

United States Department of the Interior
National Park Service
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 15th 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Not for publication: [] Vicinity: []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
[n] 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 [n] meets [] does not meet the National Register criteria.

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

Applicable National Register Criteria: [n] A [] B [n] C [] D

[Signature] Deputy State Historic Preservation Officer
Signature of certifying official / Title Date 2/6/2024
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [] meets [] does not meet the National Register criteria.
Signature of commenting or other official Date
State or Federal agency / bureau or Tribal Government

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

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	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: Mid-century Modern Residential: Apartment

Principal Exterior Materials: Brick, Glass, Concrete

Narrative Description (see continuation sheets 7-7 through 7-10)

Green Acres Apartments, Amarillo, Potter County, Texas

8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations: 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 8-11 through 8-23)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-24 through 9-27)

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

Green Acres Apartments, Amarillo, Potter County, Texas

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

Name/title: Rachel Consolloy (Rosin Preservation); Rebecca Wallisch, MS; Ellis Mumford-Russell, Izabella Nuckels, MS, and Rachel Alison (Post Oak Preservation Solutions)

Organization: Rosin Preservation

Street & number: 1712 Holmes Street

City or Town: Kansas City State: MO Zip Code: 64108

Email: rachel@rosinpreservation.com

Telephone: 816-472-4950

Date: July 31, 2023

Additional Documentation

Maps (see continuation sheets MAP-29 through MAP-33)

Additional items (see continuation sheets FIGURE-34 through FIGURE-39)

Photographs (see continuation sheets PHOTO-40 through PHOTO-56)

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.

Green Acres Apartments, Amarillo, Potter County, Texas

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

The photographs accurately reflect the property's current appearance in January 2024 as confirmed by the applicant and property owner.

Photo 1

Streetscape along SW 15th 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 15th 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 15th 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.

Green Acres Apartments, Amarillo, Potter County, Texas

Photo 21

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

Photo 22

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.

Green Acres Apartments, Amarillo, Potter County, Texas

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 housing program, which gave priority to veterans. 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.

Setting

Green Acres Apartments is west of downtown 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.

The site contains some elements of a designed landscape, which was historically minimal due to the developer's focus on providing an economical design. 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.

Green Acres Apartments, Amarillo, Potter County, Texas

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

Green Acres Apartments, Amarillo, Potter County, Texas

crossheads set above each opening. Corner units have single doors, depending on the unit configuration. Each front 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.

Green Acres Apartments, Amarillo, Potter County, Texas

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 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. These structures were erected outside the period of significance and are therefore considered non-contributing.

Integrity

Green Acres Apartments retains good integrity to communicate its historical and architectural significance as a large apartment complex built for veterans under the Federal Housing Administration's Section 608 program (1941-1950). It is at its original location at 3118 SW 15th Street, a primary east-west artery connecting the city's eastside midcentury suburban developments. Commercial and small-scale residential resources historically associated with the Green Acres development are extant within the original subdivision and strength the nominated district's contextual setting. Non-historic intrusions have adversely impacted the district's integrity of setting and design. The clubhouse, swimming pool, carports and parking lots disrupt the large lawns historically associated with Green Acres and garden apartment design. Other characteristics, however, are intact. The complex is arranged on a large superblock with curvilinear streets and grass lawns between buildings, all distinctive features of FHA-underwritten developments. Historic brick fencing is also an intact feature of the site. Alterations to the original eight apartment buildings are limited to exterior paint, and replacement windows and doors within the historic openings. The two-story buildings retain their distinctive Z- and U-plans with modest ornament: corbeled quoins, window pediments, and 2nd-floor balconets. The apartment design, materials, and workmanship reflect the FHA's preference for economy of construction. While intrusions diminished the property's overall integrity of design and setting, a preponderance of intact features still distinguish Green Acres as the best representative example of Section 608 housing in Amarillo, which was critical to solving the acute housing shortage veterans faced after World War II.

Green Acres Apartments, Amarillo, Potter County, Texas

Statement of Significance

Green Acres Apartments in Amarillo, Potter County, is a significant local example of the multifamily housing underwritten by the Federal Housing Administration's Section 608 program, which was critical to solving the acute housing shortage veterans faced after World War II. Originally authorized in 1941, the FHA's Section 608 mortgage insurance program supported the construction of hundreds of apartment buildings by private developers through 1950. Amarillo, like other cities, faced a housing shortage as veterans returned from deployment. A group of Lubbock developers utilized the liberal terms of FHA's 608 program to finance the construction of Green Acres Apartments, part of a suburban multi-family housing project with a retail strip center at the western limits of Amarillo. Green Acres Apartments, completed in 1950, was touted as the largest housing project in Amarillo's history and the city's first under FHA's Section 608 program. Importantly, Green Acres provided veterans and their families with affordable rental housing with features similar to single-family homes. Designed by the firm Atcheson and Atkinson, the nominated property's distinctive superblock of Z- and U-plan apartments was modeled after FHA architect Erwin Gerber's garden apartment approach and followed the federal agency's minimum standards of construction. It exhibits the character-defining features of this property type: multiple low-rise Z and U-plan apartment buildings laid out on a superblock to with curvilinear streets, ample pedestrian throughways and green spaces, on-site parking, and conveniently located near a major roadway and retail shopping centers. The proposed district is a coherent 15-acre area of apartment buildings that represents the first phase of what became 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, and the discreet period during which Section 608 planning policy and development buoyed local housing efforts in Amarillo, Potter County.

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 merchants from Abilene and Colorado City, Texas platted the town adjacent to a water source, and in 1887 it was selected as the Potter County seat.¹ 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.²

The population of Amarillo increased from 482 in 1890 to 9,957 in 1910.³ 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.⁴ During World War I, the demand for wheat skyrocketed and

¹ H. Allen. Anderson, "Amarillo, Texas." *Handbook of Texas Online*, accessed May 01, 2021, <http://www.tshaonline.org/handbook/online/articles/hda02>.

² Anderson, "Amarillo, Texas."

³ Texas Almanac: City Population History from 1850-2000, accessed January 26, 2023, <https://www.texasalmanac.com/drupal-backup/images/CityPopHist%20web.pdf>.

⁴ Anderson, "Amarillo, Texas."

Green Acres Apartments, Amarillo, Potter County, Texas

the U.S. government urged production through guaranteed prices; by 1918, Panhandle farmers had nearly 600,000 acres under cultivation for wheat production.⁵

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.⁶ 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.⁷ 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.

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.⁸ 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).⁹ 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.¹⁰ 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 1930.¹¹

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.¹² 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.¹³

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 10th Avenue carried the east-west US 287 through Amarillo, adjacent to the

⁵ Paul H. Carlson, *Amarillo: The Story of a Western Town* (Lubbock, Texas: Texas Tech University Press, 2006), 81.

⁶ Carlson, *Amarillo: The Story of a Western Town*, 88.

⁷ Carlson, *Amarillo: The Story of a Western Town*, 90.

⁸ Anderson, "Amarillo, Texas."

⁹ 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.

¹⁰ Carlson, *Amarillo: The Story of a Western Town*, 96.

¹¹ Carlson, *Amarillo: The Story of a Western Town*, 91.

¹² Anderson, "Amarillo, Texas."

¹³ The Veterans Administration Hospital is still extant, located at 6010 W. Amarillo Boulevard. S. Carlson, *Amarillo: The Story of a Western Town*, 145.

Green Acres Apartments, Amarillo, Potter County, Texas

Chicago, Rock Island, and Gulf Railway tracks.¹⁴ The completion of these transportation networks 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.¹⁵ The Excell Helium Plant commenced operations in 1943 as the federal government sought to expand the production of helium to use for blimps.¹⁶ 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.¹⁷ The airfield and the Pantex plant closed, temporarily, soon after the war ended, but the petroleum and agricultural industries continued to bolster the local economy, and development continued.¹⁸ 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 1950.¹⁹

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.²⁰ 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 for new arrivals. Likewise, attics became upstairs bedrooms or small apartments.²¹

Post-War History

By 1943, the shortage was so dire that business buildings were being converted into apartments for wartime workers.²² 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.²³ 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

¹⁴ 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>.

