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United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form



1. Name of Property

Historic Name: Vineyard Manor
Other name/site number:
Name of related multiple property listing: N/A

2. Location

Street & number: 1201 S. Polk Street
City or town: Amarillo State: Texas County: Potter
Not for publication: Vicinity:

3. State/Federal Agency Certification

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

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

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer Date 10/1/14
Signature of certifying official / Title
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

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

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register.
 removed from the National Register
 other, explain: _____

[Signature] Signature of the Keeper Date of Action 11/26/2014

Vineyard Manor, Amarillo, Potter County, TX

5. Classification

Ownership of Property

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

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Number of contributing resources previously listed in the National Register: N/A

6. Function or Use

Historic Functions: DOMESTIC/multiple dwelling=apartment building; COMMERCE/specialty store and restaurant

Current Functions: DOMESTIC/multiple dwelling=apartment building; COMMERCE/specialty store and business

7. Description

Architectural Classification: LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Tudor Revival

Principal Exterior Materials: Brick, Stucco, Wood

Narrative Description (see continuation sheets 7-6 through 7-9)

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8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations: N/A

Areas of Significance: Community Planning and Development

Period of Significance: 1925

Significant Dates: 1925

Significant Person (only if criterion b is marked):

Cultural Affiliation (only if criterion d is marked):

Architect/Builder: Rittenberry, Emmett F. (Architect) / Randall, Albert L. (Builder)

Narrative Statement of Significance (see continuation sheets 8-10 through 8-14)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-15)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been 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 #

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreage of Property: 0.23 acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

1. Latitude: 35.201179 Longitude: -101.838117

Verbal Boundary Description: The nominated property fills approximately the western $\frac{3}{4}$ of the parcel described as follows: The west 100 feet of the north 100 feet of Lot 4 in Block 168 of the Plemons Addition to the City of Amarillo, Potter County, Texas.

The nominated portion of the property is a rectangular parcel roughly bound by 12th Avenue to the north, Polk Street to the west and an asphalt parking lot to the south. The eastern boundary is a sidewalk that runs between the parking lot and 12th Avenue.

Boundary Justification: This boundary is drawn to encompass the three-story, retail/residential building historically known as Vineyard Manor. The one-story, brick clad residential building which sits on the eastern $\frac{1}{4}$ of the legally-described lot is excluded from the boundary because it was not functionally related to the nominated property during the period of significance.

11. Form Prepared By

Name/title: Tina Colbert, Property Manager
Organization: Vineyard Manor, LLC.
Address: 701 S. Pierce
City or Town: Amarillo State: Texas Zip Code: 79101
Email: renaissance.colbert@yahoo.com
Telephone: 806-376-6088 ext. 207
Date: August 2014

Additional Documentation

Maps (see continuation sheet Map-16 through Map-21)

Additional items (see continuation sheets Figure-22 through Figure-35)

Photographs (see continuation sheets Photo-36 through Photo-43)

Vineyard Manor, Amarillo, Potter County, TX

Photographs

Name of Property: Vineyard Manor
City or Vicinity: Amarillo
County, State: Potter County, Texas
Photographer: Tina Colbert
Date Photographed: March 2014, unless otherwise noted
Number of Photos: 8

The following digital images were submitted to the National Park Service on CD, along with this nomination document. For reference, the images are included at the end of this document, beginning on page 36.

TX_Potter County_Vineyard Manor_0001.tif
West (primary) elevation. Camera facing east.

TX_Potter County_Vineyard Manor_0002.tif
North elevation. Camera facing south.

TX_Potter County_Vineyard Manor_0003.tif
East (rear) elevation. Camera facing approximately northwest.

TX_Potter County_Vineyard Manor_0004.tif
South elevation. Camera facing approximately north.

TX_Potter County_Vineyard Manor_0005.tif
Rear balcony, second floor, detail. Camera facing approximately south.

TX_Potter County_Vineyard Manor_0006.tif
Interior, first floor retail space. Camera facing west. Photo taken on November 22, 2013.

TX_Potter County_Vineyard Manor_0007.tif
Interior, third floor hallway. Camera facing south.

TX_Potter County_Vineyard Manor_0008.tif
Interior, Apartment 8, with view of bed closet doors and arched openings. Camera facing approximately east-northeast. Photo taken August 28, 2013.

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

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

Vineyard Manor, Amarillo, Potter County, TX

Narrative Description

Vineyard Manor is a brick, three-story, mixed-use building with Tudor Revival detailing. It was built by and named for Dr. S. P. Vineyard, a local pioneer doctor, in 1925. Rectangular in shape, the building's most prominent features include cross gabled roofs, faux half timbering, and elaborate projecting parapets that resemble chimneys. Vineyard Manor is located on historic Polk Street at S.E. 12th Avenue at the southern edge of downtown Amarillo, Texas, and houses commercial retail space on the first floor and apartments on the second and third floors. The building's architect was Emmett F. Rittenberry, a popular and prolific Amarillo architect. Vineyard Manor is a significant contributor to the historic character of South Polk Street. It was recently rehabilitated following the Secretary of the Interior's Standards; the rehabilitation project is a key development in the ongoing rebirth of the neighborhood.

Vineyard Manor sits at the southeast corner of the intersection of Polk and 12th streets. The building is rectangular in shape with the long, primary façade facing west onto Polk Street and the secondary façade facing north towards 12th Street. To the south are two new asphalt parking areas, and to the east is an alley. Ornamental iron fences and gates surround the parking areas and line the rear perimeter of the property. New trees and featured site lighting has been added along Polk Street and the perimeter to meet the local design standards, with pedestrian friendly sidewalks and landscaping for a nice curb appeal. Historically, the double block across Polk Street constituted the original Amarillo High School campus. It now is home to Amarillo College's downtown campus and the Amarillo Senior Citizen's Center.

Vineyard Manor is five blocks north of the Plemons-Mrs. M.D. Oliver Eakle Historic District (NR 1992) and just one block northwest of the historic McMillen Apartments (c. 1926; NR 2010). Three historic church properties are located within three blocks of Vineyard Manor: Polk Street Methodist Church (c. 1926; NR 1992), First Baptist Church (c. 1929, NR 1983), and Central Presbyterian Church (c. 1926, NR 1991). Several blocks north, in the historic commercial center along Polk Street, stand the Santa Fe Building (c. 1928, NR 1996) and the Fisk Medical Arts Building (c. 1928, NR 2012).

Exterior Description

The red brick building's exterior had been painted by a previous owner. Paint on the brick exterior was removed in a safe manner and all damaged mortar was pointed and tuckered with mortar to match the existing during the recent rehabilitation. The brick on the street-facing facades is a darker, brownish-red color, while that on the secondary facades is brighter red. All canopies, fascias, soffits, and trim were removed during the rehabilitation work because of lead paint abatement, but all exterior features have been replaced and reconstructed where necessary to match the original details. A previous owner replaced the original, 1/1 residential windows with modern, multi-light aluminum replacements several years ago. These remain in place in the original window openings and original configuration. Original brick headers and sills remain. Store front windows have been reglazed with insulated glass, and the wood-framed glass retail doors (single entry) are replacements, designed to match the originals' appearance, size, design, proportions, and profiles. Original, multi-light transoms remain in place at the first level, with some repairs made during the rehabilitation. A new metal building sign has been installed on the front (northeast corner).

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The primary (west) façade faces Polk Street, and with its central “chimney” detail and gable-front end pavilions is the most visually dominant. A shallow, shingled awning runs the length of the building, providing a visual horizontal division between the first and second floors. The façade is five bays wide. The central bay is the narrowest and is designed in such a way to mimic a tall chimney. The first floor contains a single, wood entry door sheltered by a steeply pitched gable roof overhang. This door, which features faux half-timbering and small single-pane glazing, corresponds to the internal staircase that provides access to the upper level apartment corridors. The second and third floors contain a single window each. This central bay rises above the roof eave in an elaborate parapet detail with three, stucco-filled, narrow arches and three rectangular chimney pots. The two end bays are nearly identical, except that the north one has a chamfered corner entry on the first floor. On these bays, the first level contains a single entry retail door flanked by fixed glass storefront windows topped by a multi-light transom. The second and third levels hold two sets of paired windows; faux half-timbering is affixed to the brick veneer. The end bays are capped by a gable-front roof featuring stucco-filled half timbering, and round, louvered vents. The two remaining bays, on either side of the central chimney, bear no half-timbering details. The first floor of each bay contains two single-entry retail doors, each flanked by fixed storefront windows and topped by multi-light transoms. On the northern bay’s second and third floors, windows are arranged as follows: two single windows, tripartite windows, and a single window. This arrangement is mirrored on the southern bay.

