 1940s but developed after the nominated property. The Green Acres Addition includes single-family residences, apartment complexes, and a shopping center. The 1960 Sunset Center is two blocks west on SW 15th Street. The surrounding residential portion of the Green Acres Addition consists primarily of duplexes and is not included in the proposed historic district boundary.

## **Site**

Within the complex, four buildings are anchored at SW 15th and oriented north-south. The remaining four buildings are set at angles curving northeast in response to the alignment of S Julian Boulevard. The northernmost building, north of S Julian Boulevard and east of S Mississippi Street, is U-plan and nearly east-west-oriented. The front and back of each building open onto green space. The rear green spaces are open grassy areas while the front green spaces are partitioned by black-painted metal fences secured to square, painted brick pillars topped with pyramidal concrete caps. Each building backs up to an alley with covered, metal carports. There are front parking lots at five of the buildings along S Julian Boulevard.

Sidewalks line the front and rear of each building, and paved walkways meander through the complex for pedestrian access. Masonry landscaping walls are sited throughout. The rear grassy lawns have garden beds, trees, a green house, and evidence of recreational use. The building located northwest of the intersection of SW 15th Avenue and S Julian Boulevard has four, three-walled, brick, open-air enclosures, possibly for picnicking, as well as two side-gabled brick display stands with low brick benches. The 1997 clubhouse and 1964 pool complex have additional recreational amenities for residents, including a playground and picnic tables to the west of the pool.

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## Green Acres Apartments Inventory (See Maps 3 and 4)

No.	Type	Classification	Status
1	Building	Multi-unit Residential – Z-Plan	Contributing
2	Building	Multi-unit Residential – Z-Plan	Contributing
3	Building	Multi-unit Residential – U-Plan	Contributing
4	Building	Multi-unit Residential – Z-Plan	Contributing
5	Building	Multi-unit Residential – Z-Plan	Contributing
6	Building	Multi-unit Residential – Z-Plan	Contributing
7	Building	Multi-unit Residential – Z-Plan	Contributing
8	Building	Multi-unit Residential – Z-Plan	Contributing
9	Structure	Pool	Non-contributing
10	Building	Storage	Non-contributing
11	Building	Clubhouse	Non-contributing
12	Building	Maintenance	Non-contributing
13	Building	Storage	Contributing
14	Structure	Carport	Non-contributing
15	Structure	Carport	Non-contributing
16	Structure	Carport	Non-contributing
17	Structure	Carport	Non-contributing
18	Structure	Carport	Non-contributing
19	Structure	Carport	Non-contributing
20	Structure	Carport	Non-contributing
21	Structure	Carport	Non-contributing
22	Structure	Carport	Non-contributing
23	Structure	Carport	Non-contributing
24	Structure	Carport	Non-contributing
25	Structure	Carport	Non-contributing

## Green Acres Apartments

### *Apartment Buildings (Resources 1 – 8)*

#### Exterior

The eight primary resources, the apartment buildings, are two-story, wood-frame construction with pier and beam foundations, orange-yellow brick veneer, and hipped roofs clad in composition shingle. There are seven Z-plan buildings and one U-plan building, containing a total of 164 self-sufficient apartment units in three different configurations (Photos 1 through 18). In a self-sufficient unit, the apartment has its own kitchen and bathroom.

In keeping with FHA guidance, the buildings have little applied ornament and an efficient arrangement of units. Each building has a long central axis with short wings on the ends. Comprised of lines of two-story townhouse units, the buildings are narrow, with only one unit in depth. The minimal ornament includes decorative quoins at each exterior corner elevation and projecting concrete sills at each window. The facades are not entirely symmetrical, but there is a regular pattern to the entrances and fenestration. Unit configurations are mirrored along the building, resulting in two adjacent entrances then two adjacent windows. The windows on the front elevation are six-over-six paired, single-hung, aluminum windows with simulated divided lights, regularly spaced along the wall. Steel lintels are visible above each window opening. Concrete steps lead to evenly spaced metal doors with white-painted, traditional-style crossheads set above each opening. Corner units have single doors, depending on the unit configuration. Each front

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elevation has two sets of wood-framed, cantilevered balconettes which extend across two windows. On the Z-plan buildings, the balconettes are located at the front corner unit as well as on the face. On the U-plan building, the balconettes are spaced along the front exterior wall. Low, brick planter boxes are located adjacent to the doorways under the balconettes. Various types of outdoor sconces flank each entryway.

The rear elevations are even further simplified, without brick quoins at the corners or crossheads at the doors. At the rear of each building, there are single, partially glazed, nine-light metal doors which exit each unit through the kitchen. Concrete steps lead to the doorways. A four-over-four, single-hung, aluminum window with imitation muntin is adjacent to each rear door. The window openings alternate sides of the door across each elevation. A repeated, four-over-four window type is also located directly above on the second floor at each bathroom. The bathroom windows are centered in the shower wall.

### Interior

There are three different unit configurations in the complex: the one-story, two-bedroom unit; the two-story, two-bedroom townhouse unit; and a two-story, three-bedroom townhouse unit (Photos 28 through 32). The primary historic configuration is the two-story, two-bedroom townhouse unit. The other historic configuration is the stacked one-floor, two-bedroom unit. In the 1990s, the property owner reconfigured some units to create two-story, three-bedroom units. The reconfiguration of some units reduced the total number of units from 172 to 164. These modifications did not impact the exterior appearance of the buildings.

In the two-story townhouse units, the main entry opens directly to the stairs and the open plan living room/dining room. The kitchen is adjacent to the dining room and contains a single window and the rear entry. On the second floor, a corridor off the stairs leads to the bedrooms and bathroom. For the one-story units, the first-floor units have their own entrances into the living space while the second-floor units have an exterior entrance that opens to a stair hall. The main entrance to the unit is at the top of the stairs. The one-story units have a living room, dining room, and kitchen as public spaces, and then a small corridor from the living room to the bedrooms and bathroom. The second-floor one-story units do not have a rear entrance from the kitchen. Within the units the public rooms have similar sizes, with rectangular kitchens and slightly smaller bedrooms. Bathrooms have a toilet, single vanity with integrated medicine cabinet, and a bathtub with a window centered on the wall above. Most units retain their original wood trim, wood interior doors, and staircase banisters. The units have gyp walls and ceilings, with some soffits to conceal ductwork that has been reconfigured. Most of the units have non-historic flooring, such as carpet and vinyl sheet flooring, although it appears that the original wood flooring remains intact beneath non-historic flooring in most units.

### *Maintenance and Storage Buildings (Resources 10, 12, and 13)*

Three accessory buildings are located throughout the site. A wood-sided rectangular storage building set on a concrete foundation stands at the west side of the complex (Resource 13, Photo 23). This storage building was constructed contemporaneous with the apartment buildings and is thus a contributing building. A rectangular maintenance building constructed of corrugated metal panels with a corrugated metal gable roof stands at the northeast end of the complex (Resource 12, Photo 22). A small cement board storage building stands at the north end of the pool (Resource 10, Photo 21). The metal maintenance building and the cement board storage building were constructed outside the period of significance and are therefore non-contributing buildings.

### *Pool (Resource 9) – Non-Contributing*

The concrete pool was constructed between Buildings 7 and 8 (Resource 9, Photo 19). Constructed in 1964, the pool has a concrete patio surrounding it. The pool was constructed outside the period of significance and is therefore a non-contributing resource. Other site features include a non-historic playground and adjacent picnic tables.

### *Clubhouse (Resource 11) – Non-Contributing*

The clubhouse, built in 1997, exhibits elements of the Neo-Classical Revival style, including a symmetrical façade and two-story columns as the primary decorative feature. It is a wood-frame building clad in wood-look vinyl-siding. The

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clubhouse has a primary central, two-story mass with wings that include offices at the east side and a combination of offices and laundry at the west side (Photo 21). A two-story porch spans the center mass and has four square columns clad in vinyl siding. The symmetrical building has a hipped roof at the center and side-gabled roofs at the wings, twelve windowless, front gable dormers, and a variety of six-over-six vinyl windows with simulated divided lights. The front entrance on SW 15th Street has three sets of partially glazed double doors, each with a transom. The clubhouse was constructed outside the period of significance and is therefore a non-contributing building.

### *Carports (Resources 14 – 25) – Non-Contributing*

There are twelve open-sided, metal-framed carports supported by metal posts in the back of the complex buildings (Photo 26). The carports (Resources 14 – 25) have metal posts and corrugated metal roofs and can house up to seventy-seven vehicles. Although the carports were erected outside the period of significance and are therefore non-contributing structures included in the resource count, they fit within the character of midcentury garden apartment complexes.

### **Integrity**

Green Acres Apartments Historic District retains excellent integrity and clearly communicates its historic design and function. The historic buildings, site, and structures remain in their original **location** at 3118 SW 15<sup>th</sup> Street within its historic **setting** of the Green Acres Addition subdivision. The entire development, developed by Homer Maxey, originally contained the large-scale apartment buildings that comprise the nominated property, a group of one-story duplexes, and two large commercial resources at the northeast corner of the development. The commercial and small-scale residential resources historically associated with the mixed-use Green Acres development are extant within the original subdivision. The commercial resources retain their historic forms but have experienced some changes, particularly to the storefronts. Many of the original one-story duplex units are extant and retain their historic forms and relationship to one another, although they appear to have replacement siding, windows, and porches. Some of the duplex units were demolished c.2000, replaced with two-story four-unit buildings in the same general area and orientation to the street and other resources. Despite these alterations to individual resources within the original subdivision, the subdivision in its entirety retains its historic functions and configuration of the different types of resources. The nominated property still functions as rental housing designed for multiple families, and thus retains its integrity of **association**.

The site largely retains the historic open space between buildings with large yards directly accessible from residential units. Historic masonry landscape walls, fences, picnic enclosures, and display pavilions remain intact. Alterations to the historic site features are relatively minor overall. It appears that the square, brick posts associated with the fencing originally had light fixtures on top of them. The light fixtures have been removed and replaced with shaped, pyramidal concrete caps. The hardscape front parking has been reconfigured but remains in the front of the buildings. Various light fixtures have also been replaced. Non-historic additions to the site include the clubhouse (Resource 11), pool (Resource 9), playground, and two accessory buildings (Resource 10 and 12). While the clubhouse interrupts the historic design of the two Z-shaped buildings at the southeast corner of the complex, it does not compromise the integrity of the property overall as it helps to enclose the historic courtyard formed by the apartment buildings and provides some privacy for the courtyard which was previously open to SW 15<sup>th</sup> Avenue. The metal carports are not historic, though they are amenities common to garden apartment complexes and are compatible with the historic character of midcentury garden apartment complex. The historic **design** intent and **feeling** of the site with its historic spaces and features clearly convey the garden apartment complex property type and the design recommendations and minimum requirements for rental housing projects financed with FHA-backed mortgages.

