

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

### 1. Name of Property

historic name Lynn Acres Garden Apartments  
other names/site number JF-018 (JFSS-581-JFSS-592)

### 2. Location


street & number 100 East Southland Blvd (multiple addresses)

|    |                     |
|----|---------------------|
| NA | not for publication |
| NA | vicinity            |

  
city or town Louisville  
state Kentucky code KY county Jefferson code 111 zip code 40214

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
\_\_\_ national \_\_\_ statewide X local

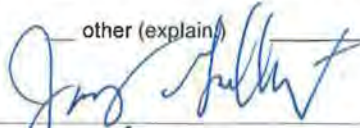
 1-22-15  
Signature of certifying official/Title Craig Potts/SHPO Date

**Kentucky Heritage Council/State Historic Preservation Office**  
State or Federal agency/bureau or Tribal Government

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

### 4. National Park Service Certification

I hereby certify that this 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) \_\_\_\_\_  
 3-17-2015  
Signature of the Keeper Date of Action

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

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

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 66           | 0               | buildings    |
|              |                 | district     |
|              |                 | site         |
|              |                 | structure    |
|              |                 | object       |
| 66           | 0               | <b>Total</b> |

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Domestic/multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Colonial Revival, Neo-Classical, Georgian Revival, and Regency Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

(Enter categories from instructions.)

foundation: Poured Concrete  
walls: Brick Veneer  
roof: Asphalt Shingle  
other: \_\_\_\_\_

**Narrative Description**

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## Summary Paragraph

Lynn Acres (JF-018) is a garden apartment complex located just east of Southside Drive in southwest Louisville, Jefferson County. The complex is comprised of 66 two-story apartment buildings of various configurations constructed between 1947 and 1950, designed by T.D. Luckett of the noted Louisville architectural firm of D. X. Murphy and Associates and landscape architect Carl Berg. The complex was conceived and financed by developers L. Leroy Highbaugh, Sr and L Leroy Highbaugh, Jr. All 66 buildings and 28.81 acres historically associated with the original Lynn Acres complex are proposed for listing. There are no noncontributing buildings, structures, or objects situated within these boundaries. Approximately ten acres of public roadways exist in the complex.

## Property Setting

The Lynn Acres complex is located just east of Southside Drive (Third Street Road), a major north-south transportation corridor, and just west of Strawberry Yards, a railroad service hub connected to an important north-south rail corridor in the heart of the South Louisville.<sup>1</sup> The area that would become known as the Southside neighborhood is actually comprised of several residential neighborhoods, including Beechmont, Highland Park, Wilder Park, Auburndale, and Kenwood Hill. Most of these neighborhoods feature single-family housing and single-story duplex housing with small-scale commercial buildings.

The boundaries of Louisville's Southside are somewhat fluid but are considered to include the area between Southern Parkway to the west, Central Ave to the north, the CSX railroad and Strawberry Yards to the east, and Kenwood Drive to the far-south. The Southside neighborhood is historically characterized by a mix of industrial and residential uses in close proximity. Many of the neighborhoods, with the exception of Kenwood Hill, were developed as worker housing for various nearby industries. In any case, the area was sparsely settled when the Douglas Park Race Course was developed in 1895, adjacent to the site which would later become Lynn Acres. Industrial uses gradually developed in the area surrounding the L&N railroad line, and included the Louisville and Nashville Railroad's "Strawberry Yards" (1905), the US Naval Ordnance plant (1941), and the US Corps of Engineers World War II landing strip (1941).<sup>2</sup> Holy Rosary Academy, founded in 1867, is also a notable feature of the Southside Neighborhood.<sup>3</sup>

A brief study of USGS topographic maps and other historic maps surrounding Lynn Acres demonstrate that the area grew dramatically between 1912 and 1965 with residential, industrial, and ecclesiastic uses, as shown in **Figure 2, Figure 3, and Figure 4** below. As industrial uses have increased in the area since the 1950s, residential neighborhoods and commerce have largely followed.<sup>4</sup>

<sup>1</sup> M.A. Allgeier, "Historic Resources of South Louisville," *Nomination to the National Register of Historic Places*, listed in 1984.

<sup>2</sup> Robert Michael, "Louisville International Airport," *The Encyclopedia of Louisville*, 555. The US Corps of Engineers World War II airstrip was constructed in 1941 to serve war-time uses; by 1947 it was enlarged and renamed The Standiford Field Airport. It was later renamed the Louisville International Airport to reflect a broader customer base.

<sup>3</sup> John E. Kleber and Mary Jean Kinsman, "Southside," *The Encyclopedia of Louisville*, 840.

<sup>4</sup> Ibid.

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The 1913 Louisville Title Company map shows that a Jason Calloway owned the Lynn Acres property plus an additional 17 acres in 1913 (**Figure 1**). It is unclear if the land was used for industrial or agricultural uses at this time. According to the 1965 topographic map, Lynn Acres was situated in the rapidly growing Southside area (**Figure 4**). This growth is further discussed in Section 8 of this nomination.

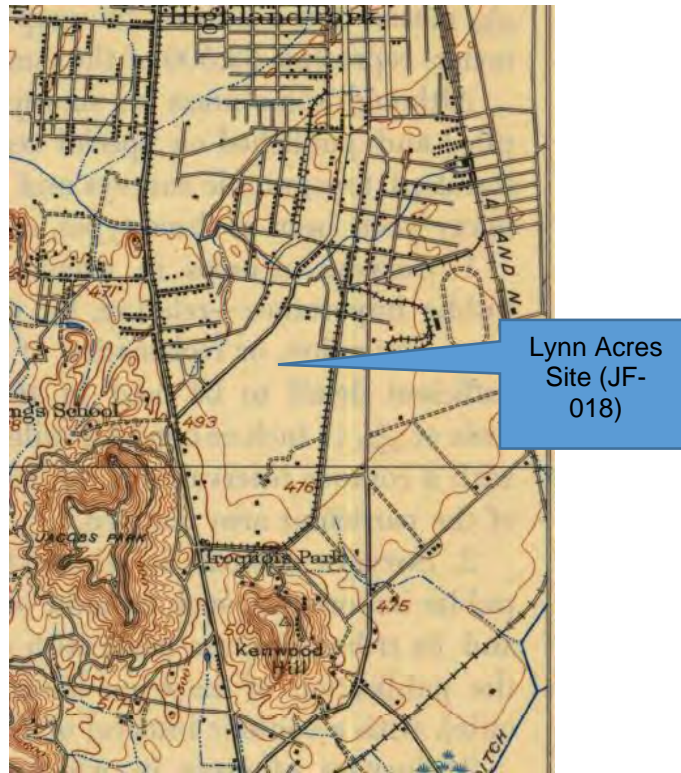


Figure 1. 1913 Louisville Title Company Map, plate 53.<sup>5</sup>

<sup>5</sup>William B. Hunter, *Atlas of Louisville and Jefferson County, Kentucky, compiled from actual surveys, and official records* (Louisville: Louisville Title Company, 1913), plate 53

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**Figure 2. 1912 USGS Topographic map showing most of the Southside area.<sup>6</sup> The Douglas Park race track is the only development shown in the area at this time.**

<sup>6</sup> U.S. Geological Survey, Topographic Map, *Kosmosdale Quadrangle*, 1912.

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Figure 3. 1950 USGS Topographic map of Southside, focused on the Lynn Acres development. Note that much of the area has dramatically changed since 1912/1913. Most of the surrounding neighborhoods have developed as well as the industrial uses to the east and south, including the U.S. Naval Ordnance.<sup>7</sup>

<sup>7</sup> U.S. Geological Survey, Topographic Map, *Louisville West Quadrangle*, 1950.

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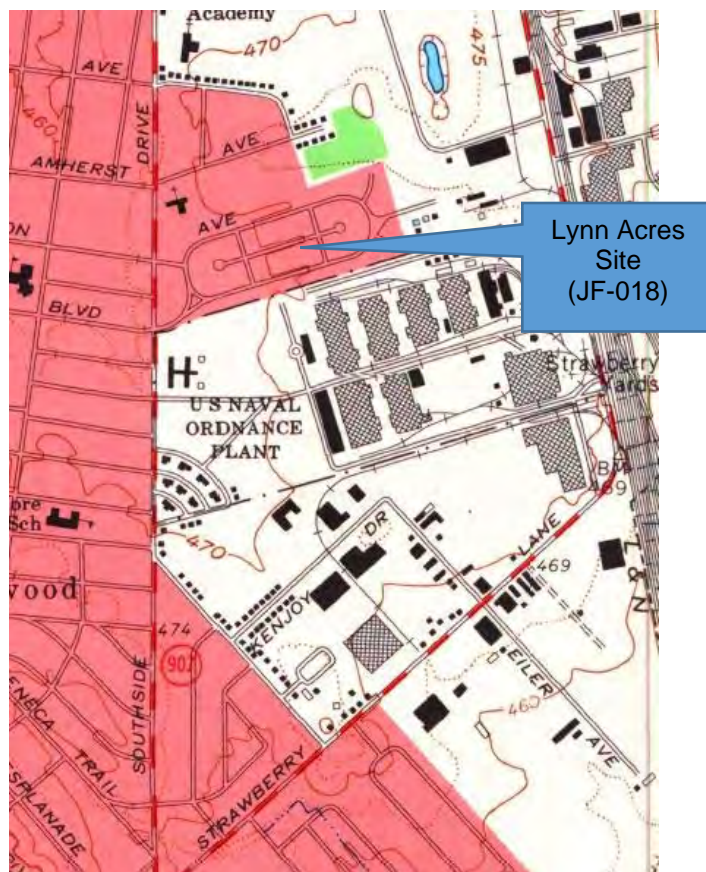


Figure 4. 1965 USGS Topographic Map, focused on Lynn Acres development. Note Douglas Park is no longer extant, as it burned in 1952.<sup>8</sup>

### Lynn Acres Site Characteristics

Lynn Acres stands in contrast to its neighbors in terms of building stock and site placement. Whereas Lynn Acres is composed of multi-family building units of 4-, 8- or 12-plex buildings units in a consciously platted curvilinear subdivision, the neighborhood around Lynn Acres is composed primarily of brick and frame single-family or duplex detached housing, small-scale commercial buildings, and several institutional and ecclesiastical structures, most of which are situated within rectilinear or gridiron street plans.

Lynn Acres was built upon a relatively level site with a post-World War II -era approach to site planning and landscape amenities, as dictated by Federal Housing Administration financial assistance. The most defining landscape characteristic of Lynn Acres is the oval street pattern lined with mature deciduous and evergreen trees shading the site. The streets of Lynn Acres are both curvilinear and rectilinear and bear the following street names: Hartwell Court, Kingston Avenue, Nolin Place, Southside Drive, Southland Boulevard, South First Street, Teresa Place, Terry Place, and Wabash Place. See **Figure 5** and **Figure 6** for site plan.

Southland Boulevard, an 80 ft. wide street, and Kingston Avenue, a 60 ft. wide street, form the primary thoroughfares of Lynn Acres, with Teresa Place (60 ft. wide), Terry Place (60 ft. wide), and Hartwell Court (60 ft. side) serving as the transverse streets within the oval site plan. Wabash

<sup>8</sup> U.S. Geological Survey, Topographic Map, *Louisville West Quadrangle*, 1965.

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Place (60 ft wide) and a continuation of Southland Boulevard branch off from Southland Boulevard and Kingston Avenue as short connector streets. Nolin Place (60 ft wide) is the only street in the complex laid out as a cul-de-sac. Boulevard-like Hartwell Court is at the center of the Lynn Acres subdivision with Southland Blvd and Kingston Ave forming the exterior of the oval-shaped site plan.

Twenty buildings line Southland Boulevard; 17 line Kingston Avenue; 16 buildings line Hartwell Court; 4 are on Southside Drive; and 3 buildings each are on Nolin Place, South First Street, and Wabash Place. No buildings face Teresa Place or Terry Place, as these streets merely serve as pass-through street connections between Southland Boulevard and Kingston Avenue.

Lynn Acres is subdivided into 66 building lots of unequal sizes. Lot sizes range from approximately 90 x 100 ft for the 4-plex buildings; to approximately 170 x 90 ft for the 8-plex buildings; to approximately 200 x 100 ft for the 12-plex buildings. All 66 brick-veneer buildings are set-back 25 ft from their respective streets. A concrete sidewalk provides pedestrian access to the entire Lynn Acres subdivision. An ample planting strip exists between the concrete sidewalks and each building's front yard. Each apartment building also has a straight, secondary, street-to-building concrete sidewalk that leads directly to the building's central entryway from the main neighborhood sidewalk. A few low bushes line the front of each apartment building.

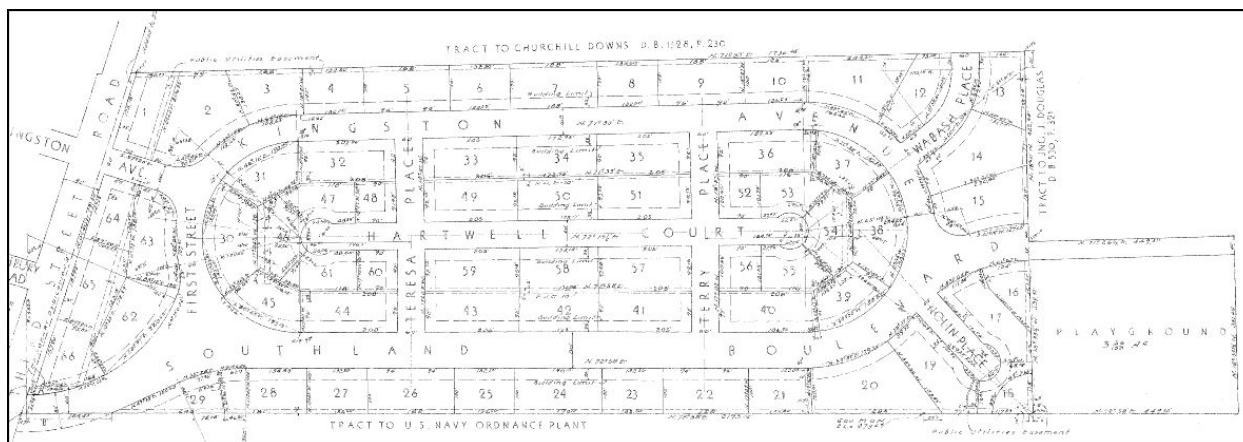


Figure 5. Lynn Acres Revised Plat Map, showing layout of the complex.<sup>9</sup>

Small rear yards are mostly grass-covered at Lynn Acres and serve as a secondary space. Historically, these yards were intended as play space for children. Current tenants tend to use a portion of this space for small vegetable gardens. Off-street parking is provided behind the buildings as well, and consists of rectangular pads of concrete pavement defined by concrete curbing. Rear courtyards are formed by the rear elevations of buildings facing one another. Examples of this occur with the rear elevations of buildings along Southside Drive and South First Street. Rear elevations of Kingston face a modern apartment complex, while the rear elevations of Southland Boulevard face the former Naval Ordnance plant. Where there was once a small guard shack at the confluence of Southland Blvd and South First Street, there is now the only formal planting strip for small shrubs and flowers on site. Most planting strips feature shrubs or trees.