The north elevation (facing 12th Avenue) shares many of the same design characteristics as the west elevation, including the shallow, shingled awning dividing the first floor from those above. This elevation is four bays wide. The easternmost bay contains a single wood framed, glazed entry door flanked by rectangular sidelights and topped by a multi-light transom. The second and third floors each hold a single set of paired windows. The next bay is another faux chimney with stucco-filled arch details, identical to that on the front. A single wood door with half-timbered detailing is sheltered by a steeply pitched gable porch roof with verge board detailing. This door corresponds to the elevator lobby on the interior. The next bay is the widest of the four. The ground floor holds only a single entry door, wood with three vertical lights, adjacent to the chimney. The second and third floors each hold a pair of windows with single windows on either side. The westernmost bay holds a large, fixed glass storefront window on the first floor and two sets of paired windows on each of the second and third floors. The bay is topped by a front-facing gable with stucco-filled half-timber detailing. The half-timber detail is also present on the second and third floor, atop the brick veneer. The entries on this elevation are flush with the sidewalks and two handicap parking spaces. While the majority of the first floor is devoted to retail space, there are two small accessible apartments located at the northeast corner of the first floor.

The east side (rear) of the building faces a small courtyard in the center. Aside from the northernmost bay—which contains the same half-timbered gable end detailing as the other elevations—this elevation contains little other stylistic detailing. The first floor consists of five single-entry doors (wood with three vertical lights) at the commercial retail spaces and one for the residential laundry room, along with single or paired sash windows. The central portion of the second and third floors are slightly inset to accommodate a shallow, shared balcony space. The walls of these inset spaces are stucco. Each apartment opens to this shared balcony through single entry doors of wood with three vertical lights. Windows are single or paired sashes. The original wood balcony railings were replaced with metal ones. A rear, metal exit stair provides access to the upper floors.

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The south elevation contains large expanses of solid brick veneer. There are no openings on the first floor and five windows on each of the second and third floors. The only detailing is simple brick windows sills and a triangular parapet at the southwest corner that holds a small arched opening with wood louvers.

Interior Description

The original floorplan consisted of sixteen apartments with four large two bedrooms and twelve efficiency units with pull down beds (Murphy beds) situated on the second and third floors. The first floor consisted of commercial retail spaces, approximately five spaces. The rehabilitation reconfiguration consists of sixteen apartments with one and two bedrooms on the second and third floors, with two handicap accessible one bedroom units located on the northeast corner of the first floor. The remainder of the first floor consists of approximately 4643 square feet of commercial retail space situated into five spaces. Central heat and air conditioning was installed in all apartments and retail spaces. A fire suppression system has been installed in all hallways, apartments, and retail spaces per local city code.

The original floorplan on the first floor retail has been preserved with minor reconfiguration. The original mosaic tile at the north retail space was uncovered and preserved. The original tin ceiling tiles were discovered in one small area and new tin ceiling tiles, copper in color, were replicated throughout. The walls, flooring and light fixtures will be installed as each space is leased in the tenant finish out process. The build out and finishes will be compatible with the historic character of the building and will not cover storefront windows or transoms. The two handicap accessible, 1 bedroom apartments on the first floor have new millwork in the kitchen and bathroom. Ceramic tile was installed in the kitchen and bathrooms feature ADA compliant toilets, vanities, and showers. The walls are painted gypsum board, tan in color, with wide trim around windows, doorways and flooring.

The primary staircase (wood) for the second floor apartments, accessible at the Polk street entrance, has been repaired and refinished. A secondary staircase, at the north end of the interior hallway, provides access to the third floor. Both stairs lead to the central interior corridor; apartments are arranged on either side of the corridor. A small elevator, accessible via the 12th Street entrance, provides access to the second and third floors, as well. The common hallways are the original hardwood floors, cleaned and buffed. The original apartment doors were mostly removed by the previous owner. A few original doors were salvaged and refinished and were used to replicate the others. New interior doors are solid core wood, single panel-doors painted white with black hardware, as are all closet, bath and bedroom doors.

Apartment floors consist of ceramic tile in the kitchens and bathrooms, and carpet in the remaining areas. The walls are painted gypsum board, tan in color, with wide white trim around windows, doorways and floor. Little original trim work was extant at the beginning of the rehabilitation project (a previous owner removed some and more was lost to lead paint abatement), but enough remained for the architectural team to replicate it. Kitchens and bathroom vanities consist of new, prefinished millwork with plastic laminate counter tops. Arched openings lead from the living area into kitchens and hallways leading into bedrooms and bathrooms. Each bedroom has a large walk-in closet and a ceiling fan. All light fixtures are a brushed nickel in color. The west side apartments have large windows looking to Polk Street and the east side apartments have rear doors located in the bedroom to access the rear balcony on second and third floors.

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Apartment 8, on the third floor, has been rehabilitated to most closely resemble the configuration of the original one bedroom apartments with a murphy bed and a high degree of historic integrity throughout the interior.

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Statement of Significance

Vineyard Manor was constructed in 1925 by local physician S. P. Vineyard on the lot that once held his own single-family residence. The neighborhood was in a state of transition (as was the city as a whole) due to rapid population growth brought on by the Panhandle's oil boom. At the time of construction, apartment buildings, duplexes, and single-family residences dotted the area, with many older homes divided into multiple units to keep up with the housing demand. The rapid growth of the city demanded new housing for the city's incoming residents, as well as retail establishments to serve them, and Dr. Vineyard was one of many entrepreneurs to capitalize on the shortage.

Vineyard Manor is nominated to the National Register of Historic Places under Criterion A, at the local level of significance in the area of Community Planning and Development as an illustration of the city's rapid population expansion in response to regional discoveries of oil and natural gas. It exemplifies a trend in Amarillo's growth patterns and demographic evolution during one of the most historically significant times in the city's development, as it quickly transformed from a small town dependent on agriculture to a 20th century urban hub of a large petrochemical market. Though dozens of apartment buildings were constructed during this short period, Vineyard Manor is one of just a handful that still stands today.

Historical Development of Amarillo¹

Permanent settlement of this region of the Texas Panhandle began in the mid-1870s. The terrain and environment was well suited for livestock ranching and it quickly became the dominant industry as numerous cattle ranches were developed. Rail service was nonexistent in these early years and so cattle were driven to market overland. By the late 1880s, the nature of the ranching business underwent a rapid transformation, resulting in technological innovations, community growth, and the development of a rail service network to capitalize on the increased demand for cattle shipping facilities.

The Fort Worth and Denver City Railway line was the first to reach the area in 1887 and it was followed in short order by the vast Atchison, Topeka & Santa Fe system and others. The town of Amarillo was founded in 1887, became the county seat in 1893, and quickly established itself as a significant regional shipping point for the Panhandle's agricultural products such as livestock, grain, and cotton. By the turn of the century it was one of the busiest cattle shipping points in the world. The agricultural and shipping industries continued to drive steady economic and population growth through the first two decades of the twentieth century. Polk Street became home to the city's commercial core, and by 1910 it was densely built up with one and two-part commercial block buildings of brick and stone. When the streetcar system was initiated in 1908, the north-south route along Polk Street was one of the busiest.

Between 1913 and 1921, the city adopted City Beautiful planning philosophies, and implemented street paving programs, public sanitation projects, tree planting programs and parkland development. Several new residential subdivisions, including the Mrs. M.D. Oliver-Eagle Addition (NRHP 1992), were platted and developed during

¹ Unless otherwise noted, this section is derived largely from *Wolflin Historic District* (Amarillo, Potter County, Texas), National Register nomination, 1992, and *McMillen Apartments* (Amarillo, Potter County, Texas), National Register nomination, 2010.

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this period, and the city constructed multiple civic buildings. The city was growing, but it was doing so steadily, and city planning efforts kept pace.

Everything changed with discovery of the region's natural gas deposits in 1918 and especially oil in 1921. Major oil companies such as Phillips, Shamrock, and Magnolia established headquarters in the city; new refineries dotted the landscape; a zinc smelter and a helium production plant were developed; and shipping facilities expanded. Amarillo experienced such exponential and rapid growth that it dramatically affected the physical environment and character of the city. In 1920, about 15,500 residents called Amarillo home. In five years, that number almost doubled, and by 1930 the city's population reached 43,132.

The resulting real estate boom greatly challenged the city's resources and services. Amarillo's realtors, contractors and builders also scrambled to keep pace with the city's quick growth between 1924 and 1928. The construction boom is evidenced by the issue of nearly 400 building permits during the first quarter of 1926 alone. Even the skyline of the city began to change; Amarillo's first skyscrapers were erected on Polk Street during this period, symbolizing Amarillo's increasing importance. More sophisticated building activity requiring the services of architects and engineers attracted many regionally renowned architects to the city.