The primary resources retain their historic design and the majority of their historic materials. Character-defining features promoted through published FHA guidance remain intact on the exterior and interior, including the geometric forms and massing, the use of common fireproof building materials and economical construction methods, and the restrained ornament to reflect the Modern design influence. Alterations are relatively minor and do not affect the

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overall feeling of the property's historic **design, materials, or workmanship**. Exterior alterations to the historic buildings include replacement exterior doors, replacement windows, and painted brick. Interior alterations include updated finishes and fixtures, including carpet, light fixtures, tub surrounds, and kitchen updates. These changes do not alter the efficient layouts that are characteristic of this property type. Green Acres Apartments retains integrity as an example of a garden apartment complex and a Federal Housing Administration (FHA)-backed postwar development that closely followed design guidelines outlined in the FHA *Minimum Property Requirements for Properties with Three or More Living Units*.



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## Statement of Significance

Green Acres Apartments is an excellent local example of multi-family veterans housing constructed in Amarillo, Potter County after World War II. In 1946, the Federal Housing Administration initiated its Section 608 mortgage insurance program as one means to address the nationwide housing shortage. Section 608 insured projects were multi-family apartments that met FHA's *Minimum Property Standards* of construction to provide affordable housing for veterans comparable to the private sector housing market. Fraud and financial abuses plagued Section 608 projects across country, and the program shut down in 1950. Amarillo faced a housing crisis as veterans returned from overseas deployments after World War II. In 1949, Lubbock developers successfully applied for FHA mortgage insurance to construct Green Acres, a suburban single and multi-family housing project with a retail strip center at the western limits of Amarillo. Completed in 1950, Green Acres Apartments was touted as the largest housing project in Amarillo's history and the city's first under FHA's Section 608 program. Designed by the firm Atcheson and Atkinson, the nominated property's design was modeled after FHA architect Erwin Gerber's Garden Apartment approach and followed the federal agency's minimum standards of construction. Green Acres exhibits the character-defining features of this property type: multiple low-rise Z and U-plan apartment buildings laid out on a superblock to respond to the surrounding landscape with curvilinear streets, ample pedestrian thoroughways, on-site parking, and conveniently located near a major roadway and retail shopping centers. The FHA design guidelines emphasized efficiency in planning and construction and encouraged thoughtful design of the site to maximize access to natural light, cross ventilation, and views of greenspace. The proposed district is a coherent 15-acre area of apartment buildings completed in 1950 that represents the project's first phase of the larger Green Acres development. Green Acres is nominated to the National Register of Historic Places under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture at the local level of significance. The period of significance is the year of its construction, 1950, which represents the discreet period during which Section 608 planning policy and development buoyed local housing efforts in Amarillo, Potter County.

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## Federal Housing Administration (FHA) and Planned Residential Developments

### *FHA Legislation*

While cities across the country experienced substantial building booms during the 1920s, new construction nationwide dropped precipitously once the full effects of the Great Depression took hold. The depressed economy and rampant foreclosures diminished the ability of citizens to own homes and for large-scale developers to access financing for new projects. Without financing, construction ceased. Many individuals in the building trades lost their jobs, perpetuating the cycle of disinvestment. After several years of national economic stagnation, the United States Congress and President Franklin D. Roosevelt passed the National Housing Act of 1934 (Act) in an attempt to spur private construction to revive the housing industry.<sup>1</sup> The Act sought to improve access to financing by establishing a framework to administer and insure mortgages for private projects, thereby creating the stability necessary to ignite investment. A second objective was to provide low-cost quality housing for middle-income families. This would alleviate the shortage of housing that met contemporary standards of modernization and sanitation. Construction projects created new skilled and unskilled jobs within the building trades. They also required the production of materials, providing business to many local companies within the project area. With the return of jobs, workers again had income to put back into the economy.

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<sup>1</sup> Laura Trieschmann and Andrea Schoenfeld, EHT Tracerics, National Register of Historic Places Multiple Property Documentation Form "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954 (2011 Amendment) (VDHR File Number 000-8825), Washington, D.C., 2012, E-7.



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The Act established the Federal Housing Administration (FHA) to implement and oversee the various provisions of the legislation.<sup>2</sup> In addition to insuring loans to individual home owners for the construction or improvement of single-family homes, Section 207 of Title II of the Act allowed the FHA to insure first mortgages for limited dividend corporations that formed for the purpose of providing quality rental housing for low and moderate income families.<sup>3</sup> By providing government-backed mortgage guarantee insurance for long-term mortgages, the program intended to increase lending activity by mitigating the cost of foreclosures to lenders, with the ultimate objectives being to increase home ownership, spur construction thereby creating jobs, and provide assistance to a struggling economy.<sup>4</sup> By the mid-1940s there was a tremendous pent-up demand for new housing in the United States. In addition to very little new housing stock having been built since the start of the Great Depression, limited access to construction materials during World War II led to deferred maintenance and repairs to existing buildings.

When the war ended in 1945 the housing needs of returning GIs rose to the forefront of national housing policy. In 1946, the Veteran's Emergency Housing Act enhanced the authority of the Federal Housing Administration to insure mortgages, and the FHA turned its attention to supporting the development of housing, particularly rental housing, for veterans. Mortgages issued under Section 608 of the Federal Housing Act extended the period of amortization by five years, reduced requirements for working capital, and streamlined the application process for private developers who built housing for veterans.<sup>5</sup> With the ability for developers to borrow up to 90 percent of the appraised cost of the project with the assurance of the federal government behind them, this program facilitated not only large subdivision-scale housing development projects but also allowed for smaller projects that met program stipulations. The priority of the program was to create a large volume of housing and quickly, which aligned precisely with the process of the speculative builder.<sup>6</sup> One of the FHA goals was to provide rental housing to smaller communities. Offering detailed requirements and faster processing of small projects was one way for the FHA to achieve that goal and promote the Section 608 program.<sup>7</sup>

The number of new housing starts remained low through World War II, but skyrocketed beginning in 1946, nearly tripling from 326,000 housing starts in 1945 to more than a million in 1946. That number peaked again in 1950 with nearly two million new housing starts.<sup>8</sup> The widespread availability of the FHA mortgage insurance program coupled with the specific guidelines for design and construction, described below, led to a direct increase in the number of projects proposed and approved. The use of FHA-insured mortgages to finance rental housing developments increased significantly beginning in 1947. While developers financed the construction of only 2,000 new units in buildings with three or more units in 1946, they financed 47,000 new units in 1947. This short-lived trend peaked in 1950 with 155,000 new units in multi-family apartment buildings, including Green Acres Apartments.<sup>9</sup>

### *FHA Guidance and Physical Characteristics*

The FHA issued a series of publications providing technical assistance and guidelines to developers using the mortgage insurance program. These addressed everything from the planning and financing of projects to the design and

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<sup>2</sup> *National Housing Act of 1934*, HR 9620, 73<sup>rd</sup> Congress, Public, no. 479 (June 27, 1934): 1. Available on-line through Hathi Trust Digital Library and the University of Michigan, <https://babel.hathitrust.org/cgi/pt?id=coo.31924013901198;view=lup;seq=5> (accessed July 17, 2023).

<sup>3</sup> *National Housing Act of 1934*, 8.

<sup>4</sup> E. Michael Rosser and Diane M. Sanders, *A History of Mortgage Banking in the West: Financing America's Dreams* (Boulder, CO: University Press of Colorado, 2017), 127.

<sup>5</sup> Federal Housing Administration, *The FHA Story in summary, 1934-1959*, Washington, DC: Federal Housing Administration, 1960, 16-17.

<sup>6</sup> Matthew Gordon Lasner, "Architect as Developer and the Postwar U.S. Apartment, 1945-1960," *Buildings & Landscapes*, Volume 21, No. 1, Spring 2014, 31.

<sup>7</sup> "Apartment Boom: FHA's Impact on the Financing and Design of Apartments," *Architectural Forum*, Volume 92, Number 1, January 1950, 100.

<sup>8</sup> U.S. Bureau of the Census, "Series N 156-169," New Housing Units Started, by Ownership, Type of Structure, Location, and Construction Cost: 1889-1970," 639.

<sup>9</sup> U.S. Bureau of the Census, "Series N 180-185," 641.

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construction of the buildings. The purpose of such publications was to streamline the design process, which would in turn streamline the review process. While the agency did not explicitly require a particular style or layout, it outlined recommended and required building materials and construction methods, which each state or jurisdiction modified to match local construction practices.<sup>10</sup> The standards and best practices articulated in these publications influenced the design of projects financed with FHA mortgages. Builders and architects quickly learned how to design projects within FHA parameters, meeting the minimum requirements while maximizing the financial benefits.<sup>11</sup> These standards were updated frequently in the following years, including the addition of specific recommendations by state insuring offices, which ensured that new construction abided by local regulations but did not make many substantive changes to the guidelines. The publications detailed not only construction requirements but also recommendations for neighborhood design and planning.<sup>12</sup>

After World War II, the FHA responded to the pent-up demand for affordable, quality housing by further formalizing design and construction requirements for housing projects. Beginning in 1945, the FHA issued larger, more detailed texts targeted specific development types such as one- to two-unit dwellings, multi-family construction, and mobile home developments. The national master document that applied to Green Acres Apartments was titled *Minimum Property Requirements for Properties with Three or More Living Units*. This publication, updated regularly, included requirements for site and building planning, structural and MEP design, fire resistance and means of egress, and site improvements.<sup>13</sup> In 1947, the FHA published *Planning Rental Housing Projects*. As an update to the 1938 publication, *Planning Rental Housing Projects* outlined the key design features required for rental housing projects developed using the agency's mortgage insurance programs.<sup>14</sup> These guidelines were intended to create residential units that met two primary goals – to appeal to tenants and to provide low operating and maintenance costs. According to the publication, the primary project characteristics should include a site within a good residential neighborhood; a site where the potential residents are not reliant upon a single employer or industry; units designed for families rather than more transient singles; enough units to generate the rental income necessary to pay off the mortgage and adequately maintain the property.<sup>15</sup> While the agency did not dictate architectural style, it did promote “simple, direct designs... [based on] mass, scale and proportion.” Buildings of this type, the agency felt, would be “more attractive to tenants, and the resultant structures... sounder investments, than those which strive for picturesque or unusual effects by means of over-ornamentation or a startling use of materials.”<sup>16</sup> In achieving these goals, the FHA promoted economical construction methods and well-organized floorplans. Favored were efficient layouts, geometric forms, and Modern facades, although there were allowances to adapt both exterior appearance and building form to regional climate and lifestyle.<sup>17</sup> Fire resistive construction materials were required.