<sup>9</sup> Jefferson County Clerk, Revised Plat Map of Lynn Acres, Plat Book 9, 56, 1947.



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Every brick veneer building, whether it is a 12-plex, 8-plex, or 4-plex, is consciously situated to take advantage of maximum air and light as well as site-lines from various transverse streets, following principles for FHA-approved garden apartment communities. As will be noted in the exterior description below, Lynn Acres' designers used several differing façade types on a standard brick veneer rectangular building module. The rear and side elevations are uniform in design. While this has potential to appear homogenous when viewed from the public right-of-way, the architect and landscape architect took advantage of the curvilinear site plan to alternate various architectural façade types and thus introduce difference among uniformity. The overall effect followed the planning in other American suburbs, which gave them "visual appeal, variety, and a village-like atmosphere."<sup>10</sup> An example of this can be seen in Architectural Façade Type H-12 (JFSS-588). This 12-plex features a center unit with a Neo-Classical full-height entry porch that is arranged to take advantage of site lines from Theresa Place and Terry Place. **Figure 8** graphically displays the arrangement of these types to create visual diversity and interest.



Figure 6. 1928 Sanborn Fire Insurance Map, updated in 1963, showing Lynn Acres.<sup>11</sup>

## Exterior Description of Lynn Acres Architecture

All of the buildings at Lynn Acres display a uniformity of basic form: the four unit module. Because the four-unit module serves as the basis for the 4-, 8-, and 12-unit buildings, it will be described first, followed by a discussion of the architectural treatment that distinguishes each 4-, 8- and 12-unit from its neighbor.

### The Four-Unit Module

Each four-unit building module at Lynn Acres rests upon a parged concrete foundation pierced by a basement window well or by small metal basement windows at grade. The module is two

<sup>10</sup> David Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, 51.

<sup>11</sup> Sanborn Map Company, *Insurance Maps of Louisville, KY, Volume 8* (New York: 1928), corrected to August 1963.

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stories in height and rectangular in plan. Each building is sheathed with brick veneer that varies in color and pattern from smooth-faced, to textured multi-color brick (light or dark in color), to wire-brushed brick, and finally to patterned wire-brushed brick, creating architectural diversity. Each module has a seven-bay façade and rear elevation arrangement, while side elevations display a two-bay arrangement. Each module also has a centered front and rear entrance that corresponds on the interior to a communicating stair, flanked by three sets of windows. If looking from left to right, the façade features a set of paired windows, two single windows, the central entryway, two single windows, and a set of paired windows. Most of the flanking windows have 6/6 replacement vinyl sash. A simple vinyl cornice with ogee style gutters and a side-facing gabled roof with corbeled chimneys completes the four-unit building module. These modules are combined to create 4-, 8-, and 12-plex buildings.

The ability to create the four-unit module rested on standardization of building practices, both in terms of methods and materials. In sum, this effort permitted the lowest possible construction costs and contributed to a look of uniformity at Lynn Acres. The arrangement of the module on the site, however, combined with differing façade entryway treatments and brick types combine to create the appearance of architectural diversity. When taken with the union of various four-unit modules to create 4-, 8-, and 12-plex buildings —each with a differing architectural treatment on the façade--- Lynn Acres architecture appears quite varied.

### **Façade Center Entry-Bay Door Treatment**

In a general sense, what sets each four-unit module apart from its neighbor is the central entry-bay treatment on the facade. Each four-unit building module has a separate building entrance that is architecturally distinguished from its neighboring unit by a variety of door, porch, and window treatments, and occasionally by a distinct roofline treatment. Generally speaking, each four-unit building module is entered through a single, centered doorway. Each door is topped by an entrance porch, portico, or other distinct doorway treatment of Colonial Revival, Neo-Classical, or Georgian Revival design. Most doorways have flanking sidelights.

### **Façade Entryway Types**

Entryway types for each four-unit module include the following: a doorway that is topped by a broken pediment with fluted pilasters; a full-height Neo-Classical entry porch supported on slender square wood columns; a Colonial Revival style wooden door surround with 4-light sidelights (with or without jack arches); a Colonial Revival style wooden entry surround with entablature & fluted wood pilasters; a Colonial Revival wooden pediment entry with rusticated Tuscan pilasters; a Colonial Revival style wooden surround with entablature & Tuscan pilasters; a Colonial Revival style doorway with a broken wood pediment with fluted pilasters; a Colonial Revival style wooden surround with leaded glass sidelights topped by a decorative wrought iron balustrade; a Colonial Revival doorway topped by a wooden segmental arch pediment with fluted pilasters and finally, a Colonial Revival door surround with 3-light sidelights. A more detailed description of each façade entryway typology and its prevalence at Lynn Acres will be discussed in more detail below.

### **Façade Second Floor Center-bay Window Treatment**

The second floor of each four-unit building module features a distinct center-bay window treatment on the facade. Center-bay window treatments range from Palladian, tripartite, and fully

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arched window arrangements, to a simple round window with keystones, to either paired or single 6/6 double-hung windows. In terms of materials, windows are either wood or aluminum. There are no central second floor façade windows that feature replacement vinyl sash. On the rear elevations, the four-unit module is characterized by a 6/6 aluminum sash. Most of the flanking windows are replacement 6/6 vinyl sash. It is presumed that the center upper-story windows have not been replaced because this window corresponds to the non-cooled stair hall and is not primary living space

### **Façade Projecting or Recessed Center Bay**

In instances where three four-unit modules are combined to create a 12-plex, the center four-unit module may project or recede to create visual interest. The central four-unit building module is frequently painted white to offset it from its flanking neighbors.

### **Flanking Window Arrangements**

On either side of the main facade entryway on each building module are two 6/6 vinyl or aluminum windows, flanked by a set of paired 6/6 vinyl or aluminum window that shares a single, unified surround. Each window rests upon a stone or poured concrete sill and is topped by a brick header lintel. This pattern is repeated on the second floor and on the rear elevations with smaller bathroom and kitchen window openings on the second, third, fourth, and sixth bays (if looking from left to right); paired windows are featured on the first and seventh bays. Often the brick masonry just below the window has been removed to accommodate a non-original air-conditioning unit. The majority of flanking windows have been replaced with 6/6 vinyl sash. Near the rear of the complex (to the east) there are some units which still have their original 6/6 aluminum sash windows.

### **Concrete Party Wall and Parapet Wall**

Each 8-unit and 12-unit module at Lynn Acres is demarcated by a non-visible concrete block party wall between four-unit modules. A low brick parapet wall creates a visible division at the roofline. These parapet walls serve to break up the mass of each four-unit module from its neighbor while also providing fire protection. In other instances, pediments top the three central bays of a four-unit apartment building, breaking up the repetition of the roofline.

### **Rear Elevations**

The rear of each four-unit building module at Lynn Acres has similar architectural treatment; if difference occurs, it is due to modern interventions. The rear elevation is seven-bays wide and includes a set of paired windows, two small windows, the central rear entrance, two small windows, and set of paired windows. Most rear elevation windows have been replaced with 6/6 vinyl sash, except for the upper-story central window. Each rear elevation is characterized by a central entry wooden door hood with cross-gable truss, to shelter the tenant from the weather. Entry can be gained through 4-light, 6-light, or 12-light wood panel doors into the rear stair hall. Some doors have been replaced; others have single panes of glass in place of the original multi-light arrangement, or are not visible because they have been boarded. The entry hood is present on all four-unit modules regardless of architectural façade treatment.

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## Roofline

All buildings in the complex are topped by a side-gabled roof. Louvered attic vents top many of the building's rear elevations.

## Architectural Documentation

Primary source documentation of building plans and elevations, located at Luckett and Farley Architects (the successor firm to D. X. Murphy and Associates), confirms that little has changed at Lynn Acres. Most often, there are alterations to historic windows, porch columns, and removal of original brick masonry to accommodate modern air-conditioning units. Notations below will differentiate original from non-original building treatments, where applicable.

### Lynn Acres Building Blocks: Four-Unit Module Designs

The four-unit module has ten facade design variations that unite in differing combinations to create Lynn Acres' 66 buildings. In this way, they are the essential building blocks of all Lynn Acres buildings. As noted above, the design features on the side and rear elevations do not differ.

**Table 1** and **Table 2** detail facade treatment of the four-unit building blocks and the frequency of various building types. **Figure 7** displays the Building Blocks graphically on the site. Five of the building blocks have porticos and entryways and five of them feature entryways only. As discussed previously, these modules are combined in standardized designs to create 8-plex and 12-plex buildings. While the four-unit modules could stand alone and did on the 4-plex buildings, the module was always meant to be relational. That is, each style of module was selected with respect to the modules attached to it, and to the buildings around it. These choices helped give the complex a balance between variety and consistency. **Figure 8** shows the Architectural Facade Types that resulted in a distinct pattern throughout the complex. The combinations of various building blocks are discussed in detail in the architectural types section below.

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Figure 7. Lynn Acres Building Block Map

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**Table 1. Four-Unit Module Building Blocks with Porticos**

| <b>Building Block (BB) Number</b> | <b>Portico Type</b>  | <b>Upper-Story Window Type</b>                   | <b>Portico Columns</b>          | <b>Entryway Type</b>                               | <b>Frequency on Unit Type</b> | <b>Frequency on Arch Type</b> |
|-----------------------------------|--|--|---------------------------------|--|-------------------------------|-------------------------------|
| BB 1                              | Flared hipped portico topped with standing seam metal roof | Round-arched multi-pane wood sash                | Decorative Wrought Iron         | Wood surround with sidelights                      | 4, 8, and 12-plex/            | B-4, C-8, I-12                |
| BB 2                              | Arched wooden entry portico w/stucco underside             | 6/6 metal sash                                   | Decorative wrought iron         | Wood surround with Tuscan pilasters and sidelights | 8 and 12-plex                 | D-8, K-12                     |
| BB 3                              | Full-height pedimented entry porch                         | 6/6 wood sash with wood shutters                 | Slender square wooden columns   | Wooden entry surround with pilasters               | 12-plex                       | H-12                          |
| BB 4                              | Shed-roofed entablature portico with dentiled cornice      | Wooden Palladian window with arched fanlight top | Decorative wrought-iron columns | Wood surround with sidelights                      | 12-plex                       | J-12                          |
| BB 5                              | Clapboarded pediment portico                               | Tripartite wood window                           | Decorative wrought-iron columns | Wood surround with sidelights                      | 4-plex and 12-plex            | A-4, H-12                     |

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**Table 2. Four-unit Module Building Blocks without Porticos**

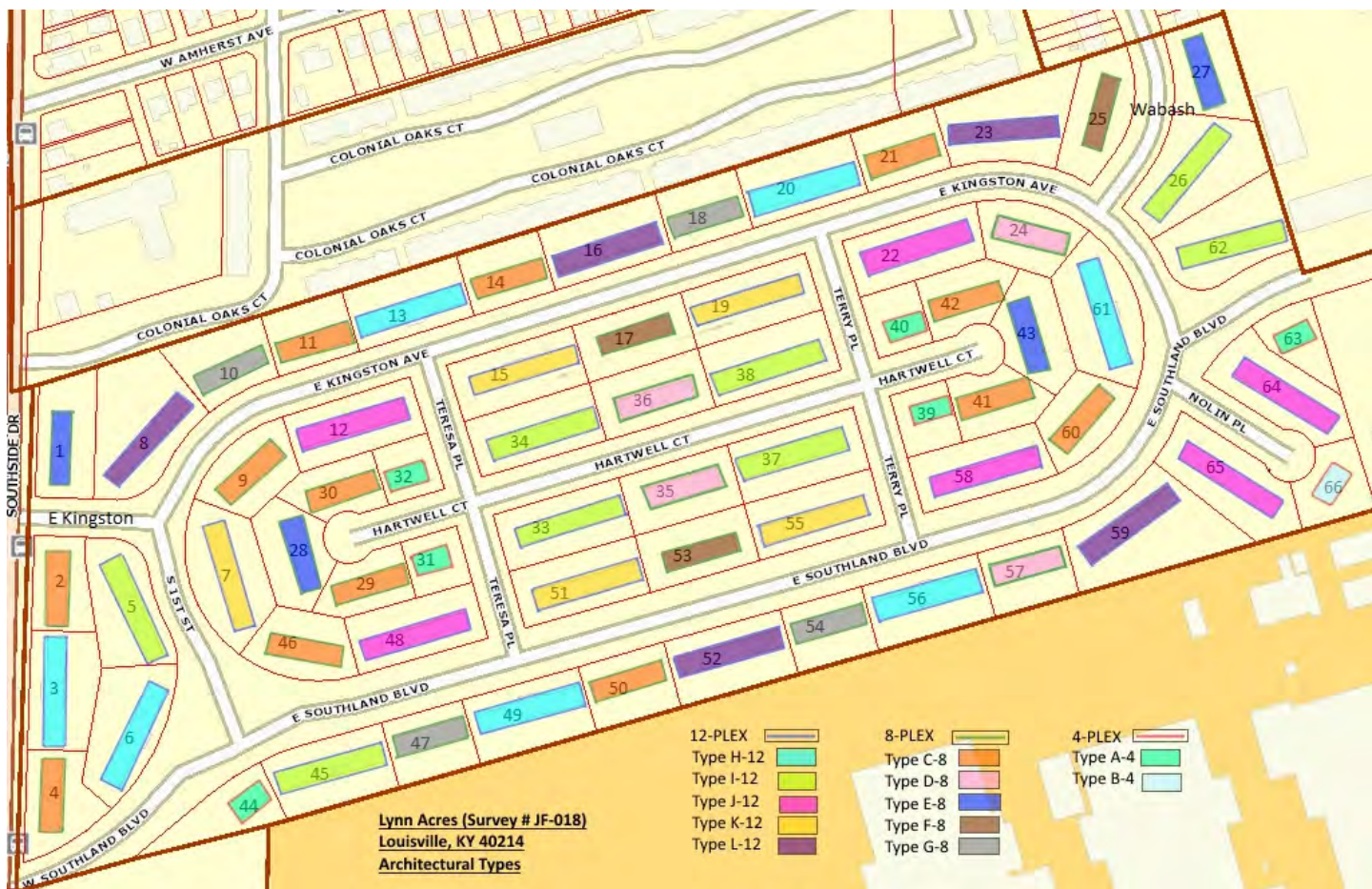
| Type Number | Entryway Type  | Upper-Story Window Type                | Frequency on Unit Type | Frequency on Architectural Type |
|-------------|--|--|------------------------|---------------------------------|
| BB 6        | Wooden broken pediment entryway  | Tripartite wood window                 | 8-plex and 12-plex     | E-8, L-12                       |
| BB 7        | Wood pediment with entablature, pilasters, sidelights  | Small round wood window with keystones | 8 and 12-plex          | F-8, J-12                       |
| BB 8        | Wood pediment with raked cornice flanked by rusticated Tuscan pilasters  | Paired 6/6 double-hung aluminum sash   | 8 and 12-plex          | G-8, I-12,                      |
| BB 9        | Segmental arched pediment entry with Tuscan pilasters  | Wood Palladian window                  | 12-plex                | K-12                            |
| BB 10       | Wood entry surround with full entablature, Tuscan pilasters, and sidelights, topped by a decorative wrought iron railing | Tripartite wood window                 | 12-plex                | L-12                            |

**Lynn Acres Architectural Façade Types**

As discussed above, the four-unit building module is combined with other four-unit modules to create the 8-plex and 12-plex building. The following text describes the various architectural types created by the union of various four-unit module types. This refers to the façade treatment only. The rear and side elevations are the same throughout the Lynn Acres complex. The architectural façade types are shown as they relate on the site graphically in **Figure 8**.