The influx of new residents put housing at such a premium that developers platted the first major residential additions to the city since 1910 in the southwest sector of the city, while apartment buildings and single family homes converted to duplexes became common in more established neighborhoods. Industrial development boosted the construction of workers housing developments and increased rental opportunities for entrepreneurs. New commercial and public building construction accompanied the increase in residential activity. New office buildings, schools, a courthouse and churches transformed the architectural landscape of the city.

The stock market crash of 1929, followed by a drop in agricultural prices in 1930, immediately slowed Amarillo's building boom. Although gas and oil revenues kept the local economy from collapsing altogether, repeated agricultural failures in the region and the effects of the national Depression curtailed Amarillo's expansion. During the 1930s, Amarillo's population grew at a much slower rate than in the previous decade. The nominated property, Vineyard Manor, stands as a reminder of the very brief, but intense period of development in the community's pre-WWII-era history in which the city's character was radically altered.

Vineyard Manor

Dr. Samuel P. Vineyard (b. 1876, d. 1934) arrived in Amarillo in 1902, purchasing a quarter-block at Twelfth Avenue and Polk Street soon after. The location was ideally located just a few blocks south of downtown in a quiet residential neighborhood serviced by the city's street car system (est. 1908). The line ran north-south along Polk Street into downtown, which is where Vineyard's medical practice was located (for some time in Amarillo Bank & Trust Building at Polk and 4th). The 1913 and the 1921 Sanborn Fire Insurance maps recorded this home as a large, single-story, asymmetrical, frame house with front and back porches that was roughly centered on the 100 x 100 foot lot, quite characteristic of the neighborhood overall. This lot—and the surrounding neighborhood— would see drastic transformation over a short few years.

Vineyard Manor's architect, Emmett F. Rittenberry, completed plans for Vineyard Manor in April 1925. The ground floor included a space for Dr. Vineyard's office (in the northeast corner, fronting 12th Avenue) and six

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commercial storefronts. The second and third floors each contained eight one-bedroom and efficiency apartments. The architect's plans also call for a five-bay garage building with second-floor "servant" quarters above one of the bays. The site plan also reveals that a residence already stood at the northeast corner of the property, facing 12th Avenue. The 1925 city directory lists this (106 E. 12th Avenue) as Dr. Vineyard's residence. Since this residence does not appear on the 1921 Sanborn Fire Insurance map, and previous city directories never before included this address, a reasonable conclusion is that Dr. Vineyard demolished the original home that had stood on the center of his lot, replacing it with one at the extreme northeastern edge, sometime between 1921 and 1925, presumably to make way for something bigger. Ultimately, the "something bigger" was the Vineyard Manor apartment/commercial building.

The architect's 1925 plans reveal another interesting tidbit about the site's rapid evolution. According to the drawings, Vineyard Manor's southernmost retail space was already present when construction began and was located abutting the southern property line. The plans show this as a one-story brick and structural tile building with an inset storefront entry facing Polk Street. This building does not appear on the 1921 Sanborn Fire Insurance map, meaning it probably stood alone for only a short period of time before it was incorporated into the larger Vineyard Manor complex in 1925.

Therefore, Dr. Vineyard's property at the corner of Polk Street and 12th Avenue appears to have evolved rapidly from a single family homestead to a combination commercial/residential property over the course of a few short years, which is highly representative of the activity taking place across the neighborhood at the time.

Not only do the Sanborn maps and Rittenberry's architectural drawings provide evidence of this rapid transformation, but so do Amarillo city directories. The city directory (Hudspeth's) published in 1921 and in 1922 reference the property at 1201 Polk as a single-family residence. However, the 1923 directory indicates a mixed-use for the property. At 1201 Polk is the Polk Street Home Bakery, Mrs. Alice B. Chestnut, proprietor, who also resides at the same address with her family. Dr. Vineyard is listed at 1201a, a new subdivision of the address. The bakery and the Chestnuts had moved on by the next year, as the 1924 directory records Mrs. M. A. Browning (a widow) as the resident at 1201 Polk, with Dr. Vineyard still occupying 1201a. A new listing for 1203 Polk (previously an unused address) is occupied by Ponder's Cash Grocery. This configuration evolves once more the following year. The 1925 directory lists the Amarillo Drug Company at 1201 Polk, Ponder's Cash Grocery at 1203 Polk, and Dr. Vineyard's office at 104 E. 12th Avenue and his residence at 106 E. 12th Avenue—all of these address are contained within the 100 x 100 foot lot at the corner of Polk and 12th Avenue that had formerly held only a single-family residence.

This rapid transformation and transitory nature of both residents and businesses is highly illustrative of the activity that was taking place across Amarillo as it was flooded with new residents, creating unprecedented demand for housing and retail services. A city that had previously been developed with single-family homes quickly transformed in duplexes, apartments and other multi-family housing and retail establishments as real estate developers and business entrepreneurs raced to keep up with the demand. In fact, most of Amarillo's mid-city, multi-story apartment buildings were constructed in the brief boom period of the early to mid-1920s.

Vineyard Manor was complete in the early fall of 1925. The October 13, 1925, issue of the *Amarillo Globe* carried an advertisement from Dr. S. P. Vineyard, surgeon and physician, announcing "the moving of my office from West Fourth Street to the ground floor of my own building on Polk at 12th street." Just below this

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proclamation, a joint advertisement for Vineyard Manor and Southwestern Public Service Company announced that each apartment was equipped with Frigidaire and “each tenant is delighted with electric refrigeration.” Indeed, the apartments were well appointed, and in a January 16, 1927, *Amarillo Sunday News Globe* article highlighting the many new apartment buildings in the city, Vineyard Manor is proclaimed “one of the finest in the city” and “modern in every detail [with] every built-in convenience.”

The 1926 city directory is the first to include information about both the retail and residential tenants of Vineyard Manor. Dr. Vineyard’s office was located on the ground floor, along with these commercial tenants: Amarillo Drug Company, Polk Street Barber Shop, Amarillo Electric Company, Amarillo Brick and Supply Company, and COD Produce Company. Most of the residential tenants worked in businesses directly related to the oil or real estate industries. The following is a roster of residential tenants and occupation of the head of household.

- 101 – Mr. and Mrs. B. J. Ross
Vander, Weide, Cardiff & Ross (oil operators with offices in the Amarillo Building)
- 102 – J. F. Hermit
No occupation given
- 104 – J. M. Petty
President of the Panhandle Improvement Co (real estate and loans)
- 105 – Mr. and Mrs. H. D. Gossard
Real estate
- 106 – Margaret Hays
Secretary for J E Dunn (president of Gibson Oil Co and Borger Gas & Electric Co)
- 107 – Mr. and Mrs. C. T. Orange,
Real estate
- 108 – Adair & Daniels
Brokers
- 201 – Mr. and Mrs. O. D. Reed
Oil man
- 202 – Ruby and Vinita Wirt
Nurse and clerk
- 203 – Mr. and Mrs. W. E. Batten
Drilling contractor
- 204 – Mr. and Mrs. C. E. Moore
Cutler, Moore, & Co (investments)
- 205 – Mr. and Mrs. C. R. Bentley
Painter
- 206 – Mr. and Mrs. E. V. Irvan
No occupation listed
- 207 – Mr. and Mrs. P. L. Flowers
Oil operator
- 208 – Mrs. B. M. Landis
Bookkeeper, Odom Cotton, Turnley & Co (firm specializing in city real estate and subdivisions)

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The apartments turned over quickly. In 1927, only 3 of the tenants from the previous year were still living there. The next year saw only two holdovers, and 1929 saw only one. This high turnover rate persisted well into the 1940s. No doubt that some of this turnover was due to the transitory nature of the jobs available in Amarillo's petroleum and real estate industries. It could also be that tenants continued their search for more spacious accommodations than Vineyard Manor's small one-bedroom and efficiency-style offerings. Once the initial late-1920s crunch was over and supply finally caught up with demand, many more housing units were available to renters.

Vineyard Manor housed tenants with oil boom related occupations for the first few years, but then chiefly attracted white collar workers from real estate, the Santa Fe railroad, and salesmen. Single women also continued to rent as they worked as stenographers, bookkeepers, retail saleswomen, and nurses. The first floor commercial space regularly held beauty and barber shops, along with dry cleaners and dress shops. Drug stores and Borden's Heap-O-Cream shops occupied the northwest corner for many years. Vacancies occurred with more frequency beginning in the late 1950s as suburban development took place to the south and west and families moved to more desirable single-family homes and away from apartment life in the city center.