Unit layout was an important part of the FHA program. The goal of FHA design recommendations was to maximize efficiency in both use of the space and movement through the space. Compact unit designs with rooms arranged to fit a roughly square footprint achieved many of the desired characteristics. Whether units were stacked or aligned in a configuration similar to townhouses, it was important to have access to each public space without having to pass through a private space and to have access to the kitchen for deliveries and garbage disposal without passing through another room.<sup>18</sup> The compact unit plan with at least two exterior walls facilitated cross ventilation and access to natural light, which helped reduce utility costs. If it was not possible for all units to have the exterior walls be parallel to one

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<sup>10</sup> National Institute of Building Sciences, “Part 1 of a Study of the HUD Minimum Property Standards for One- and Two-Family Dwellings and Technical Suitability of Products Programs,” March 2003, 3. Available from the U.S. Department of Housing and Urban Development, Office of Policy Development and Research on-line at [https://www.huduser.gov/portal/publications/mps\\_report.pdf](https://www.huduser.gov/portal/publications/mps_report.pdf) (accessed July 17, 2023).

<sup>11</sup> “Apartment Boom,” 97-98.

<sup>12</sup> National Institute of Building Sciences, 2-3.

<sup>13</sup> Federal Housing Administration, *Minimum Property Requirements for Properties of Three or More Living Units*, 1945, revised 1948, p I.

<sup>14</sup> Federal Housing Administration, *Planning Rental Housing Projects*, Washington, DC: Federal Housing Authority, 1947.

<sup>15</sup> *Planning Rental Housing Projects*, 7.

<sup>16</sup> *Planning Rental Housing Projects*, 8.

<sup>17</sup> *Planning Rental Housing Projects*, 8-12.

<sup>18</sup> *Planning Rental Housing Projects*, 36.

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another to maximize cross ventilation, having corner ventilation was acceptable for some units. According to *Planning Rental Housing Projects*, each unit should have a living room, large enough to fulfil its role as central meeting place of the family; a dining space, either as a separate room or as an alcove attached to the living room with its own window and lighting; bedrooms large enough to fit twin beds and organized to facilitate housekeeping; bathrooms with an economical arrangement of fixtures and access to an outside wall for ventilation; kitchens with adequate counter and storage space and arranged in a manner that follows the logical sequence of the preparation of meals; and several storage spaces, specifically a coat closet by the entrance, a linen closet in the hallway, and a closet in each bedroom.<sup>19</sup> Ideal apartment layouts separated spaces according to function, grouping the public spaces (living room, dining room, and kitchen) and the private spaces (bedrooms and bathroom).<sup>20</sup> FHA did not recommend a specific configuration of units, but acknowledged that its recommendations for unit layout typically resulted in one of five common forms: the straight line or strip unit, the corner or L unit, the T unit, the Z unit, and the cross. The design concepts promoted by the FHA dovetailed with the Garden City movement in the United States, resulting in a very distinct property type: the garden apartment. Low buildings without elevators or long public corridors reduced costs for construction and maintenance.

Site planning was equally important in the FHA rental housing program. Proper planning maximized access to natural light, ventilation, and views into designed landscapes or the natural landscape surrounding the property and minimizing undesirable features such as views directly into neighboring units, which compromised privacy. While the prevailing street grid often influenced the shape of the complex as a whole, the arrangement of buildings within the boundaries of the property disregarded the confines of the rectilinear grid. The goal of site planning was to “step out of the ordinary practice of mere land subdivision and produce an interrelated group of buildings which will embody the desirable concepts of modern methods of community development.”<sup>21</sup> Concentrating the units and buildings in compact arrangements allowed for more landscape development of the site.<sup>22</sup> The FHA also advocated for the strategic placement of garages or carports. Although such features were common amenities and considered necessary, particularly when overnight street parking was not universally accepted in every city, placement and screen plantings minimized the view of these utilitarian structures.

### *History of the Garden Apartment Complex*

The Green Acres Apartments Historic District (Green Acres) is an excellent example of the garden apartment complex, a property type incorporating many of the planning concepts developed as part of the Garden City Movement. The Garden City Movement began outside London, England in the late nineteenth century. Sir Ebenezer Howard, who first published his book *Tomorrow: A Peaceful Path to Real Reform* in 1898, was the earliest known proponent of the Garden City Movement. Howard’s ideas about using social reform to address problems of crime and sanitation in urban areas centered on moving people out of existing overcrowded cities to newly developed cities in rural areas. This scheme to develop complete cities of prescribed sizes ensured the logical and beneficial layout of the civic, residential, commercial, industrial, and agricultural functions necessary for a thriving city. The movement also emphasized the deliberate inclusion of open space and greenspace whereby “the free gifts of Nature – fresh air, sunlight, breathing room and playing room – shall be retained in all needed abundance, ...and life may become an abiding joy and delight.”<sup>23</sup> Another component of the movement was the construction of above-standard housing as a direct response to the dense, low-quality, and haphazard housing built in England during the Industrial Revolution. Howard’s first two

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<sup>19</sup> *Planning Rental Housing Projects*, 33–47.

<sup>20</sup> *Planning Rental Housing Projects*, 46.

<sup>21</sup> *Planning Rental Housing Projects*, 49–50.

<sup>22</sup> *Planning Rental Housing Projects*, 54.

<sup>23</sup> Sir Ebenezer Howard, *Garden Cities of To-morrow*, 3<sup>rd</sup> ed. of “Tomorrow: A Peaceful Path to Real Reform.” (London: Swan Sonnenschein & Co., Ltd., 1902), 113.

[https://books.google.com/books?id=jVJUAAAAMAAJ&dq=tomorrow+a+peaceful+path+to+real+reform&source=gbs\\_navlinks\\_s](https://books.google.com/books?id=jVJUAAAAMAAJ&dq=tomorrow+a+peaceful+path+to+real+reform&source=gbs_navlinks_s) (accessed July 17, 2023).

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projects were Letchworth (1903) and Welwyn (1919-1920), both located northwest of London. In addition to incorporating schools, shopping centers, and recreation areas in accordance with the designs outlined in his treatise, both of these early Garden Cities provided acres of detached and semi-detached single-family dwellings as well as small-scale multi-family apartment buildings.<sup>24</sup> Streets conformed to the topography of the land rather than an arbitrary grid. Ideally the Garden City also included a large band of open space encircling the inhabited areas to provide a buffer to open farmland or encroaching urban development, as well as additional green space for residents to enjoy.<sup>25</sup> In practice this became more of a series of parks and recreation areas surrounding the city.

The mid-century Garden Apartment complex and its design philosophy evolved from late-nineteenth and early-twentieth century housing development. German developers at the end of the nineteenth century began using the “superblock” as a way to provide large swaths of land for the construction of large-scale multi-family dwellings, often row-houses, as public housing.<sup>26</sup> The superblock dispensed with the rigid street grid, provided views of surrounding natural elements, and maximized access to natural light and ventilation.<sup>27</sup> While this approach encompassed several city blocks and eliminated through-streets, reducing the hazards and noise of nearby major traffic streets, provisions for parking and courtyards were less developed than in other plans within the Garden City Movement.<sup>28</sup> Although single-family housing in suburban subdivisions high-rise apartment towers dominated the U.S. construction industry in the 1920s, planners and social reformers incorporated elements of English and German Garden City plans when considering ways of providing alternative housing, often constructed in suburban areas.<sup>29</sup> Subdivisions of single-family dwellings occasionally laid out streets to respond to the topography of the land and devoted less effort to providing a cohesive approach to landscape design and the incorporation of natural features in the development as a whole. One of the more influential developments to exemplify these philosophies was Clarence S. Stein and Henry Wright’s Radburn, New Jersey (1929).<sup>30</sup> Radburn was planned as a complete city with a railroad station, a small commercial center, an elementary school, and a variety of housing types. It utilized the superblock concept incorporating streets that did not align with an existing grid and designing most streets as cul-de-sacs to eliminate through-traffic and reduce interactions between vehicles and pedestrians. Each dwelling had visual access to the natural open space, whether it was its own yard, or one of the two large parks sited between the groupings of residences.<sup>31</sup> Radburn was one of the first large-scale planned development to include landscape as a central feature.

The need for large quantities of affordable housing in urban areas in the 1930s prompted developers to seek alternatives to both single-family subdivisions, which were not the most efficient use of land, and apartment houses, which required expensive design elements such as elevators and public corridors. The garden apartment complex provided a logical combination of housing types. Comprised of two- and three-story buildings, the garden apartment complex contained multiple low buildings arranged within a landscaped setting.<sup>32</sup> Using the concept of the superblock, developers utilized large tracts of land to construct buildings containing multiple apartments, similar to Radburn in arrangement but with higher density. Developers and architects surrounded the buildings with designed landscapes.

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<sup>24</sup> Simone Monteleone Moffett, National Register of Historic Places Multiple Property Documentation Form “Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954, Washington, D.C., 2003, E-7.

<sup>25</sup> Howard, 24.

<sup>26</sup> Anthony Denzer, “Zeilenbau orientation and Heliotropic housing,” November 18, 2013. Anthony Denzer blog *Solar House History*, <http://solarhousehistory.com/blog/2013/11/5/zeilenbau-orientation> (accessed July 17, 2023).

<sup>27</sup> Moffett, E-7.

<sup>28</sup> Moffett, E-7.

<sup>29</sup> Moffett, E-8.

<sup>30</sup> Charles E. Chase, Katie E. Horak, and Steven R. Keylon, Architectural Resource Group, Inc., *Garden Apartments of Los Angeles*, prepared for the Los Angeles Conservancy, October 2012, 13. Los Angeles Conservancy <https://www.laconservancy.org/sites/default/files/files/documents/Summary.%20Garden%20Apartments%20Historic%20Context.pdf> (accessed July 17, 2023).

<sup>31</sup> Chase, et al., 14.

<sup>32</sup> Moffett, E-8.



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As an evolutionary step from detached single-family dwellings, the garden apartment remained low in height, with no more than three stories. Individual entrances with manageable stairs typically accessed two units on each floor or single entrances in a manner similar to rowhouses, communicating its small-scale residential character. This pattern was repeated throughout the development. Each building exhibited the same stylistic features, which formed a cohesive complex. The grouping of multiple buildings “in a pleasing aesthetic plan [was] intended to provide a more hospitable and healthier life for the occupants.”<sup>33</sup> Within the units, the important features of the garden apartment were the multiple views. The design philosophy of the garden apartment complex did not change significantly in subsequent decades and the general configuration of these properties remained consistent throughout the mid-twentieth century.