¹⁵ Allen, "Amarillo, Texas."

¹⁶ The 1928 United States Helium Plant was also still in operation at this time. Carlson, *Amarillo: The Story of a Western Town* 155.

¹⁷ Mike Cox *Historic Amarillo: An Illustrated History* (San Antonio, Texas: Historical Publishing Network, 2000).

¹⁸ Carlson, *Amarillo: The Story of a Western Town*, 158-159.

¹⁹ "Amarillo, Texas," U.S. Census Bureau, accessed May 01, 2021, <https://www.census.gov/>.

²⁰ 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/lkKVVwCra87kC?hl=en&gbpv=1, accessed June 17, 2022.; Carlson, *Amarillo: The Story of a Western Town*, 153.

²¹ Carlson, *Amarillo: The Story of a Western Town*, 153.

²² "Amarillo Business Buildings May Be Used for Apartments to House War Workers," *Amarillo Globe Times*, January 8, 1943, p. 1.

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

Green Acres Apartments, Amarillo, Potter County, Texas

1940.²⁴ 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.²⁵

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.²⁶ 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.²⁷ In 1960, the population of Amarillo was 137,083—an increase of nearly 85 percent from 1950.²⁸

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.²⁹ The newspaper reported that “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.³⁰

During the 1960s, Amarillo's population declined significantly due to the closure of the AFB in 1968, dropping to 127,010 in 1970.³¹ 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.³² 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.³³ By the 1980s, the population had rebounded to 157,571, and by 2000, Amarillo had 173,627 residents.³⁴ As of 2021, Amarillo was home to 201,234 residents and the owner-occupied housing rate was 58.7 percent.³⁵

²⁴ 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/lkKVWcra87kC?hl=en&gbpv=1, accessed June 17, 2022.

²⁵ “Seek Private Financing to Ease Housing Pinch,” *Amarillo Daily News*, July 13, 1951, 12.

²⁶ “Pantex History,” Pantex website, accessed May 01, 2021, <https://pantex.energy.gov/about/history#>.

²⁷ 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>.

²⁸ Cox, *Historic Amarillo: An Illustrated History*.

²⁹ 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.

³⁰ “Seek Private Financing to Ease Housing Pinch,” *Amarillo Daily News*, July 13, 1951, 12.

³¹ Texas Almanac: City Population History from 1850-2000.

³² NETROnline, “1968 USGS topographic map,” accessed May 1, 2022, [historicaerials.com](http://www.fhwa.dot.gov/planning/econdev/i27tx.htm). “Economic Development History of Interstate 27 in Texas,” accessed February 1, 2024, <http://www.fhwa.dot.gov/planning/econdev/i27tx.htm>.

³³ Carlson, *Amarillo: The Story of a Western Town*, 180.

³⁴ Texas Almanac: City Population History from 1850-2000.

³⁵ U.S. Census Bureau, “QuickFacts – Amarillo City, Texas,” accessed February 9, 2023, <https://www.census.gov/quickfacts/amarillocitytexas>.

Green Acres Apartments, Amarillo, Potter County, Texas

Green Acres Apartments Construction History

There was a housing crisis in Amarillo following World War II, 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.³⁶ While many of these subdivisions contained mainly owner-occupied, single-family houses. Few multi-family apartment complexes were built. Newspapers reported that local developers lacked the experience to successfully complete applications and navigate the “red tape” for FHA insured Section 608 loans, a program focused on veterans housing. In addition, it was reported that there were few apartment sites affordable enough to provide a good investment opportunity for developers, even with FHA support.³⁷ 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.³⁸

In the late 1940s, a group of Lubbock businessmen formed a corporation to build the Green Acres subdivision, a forty-two-acre development in southwest Amarillo. The plan 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 40.³⁹ 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 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.⁴⁰ Maxey had successful experience navigating the Section 608 program for apartment complexes in Lubbock and planned a similar development for Amarillo.⁴¹ Discussing Green Acres 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.⁴² 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 the city’s history.⁴³

The site for Green Acres was annexed by the City of Amarillo on February 22, 1949, and construction began on June 1 that same year.⁴⁴ 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.⁴⁵ He commissioned Lubbock-based architect James

³⁶ Carlson, *Amarillo: The Story of a Western Town*, 160.

³⁷ *Amarillo Globe Times*, January 8, 1948, p. 21.

³⁸ “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.

³⁹ “Live --- Astoria Park.” *Amarillo Globe Times*, February 4, 1966, p. 45.

⁴⁰ “Apartment Project Will Be Annexed Within City Limits,” *Amarillo Daily News*, February 23, 1949, p. 1.

⁴¹ 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 33rd and 34th Streets between Avenues U and V. The duplexes, located at 32nd and 33rd Streets between Avenues T and U, and the Colonial Apartments, located at 5th 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.

⁴² “Lubbock Group Will Build Giant Apartment Project in Amarillo,” *Lubbock Avalanche Journal*, April 17, 1949.

⁴³ “H.C. Lewis, Former Olney Man, Supervises Apartment Construction,” *The Olney Enterprise*, December 1, 1949.

⁴⁴ “Lubbock Group Will Build Giant Apartment Project in Amarillo,” *Lubbock Avalanche Journal*, April 17, 1949.

⁴⁵ The First National Bank building, located at 112 SW 8th Avenue, is still extant. “Building in Amarillo for ‘49 Beats Boom ‘26,”

Green Acres Apartments, Amarillo, Potter County, Texas

Atcheson of Atcheson & Atkinson, to design the apartments, which Atcheson modeled after the two Lubbock complexes he designed for Maxey: Colonial Apartments and the Plaza Apartments.⁴⁶ 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.⁴⁷ 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.⁴⁸

Federal Housing Administration (FHA) and Multifamily Residential Developments

FHA Legislation and Section 608

The Federal Housing Administration (FHA) was created by the National Housing Act of 1934 as the agency responsible for insuring mortgage loans. During the Great Depression, many Americans lost their homes to foreclosure and the new legislation helped regulate interest rates and lending terms in an effort to revive the housing crisis.⁴⁹ It benefitted not only those buying single-family homes, but the legislation also supported financing for multi-family rental housing. Section 207 of Title II of the Act allowed the FHA to insure first mortgages to limited dividend corporations that formed for the purpose of constructing quality rental housing for low-income families, and later middle-income buyers.⁵⁰ 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 aid the struggling economy.⁵¹

Through the 1940s, Congress continued to encourage the construction of large-scale multifamily housing projects, typically apartments, through various programs created under the National Housing Act. Section 608, which became FHA's largest multifamily program, was created in 1941 to insure loans for veterans.⁵² When World War II ended, the housing needs of returning veterans rose to the forefront of national housing policy. President Harry S. Truman stressed the importance of rental housing as a solution saying, veterans "should not be compelled to buy in order to get shelter."⁵³ In response, the FHA assured Truman's administration that "every phase of operations...is geared to the production of veteran's rental housing."⁵⁴ The agency's goal was to create a large volume of housing and quickly, and they worked with speculative builders to meet the challenge.⁵⁵

Fort Worth Star Telegram, January 23, 1950, p. 3.; "Lubbock Group Will Build Giant Apartment Project in Amarillo, *Lubbock Avalanche Journal*, April 17, 1949.

⁴⁶ "Lubbock Group Will Build Giant Apartment Project in Amarillo," *Lubbock Avalanche Journal*. "Plaza Apartments, Inc."

Lubbock Avalanche - Journal, July 11, 1948, p. 41.

⁴⁷ "Apartment Project Will Be Annexed Within City Limits," *Amarillo Daily News*, February 23, 1949, p. 1.

⁴⁸ "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.

⁴⁹ Laura Trieschmann and Andrea Schoenfeld, EHT Traceries, 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.

⁵⁰ *National Housing Act of 1934*, 8.

⁵¹ 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.

⁵² Judge Glock, "How the Federal Housing Administration Tried to Save America's Cities, 1934-1960," *Journal of Policy History* 28, no. 2 (April 2016): 293.