Vineyard Manor in Recent Years

Dr. S. P. Vineyard passed away in 1934 and Mrs. Nell Vineyard (his wife) moved into apartment 101 where she lived for several years. Mrs. Vineyard deeded the property to Mr. Jack Worsham (the complex's handyman) on October 15, 1970. Mrs. Vineyard passed away in 1976. Mr. Worsham owned and managed the property until selling to Flow and Flow Investments in May of 2002. Vineyard Manor, LLC purchased the property in 2011 and undertook the recent rehabilitation following the Secretary of the Interior Standards. Vineyard Manor has become a shining example of downtown revitalization progress. The building's rehabilitation has brought new life to historic Polk Street and the downtown area.

A comprehensive historic resources survey of Amarillo was conducted in the early 1980s. The surveyors noted that Vineyard Manor was "probably the best of several apartment buildings in this style in Amarillo. It is interesting as a representative of a brief period in Amarillo when land values and transportation patterns made urban apartment living desirable."

Certainly Vineyard Manor is a reminder of the changing demographics and growth patterns in an instrumental period of this community's development. Apartments such as this one represent a community's response to a specific need, for a specific population, at a specific point in time. As one of few such apartments in central Amarillo still standing, Vineyard Manor meets Criterion A as a reminder of the initial oil boom and its effect on city development.

Vineyard Manor, Amarillo, Potter County, TX

Bibliography

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Franks, Ray and Jay Ketelle. *Amarillo Texas: The First Hundred Years*, Volume 1 and 2. Amarillo: Ray Franks Publishing, 1987.

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Potter-Randall Appraisal District, www.prad.org

National Register of Historic Places, McMillen Apartments, Amarillo, Potter County, Texas, National Register # 10000145.

National Register of Historic Places, Wolflin Historic District, Amarillo, Potter County, Texas, National Register # 92000581.

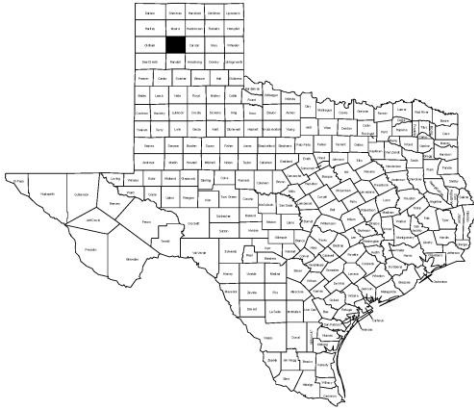
Rittenberry, Emmett F. Architectural Drawings of Vineyard Manor (April 1925). Originals held at the Panhandle Plains Historical Museum, Canyon, Texas.

Scans included in this nomination document originate from the files of the architectural firm Brooks, which oversaw the property's recent rehabilitation.

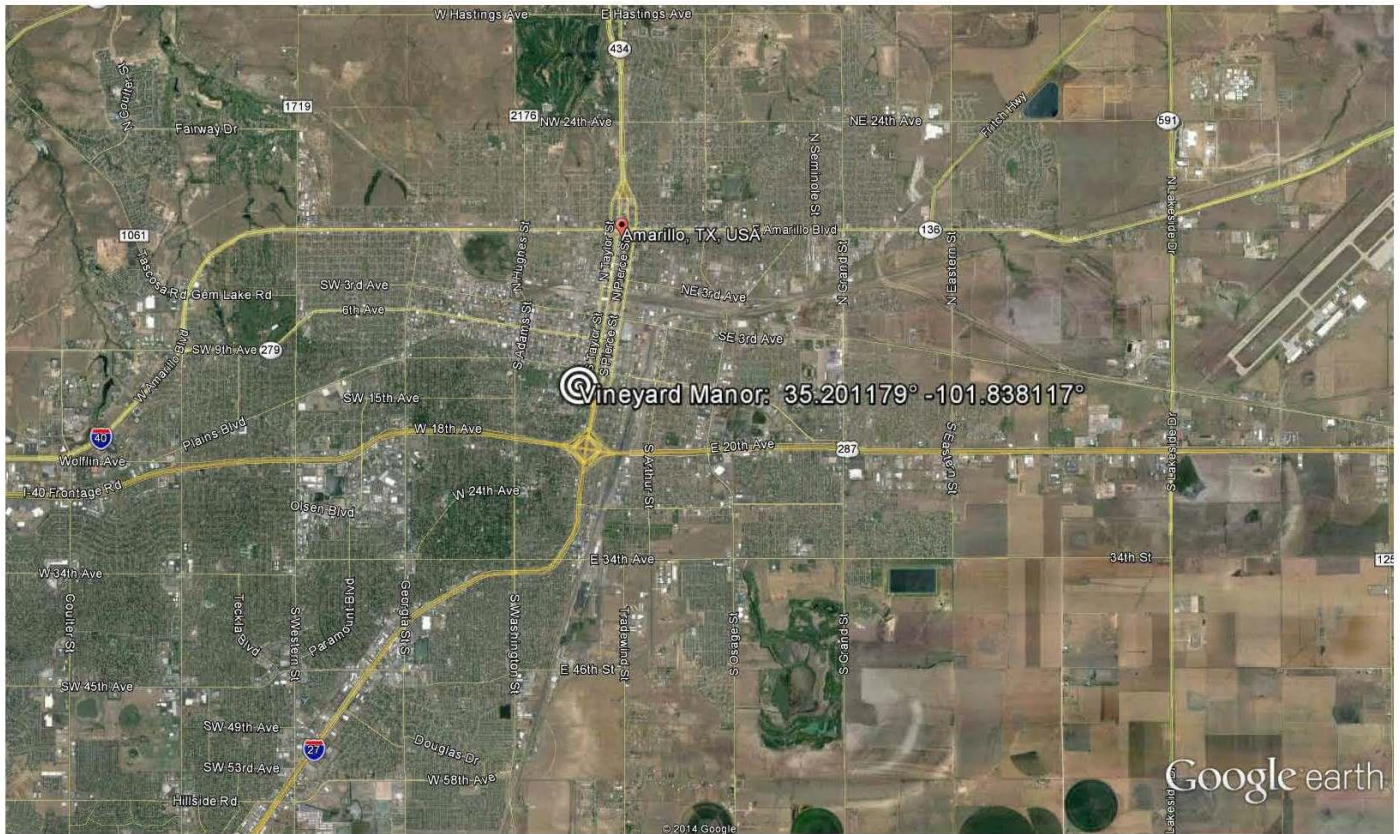
Sanborn Fire Insurance Maps, 1913, 1921, and 1921 with 1955 updates.

Vineyard Manor, Amarillo, Potter County, TX

Map 1: Potter County (shaded) is located in the northern Texas Panhandle.