The design of the buildings within the garden apartment complex varied by development, but often reflected a conservative approach to popular contemporary architectural styles. The Minimal Traditional and Colonial Revival styles, with their symmetrical brick facades and low gabled roofs were popular styles for apartment buildings in the 1940s and 1950s. Brick and asbestos shingle siding were the most common cladding materials for mid-century garden apartment complexes.

### *Green Acres Apartments*

The Green Acres Apartments exemplifies the garden apartment complex property type with its irregularly shaped superblock containing curvilinear streets and eight two-story Z- and U-shaped buildings arranged to maximize views of open space. Each Minimal Traditional apartment building has multiple entrances, each of which accesses a single unit. The minimal landscape of Green Acres Apartments presents a unified approach to architectural and landscape design and reflects the design principles of the Garden City Movement. The surrounding greenspaces utilize elements of both the superblock site plan and early garden cities, regulating automobile traffic to the perimeter of the property or along the one road that traverses the development and incorporating the site’s topography into the architecture and landscape (Figure 4). Garden apartment architects emphasized the importance of providing recreational space for both children and adults. Deliberate, linear sidewalks create spaces for pedestrian circulation. Extensive greenspaces and balconettes on the exterior façades allowed for public and private interactions with the landscape and surrounding community.

Few multi-family apartment complexes were constructed in Amarillo during the postwar period. Newspapers reported that local developers lacked the experience to successfully complete applications and navigate the “red tape” for FHA financing. In addition, it was reported that there were few apartment sites affordable enough to provide a good investment opportunity for developers, even with FHA financing.<sup>34</sup> Approximately 3,000, primarily one-story, single-family residences were constructed between 1945 and 1948 within the city limits; at the same time, only twelve apartment buildings were developed.<sup>35</sup>

In the late 1940s, a corporation composed of businessmen from Lubbock, Texas formed to create the Green Acres subdivision, a forty-two-acre development in southwest Amarillo. The plan for the subdivision included the Green Acres Apartments, as well as seventy residential lots for single-family residences and duplexes and a shopping center. The subdivision was advertised as being close to Sears, the Sunset Center, schools, churches, banks, and the new Interstate 40, which was in the early planning stages.<sup>36</sup> The Green Acres Apartments, located at the southeast corner of the subdivision, was part of the first phase of development within the subdivision. The development group was

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<sup>33</sup> Sally Schwenk, National Register of Historic Places Multiple Property Documentation Form “Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri,” Kansas City, Missouri, 2007, F-22.

<sup>34</sup> *Amarillo Globe Times*, January 8, 1948, p. 21.

<sup>35</sup> “Seek Private Financing to Ease Housing Pinch,” and “Lubbock Group Will Build Giant Apartment Project in Amarillo,” *Lubbock Avalanche Journal*, April 17, 1949. The twelve apartment buildings cannot be used as comparisons because the article did not state where they were located, so it is unclear how many units they contained and if they are extant.

<sup>36</sup> “Live --- Astoria Park.” *Amarillo Globe Times*, February 4, 1966, p. 45.

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comprised of President Homer G. Maxey, a prolific West Texas businessman and developer; Lee Fields, Vice President and project contractor; and Harold Blank, Secretary and Treasurer.<sup>37</sup> Maxey had successful experience using FHA-backed mortgages to finance the construction of rental apartment complexes in Lubbock and planned a similar development for Amarillo.<sup>38</sup> Discussing Green Acres Apartments in 1949, Homer Maxey remarked that since the end of World War II, there were fewer apartment buildings constructed in Amarillo than there had been in Lubbock.<sup>39</sup> As a large-scale developer with FHA experience, Maxey brought increased capacity to Amarillo to successfully develop Green Acres, which at the time was reportedly the largest housing project completed in the history of the city.<sup>40</sup>

As the first large-scale rental housing development in Amarillo financed with an FHA-backed mortgage, Green Acres represents national trends in using the published FHA guidance and exemplifies the FHA design goals while utilizing physical elements derived from traditional regional housing styles popular in the late 1940s and early 1950s. The configuration of the units, buildings, and site, as well as the construction methods, finishes, and fixtures follow the recommendations outlined in *Planning for Rental Housing Projects* and the standards listed in *Minimum Property Requirements for Properties with Three or More Living Units*.<sup>41</sup> The complex occupies a large block in the heart of a newly established residential neighborhood on the outskirts of Amarillo but in close proximity to commercial areas. Green Acres Apartments is located within a mixed-use commercial and suburban residential area, away from manufacturing or industrial plants, and not in a flood zone. It meets the requirement that it be located close to essential community facilities, such as schools, shopping centers (Figure 6), and recreational facilities. Its location and quality of construction guaranteed that Green Acres Apartments could command rents sufficient to ensure the success of the project. Architectural features included low-pitched hipped roofs, masonry window sills and door lintels, and brick quoins. The Z- and U-shaped buildings were designed to maximize views while their placement on the site enabled them to have both front and back yards that exceeded the minimum depths from the street. The covered parking at the rear of the buildings does not block the view from the living rooms, as required. The two-bedroom and three-bedroom apartments in Green Acres provided for a family's living needs.

In terms of unit design, *Minimum Property Requirements* stated that light and ventilation are of the utmost importance, requiring adequate windows in each room, located to allow for cross ventilation. In general, because of this requirement, units with just a single exterior wall are not permissible in FHA-backed projects. Within the units at Green Acres Apartments, primary entrances open to the living rooms; doors in each kitchen provide rear egress. This design provides a formal living room entrance, a service entrance for deliveries and garbage disposal, and a compact unit plan that keeps public and private spaces separated. In accordance with the guidelines, each apartment at Green Acres Apartments has separate rooms for the living room, kitchen, and bedroom as well as a designated area for a dining table (called a "dining alcove" in *Minimum Property Requirements*), as well as closets for each bedroom. Ideally arranged compact plans have public spaces spanning the front of each unit and the kitchen at the rear. Kitchens are on exterior walls and bedrooms, often on the second floor, share walls with adjacent bedrooms, adhering to the recommendations for maintaining privacy between units. Each unit has a living room with a large window, in accordance with the FHA recommendations. At Green Acres Apartments, each room, including bathrooms, has at least one window which is organized in opposition to others as available to allow for cross ventilation and maintain a connection to the outdoors. Some buildings have balconettes at the second story, which shade the front windows and

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<sup>37</sup> "Apartment Project Will Be Annexed Within City Limits," *Amarillo Daily News*, February 23, 1949, p. 1.

<sup>38</sup> Bill Clark, "Plans for Proposed \$1,000,000 Housing Project Area Revealed," *The Lubbock Morning Avalanche*, February 20, 1948, p. 1. According to the article, Maxey's housing projects would create homes for 137 families. Green Acres Apartments closely resembles the Plaza Apartments, still extant, located at 33<sup>rd</sup> and 34<sup>th</sup> Streets between Avenues U and V. The duplexes, located at 32<sup>nd</sup> and 33<sup>rd</sup> Streets between Avenues T and U, and the Colonial Apartments, located at 5<sup>th</sup> Street and Avenue U, are no longer extant. It is unclear and unknown how many of Maxey's single-family homes, if any, located adjacent to the Plaza Apartments and the duplexes, are still extant. While Maxey's projects in Lubbock informed the Green Acres development, they are not used as comparisons as they are outside the geographic context of the nominated property.

<sup>39</sup> "Lubbock Group Will Build Giant Apartment Project in Amarillo," *Lubbock Avalanche Journal*, April 17, 1949.

<sup>40</sup> "H.C. Lewis, Former Olney Man, Supervises Apartment Construction," *The Olney Enterprise*, December 1, 1949.

<sup>41</sup> *Planning Rental Housing Projects*, 7-8.

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doors for those units. In accordance with the *Minimum Construction Requirements*, the buildings employed economical construction methods and materials and met or exceeded the minimum square footage recommended for each room.

The compact plan, such as the plan used at Green Acres Apartments, simplified the grouping of units to form larger buildings. The ideal configuration was the straight line where two mirrored units on each floor shared an entrance hall and stairwell.<sup>42</sup> A series of units attached to one another could form a single linear building with multiple entrances, eliminating the need for a long public corridor. Straight line units provided sufficient privacy between units where all of the public spaces (living rooms, kitchens, etc.) were located on one side of the building or the ground floor and all of the private spaces (bedrooms and bathrooms) on the opposite side of the building or the second floor. The eight apartment buildings that comprise the nominated property consisted of multiple rowhouse units arranged linearly in large Z-shaped configurations. Buildings were arranged on the site to maximize the amount of open space and maintain appropriate setbacks from streets and parkways (Figure 3). Parking was historically located at the rear of each building. In the 1980s, Green Acres Apartments owners constructed metal carports along the alley drives to provide covered parking to residents.

The units, buildings, and landscape of the Green Acres Apartments Historic District provide an excellent manifestation of the FHA guidelines and recommendations for design and construction while incorporating the design features of the Minimal Traditional aesthetic and the garden apartment complex property type. The FHA publications emphasized the simplicity of design and the quality of construction over unnecessary ornament or luxury without mandating specific architectural styles.

### *Comparable Properties*

There are only two properties in Amarillo that have physical characteristics and development histories comparable to Green Acres Apartments.<sup>43</sup> Homer Maxey was credited with pioneering the construction of FHA-backed multi-unit residential complexes in Amarillo. As one journalist stated:

The 608 Program did not catch on quickly in Amarillo. Amarillo builders were afraid of it. They were afraid to gamble on making any money out of a big housing project. It took a Lubbock builder, Homer Maxey, to come here and build Green Acres. He received a lot of applause for building Green Acres here, and so did Bill Schutts who followed by building the West Haven Project.<sup>44</sup>

T. E. Harlan constructed two Colonial Revival style buildings at the corner of South 17<sup>th</sup> Avenue and South Jackson Street in 1948. The two buildings containing eight-unit complex were identified as the first and only project (at the time) to have used the FHA Section 608 program.<sup>45</sup> These buildings exhibit the simple requirements of the FHA program, but constitute a project much smaller than Green Acres Apartments. Harlan's project was not large enough to convey the defining characteristics of a garden apartment complex property type, particularly the design of the site. The two buildings fill the lot that occupies only a portion of the block. Landscaping and placement of the buildings on the lot were not significant features of the property.

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<sup>42</sup> *Architectural Planning and Procedure for Rental Housing*, 14.