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**Figure 8. Lynn Acres (JF-018) Architectural Types Field Map**

**The 4-plex** is a single building module with no attached buildings. The following text describes the facade treatment on each of these buildings. The 4-plexes on the Lynn Acres field site map are: 31, 32, 39, 40, 44, 63, and 66. Site 44 is the current office building and has experienced numerous changes.

**1-Type A-4 (JFSS-581)**

**Building Block (BB) 5**

Two-story brick veneer building features a one-story clapboarded pediment portico, supported on decorative wrought iron columns. A Colonial Revival style wooden surround encases a wood panel door (no lights), which is framed by sidelights. The center facade upper-story window is a tripartite wood window with a central 6/6 wood sash and sidelights. The similar facades presented on A-4 types are differentiated slightly through use of different types of brick veneer, including textured multi-color brick and smooth-faced brick. This type is comprised of Building Block 5 of the four-unit module designs.

Occurrence of this type:



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- 31 108 Hartwell Ct
- 32 109 Hartwell Ct
- 39 138 Hartwell Ct
- 40 137 Hartwell Ct
- 44 100 Southland Blvd
- 63 200 Southland Blvd

## 2-Type B-4 (JFSS-582)

### BB 1

Two-story wire-brushed brick veneer building features a flared hip portico topped with standing seam metal roof, supported on decorative wrought iron columns. The entryway is a simple Colonial Revival wood surround with paired 4-light sidelights. The principal entry door to the only example of this type is currently boarded. The building has a centered vinyl pediment at the roofline and brick quoins at the facade/side wall junctures. The center facade upper-story window presented on this type is a round-arched multi-pane wood sash. The only example of this type has wire-brushed brick veneer. This type is comprised of the Building Block 1 of the four-unit module designs.

Occurrence of this type is:

- 66 107 Nolin Place

**8-plex buildings** on the Lynn Acres site feature two identical four-unit building modules connected at the side gable with a brick parapet wall. The following text describes the design treatment for a single unit facade which is repeated on the attached unit.

**The 8-plex sites on the field map are:** 1, 2, 4, 9, 10, 11, 14, 17, 18, 21, 24, 25, 27, 28, 29, 30, 35, 36, 41, 42, 43, 46, 47, 50, 53, 54, 57, and 60.

## 3-Type C-8 (JFSS-583)

### BB-1

Two-story brick veneer buildings features a flared hip portico topped with a standing seam metal roof, supported on decorative wrought iron columns. This type has a simple Colonial Revival style door surround with sidelights. Various types of brick are used to make the buildings appear different, including textured multi-color brick, wire-brushed brick, and smooth-faced brick. The original front door may be a wood panel door without lights. The central facade upper-story window type is a round-arched wood window with a multi-pane sash. This type is comprised of the Building Block 1 of the four-unit module designs.

Occurrence for C-8 is:

- 9 100 Kingston Ave
- 9 102 Kingston Ave
- 11 111 Kingston Ave
- 11 113 Kingston Ave
- 14 121 Kingston Ave
- 14 123 Kingston Ave
- 21 141 Kingston Ave

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|    |                    |
|----|--------------------|
| 21 | 143 Kingston Ave   |
| 29 | 104 Hartwell Court |
| 29 | 106 Hartwell Court |
| 30 | 105 Hartwell Court |
| 30 | 107 Hartwell Court |
| 41 | 140 Hartwell Court |
| 41 | 142 Hartwell Court |
| 42 | 141 Hartwell Court |
| 46 | 101 Southland Blvd |
| 46 | 103 Southland Blvd |
| 50 | 118 Southland Blvd |
| 50 | 120 Southland Blvd |
| 60 | 143 Southland Blvd |
| 60 | 145 Southland Blvd |
| 42 | 139 Hartwell Court |
| 2  | 5101 Southside Dr. |
| 2  | 5103 Southside Dr. |
| 4  | 5201 Southside Dr. |
| 4  | 5203 Southside Dr. |

#### **4-Type D-8 (JFSS-584)**

##### **BB 2**

Two-story brick veneer buildings with an arched wooden entry portico, supported on decorative wrought iron columns. The portico is stuccoed on its coved underside.

This type features a simple Colonial Revival style wood door surround with Tuscan pilasters and sidelights. The original front door type appears to be the 12-light wood panel door.

Various types of brick are used to make the facades appear different, including textured multi-color brick and wire-brushed brick. The central facade upper-story window type present is a 6/6 metal window. Brick quoins at the facade/side-wall juncture are occasionally featured on this type; they are present on Sites 24 and Site 36. This type of comprised of Building Block 2 of the four-unit module designs.

Occurrence for D-8 is:

|    |                    |
|----|--------------------|
| 57 | 138 Southland Blvd |
| 57 | 140 Southland Blvd |
| 24 | 144 Kingston Ave   |
| 24 | 146 Kingston Ave   |
| 35 | 124 Hartwell Court |
| 35 | 126 Hartwell Court |
| 36 | 123 Hartwell Court |
| 36 | 125 Hartwell Court |

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### **5-Type E-8 (JFSS-585)**

#### **BB 6**

Two-story brick veneer buildings with a Colonial Revival style wooden broken pediment entryway. This type features a vinyl pediment centered on the facade at the roofline and brick quoins on the facade/side-wall juncture. Various types of brick are used to make the facades appear different, including textured multi-color brick and smooth-faced brick. The center facade upper-story window present on this type is a tripartite wood window with a center 6/6 wood sash flanked by sidelights. The original entry door is likely a 12-light wood panel door. This type is comprised of Building Block 6 of the four-unit module designs.

Occurrence for E-8 is:

- 1 5017 Southside Dr.
- 1 5019 Southside Dr.
- 27 5039 Wabash
- 27 5037 Wabash
- 28 103 Hartwell Court
- 28 102 Hartwell Court
- 43 144 Hartwell Court
- 43 143 Hartwell Court

### **6-Type F-8 (JFSS-586)**

#### **BB 7**

Two-story brick veneer building with a Colonial Revival style entryway features a wood pediment with entablature, Tuscan pilasters, and sidelights surrounding the principal entry door. The original entry door was likely a 12-light wood panel door and/or a wood panel door with no lights. Various types of brick are used to make the facades appear different, including textured multi-color brick and wire-brushed brick. The center facade upper-story window present on this type is a small round wood window with four keystones. A few of these windows feature a leaded glass design, which may have been the original treatment. This type is comprised of Building Block 7 of the four-unit module designs.

Occurrence for F-8 is:

- 25 5044 Wabash Pl
- 25 5042 Wabash Pl
- 53 123 Southland Blvd
- 17 124 Kingston Ave
- 17 126 Kingston Ave
- 53 125 Southland Blvd

### **7-Type G-8 (JFSS-587)**

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## BB 8

Two-story brick veneer building with a Colonial Revival style entryway features a wood pediment with raked cornice flanked by rusticated Tuscan pilasters. The original principal entry door is likely a 12-light wood panel door; a few of the doors present on the site today feature an applied X brace form to the panels below the door. Various types of brick are used to make the facades appear different, including textured multi-color brick and smooth-faced brick. The center facade upper-story window present on this type is a set of paired 6/6 double-hung aluminum sash. This type is comprised of Building Block 8 of the four-unit module designs.

Occurrence for G-8 is:

|    |                    |
|----|--------------------|
| 10 | 107 Kingston Ave   |
| 10 | 109 Kingston Ave   |
| 18 | 131 Kingston Ave   |
| 18 | 133 Kingston Ave   |
| 47 | 108 Southland Blvd |
| 47 | 110 Southland Blvd |
| 54 | 128 Southland Blvd |
| 54 | 130 Southland Blvd |

**12-plex buildings** are defined by a central unit with two attached flanking units. The flanking units are always identical in architectural type, while the central unit, which is typically painted white, is architecturally differentiated. These three facade treatments unite to form the following architectural types.

**12-plexes on the Lynn Acres site field map are:** 3, 5, 6, 7, 8, 12, 13, 15, 16, 19, 20, 22, 23, 26, 33, 34, 37, 38, 45, 48, 49, 51, 52, 55, 56, 58, 59, 61, 62, 64, and 65.

## 8-Type H-12 (JFSS-588)

### BB 5-3-5

Middle unit has full-height entry porch supported on slender square wood columns that shelters the central three bays. This unit projects slightly from the main line of the 12-plex building and corresponds to Building Block 3 of the four-unit module building blocks. An entry surround with fluted or Tuscan pilasters provides access through a 12-light or 9-light wood panel door. No pediment is present on this surround. The central upper-story window type present on the middle unit is either a 6/6 wood sash with wood shutters or a 6/6 aluminum sash with wood shutters. A few of the 9-light doors feature an applied X brace form to the panels below the door. The flanking units have simple wood pediment entry porticos with Colonial Revival entry surrounds and sidelights. Flanking units correspond to Building Block 5 of the four-unit module building blocks. The central window type present on the flanking units is a tripartite wood window with 6/6 wood sash and sidelights. This type features a diversity of brick masonry including patterned wire-brushed brick, textured multi-colored brick, and smooth-faced brick.

Examples can be found at:

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|    |                    |
|----|--------------------|
| 3  | 5105 Southside Dr. |
| 3  | 5107 Southside Dr. |
| 3  | 5109 Southside Dr. |
| 6  | 5106 S 1st Street  |
| 6  | 5108 S 1st Street  |
| 6  | 5110 S 1st Street  |
| 13 | 115 Kingston Ave   |
| 13 | 117 Kingston Ave   |
| 13 | 119 Kingston Ave   |
| 20 | 135 Kingston Ave   |
| 20 | 137 Kingston Ave   |
| 20 | 139 Kingston Ave   |
| 49 | 112 Southland Blvd |
| 49 | 114 Southland Blvd |
| 49 | 116 Southland Blvd |
| 56 | 132 Southland Blvd |
| 56 | 134 Southland Blvd |
| 56 | 136 Southland Blvd |
| 61 | 152 Southland Blvd |
| 61 | 150 Southland Blvd |
| 61 | 148 Southland Blvd |

### 9-Type I-12 (JFSS-589)

#### BB 8-1-8

Middle unit has flared hip portico topped by a standing seam metal roof and corresponds to Building Block 1 of the four-unit module building blocks. The middle unit on B-12 typically projects slightly from the main 12-plex building line, except for Field Site 5 and Field Site 45, which both have recessed middle units. A simple Colonial Revival wood door surround is flanked by sidelights. The central upper-story window type present on the middle unit is a round-arched multi-pane wood sash. With the exception of Field Site 5 and Field Site 62, all middle units have a central gable pediment at the roofline. The flanking units have pedimented entryways with rusticated Tuscan pilasters and correspond to Building Block 8 of the four-unit module building blocks. The central upper-story window type present on these units is a set of paired 6/6 double-hung aluminum sash. This type features the most diversity of brick masonry type including smooth-faced, wire-brushed, patterned wire-brushed, and textured multi-color brick.

Examples can be found at:

|    |                   |
|----|-------------------|
| 5  | 5100 S 1st Street |
| 5  | 5102 S 1st Street |
| 5  | 5104 S 1st Street |
| 26 | 5045 Wabash       |

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|    |                    |
|----|--------------------|
| 26 | 5043 Wabash        |
| 26 | 5041 Wabash        |
| 33 | 118 Hartwell Court |
| 33 | 120 Hartwell Court |
| 33 | 122 Hartwell Court |
| 34 | 117 Hartwell Court |
| 34 | 119 Hartwell Court |
| 34 | 121 Hartwell Court |
| 37 | 128 Hartwell Court |
| 37 | 130 Hartwell Court |
| 37 | 132 Hartwell Court |
| 38 | 127 Hartwell Court |
| 38 | 129 Hartwell Court |
| 38 | 131 Hartwell Court |
| 45 | 102 Southland Blvd |
| 45 | 104 Southland Blvd |
| 45 | 106 Southland Blvd |
| 62 | 201 Southland Blvd |
| 62 | 203 Southland Blvd |
| 62 | 205 Southland Blvd |

### **10-Type J-12 (JFSS-590)**

#### **BB 7-4-7**

Middle unit has shed-roofed entablature portico with dentiled cornice supported on decorative wrought iron columns and a Colonial Revival style wood door surround with sidelights and corresponds to Building Block 4 of the four-unit module building blocks. The middle unit slightly projects from the main body of the 12-plex building. The center upper-story window type is a Palladian window with 6/6 wood central sash flanked by sidelights and topped by a fanlight. The flanking units have wood pediment entryway with entablature, Tuscan pilasters, and paired 4-light sidelights. Flanking units correspond to Building Block 7 of the four-unit module building blocks. The central upper-story window type is a small round wood window with keystones. A few of these windows have a leaded glass design which may have been the original treatment. Brick types utilized on this type are textured multi-color brick and smooth-faced brick. Door types on these buildings vary from 9-light wood panel doors to 12-light wood panel doors.