⁵³ Glock, 290.

⁵⁴ *Ibid*, 291.

⁵⁵ Matthew Gordon Lasner, "Architect as Developer and the Postwar U.S. Apartment, 1945-1960," *Buildings & Landscapes*, Volume 21, No. 1, Spring 2014, 31.

Green Acres Apartments, Amarillo, Potter County, Texas

Mortgages issued under Section 608 of the Federal Housing Act incentivized private builders/developers because it extended the period of amortization by five years, reduced requirements for working capital, and streamlined the application process.⁵⁶ 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. Enticed by such generous terms, however, many “unscrupulous builders” abused the Section 608 program and the U.S. Senate investigated hundreds of projects for fraud in the mid-1950s:

Often a builder could get a high mortgage under Section 608 and then build for much less than the face value of his loan. Then he could sell his new property, with the new owner assuming obligation for the full mortgage, and pocket the loan savings. The windfalls were breathtaking. One firm got \$24 million in loans for an apartment project. It did the job for \$20 million and pocketed the difference.⁵⁷

Despite scandals that plagued the program, the FHA’s Section 608 program “reviewed and insured the development of 711,000 living units in hundreds of apartment complexes across the nation.” That amounted to approximately \$5,400,000,000 in government loans for multifamily rental projects between 1941 and 1950.⁵⁸ In Texas, the program resulted in nearly 400 apartment projects, including the nominated property.⁵⁹ The Housing Act of 1950 did not renew Section 608, but the FHA continued its support for this housing type in other programs that Congress approved.

FHA Guidance and Apartment Design

The FHA’s multifamily housing unit published guidelines for developers borrowing under the mortgage insurance program. The agency’s guidelines addressed everything from planning and financing projects to the design and construction of apartments. Their promotion of standards of designs, which most builders followed, sped up FHA’s 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.⁶⁰ Builders and architects quickly learned how to design projects within FHA parameters, meeting the minimum requirements while maximizing the financial benefits.⁶¹ The FHA frequently updated their guidance with revised issues that included neighborhood design and planning in addition to construction requirements.⁶²

Planning Rental Housing Projects (1947) and *Minimum Property Requirements for Properties with Three or More Living Units (1948)* guided the design of the nominated property to meet two basic goals: appeal to tenants and have

⁵⁶ Federal Housing Administration, *The FHA Story in Summary, 1934-1959*, Washington, DC: Federal Housing Administration, 1960, 16-17.

⁵⁷ “Housing: The Loan Scandals,” *Time*, April 26, 1954.

⁵⁸ Colean, “Working with Washington on Housing,” 137; Housing and Home Finance Agency, Fourth Annual Report, Housing and Home Finance Agency, (Washington, D. C.: GPO, 1951), 234-235 cited in “Trends in the Development of Georgia’s Modern Apartments,” in *Modern Apartment Complexes in Georgia, 1936-1954* MPS, National Register of Historic Places, Georgia (Statewide): E-18 through E-19.

⁵⁹ Ruth Schumm, “Apartment Projects Here on FHA’s List,” *Dallas Morning News*, April 16, 1954.

⁶⁰ 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 (accessed July 17, 2023).

⁶¹ “Apartment Boom,” 97-98.

⁶² National Institute of Building Sciences, 2-3.

Green Acres Apartments, Amarillo, Potter County, Texas

low operating and maintenance costs.⁶³ According to these publications, 608-insured apartments should be sited in a residential neighborhood with access to diverse employment opportunities (as opposed to a single employer). Units should be designed for families rather than more transient singles and stressed the construction of enough units to generate the rental income necessary to pay off the mortgage and adequate property maintenance.⁶⁴ While the agency did not articulate specific architectural styles, it did promote “simple, direct designs... [based on] mass, scale and proportion” which were “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.”⁶⁵ Favored designs were those with efficient layouts, geometric forms, and modestly-ornamented facades, although there were allowances to adapt both exterior appearance and building form to regional climate and lifestyle.⁶⁶

These design concepts dovetailed with the Garden City movement in the United States but were honed under the direction of Erwin Gerber, FHA Deputy Chief Architect from 1935 to 1944. At the FHA, and later in private practice, Gerber shaped the look of multi-family housing across the nation to his preferred garden apartment approach.⁶⁷ Couples making \$60-\$90 a week could afford to rent a one-or-two-bedroom apartment with some of the appealing features seen in single-family homes. Compact units in two-story buildings had at least two exterior walls facing open greenspace that also facilitated cross-ventilation and increased natural light, reducing utility costs. 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; 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.⁶⁸ Ideal apartment layouts separated spaces according to function, grouping public spaces (living room, dining room, and kitchen) and the private spaces (bedrooms and bathroom).⁶⁹ The layout recommendations typically resulted in I-, L-, T-, Z-, and cross-plan two-story buildings with low lines. Without elevators or long public corridors, these layouts also reduced costs for construction and maintenance.⁷⁰

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 a 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.”⁷¹ Concentrating the units and buildings in compact arrangements allowed for more landscape development of the site.⁷² The FHA also advocated for the strategic placement of garages or carports. Although such features were common amenities and considered necessary,

⁶³ Federal Housing Administration, *Planning Rental Housing Projects*, Washington, DC: Federal Housing Authority, 1947; Federal Housing Administration, *Minimum Property Requirements for Properties of Three or More Living Units*, 1945, revised 1948, p I.

⁶⁴ *Planning Rental Housing Projects*, 7.

⁶⁵ *Planning Rental Housing Projects*, 8.

⁶⁶ *Planning Rental Housing Projects*, 8-12.

⁶⁷ Lasner, 44.

⁶⁸ *Planning Rental Housing Projects*, 33-47.

⁶⁹ *Planning Rental Housing Projects*, 46.

⁷⁰ Lasner, 44.

⁷¹ *Planning Rental Housing Projects*, 49-50.

⁷² *Planning Rental Housing Projects*, 54.

Green Acres Apartments, Amarillo, Potter County, Texas

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."⁷³ 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 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.⁷⁴ 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.⁷⁵ 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.⁷⁶ The superblock dispensed with the rigid street grid, provided views of surrounding natural elements, and maximized access to natural light and ventilation.⁷⁷ 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.⁷⁸ 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.⁷⁹ 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

⁷³ Sir Ebenezer Howard, *Garden Cities of To-morrow*, 3rd 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 (accessed July 17, 2023).

⁷⁴ 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.

⁷⁵ Howard, 24.

⁷⁶ 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).

⁷⁷ Moffett, E-7.

⁷⁸ Moffett, E-7.

⁷⁹ Moffett, E-8.

Green Acres Apartments, Amarillo, Potter County, Texas

the more influential developments to exemplify these philosophies was Clarence S. Stein and Henry Wright's Radburn, New Jersey (1929).⁸⁰ 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.⁸¹ 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.⁸² 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.

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."⁸³ 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 as the number of such developments grew in the post-war period, they often reflected a conservative approach to popular contemporary architectural styles, illustrating the influence of Erwin Gerber. Both while he served as deputy chief architect for the FHA between 1935 and 1944, and in the following years when he operated a private practice, Gerber designed multi-family housing complexes that exemplified economy in the use of materials and the use of space. 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 FHA's recommended garden apartment plan 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

⁸⁰ 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).

⁸¹ Chase, et al., 14.

⁸² Moffett, E-8.

⁸³ 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.

Green Acres Apartments, Amarillo, Potter County, Texas

design and reflects the design principles of the Garden City Movement as they were honed by Erwin Gerber. 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.

As the first large-scale rental housing development in Amarillo financed with an FHA-insured 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*.⁸⁴ 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 also met 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, 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 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.⁸⁵ 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

⁸⁴ *Planning Rental Housing Projects*, 7-8.

⁸⁵ *Architectural Planning and Procedure for Rental Housing*, 14.

Green Acres Apartments, Amarillo, Potter County, Texas

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).