<sup>43</sup> The preparer reviewed contemporary city directories and used current and historic aerial photos to identify potential comparable properties. Apartment complex with similar physical characteristics that shared a geographic context with Green Acres Apartments were researched to determine date of construction and whether FHA financing was used. The only two properties identified as similar FHA-backed developments using this methodology were T.E. Harlan's two buildings at South 17<sup>th</sup> Avenue and South Jackson Street, and West Haven Apartments.

<sup>44</sup> "Accomplishments of FHA Far Outweigh its Evils," *Amarillo Sunday News Globe*, June 6, 1954, 13.

<sup>45</sup> ---, *Amarillo Globe Times*, October 27, 1948, 15.

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In the months following the completion of Green Acres Apartments in 1950, one other FHA-backed housing complex was constructed in Amarillo. William C. Bill” Schutts developed the 144-unit West Haven Park complex at Westhaven Drive and South Georgia (extant). The West Haven development consisted of single-story, Minimal Traditional duplexes and semi-attached apartments, setback from the street with front and rear yards. Unlike Green Acres Apartments, the development did not include any low-rise, multi-unit apartment buildings (Figures 7 and 8).<sup>46</sup> In 1956, the FHA threatened to take over the West Haven project, arguing that the company had refused to comply with requests for construction cost data. Project owners argued that the FHA really wanted to take over the project because they were behind on the mortgage and were threatened with foreclosure.<sup>47</sup>

### History of Amarillo

#### *Early History*

Amarillo was first established in the late nineteenth century in anticipation of the arrival of the Fort Worth and Denver Railroad. A group of Colorado businesspeople platted the town adjacent to a water source, and in 1887 it was selected as the Potter County seat.<sup>48</sup> Large-scale cattle ranches, including the LX Ranch, had already been established in the area, and cattle was the primary driver of the region’s early economy. Subsequently, Amarillo became a hub for the cattle market, with pens, holding grounds, and corrals constructed near the railroad tracks for easy shipment. However, soon after its establishment, the town relocated to the east to a site better protected from flooding. Shortly thereafter, the new townsite boasted a hotel, bank, mercantile store, churches, several newspapers, and a city park. In 1890 it was the one of the world’s busiest cattle shipping centers.<sup>49</sup>

The population of Amarillo increased from 482 in 1890 to 9,957 in 1910.<sup>50</sup> Several factors contributed to this growth, including the completion of new rail lines from other cities, the establishment of electrical service, the formation of the Amarillo Independent School District, and the completion of a streetcar line through town. As farmers started growing wheat and other crops, the construction of infrastructure needed for storage and milling diversified Amarillo’s economy and set it apart as a feed-manufacturing hub.<sup>51</sup> During World War I, the demand for wheat skyrocketed and the U.S. government urged production through guaranteed prices; by 1918, Panhandle farmers had nearly 600,000 acres under cultivation for wheat production.<sup>52</sup>

Although the demand for wheat plummeted following World War I, Amarillo was poised for a boom period in the 1920s as several new industries arrived.<sup>53</sup> Oil and gas were discovered in the area around 1920, necessitating the construction of numerous refineries and shipping facilities to manage and distribute these resources. In 1928, the United States Helium Plant was also established several miles west of Amarillo; at the time, it was the only helium extraction plant in the U.S.<sup>54</sup> The late 1920s also saw the establishment of five airfields, including a regional airport, and a subsequent increase in aviation-related businesses. The increased popularity of the automobile and the arrival of Route 66, which connected Los Angeles to Chicago via Amarillo, resulted in several changes in the city. The streetcar ceased operations and new businesses, such as diners and service stations opened in response to increased auto traffic.

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<sup>46</sup> “Home Projects To Be Started,” *Fort Worth Star Telegram*, April 2, 1950, 4.

<sup>47</sup> “Conference on Westhaven Project Set,” *Amarillo Globe Times*, July 17, 1956, 19.

<sup>48</sup> H. Allen. Anderson, “Amarillo, Texas.” *Handbook of Texas Online*, accessed May 01, 2021, <http://www.tshaonline.org/handbook/online/articles/hda02>.

<sup>49</sup> Anderson, “Amarillo, Texas.”

<sup>50</sup> Texas Almanac: City Population History from 1850-2000, accessed January 26, 2023, <https://www.texasalmanac.com/drupal-backup/images/CityPopHist%20web.pdf>.

<sup>51</sup> Anderson, “Amarillo, Texas.”

<sup>52</sup> Paul H. Carlson, *Amarillo: The Story of a Western Town* (Lubbock, Texas: Texas Tech University Press, 2006), 81.

<sup>53</sup> Carlson, *Amarillo: The Story of a Western Town*, 88.

<sup>54</sup> Carlson, *Amarillo: The Story of a Western Town*, 90.



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With the arrival of so many new industries and businesses, Amarillo flourished, and people flocked to the city for work. The demand for new housing increased exponentially. In 1927, the Bivins addition (just east of Green Acres) became the first suburban expansion constructed in southwest Amarillo.<sup>55</sup> Other subdivisions completed during this time included the Wolflin Estates subdivision (approximately 1.7 miles southeast of Green Acres), the Glenwood subdivision (approximately 3.6 miles southeast of Green Acres), and Edgefield (approximately 2 miles southeast of Green Acres).<sup>56</sup> These early subdivisions consisted of upscale single-family houses on large lots with broad, tree-lined streets, many of which were architect designed for middle- and upper-class white families.<sup>57</sup> In 1926, Amarillo issued nearly 400 building permits while the population of Amarillo more than doubled from 15,494 to 43,132 between 1920 and 1930.<sup>58</sup>

The stock market crash of 1929, subsequent Great Depression, and severe drought and Dust Bowl conditions in the Texas Panhandle resulted in numerous changes to the economic landscape of Amarillo in the 1930s. Many oil companies closed, and farmers and ranchers were forced to sell their land. However, Amarillo became a regional center for federal relief work programs, including the Works Progress Administration (WPA), which oversaw improvements to municipal facilities like water, sewage, and city streets.<sup>59</sup> Despite the closure of several processing facilities, oil and gas remained a major industry in the area throughout the 1930s and 1940s. In 1940, WPA workers constructed the Veterans Administration Hospital in the Spanish Colonial Style.<sup>60</sup>

### *Wartime History*

By 1940, several major transportation networks traversed Amarillo, including the east-west Route 66 and the north-south US 60/87. At that time, Plains Boulevard (the northern boundary of Green Acres, the subdivision containing Green Acres Apartments) and SW 10<sup>th</sup> Avenue carried the east-west US 287 through Amarillo, adjacent to the Chicago, Rock Island, and Gulf Railway tracks.<sup>61</sup> The completion of these transportation networks, and increased notoriety of Route 66, led to the development of auto tourism in Amarillo, which sparked the construction of the infrastructure necessary to support the industry, such as motels and restaurants. The abundance of transportation methods would also prove essential for the efficient movement of wartime goods throughout the Panhandle during World War II.

The entry of the United States into World War II prompted rapid changes in Amarillo. In 1942, the Amarillo Army Airfield opened east of the city as a school for basic pilot training, while the Pantex Army Ordnance Plant, a bomb and munitions production facility, opened roughly seventeen miles north of Amarillo.<sup>62</sup> The Excell Helium Plant commenced operations in 1943 as the federal government sought to expand the production of helium to use for blimps.<sup>63</sup> As thousands of workers and students moved to the city with their families, the local economy boomed with the development of necessary commercial and residential support services.<sup>64</sup> The airfield and the Pantex plant closed, temporarily, soon after the war ended, but the petroleum and agricultural industries continued to bolster the local

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<sup>55</sup> Anderson, "Amarillo, Texas."

<sup>56</sup> The Wolflin neighborhood is currently listed in the National Register of Historic Places as a historic district. See Daniel Hardy et. al., "Wolflin Historic District." Carlson, *Amarillo: The Story of a Western Town* 96.

<sup>57</sup> Carlson, *Amarillo: The Story of a Western Town*, 96.

<sup>58</sup> Carlson, *Amarillo: The Story of a Western Town*, 91.

<sup>59</sup> Anderson, "Amarillo, Texas."

<sup>60</sup> The Veterans Administration Hospital is still extant, located at 6010 W. Amarillo Boulevard. S. Carlson, *Amarillo: The Story of a Western Town*, 145.

<sup>61</sup> Texas Highway Department, "General Highway Map, Randall County, Texas 1936 (revised 1940)," accessed January 27, 2023, <https://www.tsl.texas.gov/apps/arc/maps/maplookup/04975>.

<sup>62</sup> Allen, "Amarillo, Texas."

<sup>63</sup> The 1928 United States Helium Plant was also still in operation at this time. Carlson, *Amarillo: The Story of a Western Town* 155.

<sup>64</sup> Mike Cox *Historic Amarillo: An Illustrated History* (San Antonio, Texas: Historical Publishing Network, 2000).

## Green Acres Apartments, Amarillo, Potter County, Texas

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economy, and development continued.<sup>65</sup> While the population decreased slightly immediately following the war, it soon surged again; overall, the population of Amarillo grew from 51,686 to 74,246 between 1940 and 1950.<sup>66</sup>

With the rapid growth of Amarillo during and after World War II, housing stock was quickly depleted. Despite the population rise, there were only 3,145 new dwelling units constructed in Amarillo between 1940 and 1944 due to War Production Board restrictions on lumber and what was deemed nonessential building.<sup>67</sup> The subsequent housing shortage forced Amarillo residents to alter their standard housing arrangements. As one historian noted:

Some families doubled up in single-family units. Some converted their garages into efficiency apartments or bedrooms and rented the temporary space to new arrivals. Likewise, attics became upstairs bedrooms or small apartments.<sup>68</sup>

### *Post-War History*

By 1943, the shortage was so dire that business buildings were being converted into apartments for wartime workers.<sup>69</sup> Following the war, an additional 7,970 new dwelling units were constructed between 1945 and 1950 in an attempt to meet the massive demand for housing. In 1949, Amarillo issued the highest number of building permits in the history of the city.<sup>70</sup> By 1950, there were reportedly 26,805 total occupied dwelling units in Amarillo, of which over 41 percent were renter occupied; it was also reported that 40.2 percent of housing stock in Amarillo was constructed after 1940.<sup>71</sup> Despite this construction boom in the years immediately following the war, the amount of housing in Amarillo was still inadequate to accommodate the city's growing population.<sup>72</sup>

In the early 1950s, amidst the Cold War and Korean War, the Pantex plant was reactivated as a nuclear weapons facility, and the airfield was reactivated as the Amarillo Air Force Base (AFB) to provide jet mechanic training.<sup>73</sup> In addition to the number of permanent personnel, by 1952, the AFB facility reached its planned program maximum of 3,500 students from both the U.S. and abroad. Additional courses were added each year, including training for the B-47 jet bomber, and the base was determined to be permanent in 1954. Approximately 5,000 students per program cycle were in attendance by the late 1950s, and by 1960, 100,000 students had graduated from the jet mechanic program.<sup>74</sup> In 1960, the population of Amarillo was 137,083—an increase of nearly 85 percent from 1950.<sup>75</sup>

The Air Force Base reactivating in the early 1950s put increased pressure on the housing capacity of Amarillo. In 1951, the *Amarillo Daily News* reported that an expected 1,700 permanent personnel were anticipated to move to Amarillo to work at the AFB, and the base anticipated an initial class of 3,500 students.<sup>76</sup> The newspaper reported that

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<sup>65</sup> Carlson, *Amarillo: The Story of a Western Town*, 158-159.