Examples can be found at:

|    |                  |
|----|------------------|
| 12 | 104 Kingston Ave |
| 12 | 106 Kingston Ave |
| 12 | 108 Kingston Ave |
| 22 | 138 Kingston Ave |
| 22 | 140 Kingston Ave |
| 22 | 142 Kingston Ave |

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|    |                    |
|----|--------------------|
| 48 | 105 Southland Blvd |
| 48 | 107 Southland Blvd |
| 48 | 109 Southland Blvd |
| 58 | 137 Southland Blvd |
| 58 | 139 Southland Blvd |
| 58 | 141 Southland Blvd |
| 64 | 100 Nolin Place    |
| 64 | 102 Nolin Place    |
| 64 | 104 Nolin Place    |
| 65 | 101 Nolin Place    |
| 65 | 103 Nolin Place    |
| 65 | 105 Nolin Place    |

### 11-Type K-12 (JFSS-591)

#### BB 2-9-2

Middle unit has segmental pediment entry surround with Tuscan pilasters (some examples are fluted but never Doric) that corresponds to Building Block 9 of the four-unit module building blocks. The center three bays on the middle unit are topped by a pediment and project from the main body of this four-unit module. Brick quoins are present on the facade/side wall juncture of this projection. The entire four-unit middle module also projects slightly as well from the main 12-plex building line. Flanking units have wooden entry porticos with coved underside supported on decorative wrought iron columns that correspond to Building Block 2 of the four-unit module building blocks. The central upper-story window type for the middle unit is a wood Palladian window with 6/6 wood sash surrounded by sidelights and topped by a 4-light fanlight. The flanking units have 6/6 double-hung aluminum sash as the central upper-story window. Brick type varies from smooth-faced red brick to textured multi-colored brick. Twelve-light and 9-light wood panel doors appear to be the original entry treatment. A few doors feature an applied X brace form to the panels below the door.

Examples can be found at:

|    |                    |
|----|--------------------|
| 7  | 5101 S 1st Street  |
| 7  | 5103 S 1st Street  |
| 7  | 5105 S 1st Street  |
| 15 | 118 Kingston Ave   |
| 15 | 120 Kingston Ave   |
| 15 | 122 Kingston Ave   |
| 19 | 128 Kingston Ave   |
| 19 | 130 Kingston Ave   |
| 19 | 132 Kingston Ave   |
| 51 | 117 Southland Blvd |
| 51 | 119 Southland Blvd |
| 51 | 121 Southland Blvd |
| 55 | 127 Southland Blvd |

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55 129 Southland Blvd  
55 131 Southland Blvd

## 12-Type L-12 (JFSS-592)

### BB 6-10-6

Middle unit has Georgian Revival wood entry surround with full entablature, Tuscan pilasters, and sidelights, topped by a decorative wrought iron railing at mid-story. The middle unit corresponds to Building Block 10 of the four-unit module building blocks. No pediment is present on the entryway. The middle unit is recessed slightly from the main 12-plex building line. Some examples have leaded glass sidelights, while others have 4-light sidelights surrounding the recessed entry door. The flanking units feature a wooden broken pediment entryway with fluted pilasters. The flanking units correspond to Building Block 6 of the four-unit module building blocks. All three units feature a tripartite wood window with 6/6 wood sash and sidelights. Entry doors presented on this type include 12-light and 9-light wood panel doors. Brick masonry utilized on this type include smooth-faced brick and textured multi-color brick.

Examples can be found at:

8 101 Kingston Ave  
8 103 Kingston Ave  
8 105 Kingston Ave  
16 125 Kingston Ave  
16 127 Kingston Ave  
16 129 Kingston Ave  
23 145 Kingston Ave  
23 147 Kingston Ave  
23 149 Kingston Ave  
52 122 Southland Blvd  
52 124 Southland Blvd  
52 126 Southland Blvd  
59 142 Southland Blvd  
59 144 Southland Blvd  
59 146 Southland Blvd

### Non-contributing buildings

There are no non-contributing buildings, structures, or objects within the boundaries of the Lynn Acres Apartment complex.

### Description of each apartment's interior

Lynn Acres' buildings feature 2-bedroom apartments. Each apartment interior is characterized by a small stairwell vestibule on each floor that corresponds to the building's front and rear entrance. Every vestibule is unified by a central communicating stair with a simple wooden stair rail and



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baluster. The landings and stairs originally had wooden or tile flooring. In many instances the wood flooring has been covered over with rubber flooring.

The interior of each unit features a living room, two small bedrooms, a bath, a hall, and a kitchen. Most trim work around doors and windows is simple in design and was originally unpainted. Most trim has now been painted. In many instances, the doorway between the living room and the hall leading to secondary spaces has a segmental arched plastered door surround rather than wood door trim. The interior walls and ceilings are covered with smooth-faced drywall. Some ceilings have been recently stippled. Many units are in poor condition and show water damage. Contemporary ceiling lights and fans can be found in many units. No original light fixtures remain.

The bathrooms each contain a tub, toilet, lavatory and mirrored medicine cabinet. White tile wainscoting with black coping decorates each bathroom. The floors in the bathrooms are composed of black and white hexagonal tiles with a black baseboard trim. Many of the tubs and toilets are original to the units while the original sinks have been changed to newer vanities.

The small kitchen in each apartment unit has wooden base and wall hung cabinets with simple hardware that appears to be original. New laminate countertops, stainless steel double sinks, refrigerator, and stove have been added to modernize each kitchen. Tile flooring serves as the floor cover. Wainscoting has been added to some kitchens as a modern update.

The basement for each four-unit apartment module is unfinished. The walls and floors are of concrete. Natural light is provided by window wells that line the perimeter of each building. Each basement contains the unit's furnace, a utility sink, a water heater that serves each unit, as well as 4 individual wooden storage, 1 for each apartment.

### **Exterior Alterations since the Period of Significance**

While the property has changed hands several times since construction, the Lynn Acres apartment complex retains a high level of architectural and site integrity. The site plan has not been altered from its original configuration (see **Figure 5** and **Figure 8**) and the mature trees and bushes that line the planting strips remain intact.

In addition, the brick-veneer buildings have experienced very few exterior alterations and no buildings have been demolished. The historic entryways and front, rear, and side elevations retain their original fenestration patterns. Historic doors, rear door hoods, and some original metal windows remain in place. The main exterior alteration to the buildings is the removal of original window sash and replacement with 6/6 vinyl sash. Other alterations include: parging or boarding of basement windows and window wells; removal of the wood entryway portico columns on a few architectural types (Type B-4, C-8, I-12) and replacement with wrought iron; and painting the unpainted brick on several middle units on 12-plex buildings only. The replacement of the wood columns was presumably done in the early 1960s, as the iron work seems to date from that time frame. Since assuming ownership of the complex, the current owners have not completed any exterior alterations.

### **Interior Alterations since the Period of Significance**

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The interior of each apartment at Lynn Acres has retained its historic apartment layout. Exceptions include the creation or widening of openings between the living room and bedroom and/or the living room and kitchen and hall to create a more open interior space.

Many original bathroom fixtures remain in place including bathtubs and toilets. All sinks have been replaced with vanity cabinets. In general most hardwood floors are still intact, while the kitchen flooring has been changed to vinyl.

Some modifications to the 1940s kitchens have occurred as well. These changes are relatively minor and each unit appears largely as they did when constructed.

The Lynn Acres Apartments remains intact as built in the late 1940s/early 1950 and retains much of the historic fabric that was present during its period of significance. Integrity considerations will be outlined further in Section 8.

### **Current Rehabilitation Plans**

Heritage Green, LLC, plans to renovate the Lynn Acres Apartments utilizing the Federal and State Historic Rehabilitation Tax Credits along with Section 42 Low Income Housing Tax Credits. If approved, Lynn Acres will contain 556 units, with a mix of 56 one-bedroom-one-bath units, 388 two-bedroom-one-bath units, 56 three-bedroom-two-bath units and 56 "super" three-bedroom-two-bath units. All work will be completed according to the Secretary of the Interior's Standards for Rehabilitation.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

Politics/Government

**Period of Significance**

1947-1950

**Significant Dates**

1947, 1948, 1949, and 1950

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

D.X. Murphy and Brothers Architects

**Period of Significance (justification)**

The selected Period of Significance, 1947-1950, corresponds to date of construction of the Lynn Acres Garden Apartment complex.

**Criteria Considerations (explanation, if necessary)**

**N/A**

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## Statement of Significance

### Summary Paragraph

Lynn Acres Garden Apartments (JF-018) meets National Register Criterion A and is significant within the historic context, *The Post-World War II Housing Crisis in Louisville and Jefferson County, Kentucky, and Federal Government Interventions, 1932-1955*. The property is significant at the local level and conveys the importance of multi-family rental housing to community development directly after the Second World War. The property demonstrates the influence of Section 608 of the National Housing Act on the local housing shortage. Without Section 608, the growing population would have had a much more difficult time finding suitable living arrangements. Therefore, the Areas of Significance selected for this nomination are Government as well as Community Planning and Development.

### Historic Context: *The Housing Crisis in Louisville and Jefferson County, Kentucky, and Federal Interventions, 1932-1955*

#### Background on Context Development

This nomination reuses some of the information from a recent Louisville listing, *Arcadia Apartments* (2010, NRIS 10000906).<sup>12</sup> That nomination focused upon the effect of two powerful FHA programs, both known by their enumeration in their parent legislation: Section 608 and Section 207. Both programs provided financial security to allow local developers to erect multi-family rental housing for low- to middle-income tenants, when market forces alone did not support that type of housing.

#### The Critical Urban Housing Shortage, 1930-1941

Beginning with the Stock Market crash in 1929, and the Great Depression that began in the early 1930s, those fortunate enough to own a home or apartment were under imminent threat of foreclosure. Many Americans were a paycheck away from bankruptcy. In 1933, the peak of the Depression, "there were one thousand foreclosures a week nationally. Residential construction in the United States had plummeted to 93,000 units that year, down from 937,000 in 1925, and most of these were homes and apartments for the well-to-do."<sup>13</sup> Financing a new home was also problematic as, "loans were available only for 40-50 percent of the appraised value of a house, repayable in three to five years at interest rates of 5-9 percent."<sup>14</sup> Thus, financing issues combined with a lack of stable economic growth to create a national affordable housing shortage by the early 1940s.

Like most major and mid-sized American cities, Louisville had an acute affordable housing shortage, through the entire decade of the 1930s. While single-family housing for upper- and middle-class families experienced gradual increases during the Great Depression, low-cost housing for the working

<sup>12</sup> Portions of this context are taken from: Joanne Weeter, "Arcadia Apartments," *Nomination to the National Register of Historic Places*, Section 8, Listed 2010.

<sup>13</sup> Gwendolyn Wright, *Building the Dream A Social History of Housing in America*, 7th Edition (Cambridge, MS and London, England: The MIT Press, 1981), 240.

<sup>14</sup> *Ibid.*, 241.

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class was virtually non-existent or considered beyond rehabilitation. The dire economic circumstances made such essentials as housing, food, and clothing difficult to obtain, and jobs were not generally available. In the depths of the Depression in 1932, "Louisville's unemployment rate reached an estimated 25.3% among whites and 27.2% among blacks, while practically all those working suffered deep wage cuts. Construction expenditures that year [1932] fell a sickening 62.9% below 1929, while retail sales were down 60% from that last year of prosperity."<sup>15</sup> In general, the economic impacts of the Great Depression made the supply of well-maintained affordable housing decrease and the need for such housing increase—creating an uneasy situation.

With the onset of World War in Europe in the late-1930s, American industries began to retool to serve the European war effort, and after 1941, the American involvement with the war. The incredible demand for supplies of war led to a sustained economic recovery nationally. Large- and medium-sized metropolitan areas were flooded with migrants looking for work in these industries. Within these "Arsenals of Democracy" such as Los Angeles, Oakland, Atlanta, Detroit, Portland, Louisville, and Dallas, the housing crisis deepened.<sup>16</sup> Thousands of war workers migrated to major economic centers, primarily from rural areas, to earn a living and help in the war effort. This unprecedented migration led to a shortage of privately-owned rental housing for war workers. The need was addressed with traditional solutions, such as dividing large older houses into apartments, but reports of people adapting structures for housing that were not intended for human habitation, such as chicken coops and auto garages, presented a more desperate level of need.

As the hostilities increased in Europe in the late-1930s, Louisville experienced an increase in industrial activity, and with that, a population increase. "In 1937 *Harpers' Magazine*...had called Louisville 'an American museum piece.' But by 1940 the floodgates were ready to open, releasing the single most concentrated wave of economic development in the city's history."<sup>17</sup> Even with the impact of the Depression, Louisville had maintained an active and diverse manufacturing sector, focusing primarily on cigarettes, macaroni, and bourbon. During the war, much of this sector shifted its production, and Louisville became the "eighteenth-largest defense supplier in the country."<sup>18</sup> Goods produced include synthetic rubber at several plants in southwest Louisville; powder charges for artillery, guns mounts, and torpedo tubes at the Naval Ordnance near Lynn Acres apartments on the South end; military jeeps by the Ford Motor Company; and glider parts by most of the city's woodworking industries.<sup>19</sup> In fact, Louisville became the world's largest producer of synthetic rubber during World War II.<sup>20</sup>

With the increase in industry came the need for more workers, especially with most able-bodied men serving overseas. "The intensification of the war effort brought thousands of workers from rural Kentucky and Indiana into the city" and with that came the need for adequate affordable housing.<sup>21</sup>

<sup>15</sup> George Yater, *Two Hundred Years at the Falls of the Ohio: A History of Louisville and Jefferson County* (Louisville: The Heritage Corporation, 1979), 194.

<sup>16</sup> Wright, 242.

<sup>17</sup> Yater, 205.

<sup>18</sup> Richard Bernier, "World War II," *The Encyclopedia of Louisville* (Lexington: University Press of Kentucky, 2001), 954.

<sup>19</sup> *Ibid.*, 955; Margaret Merrick, "Naval Ordnance," *The Encyclopedia of Louisville*, 648.

<sup>20</sup> Yater, 207.

<sup>21</sup> Bernier, "World War II," 955.

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## **Federal Government's Response to the Housing Shortage: National Housing Act of 1934, 1937, and Section 608 of the National Housing Act of 1942**

Beginning with the establishment of the Federal Housing Administration (FHA) and the National Housing Acts (N.H.A.) of 1934 and 1937, the federal government, made affordable housing a public priority at the federal level, through the leadership of Franklin Delano Roosevelt. A brief summary of these changes is necessary to understand the level of intervention with Section 608 during the War.

Under the provisions of the N.H.A of 1934, the federal government guaranteed private mortgage lenders repayment if the purchaser of the loan defaulted. In turn, lenders would offer FHA backing for those properties that met strict FHA guidelines. The FHA's approach to financing for houses entirely revolutionized mortgage lending practices. Under the FHA provisions, mortgages were spread over a longer repayment period; the loan-to-value ratio was increased, thereby lessening down payment requirement amounts; and mortgages were self-amortized.<sup>22</sup> All these provisions served to promote private home ownership and employment in the construction industry. Over time, strict FHA guidelines and practices spun off into the housing industry as a whole, even those not backed by FHA insurance.

The National Housing Act of 1934 was revisited a few short years later by in the National Housing Act of 1937. The 1937 Act created the U.S. Housing Authority (USHA) with the express purpose of providing funds for construction of houses for individuals with low income. Under the provisions of the program, the federal government provided funds to local housing authorities, who in turn acquired land and built or contracted for low-income building construction. The local authorities then acted as landlords for this form of subsidized housing. Under the provisions of the 1937 Act, construction costs were underwritten by USHA. Those savings were passed along to tenants, who could not afford market-rate housing. Rental fees were meant only cover the local housing authority's operating expenses.