The site was minimally landscaped historically, in keeping with the emphasis on economy. The 1953 and 1968 aerial photographs (Figures 1-2) show the historic walkways but few plantings. There are large expanses of grassy lawns in front of the buildings. 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. Around 2005, the owners created five parking lots in front of the buildings that faced S. Julian Boulevard. These parking lots were constructed in areas that were historically open grassy lawn.

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.⁸⁶ 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.⁸⁷

T. E. Harlan constructed two Colonial Revival style buildings at the corner of South 17th 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.⁸⁸ 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.

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

⁸⁶ 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 17th Avenue and South Jackson Street, and West Haven Apartments.

⁸⁷ "Accomplishments of FHA Far Outweigh its Evils," *Amarillo Sunday News Globe*, June 6, 1954, 13.

⁸⁸ ---, *Amarillo Globe Times*, October 27, 1948, 15.

Green Acres Apartments, Amarillo, Potter County, Texas

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).⁸⁹ 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.⁹⁰

Atcheson & Atkinson (Architects)

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.⁹¹ 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.⁹²

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 large-scale rental housing underwritten by the Federal Housing Administration's through its Section 608 program (1941-1950) for veterans. It is a good example of the post-war version 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.

⁸⁹ "Home Projects To Be Started," *Fort Worth Star Telegram*, April 2, 1950, 4.

⁹⁰ "Conference on Westhaven Project Set," *Amarillo Globe Times*, July 17, 1956, 19.

⁹¹ Atcheson, Atkinson, Cartwright, & Rorex Portfolio & Project Index, Southwest Collection, Texas Technical University.

⁹² Atcheson, Atkinson, Cartwright, & Rorex Portfolio & Project Index.

Green Acres Apartments, Amarillo, Potter County, Texas

Bibliography

- “Amarillo City Directory.” Hudspeth Directory Co., 1951.
- “Amarillo, Texas,” U.S. Census Bureau, accessed May 01, 2021, <https://www.census.gov/>.
- Anderson, H. Allen. "Amarillo, Texas." *Handbook of Texas Online*. Accessed May 01, 2021, <http://www.tshaonline.org/handbook/online/articles/hda02>.
- Anderson, H. Allen and Laurie E. Jasinski. “Pantex,” *Handbook of Texas Online*. Accessed May 01, 2021. <https://www.tshaonline.org/handbook/entries/pantex>.
- “Apartment Boom: FHA’s Impact on the Financing and Design of Apartments,” *Architectural Forum*, Volume 92, No. 1, January 1950.
- Atcheson, Atkinson, Cartwright, & Rorex Portfolio & Project Index. Southwest Collection, Texas Technical University.
- Carlson, Paul H. *Amarillo: The Story of a Western Town*. Lubbock, Texas: Texas Tech University Press, 2006.
- Chase, Charles E., 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/documents/Summary,%20Garden%20Apartments%20Historic%20Context.pdf>. Accessed July 17, 2023.
- Cox, Mike. *Historic Amarillo: An Illustrated History*. San Antonio, Texas: Historical Publishing Network, 2000.
- Denzer, Anthony. “Zeilenbau orientation and Heliotropic housing.” November 18, 2013. Anthony Denzer blog *Solar House History*. <http://solarhousehistory.com/blog/2013/11/zeilenbau-orientation>. Accessed July 17, 2023.
- “Economic Development History of Interstate 27 in Texas,” accessed February 1, 2024, <http://www.fhwa.dot.gov/planning/econdev/i27tx.htm>.
- Federal Housing Administration. *Architectural Planning and Procedure for Rental Housing*.” Washington, DC: Government Printing Office, 1938. Available on-line through Hathi Trust Digital Library and the University of Michigan: <https://babel.hathitrust.org/cgi/pt?id=mdp.39015050994691;view=1up;seq=1>. Accessed July 17, 2023.
- . *Minimum Property Requirements for Properties of Three or More Living Units*, 1945, revised 1948, p I.
- . *Planning Rental Housing Projects*, (Washington, DC:, 1947), accessed January 27, 2023, <https://babel.hathitrust.org/cgi/pt?id=uiug.30112104107963&view=1up&seq=3>.
- . *The FHA Story in Summary, 1934-1959*. Washington, DC: Federal Housing Administration, 1960.
- Glock, Judge. “How the Federal Housing Administration Tried to Save America’s Cities, 1934-1960.” *Journal of Policy History* 28, no. 2 (2016): 290-317.
- Howard, Sir Ebenezer. *Garden Cities of To-morrow*. 3rd ed. of “Tomorrow: A Peaceful Path to Real Reform.” London: Swan Sonnenschein & Co., Ltd., 1902.

Green Acres Apartments, Amarillo, Potter County, Texas

https://books.google.com/books?id=jVJUAAAAMAAJ&dq=tomorrow+a+peaceful+path+to+real+reform&source=gs_navlinks_s. Accessed July 17, 2023.

Johnston, Sidney. 2003. *Georgia's Modern Apartment Complexes*. Draft. National Register of Historic Places Multiple Property Documentation Form, used as statewide historic context. On file at the Historic Preservation Division, Georgia Department of Community Affairs, Atlanta, Georgia. <https://www.dca.ga.gov/node/7067> (Accessed February 6, 2024.)

Kuranda, Kathryn M. et al. "Housing and Air Force and Navy: The Wherry and Capehart Era Solutions to the Postwar Family Housing Shortage." United States Department of the Air Force and United States Department of the Navy, June 2007, page 15.

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

Lusignan, Paul R., Judith Robinson, Laura Bobeczko, and Jeffrey Shrimpton. National Register of Historic Places Multiple Property Documentation Form "Public Housing in the United States, MPS." Washington, DC, 2004.

McAlester, Virginia. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2017.

Moffett, Simone Monteleone. National Register of Historic Places Multiple Property Documentation Form "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954." Washington, DC, 2003.

National Environmental Title Research (NETR). "Amarillo, Texas," various dates, *Historic Aerials Online*. Accessed May 2021. <https://www.historicaerials.com/>.

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

National Institute of Building Sciences. "Part 1: Minimum Property Standards for One- and Two-Family Dwellings." US Department of Housing and Urban Development Office of Policy Development and Research, March 2003, page 2.

National Park Service. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. 2002. Accessed June 17, 2022. https://shpo.nv.gov/uploads/documents/NR_Bulletin_Suburbs-compressed.pdf.

NETROnline. "1968 USGS topographic map." Accessed May 1, 2022. [historicaerials.com](https://www.historicaerials.com/).

Olney Enterprise, The

--- "H.C. Lewis, Former Olney Man, Supervises Apartment Construction." December 1, 1949.

Phares, Ross 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>.

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

Green Acres Apartments, Amarillo, Potter County, Texas

Rosser, E. Michael and Diane M. Sanders. *A History of Mortgage Banking in the West: Financing America's Dreams*. Boulder, CO: University Press of Colorado, 2017.

Schwenk, Sally. National Register of Historic Places Multiple Property Documentation Form "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri," Kansas City, Missouri, 2007.

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

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>

Trieschmann, Laura and Andrea Schoenfeld, EHT Traceries. 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.

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

----. "Census of Housing: 1950 Volume I General Characteristics." Accessed June 17, 2022.
https://www.google.com/books/edition/Census_of_Housing_1950_United_States_sum/lkKVVwCra87kC?hl=en&gbpv=1.

----. "Census of Housing: 1960 Volume I States and Small Areas." Accessed June 17, 2022.
https://www.google.com/books/edition/1960_Census_of_Housing/IKTLdscXLdoC?hl=en&gbpv=1&bsq=amarillo.

----. Historical Statistics of the United States, Colonial Times to 1970, Bicentennial Edition, Part 2. Washington, D.C.: Government Printing Office, 1975. "Series N 156-169. New Housing Units Started, by Ownership, Type of Structure, Location, and Construction Cost: 1889-1970."

----. Historical Statistics of the United States, Colonial Times to 1970, Bicentennial Edition, Part 2. Washington, D.C.: Government Printing Office, 1975. "Series N 180-185. Privately Owned Housing Units in Major Federal Programs: 1935 to 1970."