<sup>66</sup> "Amarillo, Texas," U.S. Census Bureau, accessed May 01, 2021, <https://www.census.gov/>.

<sup>67</sup> U.S. Census Bureau, "Census of Housing: 1950 Volume I General Characteristics," [https://www.google.com/books/edition/Census\\_of\\_Housing\\_1950\\_United\\_States\\_sum/lkKVVwra87kC?hl=en&gbpv=1](https://www.google.com/books/edition/Census_of_Housing_1950_United_States_sum/lkKVVwra87kC?hl=en&gbpv=1), accessed June 17, 2022.; Carlson, *Amarillo: The Story of a Western Town*, 153.

<sup>68</sup> Carlson, *Amarillo: The Story of a Western Town*, 153.

<sup>69</sup> "Amarillo Business Buildings May Be Used for Apartments to House War Workers," *Amarillo Globe Times*, January 8, 1943, p. 1.

<sup>70</sup> "Building in Amarillo for '49 Beats Boom '26," *Fort Worth Star Telegram*, January 23, 1950, p. 3.

<sup>71</sup> U.S. Census Bureau, "Census of Housing: 1950 Volume I General Characteristics,"

[https://www.google.com/books/edition/Census\\_of\\_Housing\\_1950\\_United\\_States\\_sum/lkKVVwra87kC?hl=en&gbpv=1](https://www.google.com/books/edition/Census_of_Housing_1950_United_States_sum/lkKVVwra87kC?hl=en&gbpv=1), accessed June 17, 2022.

<sup>72</sup> "Seek Private Financing to Ease Housing Pinch," *Amarillo Daily News*, July 13, 1951, 12.

<sup>73</sup> "Pantex History," Pantex website, accessed May 01, 2021, <https://pantex.energy.gov/about/history#>.

<sup>74</sup> Ross Phares and Paul O. Cormier, "Amarillo Air Force Base," *Handbook of Texas Online*, accessed May 01, 2021, <https://www.tshaonline.org/handbook/entries/amarillo-air-force-base>.

<sup>75</sup> Cox, *Historic Amarillo: An Illustrated History*.

<sup>76</sup> Mike Cox, *Historic Amarillo: An Illustrated History*. San Antonio, Texas: Historical Publishing Network, 2000.; "Seek Private Financing to Ease Housing Pinch," *Amarillo Daily News*, July 13, 1951, 12.

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“the housing situation is already growing critical,” noting that the two housing projects that had opened that same year, including the Green Acres Apartments and West Haven Park, were already fully occupied. The newspaper described the situation as the “Amarillo Air Force Base housing emergency,” emphasizing the facility’s impact to the city, whose housing stock was already stretched thin.<sup>77</sup>

During the 1960s, Amarillo’s population declined significantly due to the closure of the AFB in 1968, dropping to 127,010 in 1970.<sup>78</sup> Nonetheless, transportation improvements were completed in the late 1960s as US 87 was upgraded to I-27 and I-40 was completed through town on new alignment.<sup>79</sup> In the late 1960s, the economy of Amarillo was focused on the petroleum and agricultural industries. City leaders successfully converted a portion of the former air force base into a branch of Texas State Technical Institute and secured a division of Bell Helicopter to operate out of other portions of the old base.<sup>80</sup> By the 1980s, the population had rebounded to 157,571, and by 2000, Amarillo had 173,627 residents.<sup>81</sup> As of 2021, Amarillo was home to 201,234 residents and the owner-occupied housing rate was 58.7 percent.<sup>82</sup>

### Green Acres Apartments Construction History

The need for additional housing in Amarillo following World War II was immense, and developers sought to fulfill the demand. New subdivisions, including the subdivision containing Green Acres, developed primarily on the southwest side of the city as large installations like the Airfield and Tri-State Fairgrounds prevented expansion to the east.<sup>83</sup> While many of these subdivisions contained mainly owner-occupied, single-family houses, Green Acres was notable in that it was an expansive rental development consisting of large, multi-unit apartment buildings, financed with an FHA-insured mortgage. At the time, it was touted as the largest housing project completed in the history of the city.<sup>84</sup>

Green Acres was annexed to the City of Amarillo on February 22, 1949, and construction of Green Acres Apartments began on June 1 that same year.<sup>85</sup> At a cost of \$1.5 million, Green Acres Apartments was the second most expensive project planned for construction in 1949, after the \$1.6 million First National Bank building. Maxey financed the project with an FHA-insured mortgage, as he did with his developments in Lubbock.<sup>86</sup> Maxey commissioned Lubbock-based architect James Atcheson of Atcheson & Atkinson, to design Green Acres Apartments, which Atcheson modeled after the two Lubbock complexes he designed for Maxey, the Colonial Apartments and the Plaza Apartments.<sup>87</sup>

Atcheson designed the Green Acres Apartment complex with eight two-story buildings in Z- and U-plans and contained a total of 172 residential units, each with two bedrooms, a living room, dinette kitchen, and bathroom.<sup>88</sup>

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<sup>77</sup> “Seek Private Financing to Ease Housing Pinch,” *Amarillo Daily News*, July 13, 1951, 12.

<sup>78</sup> Texas Almanac: City Population History from 1850-2000.

<sup>79</sup> NETROnline, “1968 USGS topographic map,” accessed May 1, 2022, [historicaerials.com](https://historicaerials.com).

<sup>80</sup> Carlson, *Amarillo: The Story of a Western Town*, 180.

<sup>81</sup> Texas Almanac: City Population History from 1850-2000.

<sup>82</sup> U.S. Census Bureau, “QuickFacts – Amarillo City, Texas,” accessed February 9, 2023, <https://www.census.gov/quickfacts/amarillocitytexas>.

<sup>83</sup> Carlson, *Amarillo: The Story of a Western Town*, 160.

<sup>84</sup> “H.C. Lewis, Former Olney Man, Supervises Apartment Construction,” *The Olney Enterprise*, December 1, 1949.

<sup>85</sup> “Lubbock Group Will Build Giant Apartment Project in Amarillo,” *Lubbock Avalanche Journal*, April 17, 1949.

<sup>86</sup> The First National Bank building, located at 112 SW 8<sup>th</sup> Avenue, is still extant. “Building in Amarillo for ‘49 Beats Boom ‘26,” *Fort Worth Star Telegram*, January 23, 1950, p. 3.; “Lubbock Group Will Build Giant Apartment Project in Amarillo,” *Lubbock Avalanche Journal*, April 17, 1949.

<sup>87</sup> “Lubbock Group Will Build Giant Apartment Project in Amarillo,” *Lubbock Avalanche Journal*. “Plaza Apartments, Inc.” *Lubbock Avalanche - Journal*, July 11, 1948, p. 41.

<sup>88</sup> “Apartment Project Will Be Annexed Within City Limits,” *Amarillo Daily News*, February 23, 1949, p. 1.

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With H.C. Lewis of Lubbock-based Lewis-Fields Contractors as supervisor and George A. Fields as general contractor, construction was complete by late March 1950 and within a year the complex was fully occupied.<sup>89</sup>

## Atcheson & Atkinson

Prior to 1949, James Atcheson worked independently with Green Acres developer Homer Maxey on several buildings and developments in the Panhandle including the American State Bank and the Plaza Apartments, both in Lubbock. In 1949, James Edward Atcheson and Atmar Leonard Atkinson formed the firm Atcheson and Atkinson. The firm became Atcheson, Atkinson, and Cartwright in 1956 when Cartwright, previously a draughtsman, was promoted to partner. The firm became Atcheson, Atkinson, Cartwright, & Rorex in 1972 with the addition of another partner, Evelyn Rorex (Atkinson). Over the course of the firm's existence, its portfolio included close to one thousand commissions ranging from large new projects such as hospitals and schools to single family residences, churches, and military base master planning.<sup>90</sup> Atcheson and Atkinson (later Atcheson, Atkinson, and Cartwright) were prolific architects and engineers in the Panhandle region, especially between 1950 and 1975. Most of their work consists of institutional buildings including schools, university buildings, hospitals, and military housing. The firm also designed numerous churches and industrial properties. In Amarillo, Atcheson and Atkinson worked on the Fiesta Motel office (1954), a Furr's Supermarket (1959), and Amarillo Air Force Base Clubs (1960). Most of their projects are located in Lubbock and surrounding areas.<sup>91</sup>

## Conclusion

Green Acres Apartments is a multi-unit residential housing complex developed by Homer Maxey and designed by James Atcheson of the architecture firm Atcheson & Atkinson. The complex retains the character and design requirements of rental housing financed through FHA-backed mortgages and remains an intact example of the garden apartment complex property type that served the growing middle class immediately after World War II. There have been minimal alterations to the property over time. The windows have been replaced, but the window openings and projecting sills have been retained. The site and setting continue to convey the original, open design. As a result, Green Acres Apartments retains integrity of location, setting, design, materials, workmanship, association, and feeling. The complex is significant at the local level under Criterion A for Community Planning and Development and Criterion C for Architecture. The period of significance for Green Acres Apartments is 1950.

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<sup>89</sup> "Home Projects to be Started," *Fort Worth Star Telegram*, April 2, 1950.; "Seek Private Financing to Ease Housing Pinch," *Amarillo Daily News*, July 13, 1951, p. 12.

<sup>90</sup> Atcheson, Atkinson, Cartwright, & Rorex Portfolio & Project Index, Southwest Collection, Texas Technical University.

<sup>91</sup> Atcheson, Atkinson, Cartwright, & Rorex Portfolio & Project Index.