Both pieces of N.H.A. legislation revolutionized the housing industry, in terms of affordable housing and in home ownership patterns, resulting in unprecedented growth in home ownership and in increased suburbanization of the nation's building stock. While in 1940 when less than 45 percent of homes were privately owned, by 1960, 60 percent of homes were privately owned. The majority of this housing was sponsored in areas on the city's outer edge.

In response to the growing national housing emergency during WWII, the 1942 Congress built upon the past successes of previous N.H.A. legislation and enabled the development of Title VI, and within it, Section 608, of the National Housing Act. This provision assisted developers and investors with securing adequate financing to erect rental housing for people with low-to-moderate incomes through a liberalizing of the basis by which this could occur. This program was unique in three ways. First, it encouraged private rather than public housing; second, it encouraged rental rather than saleable property; and third, it encouraged developers through incentives to erect housing for low- to moderate- income renters. Because it addressed all three of these areas during a period in which

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<sup>22</sup> Self-amortization is defined as: A loan for which the periodic payments consist of both principal and interest such that the loan will be paid off by the end of a scheduled term. Assuming the loan is a fixed-rate loan, the amount of each payment and the breakdown of the principal and the interest that comprise each payment can be known in advance.

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private enterprise was very reluctant to build rental housing for those with low-to-moderate incomes, it was unique among governmental programs. Under this provision, Lynn Acres Garden Apartments was built.

Section 608 was the leading stimulus in motivating developers to build low- to moderate-income rental housing in the United States. Indeed, between 1946 and 1952, 80 percent of FHA sponsored developments comprised of five or more rental housing units were insured under Section 608. Amortization of Section 608 mortgages was lengthened by five years or longer, which gave the developer a smaller monthly payment. Working capital requirements were reduced. A high loan-to-value ratio, a liberal valuation of the land, and a high estimate of development costs translated into profits for developers. Forms were simplified and procedures were streamlined to facilitate quick action on applications. For example, the amendments to Section 608 made it possible for developers to "estimate" their costs with no verification at a later point in the project. In Post-WWII America, these building and financing practices could occur without severely negative results, for the great national building campaign that lasted until the middle 1960s provided a steady increase in property values.

Welfield writes, "the program succeeded beyond all expectations. Four hundred sixty thousand units were built (half in four major metropolitan areas: New York City, Chicago, Washington, D.C., and Los Angeles). Of these, approximately 400,000 were built by the end of 1951. More units were built under the 608 program in 1950 and 1951 than had been built by all the life insurance companies, limited dividend corporations, semi-philanthropic organizations, and consumer cooperatives."<sup>23</sup> Schafer goes further, pointing out that the rise in multi-family housing starts in 1948-50 was entirely the result of federal financial assistance under Section 608. From 1942-1946, Section 608 mortgage commitments totaled approximately \$175 million in multi-family housing. In 1947 alone, the year Lynn Acres was approved, mortgage commitments totaled \$360 million. It was the largest amount the agency had ever spent since its establishment in 1934, and the largest amount sponsored by the federal government since the 1930s, when it first recognized the importance of adequate affordable housing to the general welfare.<sup>24</sup>

### **FHA Guidelines and Section 608**

In deciding how to increase the number of housing units, Congress realized it must address the shifting demographics of the massive urban industrial work force housed by these units. The FHA was also concerned about getting value for the investment and protecting the investment if default occurred and the Government would be called to repay private mortgagor's loan. With WWII's end in 1945, FHA called upon the private sector to provide affordable housing for returning veterans and their families in the face of material and labor shortages, in a climate when ceilings on prices, rents, and interest rates were in effect.<sup>25</sup>

<sup>23</sup> Irving Welfield, *Where We Live: The American Home and the Social, Political, and Economic Landscape from Slums to Suburbs* (New York: Simon and Schuster) 1988, 68.

<sup>24</sup> Robert Schafer, *The Suburbanization of Multifamily Housing* (Lexington Books: Lexington, MS), 1974.

<sup>25</sup> U.S. Federal Housing Administration, *The F.H.A. Story in Summary* (Washington, D.C.: Federal Housing Administration, 1959), 16.

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These concerns resulted in the FHA establishing minimum standards, dictating both the design and location of housing it insured. The standards applied to single-family homes as well as multi-family rental developments, and were extremely influential in determining the design of housing and communities in America during the 1940s and 1950s, given the sheer number of mortgages insured through the FHA programs.

In general, FHA prescriptions included a concern for how the proposed project should be arranged in terms of layout and use of public spaces; floor plans for individual units, tenant privacy issues; room arrangements and accessory spaces; garages and parking for automobiles; and overall site planning. Parking areas, playgrounds, and laundry facilities were to be provided according to local custom. Tenant appeal and marketability was an important concern and was emphasized through selection of a suitable location, access to nearby amenities, and affordable rental charges that met the needs of the local market. On the other hand, developers were encouraged to be sure that the rents charged were sufficient to assure the success of the project, with an eye toward low operating and maintenance costs. Because of post-war materials shortages, the FHA relaxed their standards related to material quality to the lowest possible levels, as long as the project used materials that were both durable and required low maintenance cost.

Due to the program's complexity, guidelines were published in an attempt to educate builders, architects, and contractors in completing projects using Section 608 mortgage insurance. Among the more important for understanding the program's requirements are: "Housing For War Workers: How to Develop Rental Housing Projects Financed With Mortgages To Be Insured Under Title VI. Section 608 of the National Housing Act"<sup>26</sup> and "Planning Rental Housing Projects."<sup>27</sup> Both of these documents were consulted for this nomination.

In sum, FHA guidelines had very specific requirements with regard to architectural design, site planning and location, and the approval processes. Much of the literature alludes to a greater professionalization of the building process, calling for architects, contractors, and landscape architects to work in tandem so that they could create suitable rental developments. Prior to this time, design professionals were seldom among the development team, but the Section 608 program made FHA's approval contingent upon the involvement of these professionals. The applicant was also required to work with local planning and zoning officials while obtaining FHA approval.

Applicants were instructed to submit the following to FHA officials in the pre-application process:

1. A Location Map (showing the relationship of the proposed development to nearby schools, shopping districts, recreation centers, transportation networks, and employment opportunities)
2. A Site Plan (that graphically displayed project boundaries, terrain and topography, existing and proposed utilities, building placement and proposed site improvements like yards, sidewalks, playgrounds, laundry drying areas, and parking lots)
3. Unit Sketches (showing floor plans, cross sections, and building elevations)

<sup>26</sup> U.S. Federal Housing Administration, *Housing for War Workers: How to Develop Rental Housing Projects Financed with Mortgages to be Insured Under Title VI* (Washington, D.C.: Federal Housing Administration, 1942).

<sup>27</sup> U.S. Federal Housing Administration, *Planning Rental Housing Projects* (Washington, D.C.: Federal Housing Administration, 1947).



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4. A Narrative Statement (that addressed project density, details on rental rates and services, details of the project's ownership, and project sponsors)

In developing project plans, the prospective applicant was also asked to consider: legal issues; special hazards related to noxious odors, smoke and noise; access related to road surface quality, traffic flow, safety of access into and out of the site; topography as it related to flood plains, drainage, and site slope; lot shape, particularly related to street frontage and the cost of roadway construction; and adequacy of utilities for sewer, gas, water, and electricity. In all instances, the applicant was to keep initial building construction costs low as well as provide for on-going inexpensive building maintenance.

In terms of architectural design, the FHA tended toward more established conservative designs, and shied away from modernist architecture. While Section 608 project developers were not constrained by FHA requirements for use of specific architectural styles, guidelines did call for restraint. The FHA specifically discouraged the use of "startling" modernist styles which might have poor resale values, according to their assessment:

"...the Administration believes that simple, direct designs which rely for their effect upon mass, scale, and proportion are more attractive to tenants, and the resultant structures are sounder investments, than those which strive for picturesque or unusual effects by means of over-ornamentation or a startling use of materials. This principle is applicable both to exterior and interior design. The property should be designed to retain continued acceptance and not be so faddish that it is soon outmoded. The design should be appropriate to the section of the county in which the property is located, to climate and topography and to the mode of living common to the area."<sup>28</sup>

The FHA called for something it termed "essential quality." Anything with a design or plan that hinted at luxury was discouraged. Building floor plans were to be simple and practical in design. Architecturally, each building's design was to be "simple and harmonious." Unnecessary architectural detailing was to be avoided and long rows of structures were discouraged because they were thought to be "monotonous in appearance and undesirable." The 1942 FHA brochure also warned potential developers and contractors that materials shortages were a real issue. "Before proceeding with plans for the development of a rental housing project for war workers, builders should ascertain whether priorities for construction materials can be obtained."<sup>29</sup>

Project location was a significant concern for FHA planners, as it determined the level of investment for the federal government. As the FHA guidance put it, "Too much emphasis cannot be placed on planning, for the success of a project depends upon the satisfaction of the tenants with the accommodations provided. A good location will attract tenants, but badly planned living units will cause them to move to something better. A well-planned project can overcome the handicap of a mediocre location, for once he has moved in, a tenant will remain, and a well-planned project in a desirable location can scarcely miss enjoying continued success."<sup>30</sup>

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<sup>28</sup> Ibid., 8.

<sup>29</sup> U.S. Federal Housing Administration, *Housing for War Workers*.

<sup>30</sup> U.S. Federal Housing Administration, *Planning Rental Housing Projects*, 5.

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The FHA predicted that projects located in areas that are characterized by a single purpose, such as those located in distinctly commercial areas, hotels, dormitories, farm dwellings, or company housing and/or housing dependent on a single industry, will ultimately be unsuccessful. The administration instead suggested locating Section 608 projects in areas that were distinctly residential in character. Developers were also warned against a target tenant market whose ability to pay rent was tied to a single business or industry.<sup>31</sup> In addition, the FHA cautioned that units were to be rented to a stable group of tenants, not transients.

## **The Garden City Planning Movement and FHA Design Prescriptions**

The design and location requirements adopted by the FHA were influenced by intellectual and design movements in Europe, where the forces of urbanization and industrialization led architects and designers to think about designs that emphasized idealized suburban communities. The need to rebuild Europe after World War I gave rise to massive debates and discussions regarding housing policy and resulted in new trends in multi-family housing. These debates and trends influenced policy makers in the United States, in which there was a similar need for massive housing development during the Depression and after World War II. The location of that housing, in relation to city centers and work places, became a major part of the ongoing debate. One important architectural landscape movement that developed in Europe, in response to this need for massive housing and to the forces of urbanization and industrialization, was the English Garden City Movement. A brief discussion of it follows, for it relates to the US federal government's involvement in the planning of communities, and the FHA's active promotion of the new garden apartment property type, of which Lynn Acres is but one example.

Conceived by Englishman Ebenezer Howard in the late-nineteenth century, Garden City planning ideas spread to the United States in the 1920s.<sup>32</sup> Garden City principles were promoted as a basis for metropolitan expansion in the United States by the Regional Planning Association of America (RPAA), a group formed in 1923 for this purpose. It consisted of architects, engineers, economists and sociologists, and other professionals who would be responsible for the design of many of the early American garden suburbs. Key elements of Howard's Garden City Movement that found their way in FHA guidelines included the idea of superblocks consisting of large common green spaces, separation of pedestrian and automobile traffic, and access to community facilities. Fresh air, light, open space, and gardens were essential elements of the unified plan of architectural and landscape design.

Taken together, Garden City design precepts, FHA guidelines, and FHA financing incentives led to the design of hundreds of thousands of rental garden apartments.<sup>33</sup> Among the design commonalities of these projects "containing several hundred units called for the development of superblocks with garden courts, ample thoroughways with pedestrian underpasses and walkways, parking and garage compounds, centralized trash stations, and the elimination of service alleys. Clearance between buildings was carefully considered to provide adequate light, free circulation of air, and privacy. A maximum height of three stories was recommended unless elevators could be provided.

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<sup>31</sup> Ibid., 7.

<sup>32</sup> Ames and McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*, 41-42.

<sup>33</sup> Wright, *Building the Dream*, 246.

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Landscaping around foundations, common areas, and the circulation network was recommended..."<sup>34</sup> Lynn Acres Garden apartments was conceived and executed according to these principles and remains an excellent example of a garden apartment in Louisville and Jefferson County.

### **Lynn Acres Apartments Property History**

The Lynn Acres apartment complex was initiated in 1947 by Louisville developers L. Leroy Highbaugh, Sr and L. Leroy Highbaugh, Jr under the auspices of the American Building and Loan Association, the Highbaugh Mortgage Company, and the Prudential Insurance Company; the former two companies were operated by Highbaugh, Sr. The complex, which was reportedly the largest rental apartment project in Zone 2 of the Federal Housing Administration (FHA.), was expected to cost approximately \$5 million with \$4,368,000 insured by the FHA through the Section 608 program.<sup>35</sup> When completed in 1950, Lynn Acres featured 624 two-bedroom apartments in 66 brick veneer building units renting for \$75 a month.<sup>36</sup> Though never explicitly stated, the complex was intended for white families only, following the local tradition of segregation of white and black families.

The Highbaugh family began their foray into real estate development in the early 1940s. Prior to this time, Highbaugh Sr. had been a school teacher in his native Hart County, Kentucky. Highbaugh earned his law degree from the Jefferson School of Law in Louisville in 1912 and began practicing real estate as a "natural outgrowth." According to a 1965 Courier-Journal article, "from 1940-1949, he [Highbaugh, Sr] and his son [Highbaugh Jr] built more than 1,100 dwelling units for rental purposes."<sup>37</sup> The majority if not all of this development was suburban in nature.

Courier-Journal staff writer, Lee Heiman, notes in a 1949 article that, "The ability to look ahead has meant a great deal in Highbaugh's [Sr] success. For example, at the first rumors of Rubbertown development, in 1941, he began buying up and developing land in that area...Highbaugh's foresight is evident, too, in his real estate activities in Louisville's South End. With one eye on the railroad yards and war industries, he had his other eye on the large number of vacant tracts in that general vicinity, as did some other builders. Several mass housing projects were the result."<sup>38</sup> Lynn Acres was one of these.

Lynn Acres was the Highbaughs' first large-scale apartment project and the first in direct proximity to the Naval Ordnance plant. In fact, FHA officials noted that Lynn Acres "would be the largest rental project ever undertaken here."<sup>39</sup> The need was noted by Henry Propper, Executive Vice-President of the National Committee on Housing, when he said, "Louisville was the only city he visited on a nationwide tour which had a 'sizable building program of rental property in relation to its need."<sup>40</sup> The ability to afford construction of such a large-scale project relied heavily on the FHA's Section 608 program, which insured a large portion of the Highbaughs' investments. In return, the Highbaughs were

<sup>34</sup> Ames and McClelland, *Historic Residential Suburbs*, 51.