----. QuickFacts – Amarillo City, Texas." Accessed February 9, 2023.
<https://www.census.gov/quickfacts/amarillocitytexas>.

Newspapers

Amarillo Daily News, The

--- [ad], October 22, 1962.

--- "Apartment Project Will Be Annexed Within City Limits." February 23, 1949, p. 1.

--- "Furr Food Opens in Green Acres." October 13, 1950, p. 26.

--- "Green Acres To Include 176 Living Units." February 24, 1949, p. 11.

--- "Seek Private Financing To Ease Housing Pinch." July 13, 1951, p. 12.

--- "This and That." September 21, 1951, p.1.

Amarillo Globe Times, The

_____, January 8, 1948, p. 21.

Green Acres Apartments, Amarillo, Potter County, Texas

- _____, October 27, 1948, p. 15.
- "Amarillo Business Buildings May Be Used For Apartments To House War Workers." January 8, 1943, p. 1.
 - "Apartment Boom Reported by Rental Agents Here," *The Amarillo Globe Times*, July 25, 1973.
 - "Business Briefs." January 8, 1948, p. 21.
 - "Conference on Westhaven Project Set." *Amarillo Globe Times*, July 17, 1956, 19.
 - "Firm Announces Apartment Plans," *Amarillo Globe-Times*, February 25, 1971, 1.
 - "FHA Resumes Making Loans." January 6, 1948, p. 5.
 - "Live --- Astoria Park." February 4, 1966, 45.
 - "Live --- Astoria Park." *Amarillo Globe Times*, May 18, 1969, 63.
 - "Nice and Clean" [ad]. December 3, 1962.
 - "Real Estate." February 11, 1943, p. 15.
 - "Reduced to \$70." January 2, 1956.
 - "Economic Conditions Good in Panhandle, With Sales Threatening 1947 Figures." March 4, 1948, p. 23.
 - "Increased Costs and Other Factors Tend To Diminish Favor of Two-Story Homes." January 22, 1948, p. 6.
 - "Open House." *Amarillo Sunday News Globe*, May 24, 1964, 25.
 - "Prospectus." *Amarillo Sunday News Globe*, November 22, 1964, 34

Fort Worth Star Telegram, The

- "Building Amarillo for '49 Beats Boom '26." January 23, 1950, p. 3.
- "Home Projects to Be Started." April 2, 1950, p. 4.

Lubbock Avalanche - Journal, The

- "Plans for Proposed \$1,000,000 Housing Project Area Revealed." February 20, 1948, p. 1.
- "Housing Project." July 3, 1949.
- "Lubbock Group Will Build Giant Apartment Project in Amarillo," April 17, 1949.
- "Plaza Apartments, Inc," *Lubbock Avalanche - Journal*, July 11, 1948, p. 41.

Lubbock Evening Journal, The

- "New Bank is Open in City." *Lubbock Evening Journal*, May 20, 1948 p. 13.

Other

- "H.C. Lewis, Former Olney Man, Supervises Apartment Construction." *The Olney Enterprise*, December 1, 1949.

Green Acres Apartments, Amarillo, Potter County, Texas

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 15th 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 11th 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 15th Avenue, then west approximately 900 feet along SW 15th 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:

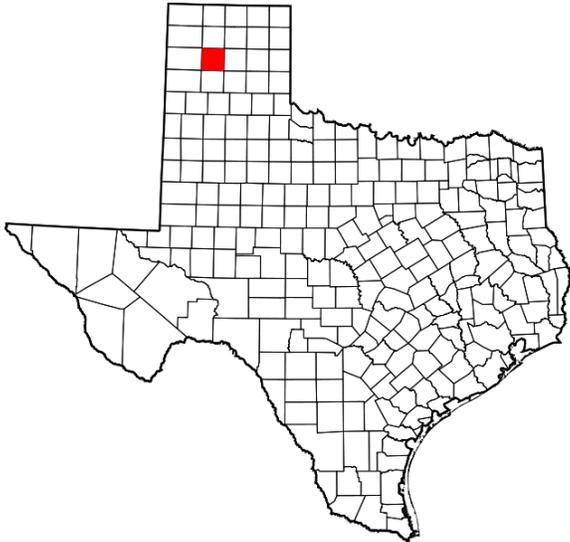
- Property ID # 214303; Legal Description: GREEN ACRES ADDN LOT 002BLOCK 0002
- Property ID # 214301, Legal Description: GREEN ACRES ADDN LOT 001BLOCK 0002
- Property ID # 214303, Legal Description: GREEN ACRES ADDN LOT 001BLOCK 0004
- Property ID # 214300, Legal Description: GREEN ACRES ADDN LOT 005BLOCK 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.

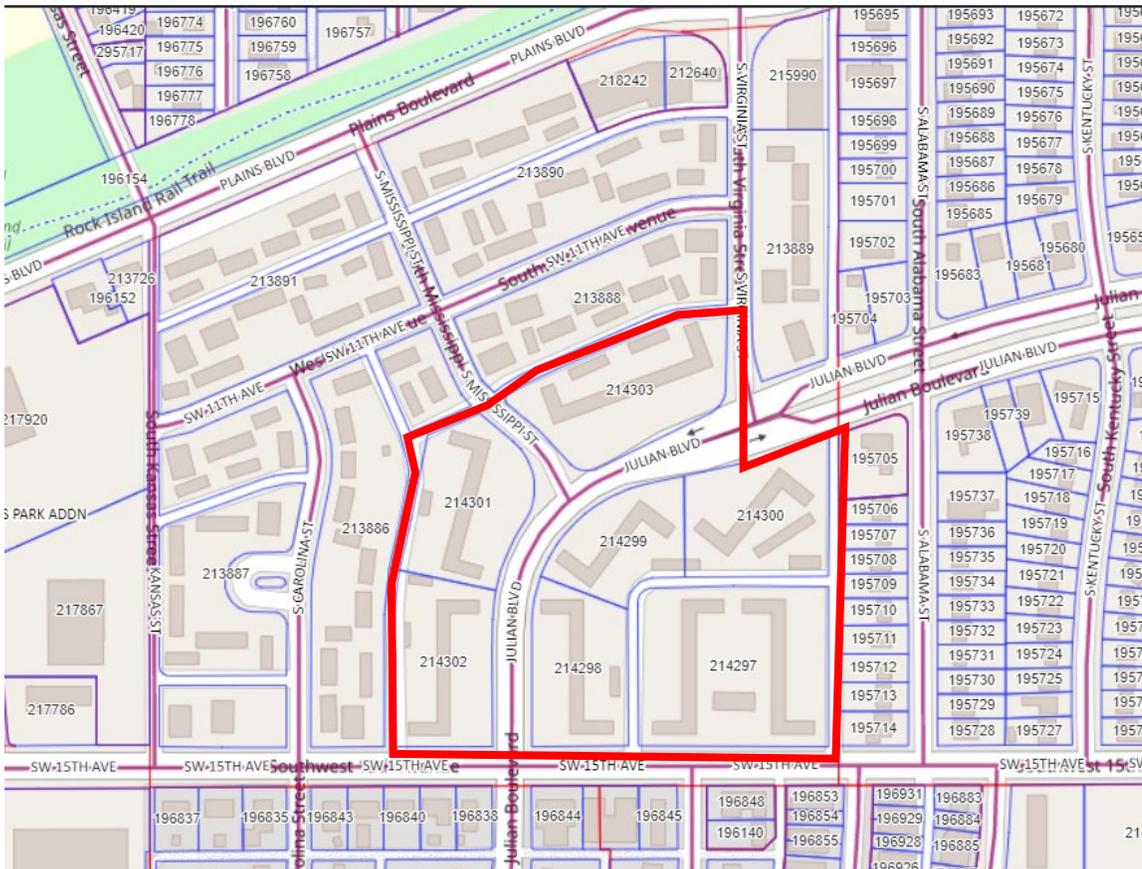
Green Acres Apartments, Amarillo, Potter County, Texas