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*Other*

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## Section 10: Geographical Data

### Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 35.202201°, Longitude: -101.871131°
2. Latitude: 35.201365°, Longitude: -101.871075°
3. Latitude: 35.199734°, Longitude: -101.870419°
4. Latitude: 35.199748°, Longitude: -101.873405°
5. Latitude: 35.201479°, Longitude: -101.873305°

Verbal Boundary Description: Green Acres Apartments Historic District is spread across three irregularly shaped blocks. Beginning from the southwest corner of SW 15<sup>th</sup> Avenue and an unnamed interior driveway between S. Carolina Street and Julian Boulevard, traveling north for approximately 643 feet to an east-west interior drive between Julian Boulevard and SW 11<sup>th</sup> Avenue. Hence northeast along interior drive for approximately 735 feet to S. Virginia Street. Hence south along S. Virginia Street for approximately 300 feet to eastbound S. Julian Boulevard, then northeast approximately 218 feet to an interior drive west of S. Alabama Street, then south approximately 663 feet to SW 15<sup>th</sup> Avenue, then west approximately 900 feet along SW 15<sup>th</sup> Avenue to the point of beginning. (See Map 5) The proposed Green Acres Apartments historic district consists of seven Potter County Appraisal District (CAD) parcels:

- Property ID # 214303; Legal Description: GREEN ACRES ADDN LOT 002BLOCK 0002
- Property ID # 214301, Legal Description: GREEN ACRES ADDN LOT 001BLOCK 0002
- Property ID # 214303, Legal Description: GREEN ACRES ADDN LOT 001BLOCK 0004
- Property ID # 214300, Legal Description: GREEN ACRES ADDN LOT 005BLOCK 0001
- Property ID # 214299, Legal Description: GREEN ACRES ADDN LOT 004BLOCK 0001
- Property ID # 214298, Legal Description: GREEN ACRES ADDN LOT 003BLOCK 0001
- Property ID # 214297, Legal Description: GREEN ACRES ADDN, BLK 0001, LOTS 1 & 2, 2.8700 ACRES

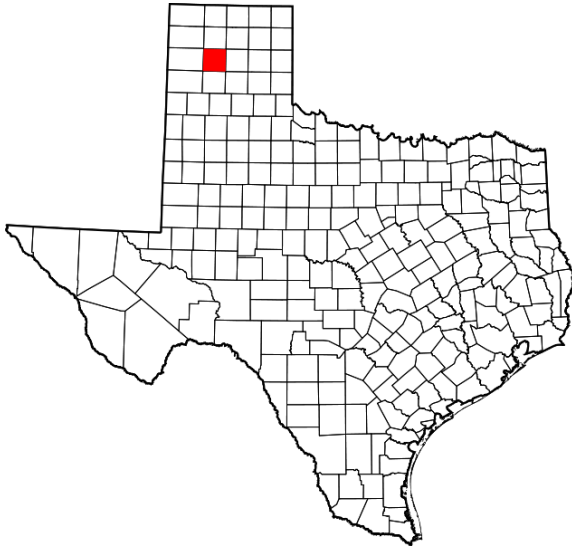
**Boundary Justification:** The proposed historic district boundary encompasses the first phase of the Green Acres development, completed in 1950, which included the multi-unit apartment buildings known as Green Acres Apartments. It does not include the surrounding duplexes and commercial resources also constructed as part of the Green Acres development.

# SBR Draft

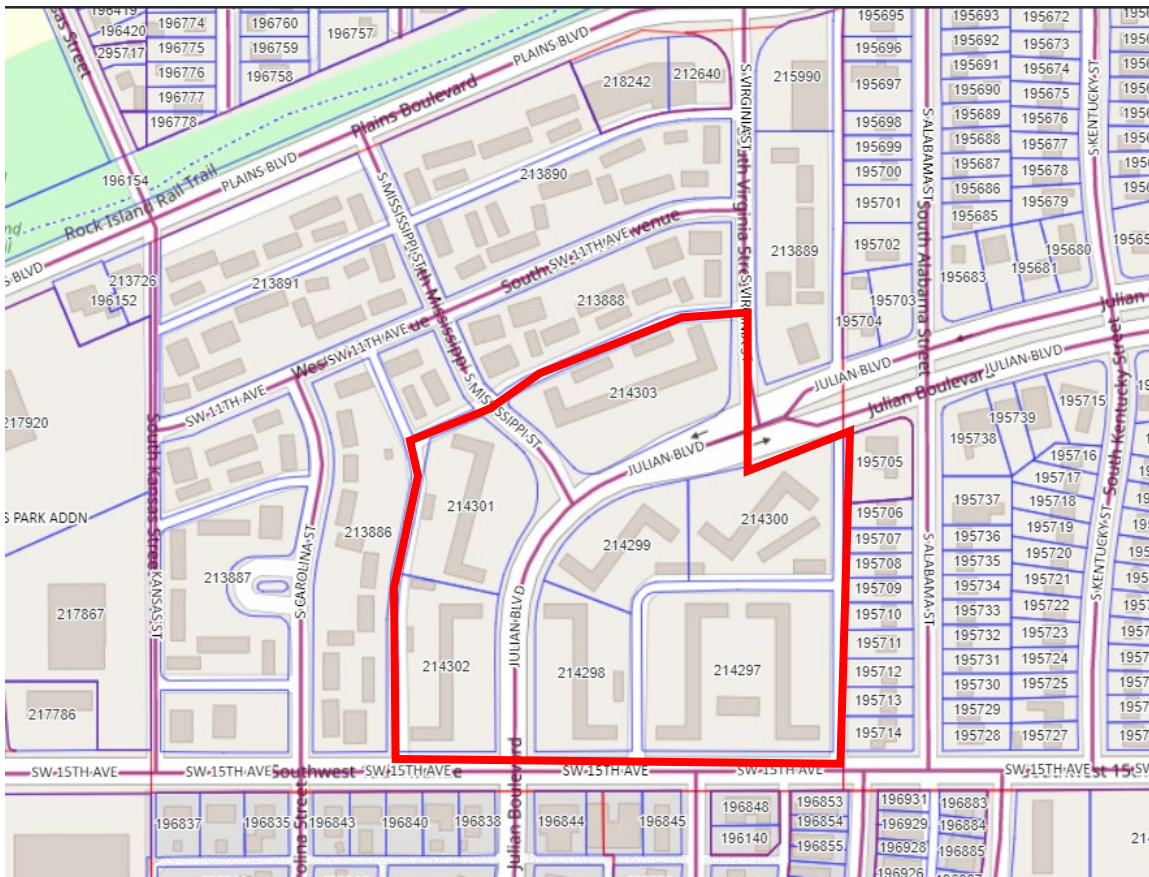
## Green Acres Apartments, Amarillo, Potter County, Texas

### Maps

Map 1: Potter County, Texas in red



Map 2: Potter County Appraisal District Map, proposed historic district boundary in red



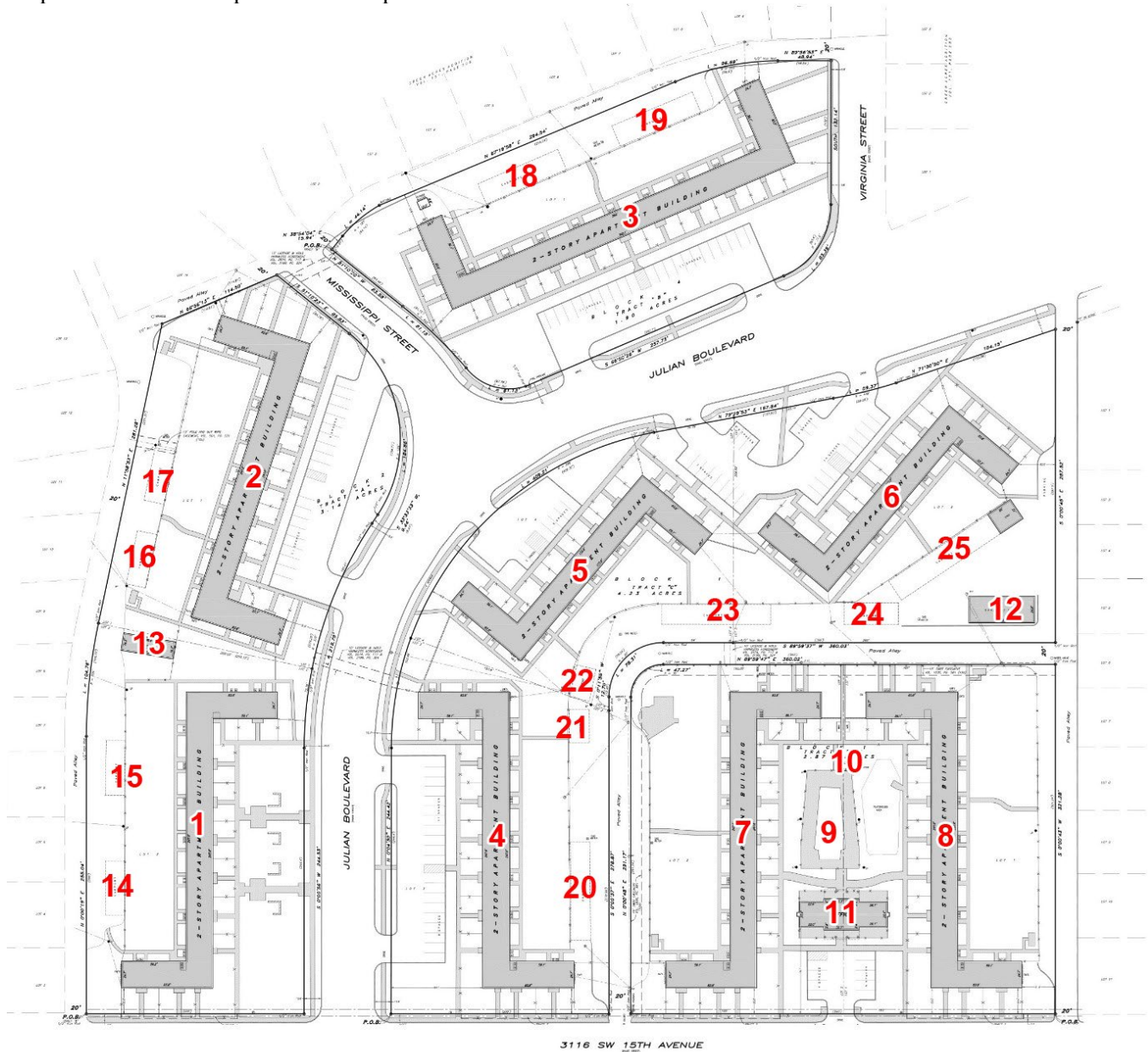




# SBR Draft

Green Acres Apartments, Amarillo, Potter County, Texas

Map 4: Green Acres Apartments Site plan with resource numbers.