<sup>35</sup> Sol Schulman, "Derby-Bound F.H.A. Men See Zone's Biggest Job," *The Courier-Journal*, May 1, 1948.

<sup>36</sup> *Ibid.*; Louisville and Jefferson County Planning and Zoning Commission Case File, Docket No. 10-11-1947, Correspondence from L. Leroy Highbaugh, Sr to Mr Friend Lodge, Executive Director of the Louisville and Jefferson County Planning and Zoning Commission, March 13, 1950.

<sup>37</sup> No author, "Highbaugh Sr., Businessman Here Dies," *The Courier-Journal*, October 15, 1965.

<sup>38</sup> Lee Heiman, "Home-Builder Highbaugh Buys Himself a Little Place," *The Courier Journal*, November 13, 1949.

<sup>39</sup> No author, "Work Expected to Start Soon on 28 Apartments," *The Courier-Journal*, November 1, 1947.

<sup>40</sup> *Ibid.*

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required to follow FHA guidelines which included review and approval by the Louisville and Jefferson County Planning and Zoning Commission. Patterson Walker, Chief Underwriter of the FHA, stated in a letter dated May 9, 1947 that, "this tract is subject to being properly restricted, served with all utilities, and having all streets dedicated and paved in a manner acceptable to the city of Louisville."<sup>41</sup> The same letter noted FHA approval of the preliminary location of the Lynn Acres apartment project.

The Highbaughs purchased this 38-acre tract of land from numerous owners in the mid-1940s.<sup>42</sup> The complex was named after Highbaugh Jr's three year-old daughter Lynn with his wife Dorothy Hartwell Highbaugh.<sup>43</sup> One of the main streets, Hartwell Court, was named for Mrs Hartwell Highbaugh, Jr., a WAVE he met in Washington D.C. while serving in World War II. According to a November 1947 *Courier-Journal* article, the apartments were to be two-stories with a basement and an off-street parking area at the rear of each building. The same article stated that "Veterans will be given the first chance to rent and families with children will be welcomed."<sup>44</sup>

As of early 1947, the property was re-zoned from heavy industrial to multi-family housing and a preliminary plat map was sent to the Louisville and Jefferson County Planning and Zoning Commission for approval. The Highbaughs noted within that request letter that, "Both because of the dire need for quick relief of the local housing shortage in which this project will play a very considerable roll [sic], and of the necessity to begin actual construction within the next sixty days in order to be out of the mud by winter, it is respectfully requested that the Commission give tentative approval to this preliminary plan as quickly as possible."<sup>45</sup>

Apparently, the Commission did not share the developers' sense of urgency in spite of the very real problem of insufficient housing, as they declined to approve the plan at their May 13, 1947 meeting.<sup>46</sup> The main point of contention was that the development of "two-story, walk-up, garden-type apartments," ironically did not include sufficient green space. Planning Director Robert Russell observed that, "the project calls for 628 apartments and that a development of this size should have a park and playground area and that it was the recommendation of staff that such an area be required; that this proposed development was well removed from any existing or proposed play area. He then referred to the regulations governing subdivisions in the city which state that "due consideration should be given to the dedication of suitable sites for schools, parks and playgrounds; that this development contains about 38 acres and there should be at least three acres reserved for a park and playground..."<sup>47</sup>

At this meeting, the Highbaugh contingent, which included Architect T.D. Luckett, of D.X. Murphy and Brothers, and Landscape Architect Carl Berg, countered with several arguments including that each lot would have a sand box and slide board and "that each apartment had steps in the rear which

<sup>41</sup> Louisville and Jefferson County Planning and Zoning Commission Case File, Docket No. 10-11-1947, Minutes of the Louisville and Jefferson County Planning and Zoning Commission Meeting, May 13, 1947

<sup>42</sup> Jefferson County Clerk, Deed Book 4319, 586.

<sup>43</sup> Lee Heiman, Home-Builder Highbaugh Buys Himself a Little Place," *The Courier Journal*, November 13, 1949.

<sup>44</sup> No author, "Work Expected to Start Soon..." *The Courier Journal*, November 1, 1947.

<sup>45</sup> Louisville and Jefferson County Planning and Zoning Commission Case File, Docket No. 10-11-1947, Correspondence from L.Leroy Highbaugh, Sr and L. Leroy Highbaugh, Jr to the Louisville and Jefferson County Planning and Zoning Commission, April 17, 1947.

<sup>46</sup> Ibid., Minutes of the Louisville and Jefferson County Planning and Zoning Commission, May 13, 1947.

<sup>47</sup> Ibid.

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makes the back yard very accessible for the children.”<sup>48</sup> In addition, they noted that the apartments would be very desirable to the family income group who would live there due to proximity to industries such as International Harvester.<sup>49</sup> Other Commissioner discussions made mention of the need for an access road to link Kingston Ave north to the north property line. Both of these restrictions were reiterated in the resolution denying approval.

As of May 20, the Highbaughs had agreed to these terms with the stipulation that, “the City develop, supervise and maintain said [three-acre] tract as a playground within two years after the completion of buildings at Lynn Acres. If said City does not develop, supervise and maintain within two years and thereafter, said tracts shall revert to the developers, their heirs, survivors or assigns.”<sup>50</sup> The Commission approved tentative plans for the Lynn Acres property that day with the three-acre play area situated just east of the apartment subdivision. The project architect of record from D.X. Murphy, T.D. Lockett, was a member of the planning and zoning commission and had to vacate his position while the hearings were conducted.

The final plat was approved by the Louisville and Jefferson County Planning and Zoning Commission on September 16, 1947. At that meeting, the project architect pleaded with the Commission to lower the surety bond of \$94,000 to \$50,000 or \$60,000, given the other exorbitant expenses, which included materials costs. The Commission denied that offer. Despite the several snags, the project received Planning Commission approval, then FHA approval on October, 31, 1947.<sup>51</sup>

By May 1948, two of the 66 4-plex, 8-plex, and 12-plex apartment buildings were completed and toured by FHA Commissioner Franklin Richards and Judge Roscoe R. Dalton, Kentucky FHA Director, while they were in town for the 74<sup>th</sup> Run for the Roses.<sup>52</sup> A lease was publicly approved for Lynn Acres’ first tenant that day, George Shropshire, Jr., a consulting engineer, who was to live at Old Third Street Road (Southside Drive) and Kingston Ave.<sup>53</sup> As this article indicates, tenants began to move into Lynn Acres as buildings were completed.

Regarding the hard work alluded to by Mr Highbaugh Sr., the complex was not completed in full until early 1950. Possibly due to the Post-War shortage of materials and a subsequent increase in building costs, the project was phased over the next three years, as was indicated in a 1947 Courier-Journal article.<sup>54</sup> The final site work concluded in late 1949 and the playground area, which was used as a construction staging zone, was cleared for development by the city park department in March 1950.<sup>55</sup>

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<sup>48</sup> Ibid.

<sup>49</sup> Ibid.

<sup>50</sup> Ibid., Correspondence between L. Leroy Highbaugh, Sr and L. Leroy Highbaugh, Jr, and the Louisville and Jefferson County Planning and Zoning Commission, May 20, 1947.

<sup>51</sup> No author, “Work Expected to Begin Soon...,” *The Courier-Journal*, November 1, 1947.

<sup>52</sup> Schulman, *Courier-Journal*, May 1, 1948; the 1948 Derby was won by the great Citation.

<sup>53</sup> Ibid.

<sup>54</sup> No author, “39 Buildings With 364 Units To Be erected on Lynn Acres,” *The Courier-Journal*, November 29, 1947.

<sup>55</sup> Louisville and Jefferson County Planning and Zoning Commission Case File, Docket No. 10-11-1947, Correspondence Leroy Highbaugh, Sr, and Planning and Zoning Commission Executive Director Friend Lodge, March 13, 1950.

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As of a *Courier-Journal* article from 1951, noted Louisville urban journalist Grady Clay, penned an article about the segregation of childless families from those with children that occurred at the Lynn Acres apartments complex. Apparently, the western portion of the site, nearest Third Street Road (Southside Drive) was to be for childless families, while the eastern portion, nearest the playground, was to be reserved for families with children.<sup>56</sup> The same article yields the only known close-range historic photos of Lynn Acres (**Figure 9**). An aerial view is included as **Figure 10**. The next time Lynn Acres appeared in the newspaper was due to a controversy regarding the use of wading pools by families with children. In a misstep, Highbaugh Jr banned the use of plastic pools from the Lynn Acres property and suggested that they be used in the apartment basements. An uproar followed which resulted in the Highbaughs' funding a \$40,000 swimming pool adjacent to the complex in July 1960.<sup>57</sup> The swimming pool is no longer extant.

The Highbaughs diversified their real estate business after Lynn Acres was completed and went on to develop single-family housing, commercial, and rental apartment buildings across Louisville and Jefferson County up into the mid-1970s. A 1949 Louisville Times article noted that the Highbaughs owned and/or constructed in addition to Lynn Acres, "Lynn Francis, 18 apartments on Taylor Blvd; Iroquois View, a subdivision with 92 single-unit homes; Wyandotte Park Subdivision, now being completed; Algonquin Village, covering 169 single-unit homes; 72 apartments on 44<sup>th</sup> Street; and approximately 250 other rental units in other parts of the city."<sup>58</sup> As far as can be ascertained, Lynn Acres was the only Highbaugh apartment development that utilized Section 608 financing, as it was discontinued by the early 1950s. The Highbaughs went on to develop the Hurtsbourne office-residential-commercial development at Hurstbourne Lane and Shelbyville Road in the 1960s and the Bluegrass Research and Industrial Park in Jeffersontown also in the 1960s.<sup>59</sup> Highbaugh Sr died in 1965; his son passed away in July 1994.

Since its initial construction in the late 1940s and early 1950s, Lynn Acres has been a high profile property, though not always in a positive sense. It was among the first large-scale apartment complexes to be constructed in Louisville and Jefferson County. The complex has been renamed several times, lately to escape the stigma of its tenants' poverty and non-white ethnicity. Known as the Americana Apartments in the 1980s and 1990s, its name belied the on-site tensions between Asian immigrants, new to this country, and native-born Americans of white and black skin color.<sup>60</sup> Though varying ethnic and racial groups remain at the property, this stigma has largely been broken through the efforts of Catholic Charities to establish the Americana Community Center. Further, the property's new owners, Heritage Green, LLC, under the leadership of Underhill Associates, are bringing much-needed rehabilitation to the buildings, infrastructure, and site through use of the Kentucky and Federal Historic Preservation Tax Incentives. They intend for Lynn Acres to remain as affordable housing in the community and will set aside 100 units for Catholic Charities' immigrant relocation program.

<sup>56</sup> Grady Clay, "Apartment Projects Here Institute Segregation of Childless Families," *The Courier-Journal*, March 18, 1951.

<sup>57</sup> No author, "Apartment Development Gets \$40,000 Pool," *The Courier-Journal*, July 31, 1960.

<sup>58</sup> No author, "Hert Purchaser May Subdivide: Highbaughs Eye Future of \$700,000 estate," *The Louisville Times*, November 8, 1949.

<sup>59</sup> Delma Francis, "Highbaugh... Developer Wants to Be Known as a Simple Man," *The Louisville Times*, Other Neighborhoods Section, December 19/20, 1979.

<sup>60</sup> Scott Wade, "The Americana," *The Courier Journal Scene*, August 15, 1992.

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**Figure 9. Photo of Lynn Acres, 1955, courtesy of the Courier-Journal.<sup>61</sup>**

<sup>61</sup> Clay, "Apartment Projects Here...", *The Courier-Journal*, March 18, 1951.

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**Figure 10. Aerial view of Lynn Acres circa 1950. Note the sparse development surrounding the site at this time.<sup>62</sup>**

### **Evaluating the History of Lynn Acres Apartments under the Historic Context *The Post-World War II Housing Crisis in Louisville and Jefferson County, 1932-1955***

Lynn Acres Garden Apartments is an important example of a large-sale rental apartment development insured by the Federal Housing Administration's Section 608 provision, intended to help alleviate the affordable housing shortages nationwide. As demonstrated in the historic context, "The Post World War II Housing Crisis in Louisville and Jefferson County, 1932-1955," there was a significant shortage of affordable rental housing in the city of Louisville. With the expansive growth of local industry during WWII, of which there were over 80,000 workers and a population increase of nearly 100,00 new residents between 1940 and 1950, and a scarcity of resources-both materials and capital- to build, very few housing starts were made during the war. At the end of hostilities in 1945, the local situation became critical with families living in tents and garages without plumbing facilities. Local developers, in partnership with state and federal FHA officials, constructed both rental apartments and single-family housing to ameliorate the housing situation utilizing the liberal terms of Section 608. Lynn Acres was the largest of such complexes, according to local newspaper articles, and its developers were among the first to respond to the call for more and better rental housing.

<sup>62</sup> This photograph is on file at the Lynn Acres apartment complex.



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In addition, as shown in the historic context section of this nomination, Lynn Acres is an important local example of FHA community design and development precepts and fits nicely into the property type, *FHA-insured Garden Apartments*. The complex demonstrates the following principles essential for FHA approval, as discussed in the context.

- A highly planned project of walk-up two-story apartment building complex situated within a designed landscape setting, executed by a professional team that included an architect, landscape architect, and professional builders
- A suburban "garden" location adjacent to several important local industries including the Naval Ordnance, International Harvester, and the L&N Railroad line.
- Numerous buildings with standardized designs that were less expensive to construct, i.e. purchase of materials in bulk
- Conscious effort to divide automobile and pedestrian traffic through separated thoroughfares that connect the entire apartment project by foot or by car
- Sufficient green space through use of planting strips, rear yards, play areas, and plantings along building perimeters
- Conscious placement of buildings on the site to take maximum advantage of air, light, and privacy

### **Evaluating the Integrity between the historic significance of Lynn Acres Garden Apartments and its current physical condition**

As detailed in Section 7, Lynn Acres Garden Apartments has retained integrity of location, setting, design, materials, workmanship, feeling, and association. This integrity enables us to understand the goals and importance of the Section 608 provision in the National Housing Act of 1942, and its aid to the housing crisis in Louisville, Kentucky. A lack of major exterior and interior alterations is a testament to the solid, yet inexpensive materials and construction techniques.

Lynn Acres apartments are in their original *location* at the edge of the 1950 city boundaries and in direct proximity to industrial employment. The location of garden apartments in a suburban area with industry nearby was seen as essential to the success of a Section 608 project. As the main complex buildings have not been moved or demolished, *integrity of location* has been preserved.