Maps

Map 1: Potter County, Texas in red

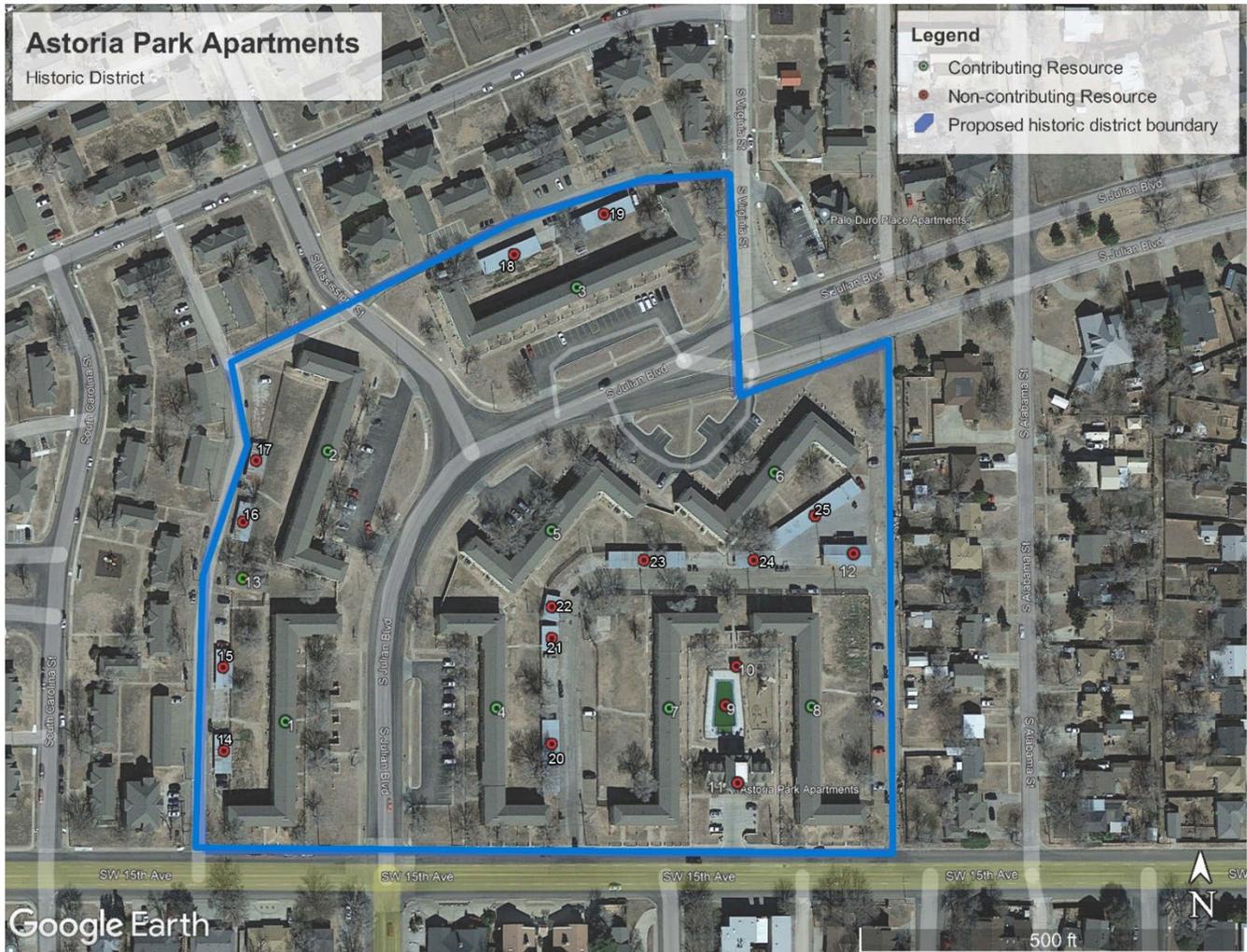


Map 2: Potter County Appraisal District Map, proposed historic district boundary in red



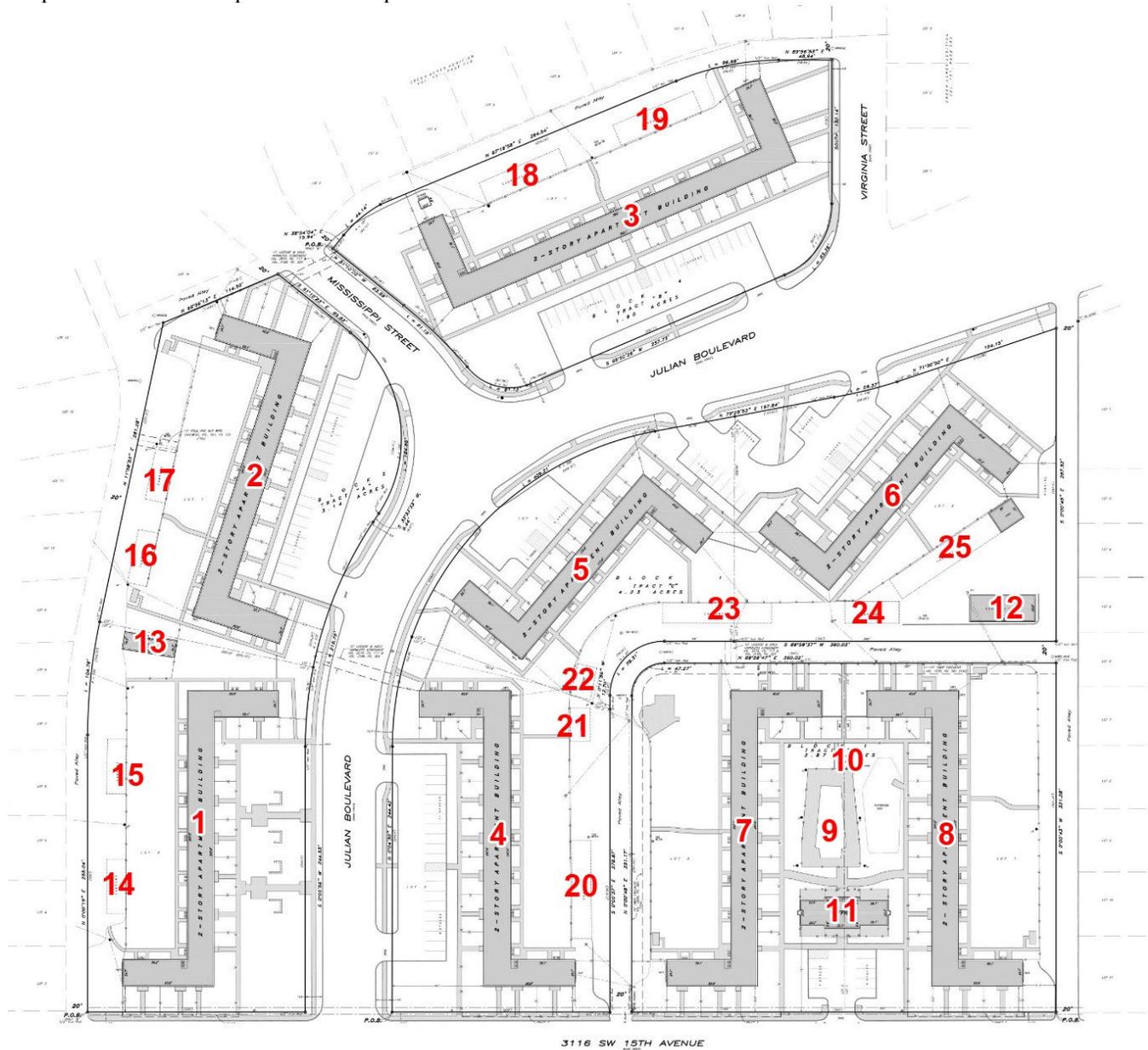
Green Acres Apartments, Amarillo, Potter County, Texas

Map 3: Inventoried resources and proposed Green Acres Apartments historic district boundary