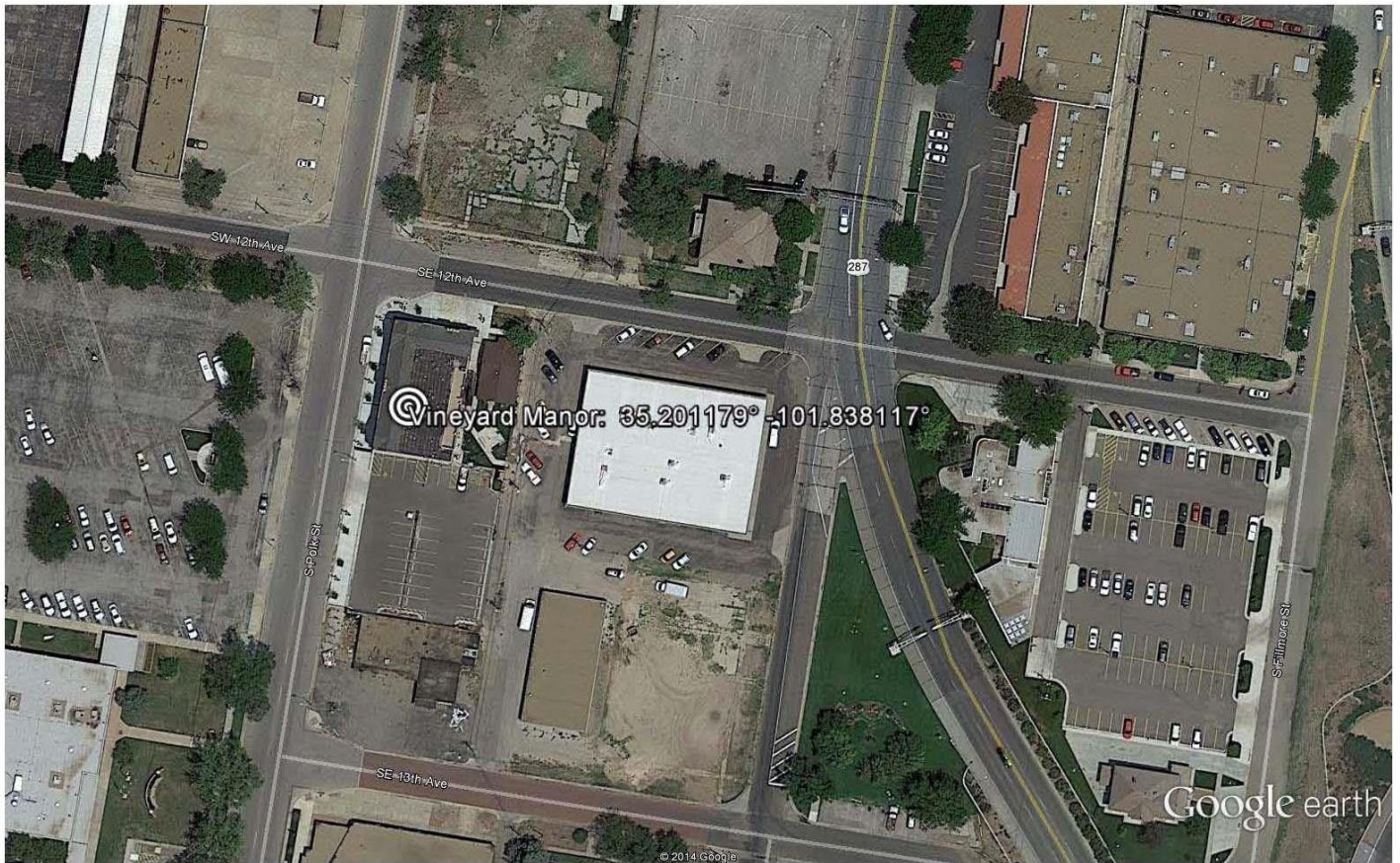


Map 2: Scaled Google Earth map depicts nominated property's location within the greater Amarillo area:
Latitude 35.201179° , Longitude -101.838117°.



Vineyard Manor, Amarillo, Potter County, TX

Map 3: Scaled Google Earth map depicts property's latitude and longitude coordinates:
35.201179° , -101.838117°



Google earth



Vineyard Manor, Amarillo, Potter County, TX

Map 4: Scaled Google Earth map depicts nominated property's approximate boundaries (in red). Center of polygon is roughly marked by the following coordinates: Latitude 35.201179° , Longitude -101.838117°.



Google earth



Vineyard Manor, Amarillo, Potter County, TX

Map 5: Sanborn Fire Insurance Map, 1913. The nominated property's future location noted with arrow.



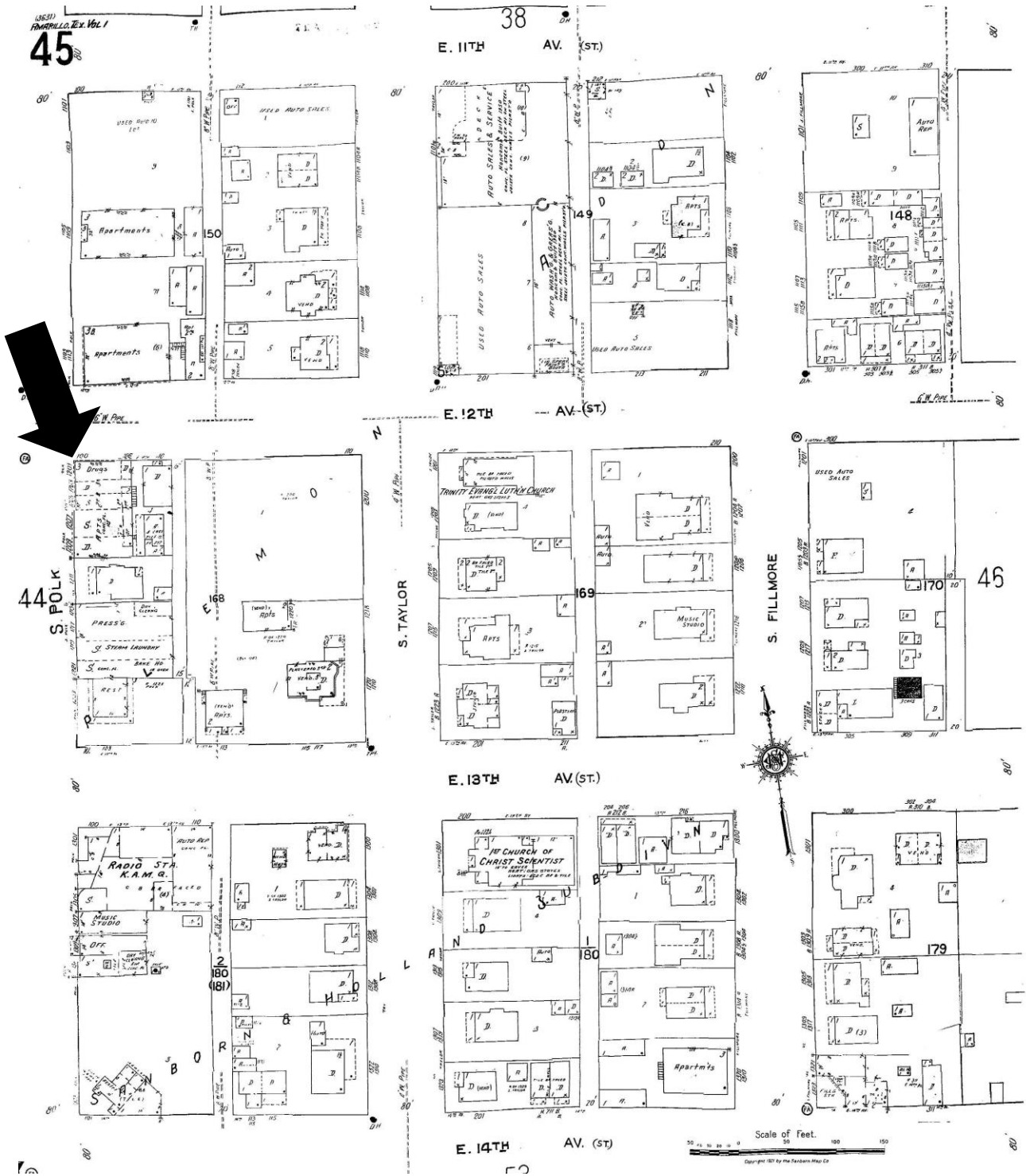
Vineyard Manor, Amarillo, Potter County, TX

Map 6: Sanborn Fire Insurance Map, 1921. The nominated property's future location noted with arrow. Note the predominance of single family homes.