The property has a high level of integrity of *setting*, as the apartment complex looks much as it did when developed circa 1947-1950. The property retains all the historic apartment dwellings, rear yards, planting strips, sidewalks, curvilinear roadway pattern, and historic acreage associated with the Lynn Acres development, as prescribed by FHA's Section 608 program. Only the small guard shack located at the convergence of Southland Boulevard and South First Street has been demolished. The proposed boundaries provide an appropriate setting for understanding the significance of the Lynn Acres' contribution to the growth of Louisville's Southside neighborhood. In addition, Lynn Acres' overall setting in an industrial area of Louisville has not changed. Though names may have changed, Lynn Acres is surrounded by the same type of industry and residential developments: the CSX railroad line, Strawberry Yards, the Naval Ordnance, and small-scale single or duplex family housing. Perhaps the most significant change in setting was the development of Douglas Park racetrack into residential housing. This cannot be seen from within Lynn Acres' right-of-ways.

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The property has an excellent integrity of *design*. Lynn Acres' curvilinear site plan, as laid out in 1947, has remained the same. No alterations have occurred in circulation patterns, traffic flow, planting strips, or other important site plan design features in the past 67 years. In addition, the buildings' proportions, massing, façade openings, and other characteristics have not changed. Each building's exterior helps reinforce overall design: the centered entryways on the facades and rear elevations; the twelve distinct entryway treatments on each 4-plex, 8-plex, and 12-plex; and the seven-bay fenestration pattern. Elements of the original floor plan design have been retained on the building's interior spaces. All apartment interiors retain the original public interior circulation pattern: a small vestibule on each floor with a central communicating stair that exits onto a rear stoop or into the main entryway. The interior of each apartment unit features original living spaces: a living room, two small bedrooms, a bath, and a kitchen. Most floor plans in the complex remain unchanged to this day.

Lynn Acres also conveys a medium level of integrity of *materials and workmanship*. The buildings feature these original materials:

- original parged concrete foundation walls
- one of the four types of brick veneer originally used<sup>63</sup>
- wooden entryway treatments of various types
- wooden entry doors on the facades and rear elevations
- central wood or metal windows on the facades and rear elevations
- wooden cross-gable truss rear entry hoods
- some metal basement windows.

The main alteration to original materials on site are the removal of the original windows and replacement with 6/6 vinyl sash. The fenestration pattern has remained the same as has the sash pattern. In addition, there has been removal of the wood entryway portico columns on a few architectural types (Type B-4, A-8, B-12) and replacement with wrought iron in the 1960s. The current wrought iron columns certainly match the complex's mid-century feel, though not original. Few interior alterations have been made to each apartment's interior. Most of the original doors, hardwood floors, and trim have been retained. In sum, there is sufficient integrity of materials without all of the original windows and porch columns to successfully convey integrity of materials and workmanship.

Finally, the *feeling* and *association* linked to the Lynn Acres helps to convey its significance. Due to the medium-to-high high levels of *integrity of location, setting, design, materials, and workmanship*, the apartments remain historically associated with their period of construction from 1947-1950 as an important example of Section 608-insured garden apartments in Louisville and Jefferson County. The integrity expressed by the Lynn Acres property helps to underscore this significance.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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<sup>63</sup> These types are: wire-brushed brick, patterned wire-brushed brick, smooth-faced brick, and textured multi-color brick.

Lynn Acres

Name of Property

Jefferson Co, KY

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Name of Property

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Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned):  JF-018 (JFSS-581-JFSS-592)

**10. Geographical Data**

**Acreeage of Property**  Approx. 28 acres

**UTM References**  
**Quad: Louisville West**

**Coordinates expressed according to NAD 83:**

|   |           |                     |                      |   |           |                     |                      |
|---|-----------|---------------------|----------------------|---|-----------|---------------------|----------------------|
| 1 | <u>16</u> | <u>608776.3269E</u> | <u>4225963.5623N</u> | 3 | <u>16</u> | <u>608208.6365E</u> | <u>4225523.6023N</u> |
|   | Zone      | Easting             | Northing             |   | Zone      | Easting             | Northing             |
| 2 | <u>16</u> | <u>608853.3706E</u> | <u>4225732.4313N</u> | 4 | <u>16</u> | <u>608213.3673E</u> | <u>4225768.2498N</u> |
|   | Zone      | Easting             | Northing             |   | Zone      | Easting             | Northing             |

**Verbal Boundary Description**

The area proposed for listing is a 28-acre parcel of land recorded in 1947 in Jefferson County Plat Book 9, page 56 and titled "Revised Plan of Lynn Acres." The original plat map is shown in this nomination as **Figure 5**. The entire apartment complex and all the land historically associated with it is proposed for listing.

This area is graphically displayed below in **Figure 11**, defined by the 4 points marked by numbers 1 through 4.

Lynn Acres  
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**Figure 11. USGS Topographic Map, Louisville West Quadrangle, 2014. Drawn using ARCGIS.**

**Boundary Justification** (Explain why the boundaries were selected.)

The proposed National Register boundary includes the 28-acre parcel historically associated with the Lynn Acres Apartments property. Within this boundary are the historically important buildings and land associated with the Period of Significance.

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**11. Form Prepared By**

name/title Rachel M. Kennedy and Joanne Weeter with Emily Skinner

organization Corn Island Archaeology/Joanne Weeter Consultant date August 2014

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**Additional Documentation**

• **Attachments:**

Attachment 1-USGS Topographic Map, *Louisville West Quadrangle*, with property location

Attachment 2-Hard Copy Photographs

Attachment 3-Old photographs from former residents

Attachment 4-Courier-Journal article about Lynn Acres

Lynn Acres  
Name of Property

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**Photographs:**

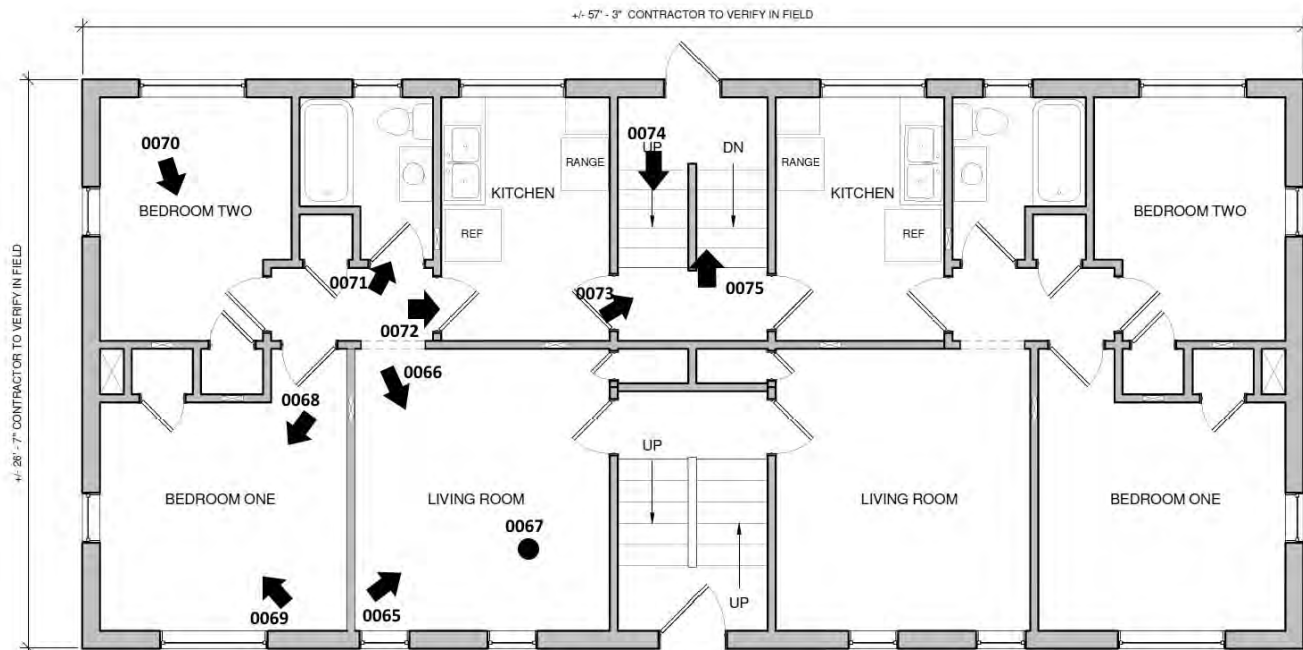


Figure 12. Exterior Photo Map, keyed to photo log below.



Lynn Acres  
 Name of Property

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 County and State



4PLEX - (2) TWO BEDROOM UNITS  
 FIRST FLOOR - PRE REHABILITATION CONDITION

**Lynn Acres Garden Apartments**  
**Field Site # 44**  
**100 Southland Blvd Unit 4**



|  |   |   |                    |
|--|---|---|--------------------|
| <p>Steven Kersey skersey@kerseyandkersey.com<br/> <b>KERSEY AND KERSEY ARCHITECTS</b></p> <p>300 East Gray Street<br/>                 Louisville, KY 40204<br/>                 Tel: 502.583.0554<br/>                 Fax: 502.583.2726<br/>                 kerseyandkersey.com</p> <p>3007 West 1000 North<br/>                 Columbus, PA 47027<br/>                 Tel: 612.375.1205<br/>                 Fax: 612.375.1485</p>  | <p>Lynn Acres / Heritage Green Apartments<br/>                 Louisville, Kentucky</p> | <p>Date: July 15, 2014<br/>                 Revision:</p> | <p><b>A103</b></p> |
|--|---|---|--------------------|

**Figure 13. Interior Photo Map, keyed to photo log below.**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0001**  
 Camera facing northeast

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0002**  
Camera facing northeast

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0003**  
Camera facing east

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0004**  
Camera facing northwest

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0005**  
Camera facing southeast

**Name of Property:** Lynn Acres Garden Apartments

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0006**  
Camera facing northeast

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0007**  
Camera facing north

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0008**  
Camera facing northeast

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0009**  
Camera facing southeast

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0010**  
Camera facing south

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0011**  
Camera facing southeast

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0012**  
Camera facing southwest

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0013**  
Camera facing northeast

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0014**  
Camera facing southeast

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0015**  
Camera facing southwest

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0016**  
Camera facing northeast

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
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**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0017**  
South façade, camera facing north

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0018**  
East elevation, camera facing west

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0019**  
North elevation, camera facing south

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0020**  
West elevation, camera facing southeast

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0021**  
Northwest façade, camera facing southeast

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0022**  
**Southwest elevation, Camera facing northeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0023**  
**Southeast elevation, camera facing northwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0024**  
**Northeast elevation, camera facing southwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0025**  
**Northwest elevation, camera facing southwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0026**  
**Southwest façade, camera facing northeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0027**  
**Southeast façade, camera facing north**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0028**  
**Northeast façade, camera facing south**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0029**  
**South façade, camera facing north**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO



Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0030**  
**East elevation, camera facing northwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0031**  
**North elevation, camera facing south**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0032**  
**West elevation, camera facing southeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0033**  
**West façade, camera facing east**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0034**  
**South elevation, camera facing north**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0035**  
**East elevation, camera facing northwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0036**  
**North elevation, camera facing south**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0037**  
**South façade, camera facing north**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0038**  
**East elevation, camera facing west**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0039**  
**North façade, camera facing southwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0040**  
**West elevation, camera facing east**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0041**  
**North façade, camera facing south**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0042**

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**West elevation, camera facing southeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0043**  
**South façade, camera facing northeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0044**  
**East elevation, camera facing northwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0045**  
**East elevation, camera facing west**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0046**  
**North elevation, camera facing south**

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0047**  
**West elevation, camera facing southeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0048**  
**South elevation, camera facing north**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0049**  
**South façade, camera facing northeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0050**  
**East elevation, camera facing southwest**

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0051**  
**North elevation, camera facing southwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0052**  
**West elevation, camera facing southeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0053**  
**Southwest façade, camera facing east**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0054**  
**Southeast elevation, camera facing northwest**

**Name of Property:** Lynn Acres Garden Apartments

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0055**  
**Northeast elevation, camera facing west**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0056**  
**Northwest elevation, camera facing south**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0057**  
**West façade, camera facing east**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0058**  
**South elevation, camera facing northeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville

Lynn Acres

Name of Property

Jefferson Co, KY

County and State

**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0059**

East elevation, camera facing west

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0060**

North elevation, camera facing south

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0061**

South façade, Camera facing north

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0062**

East elevation, camera facing southwest

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson



Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0063**  
**North elevation, camera facing southwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0064**  
**West elevation, camera facing southeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0065**  
**Living Room, camera facing northeast towards northwest wall**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0066**  
**Living room, camera facing southeast towards southeast wall**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0067**  
**Living room, camera facing southeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0068**  
**Bedroom one, camera facing southwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0069**  
**Bedroom one, camera facing northwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0070**  
**Bedroom Two, camera facing southeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0071**  
**Bathroom, camera facing north towards northeast wall**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0072**  
**Hallway, camera facing southwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0073**  
**Rear stairwell, camera facing southeast**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014  
**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0074**  
**Rear stairwell, camera facing northwest**

**Name of Property:** Lynn Acres Garden Apartments  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** KY  
**Photographer:** Emily Skinner  
**Date of Photographs:** June/July 2014

Lynn Acres  
Name of Property

Jefferson Co, KY  
County and State

**Location of Original Digital Files:** KHC/SHPO  
**Number of Photographs:** 75

**KY\_JeffersonCounty\_LynnAcresGardenApartments\_0075**  
**Rear stairwell, camera facing northwest**

---

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

---

name Underhill Associates/Heritage Green, LLC  
street & number 808 Lyndon Lane telephone 502-581-8800  
city or town Louisville state KY zip code 40222

Lynn Acres Garden Apartments (JF-018)

Attachment 3: Old Photos from former residents



Lynn Acres National Register Nomination Attachment 3:

Lynn Acres/Heritage Green Apartments Part 1 & 2  
Louisville, KY, 40214



Lynn Acres National Register Attachment 3



Lynn Acres National Register Attachment 3

Lynn Acres/Heritage Green Apartments Part 1 & 2  
Louisville, KY, 40214





Lynn Acres National Register Attachment 3:

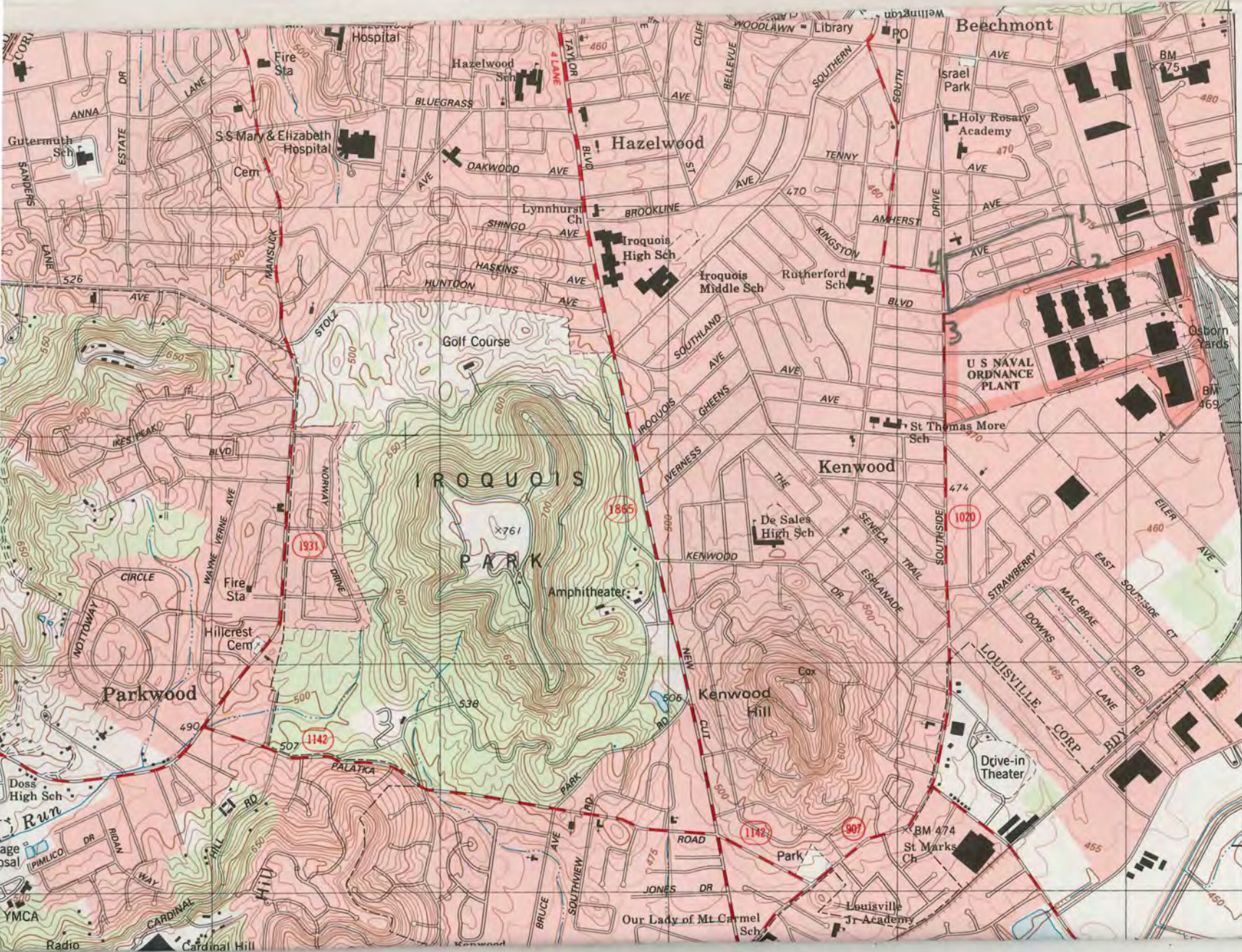
Lynn Acres/Heritage Green Apartments Part 1 & 2  
Louisville, KY, 40214



Lynn Acres National Register Attachment 3

Lynn Acres/Heritage Green Apartments Part 1 & 2  
Louisville, KY, 40214





Lynn Acres  
 Garden Apts,  
 Louisville,  
 Jefferson Co, KY  
 UTM Reference  
 1-16/608776.3264  
 4225963.5623  
 2-16/608853.3706/  
 4225732.4313  
 3-16/608208.6365/  
 4225523.6023  
 4-16/608213.3673/  
 4225768.2498















NOLIN  
SOUTHLAND









TERESA PLACE  
5100

E KINGSTON AVE  
100







E Kingston Ave

S 1st St

LMPD  
576-5MPD (5673)











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Historical Marker  
This house was built in 1845  
by the Rev. John C. Smith  
and was the residence of  
his family until 1860.  
It is now the property of  
the State of New York.









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NO ALCOHOL  
OR TOBACCO  
OR ANY OTHER  
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SMOKING OR  
DRINKING  
IS PROHIBITED  
VIOLATION OF THIS  
POLICY WILL  
RESULT IN  
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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lynn Acres Garden Apartments

MULTIPLE  
NAME:

STATE & COUNTY: KENTUCKY, Jefferson

DATE RECEIVED: 1/30/15      DATE OF PENDING LIST: 3/05/15  
DATE OF 16TH DAY: 3/20/15      DATE OF 45TH DAY: 3/17/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000083

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      3-17-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

*Automatic List*

RECOM./CRITERIA Accept

REVIEWER J. Habber

DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_

DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N  see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

## Johnson, Cynthia E

---

**From:** s.buzan@twc.com  
**Sent:** Wednesday, November 19, 2014 7:17 PM  
**To:** rkennedy@ciarch.com; Johnson, Cynthia E  
**Subject:** Lynn Acres Designation

Hello,

I wanted to take a minute to express my support of the National Register nomination that has been submitted for the Lynn Acres Apartment Complex on Southland Boulevard.

In 2006 I co-authored the book *A View from the Top, the Neighborhoods of Iroquois Park and Kenwood Hill*. During my research for the book, I began to view what I had always considered a rundown piece of real estate in my neighborhood in a different way. I heard fond memories from the post World War II residents that raised their families at Lynn Acres and called these apartments home. They talked about the lovely architecture, the state of the art amenities for the time and the sense of community that developed within the confines of Lynn Acres.

For the past 15 years, I have driven past Lynn Acres at least once a day. At some point in 2006, I noticed that each day I was looking at Lynn Acres a little more closely. I noticed the charming architecture set in the midst of the old growth trees. I noticed the roads winding through the complex in a park like way. I thought it would be a wonderful thing if someone were to make an investment in the property and bring it back to its former glory.

I think the National Register nomination for this property is long overdue and I am excited that someone wants to make an investment based on the history of my neighborhood.

Sincerely,  
Stefanie Buzan  
Co-author, *A View from the Top the Neighborhoods of Iroquois Park and Kenwood Hill*  
230 Kenwood Hill Road  
Louisville, KY 40214



## Johnson, Cynthia E

---

**From:** Melissa Amos-Jones <melissaamosjones@gmail.com>  
**Sent:** Wednesday, November 19, 2014 9:52 PM  
**To:** Rkennedy@ciarch.com; Johnson, Cynthia E  
**Subject:** National register for lynn acres

Hello I am a Physical Therapist in the 40214 neighborhood and I am in favor of the Lynn Acres Development being added to the list of historic places.

Thank You,  
Melissa Amos-Jones PT, DPT  
5309 Alpine Way, 40214  
(502)408-6714

## Johnson, Cynthia E

---

**From:** rosemaryh <rosemaryh@bellsouth.net>  
**Sent:** Wednesday, November 19, 2014 11:10 PM  
**To:** Rkennedy@ciarch.com; Johnson, Cynthia E  
**Subject:** Lynn Acres

November 19, 2014

I am writing in support of placing the Lynn Acres Apartment site on the National Register of Historic Places. It has been a part of our neighborhood since the late 1940's. After WWII the neighborhood was experiencing great growth and this apartment complex was developed to help meet the need for housing. The application shows this site meets the standards set for the designation.

In 2005 and 2006 Stefanie Buzan and I researched the history of the neighborhood for the book "*A View from the Top the Neighborhoods of Iroquois Park and Kenwood Hill*" which we co-authored. In interviewing residents of the area we heard numerous stories about Lynn Acres and Leroy Highbaugh who was responsible for construction of the apartments and several housing developments in our area. Lynn Acres is a part of the history of this area and its development.

As a resident of the neighborhood I welcome the renovation of the apartments so they may again be a vital part of the area. It is a wonderful opportunity for our neighborhood and I am grateful to the Underhills for investing in the community. I am thrilled to see them use the history of the place to help obtain the financing. The tax credits allow those with vision to re-imagine old buildings and make them work in new eras.

Please approve placing this site on the National Register of Historic Places.

Signed,  
Rosemary Hauck McCandless

## Johnson, Cynthia E

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**From:** Barbara Nichols <iaai@bellsouth.net>  
**Sent:** Thursday, November 20, 2014 7:53 AM  
**To:** Johnson, Cynthia E; Rkennedy@ciarch.com  
**Subject:** Lynn Acres

Please add this to the record for the hearing Nov. 20, 2014

November 18, 2014

RE: Lynn Acres Garden Apartments National Register Nomination

14NR0004 Council District 21

To: Cynthia Johnson

This letter is in support of the nomination of the above referenced property and is to be included in the official record of the hearing dated Nov. 20, 2014. Our board of directors has approved support of this nomination in light of the following:

1. The renovation of the ;largest apartment complex in our neighborhood will not only improve the property, but will provide more affordable available housing, a safer, more attractive and more compatible complex in the traditional neighborhood where located.
2. The developer is not demolishing, but renovating, so there is no new construction associated with the buildings. This also allows the original design of the property to be maintained, which is more compatible with the current design elements currently being used such as the green spaces throughout, the spacing of the buildings, the effort to provide buildings that are distinctive and the layout of the street patterns to allow for better light and sight lines for tenants.
3. The historic tax credits allowed by this designation will increase the amount of money (millions of dollars) being spent to renovate and add amenities that will improve the quality of life for the tenants, such as: the park being added and the modern amenities.
4. The historic appearance of the buildings will be maintained and helps to offset the “warehouse” appearance of new construction taking place in the surrounding industrial area. This retains the neighborhood appearance.
5. The reduction in density of the population of the complex and a more affordable housing will attract a new demographic for the area.

The board of directors feels there are no negatives, only positives related to this project and fully support the developers in their application for designation.

Barbara Nichols,  
President  
Iroquois Civic Club & Neighborhood Association, Inc.

November 25, 2014

Craig Potts  
Executive Director  
Kentucky Heritage Council  
300 Washington Street  
Frankfort, Kentucky 40601

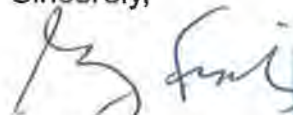
Dear Mr. Potts:

I am pleased to have this opportunity to support the following nominations for Lynn Acres Garden Apartments and The Edison Center for listing in the National Register of Historic Places. Our continuing partnership to recognize and preserve Louisville Metro's historic places is important and greatly appreciated.

The Louisville Metro Historic Landmarks and Preservation Districts Commission recommended approval of both nominations on November 20, 2014. Please find enclosed a *Certified Local Government Review of National Register Nomination Report* indicating that recommendation, as well as my recommendation that this nomination be approved.

The Lynn Acres Garden Apartments and The Edison Center described in these nominations will add immeasurably to our community's heritage. Lynn Acres Garden Apartments represent an important part of the Post-World War II housing growth in Louisville. The Edison Center conveys the history of bringing gas and electrical service to the community at the beginning of the 20<sup>th</sup> century. I also look forward to the adaptive reuse of both sites by the developers that are seeking to utilize Historic Rehabilitation Tax Credits. I am pleased to support the nomination of both properties to the National Register of Historic Places.

Sincerely,



Greg Fischer  
Mayor



**Kentucky Certified Local Government Report Form  
Review of National Register Nomination by Local Authority**

*(Type and print your responses, then sign and return to the Kentucky Heritage Council, which is the State Historic Preservation Office (SHPO). The document has been set up as an electronic form for convenience.)*

**Name of Certified Local Government (CLG):** Louisville-Jefferson County Metro Government

**Name of Property under Review:** Lynn Acres Garden Apartments

**Initiation:** *(Check one response. Enter this date, and all others, using the m/d/yy format).*

The nomination was submitted by the CLG to the Kentucky Heritage Council with this form and requests that the nomination be reviewed by KHC as soon as possible. Date submitted to KHC:

KHC submitted nomination to the CLG for review. The CLG has 60 days to review the nomination and return this report form to KHC. Date nomination was received by CLG: **11/7/14**

**Date of Public Meeting in which Nomination was Reviewed by the CLG:** **11/20/14**      **No. of public attendees:** **4**

**Review Basis:** *(Check at least one box of Resource Type/Criterion).*

**Resource Type**

- Historical  
 Architectural  
 Archaeological

**Criterion Selected on Nomination Form**

- National Register Criterion A or B  
 National Register Criterion C  
 National Register Criterion D

**Name of Commission Member(s) with Expertise in Area of Significance** *(Fill in if applicable to your commission).*

Historian (when property meets Criterion A or B): Joanne Weeter

Architectural Historian/Architect (for Criterion C): Scott Kremer, Robert Bajandas

Archaeologist (when property meets Criterion D): Jay Stottman

**Recommendation:** *(Please check the box that is appropriate to the nomination. Attach any relevant documentation, such as commission reports, staff reports/recommendations, public comments, and/or meeting minutes).*

The Commission recommends that the property or properties should be listed on the National Register of Historic Places.

The Commission recommends that the property or properties should **not** be listed in the National Register of Historic Places for the following reasons:

**Commission Chair or Representative:**  **Approved**     **Not Approved**

Print Name: Robert B. Vice, Chairmain of the Landmarks Commission

Signature:       Date: Nov 20, 2014

**Chief Elected Official:**  **Approved**     **Not Approved**

Print Name/Title: Mayor Greg Fischer

Signature:       Date: 12/17/14



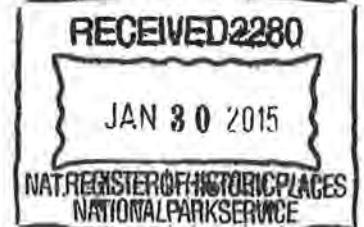
STEVEN L. BESHEAR  
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET  
KENTUCKY HERITAGE COUNCIL**

BOB STEWART  
SECRETARY

**THE STATE HISTORIC PRESERVATION OFFICE**  
300 WASHINGTON STREET  
FRANKFORT, KENTUCKY 40601  
PHONE (502) 564-7005  
FAX (502) 564-5820  
www.heritage.ky.gov

**CRAIG POTTS**  
EXECUTIVE DIRECTOR AND  
STATE HISTORIC PRESERVATION OFFICER



January 22, 2015

J. Paul Loether, Deputy Keeper and Chief  
National Register of Historic Places  
1201 Eye St. NW 8th Floor  
Washington DC 20005

Dear Mr. Loether:

Enclosed are 5 of the 6 nominations approved at the December 9, 2014 Review Board meeting. We are submitting them for listing in the National Register:

- Marianne Theater**, Campbell County, Kentucky
- Lynn Garden Apartments**, Jefferson County, Kentucky
- Louisville Gas and Electric Company Service Station Complex**, Jefferson County, Kentucky
- Hellmann Lumber & Manufacturing Company**, Kenton County, Kentucky
- Elkhorn City Elementary & High Schools**, Pike County, Kentucky

We appreciate your consideration of these nominations.

Sincerely,

Craig A. Potts  
Executive Director and  
State Historic Preservation Officer