# SBR Draft

Green Acres Apartments, Amarillo, Potter County, Texas

Map 5: Green Acres Apartments with Latitude/Longitude Coordinates.





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Map 6: Green Acres Development (white outline) with nominated property (white shading). Google Earth





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## Figures

Figure 1. 1953 historic aerial photograph showing Green Acres Apartments and proposed historic district boundary in blue, courtesy of USGS Earth Explorer.





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Figure 2. 1967 historic aerial photograph showing Green Acres Apartments and proposed historic district boundary in blue, courtesy of USGS Earth Explorer. Note the addition of the pool.





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Figure 3. Advertisement for the Green Acres Apartments featured in the *Amarillo Daily News*, February 18, 1966.

## LIVE--- where living is zesty and exciting

# ASTORIA PARK




### Why Worry With Spring House Cleaning? Move in One of Our Newly Decorated Apartments!




Close to: Sears, Sunset Center • Churches — Schools — Recreation • New Bank of the Southwest Building • High Plains Hospital • 3 blocks to new Interstate 40 • Downtown **Amarillo** . . . • New Tascosa National Bank

- Wide, tree-lined streets welcome you to your distinctive apartment in Amarillo's stimulating 12-acre **Astoria Park**. Here at last is a room-to-live dwelling featuring a sensible monthly rental charge.
- Each apartment contains two delightful bedrooms with large storage areas, along with a spacious living and dining area. The 80 square foot kitchen has been completely modernized and contains a new Westinghouse refrigerator, deluxe gas range, and custom wood-grained cabinets. Space is provided for laundry equipment, too. We also have soft water available. The inviting bath is decoratively tiled and has a sparkling, new colorful vanity.
- If you like your **Astoria Park** apartment can be air-conditioned.
- Neighbors are congenial, and you will meet many of them around the 30x60 foot heated

### SWIMMING POOL

There is a children's play-ground. **Astoria Park** is within easy walking distance of Sears, Sunset Shopping, schools, churches and the banking facilities of the New Bank of the Southwest Building.

- The main highway, Interstate 40, is within a few blocks.
- The rental? Just Right! A comfortable \$88 per month (including gas and water) for the remodeled apartments.
- Come out now . . . see for yourself why you, too, will find living is exciting at **Astoria Park**.
- Open from 8 until 6 p.m., evenings by appointment.

Other Apartments: **\$78.00**  
 Furnished Apartments: **\$85.00** up





You'll Enjoy Life More at . . . . . 3117 Julian Street. Telephone: DRake 3-9541

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Figure 4. Architect's rendering of the Green Acres Apartment complex featured in the *Lubbock Avalanche Journal*, April 17, 1949.

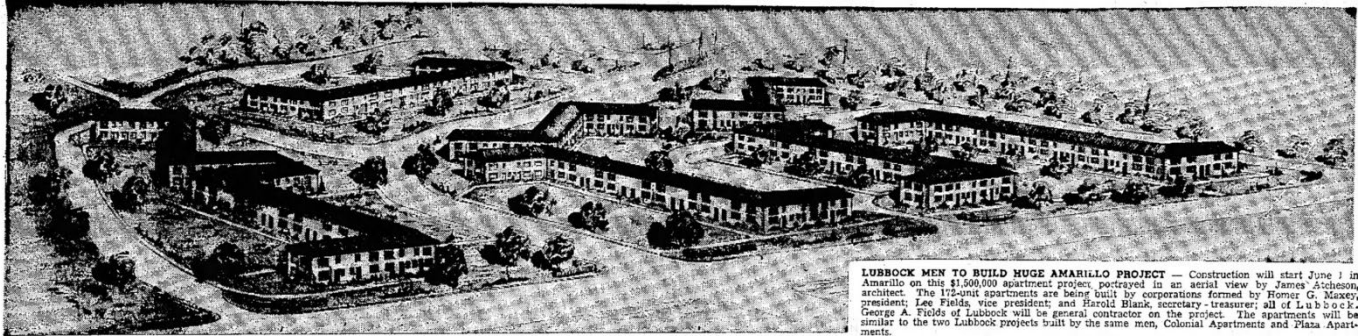
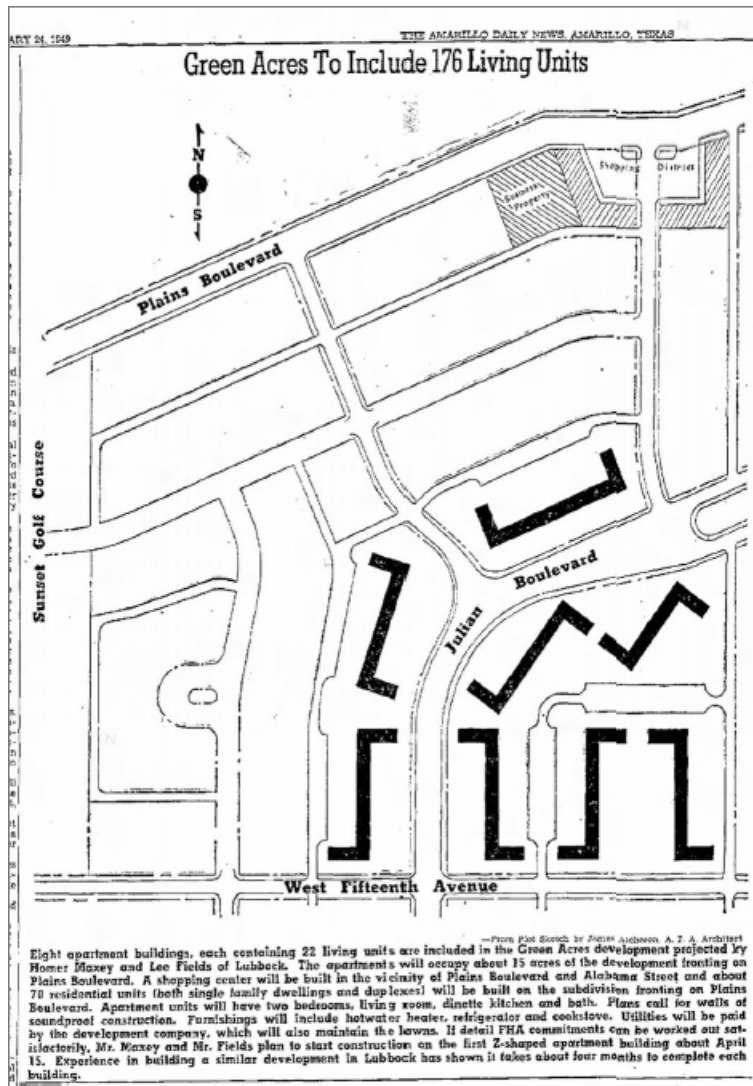


Figure 5. Site plan of proposed Green Acres Apartments in Green Acres development, featured in the *Amarillo Daily News*, February 24, 1949.





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Figure 6. Historic photo of Furr Food store, one of the commercial buildings associated with the Green Acres development, *Amarillo Daily New*, October 13, 1950, p26.



Figure 7. Ad for Westhaven Park Apartments, courtesy of *Amarillo Daily News*, June 23, 1950, p24.

**A JOB WELL DONE!**

The new **apartments** just completed by the Wm. C. Schultz Construction Co. are another step towards making Amarillo one of the Southwest's most beautiful cities. Congratulations to Mr. Bill Schultz!



**WESTHAVEN PARK APARTMENTS**

We are proud to have furnished the blueprints for this mammoth project.

**BROWNING BLUE PRINT CO.**

310 Taylor St. Phone 3-8343

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Figure 8. Representative view of West Haven duplexes at 2706 Westhaven Circle, Amarillo. Courtesy of Google Street View





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## Photograph Log

Name of Property: Green Acres Apartments Historic District  
City or Vicinity: Amarillo  
County: Potter  
State: Texas  
Photographer: Ellis Mumford-Russell  
Date: April 30, 2021  
Location of Original Files: 2506 Little John Lane, Austin, TX 78704

Photo 1: Streetscape along SW 15<sup>th</sup> Avenue and Resource No. 1 south elevation, facing northeast.



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Photo 2: View of Resource No. 1 rear (west) elevation, facing northeast.



Photo 3: View of Resource No. 2 rear east elevation from S Julian Boulevard, facing northeast.





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Photo 4: View of Resource No. 2 rear (west) elevation, facing southwest.



Photo 5: View of Resource No. 3 and parking along south elevation, facing northwest.





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Photo 6: Resource No. 3 south elevation, facing northeast.



Photo 7: Resource No. 4 northeast corner of the building, facing northeast.





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Photo 8: Resource No. 4 west elevation, facing southwest.



Photo 9: Resource No. 5 south elevation, facing west.





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Photo 10: Resource Nos. 5 (left) and 6 (right) south elevation, facing northeast.



Photo 11: Resource No. 6 north elevation, facing southeast.





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Photo 12: Resource No. 6 corner detail, facing south.



Photo 13: Property overview from Resource No. 6 south elevation, facing northwest.





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Photo 14: Property overview along SW 15<sup>th</sup> showing Resource Nos. 7 (left) and 8 (far right), facing northeast.



Photo 15: Resource No. 7 (left) and Resource No. 9 (right), facing north.





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Photo 16: View from Resource No. 8, facing northeast.



Photo 17: Resource No. 8 east elevation, facing south.





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Photo 18: Resource No. 8 (right) and Resource No. 11 (left) from SW 15<sup>th</sup> Avenue, facing northeast.



Photo 19: Resource No. 9 (foreground) and Resource No. 8 west elevation (background), facing northeast.





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Photo 20: Resource No. 9 north elevation, facing south.



Photo 21: Resource Nos. 7 (left), 11(center), and 8 (left), facing north.





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Photo 22: Resource No. 12 oblique, facing southeast.



Photo 23: Resource No. 13 south elevation, facing northeast.





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Photo 24: Representative view of brick structures located throughout the property.



Photo 25: Representative view of shade structures and benches.





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Photo 26: Parking lots and parking structures located along north elevation of Resource No. 3, facing southwest.



Photo 27: Representative brick wall between Resource Nos. 4 and 5, facing northwest.



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Photo 28: Representative photo of interior entrance, staircase, and living room in Resource No. 7.



Photo 29: Representative dining room and kitchen in Resource No. 6.





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Photo 30: Representative living, dining, and kitchen in Resource No. 4



Photo 31: Representative bedroom in Resource No. 7.





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Photo 32: Representative bathroom in Resource No. 8.