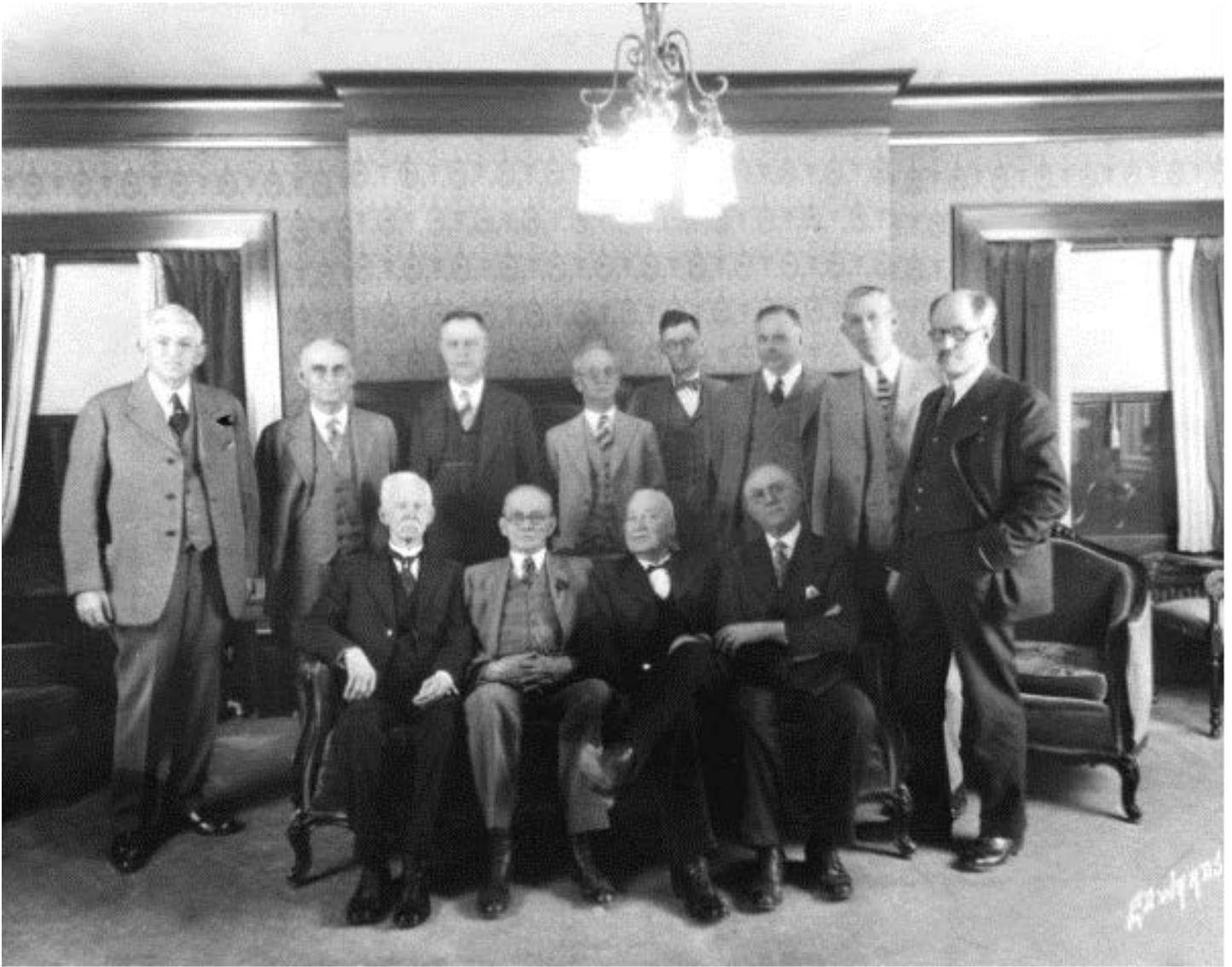


Vineyard Manor, Amarillo, Potter County, TX

Map 7: Sanborn Fire Insurance Map, 1921 with 1955 updates. Nominated property noted with arrow. Note the number of new apartment dwellings and that many formerly single-family homes have been subdivided.



Vineyard Manor, Amarillo, Potter County, TX



Dr. S. P. Vineyard
Back row (standing, last on right)

Courtesy of Amarillo Historical Museum

Vineyard Manor, Amarillo, Potter County, TX

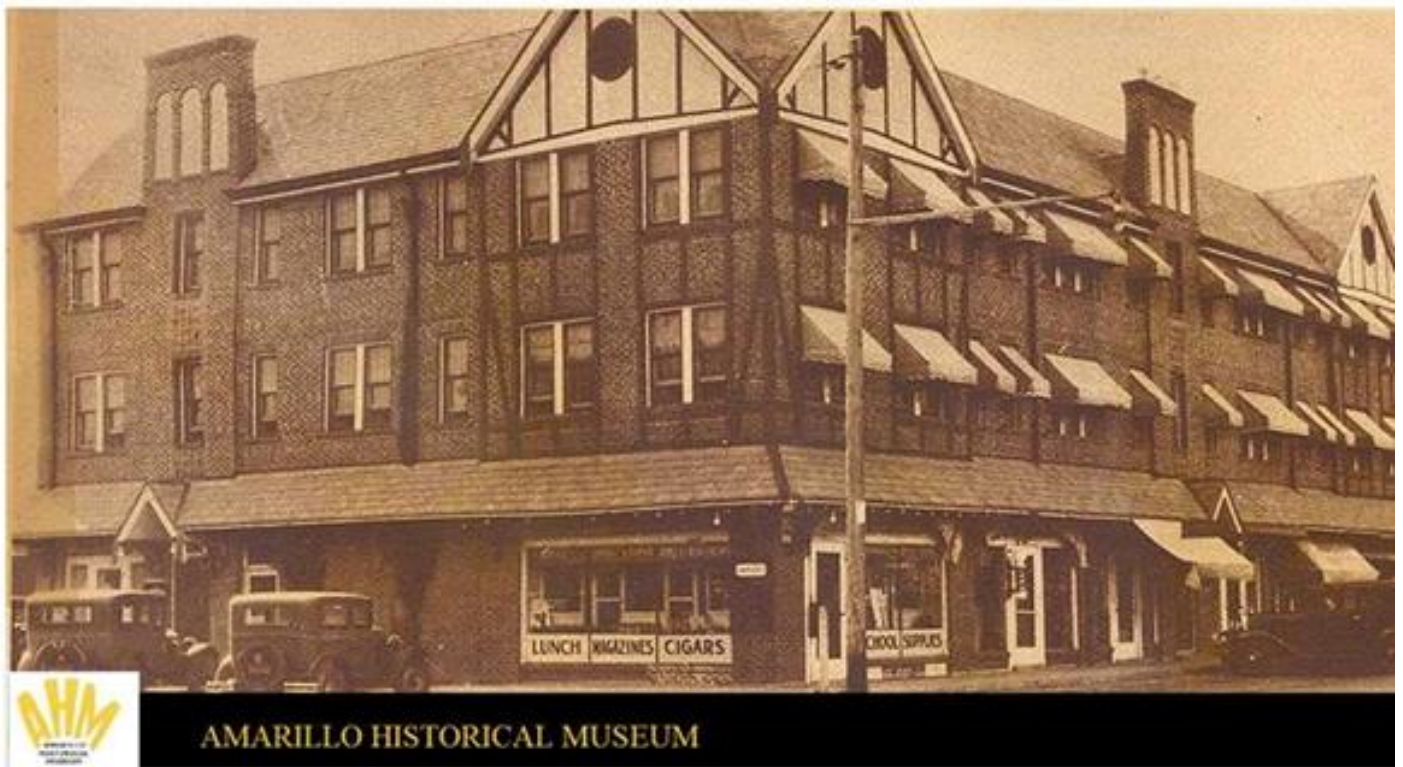


**Courtesy of Amarillo Sunday News Globe-December 16, 1962
Amarillo, TX**

Accompanying Text:

In 1910 Dr. S.P. Vineyard proudly parked his new Maxwell sports car, complete with jump seat that folded down. In front of the home he and Mrs. Vineyard had built at 1201 S. Polk. Overhead are the old trolley lines that once ran down Amarillo's main street. At the corner is Dr. Vineyard's pony, which he rode on visits to patients when streets and roads were too muddy for the Maxwell. The sidewalks and curbing of the 1200 block of Polk were the first concrete sidewalks in Amarillo. At the back of the house is the Vineyard's whirring windmill, their own private water supply. The site is now occupied by the Vineyard Manor Apartments.