Green Acres Apartments, Amarillo, Potter County, Texas

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



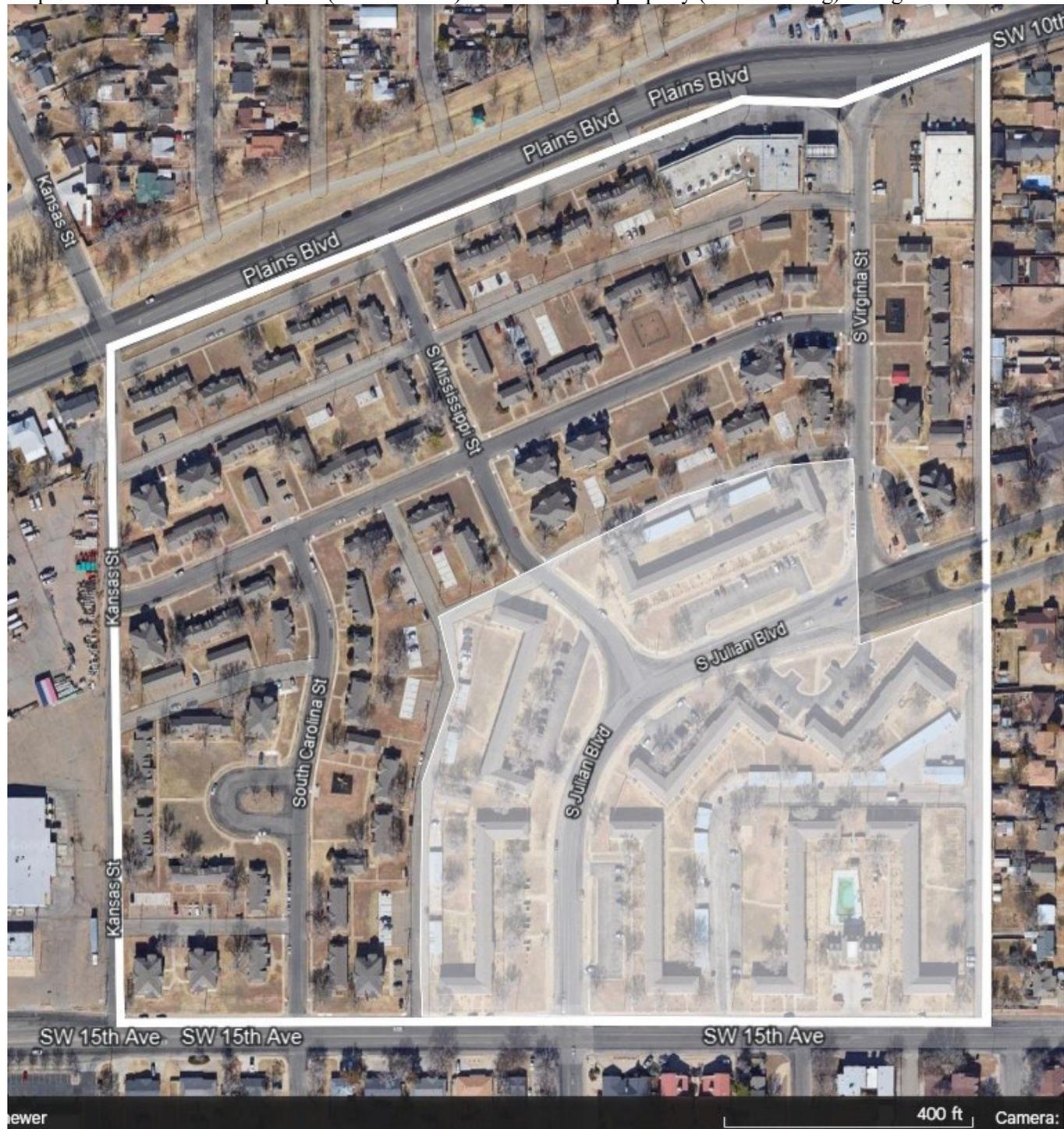
Green Acres Apartments, Amarillo, Potter County, Texas

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



Green Acres Apartments, Amarillo, Potter County, Texas

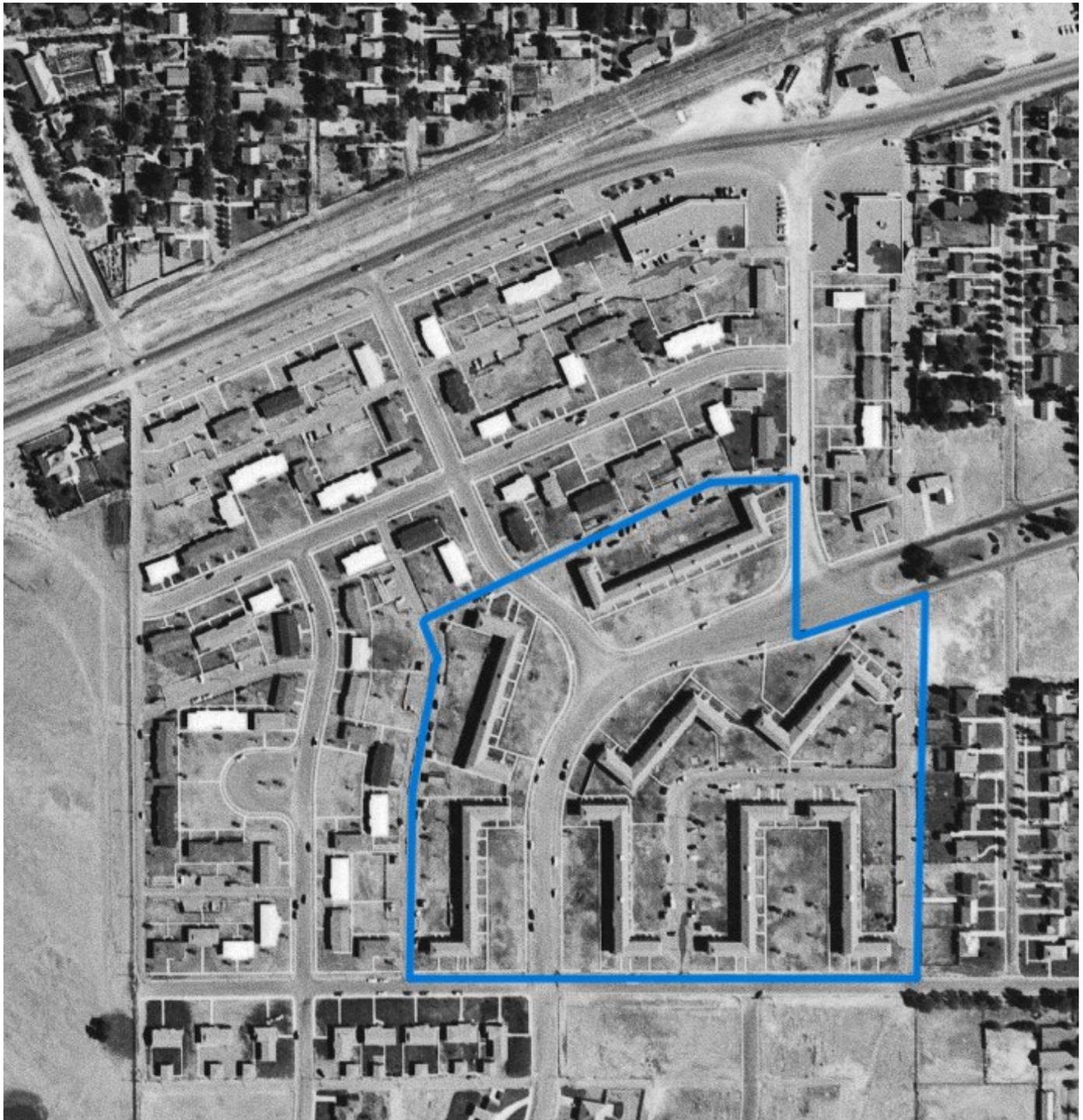
Map 6: Green Acres Development (white outline) with nominated property (white shading). Google Earth



Green Acres Apartments, Amarillo, Potter County, Texas

Figures

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



Green Acres Apartments, Amarillo, Potter County, Texas

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.