Vineyard Manor, Amarillo, Potter County, TX

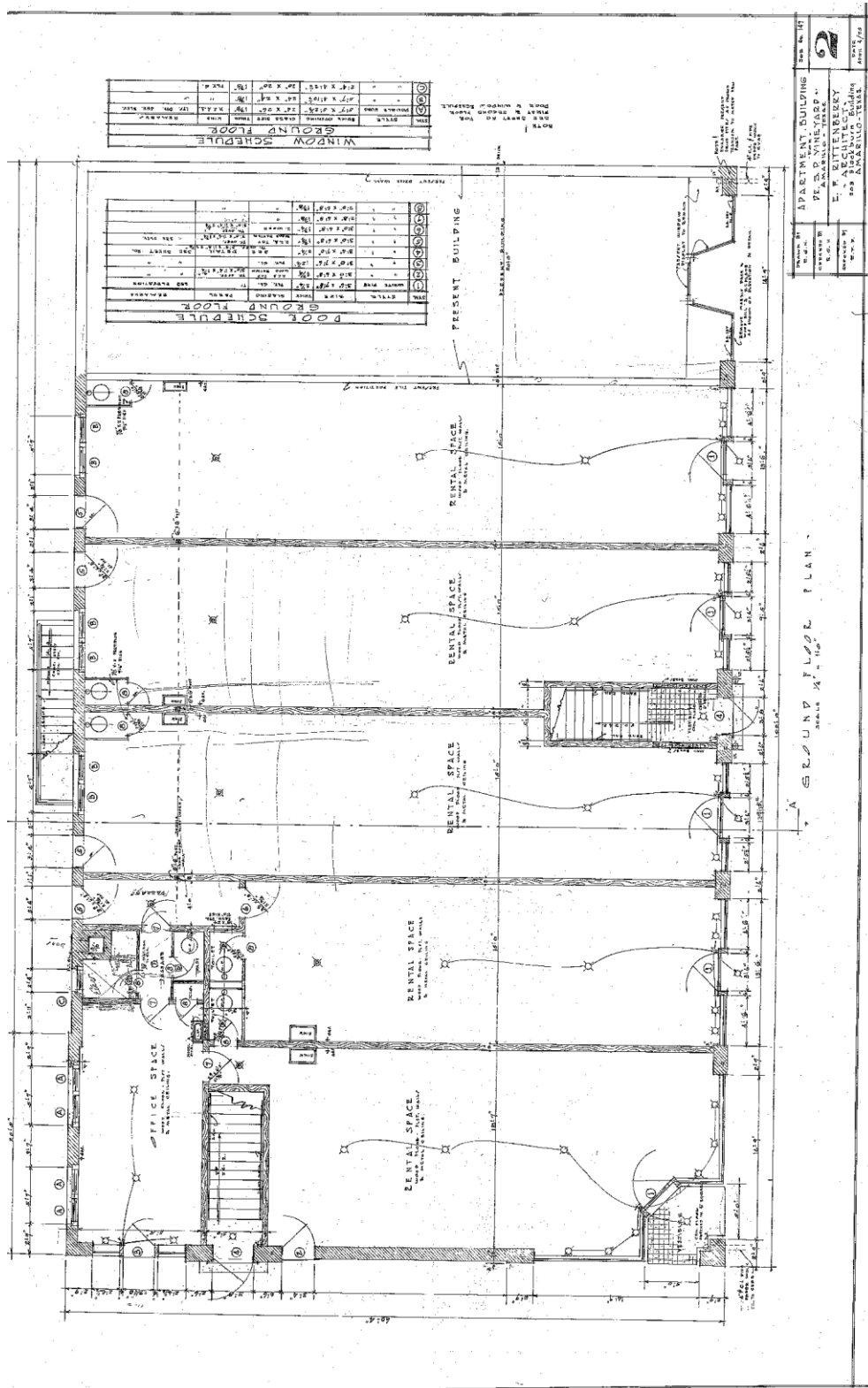


**Courtesy of Amarillo National Bank and Amarillo Historical Museum
From Amarillo Roto Gravure Magazine January 1931 Vol.1 No.1**

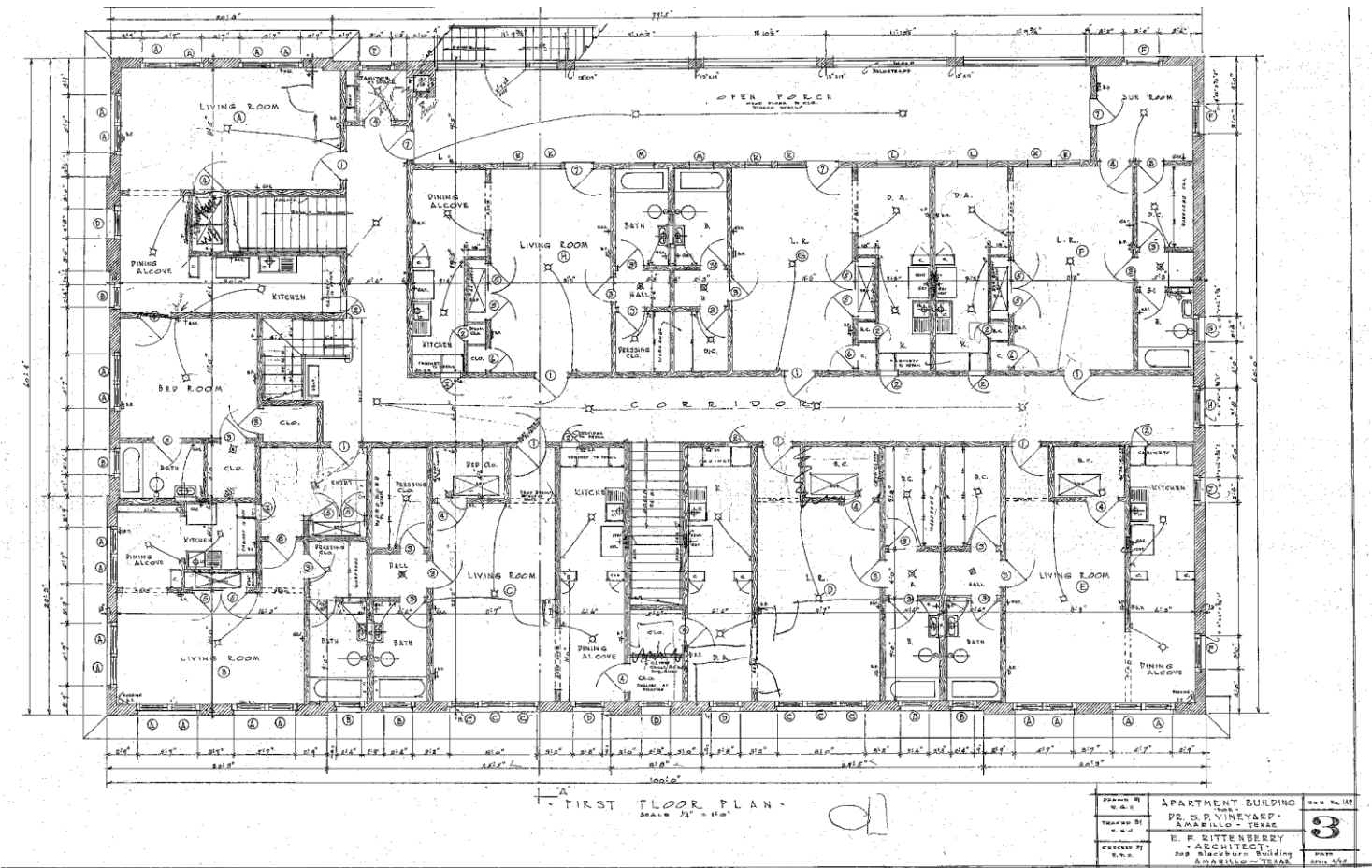
Accompanying Text:

Owned by Dr. S.P. Vineyard, is Amarillo's first really modern apartment. Equipped with electric refrigerators and luxuriously furnished, it is one of the city's most popular apartments. It is located at 12th and Polk, in easy walking distance of the main shopping district.