Green Acres Apartments, Amarillo, Potter County, Texas

Figure 3. Advertisement for the Green Acres Apartments (renamed Astoria Park) featured in the *Amarillo Daily News*, February 18, 1966.

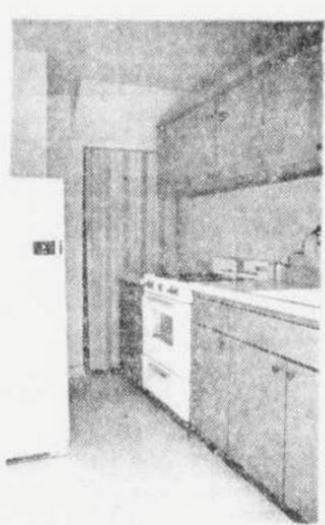
LIVE---

where living is zesty and exciting

ASTORIA PARK




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




● 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 38x50 foot heated

SWIMMING POOL

There is a children's playground, **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.

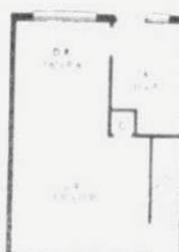
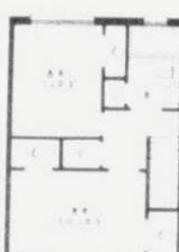
● Come out now . . . see for yourself why you, too, will find living is exciting at **Astoria Park**.

● Open from 2 until 6 p.m., evenings by appointment.

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

Other Apartments: **\$78.00**

Furnished Apartments: **\$85.00** up


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

Green Acres Apartments, Amarillo, Potter County, Texas

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

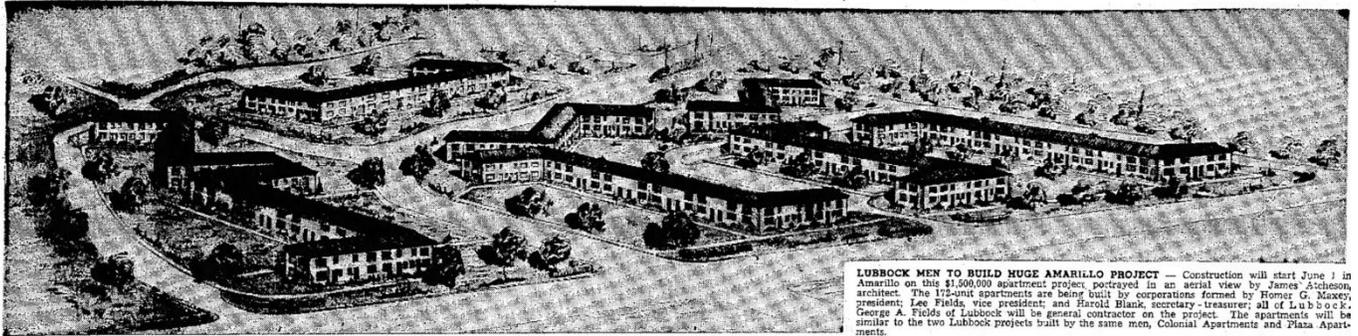
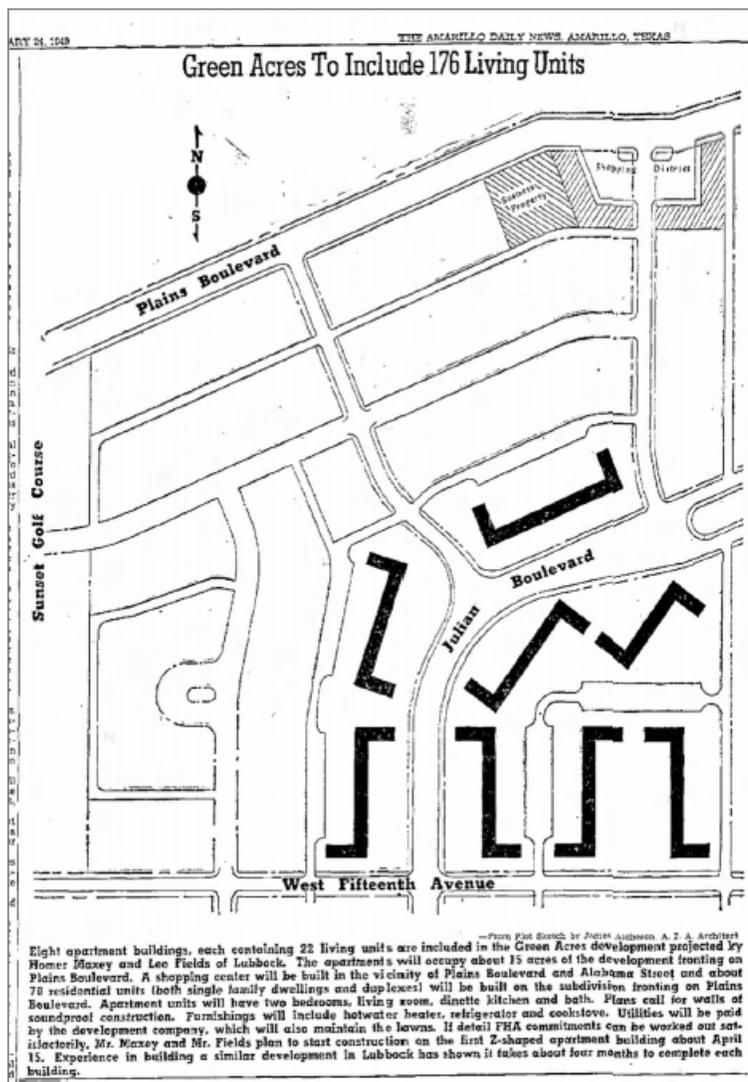


Figure 5. Site plan of proposed Green Acres Apartments in Green Acres development, featured in the *Amarillo Daily News*, February 24, 1949.



Green Acres Apartments, Amarillo, Potter County, Texas

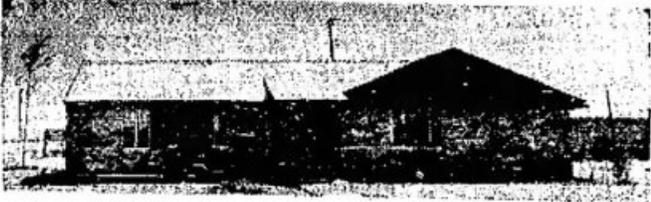
Figure 6. Historic photo of Furr Food store, one of the commercial buildings associated with the Green Acres development, *Amarillo Daily New*, October 13, 1950, p26.



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

Green Acres Apartments, Amarillo, Potter County, Texas

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



Green Acres Apartments, Amarillo, Potter County, Texas

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 15th Avenue and Resource No. 1 south elevation, facing northeast.



Green Acres Apartments, Amarillo, Potter County, Texas

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.



Green Acres Apartments, Amarillo, Potter County, Texas

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.



Green Acres Apartments, Amarillo, Potter County, Texas

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



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



Green Acres Apartments, Amarillo, Potter County, Texas

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



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



Green Acres Apartments, Amarillo, Potter County, Texas

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



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



Green Acres Apartments, Amarillo, Potter County, Texas

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



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



Green Acres Apartments, Amarillo, Potter County, Texas

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



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



Green Acres Apartments, Amarillo, Potter County, Texas

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



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



Green Acres Apartments, Amarillo, Potter County, Texas

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



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



Green Acres Apartments, Amarillo, Potter County, Texas

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



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



Green Acres Apartments, Amarillo, Potter County, Texas

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



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



Green Acres Apartments, Amarillo, Potter County, Texas

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



Photo 25: Representative view of shade structures and benches.



Green Acres Apartments, Amarillo, Potter County, Texas

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.



Green Acres Apartments, Amarillo, Potter County, Texas

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.



Green Acres Apartments, Amarillo, Potter County, Texas

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



Photo 31: Representative bedroom in Resource No. 7.



Green Acres Apartments, Amarillo, Potter County, Texas

Photo 32: Representative bathroom in Resource No. 8.