Vineyard Manor, Amarillo, Potter County, TX

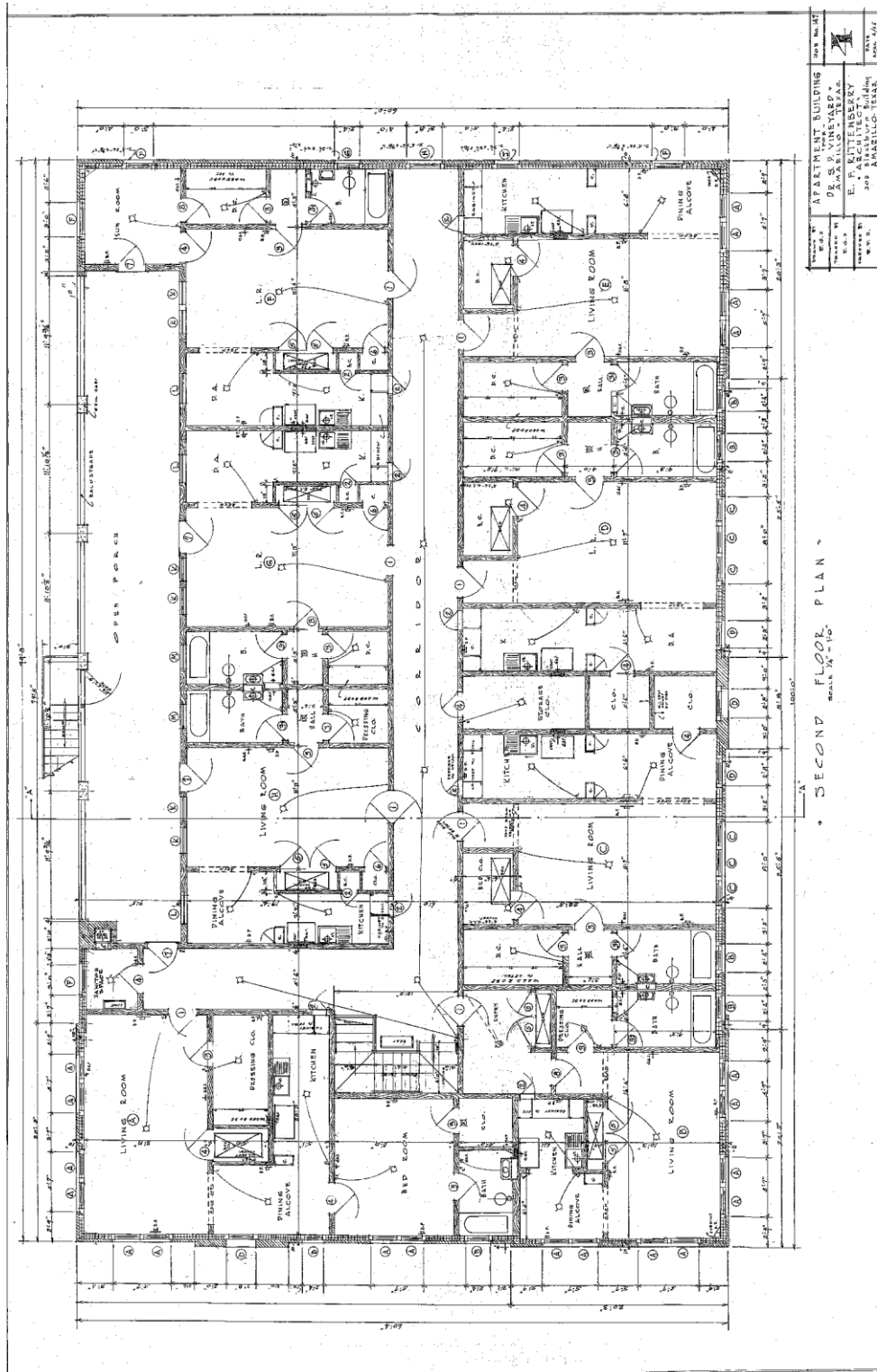


Original Plans, Ground Floor
 FIGURES, Page 25



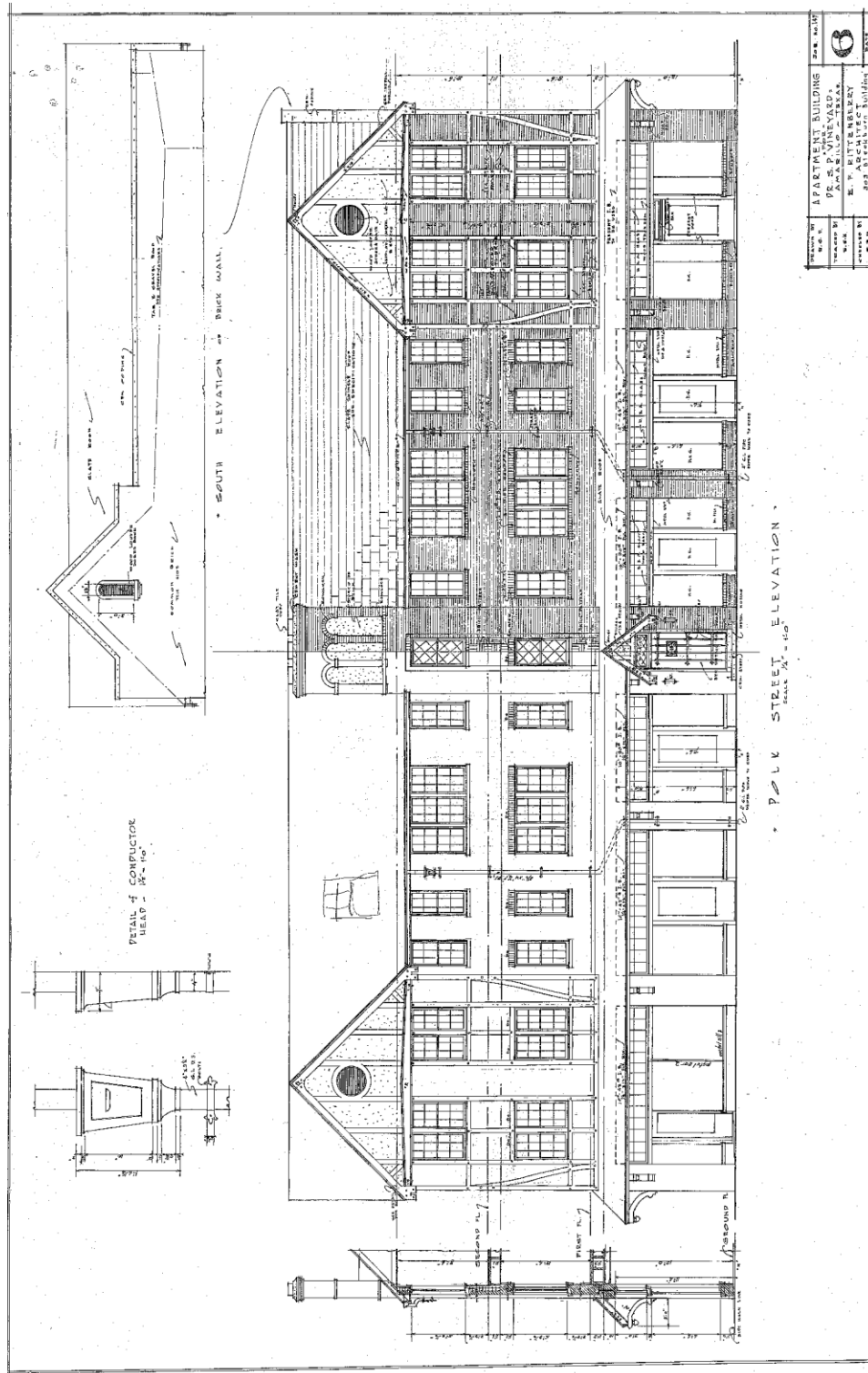
Original Plans, First Floor

Vineyard Manor, Amarillo, Potter County, TX



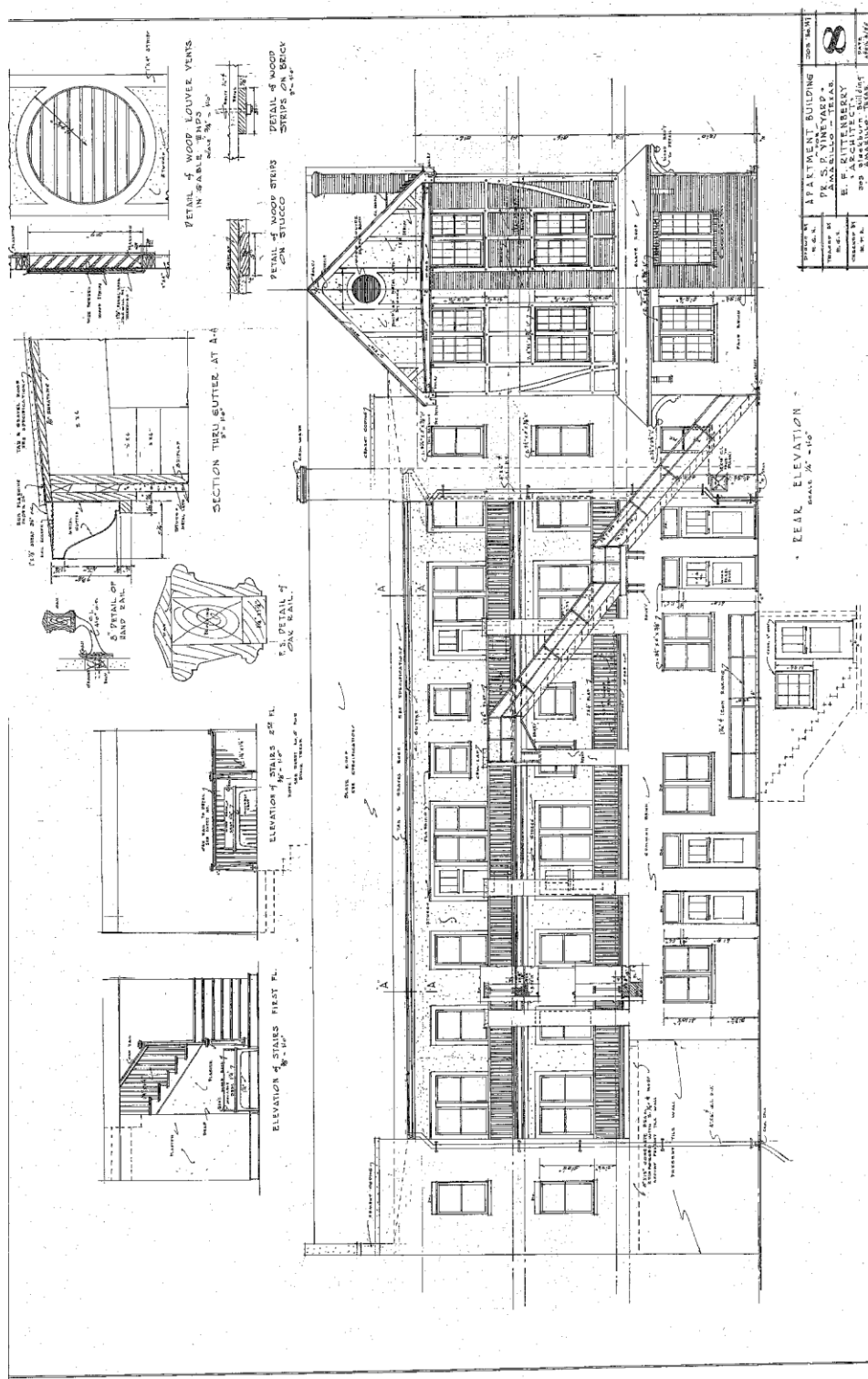
Original Plans, Second Floor

Vineyard Manor, Amarillo, Potter County, TX



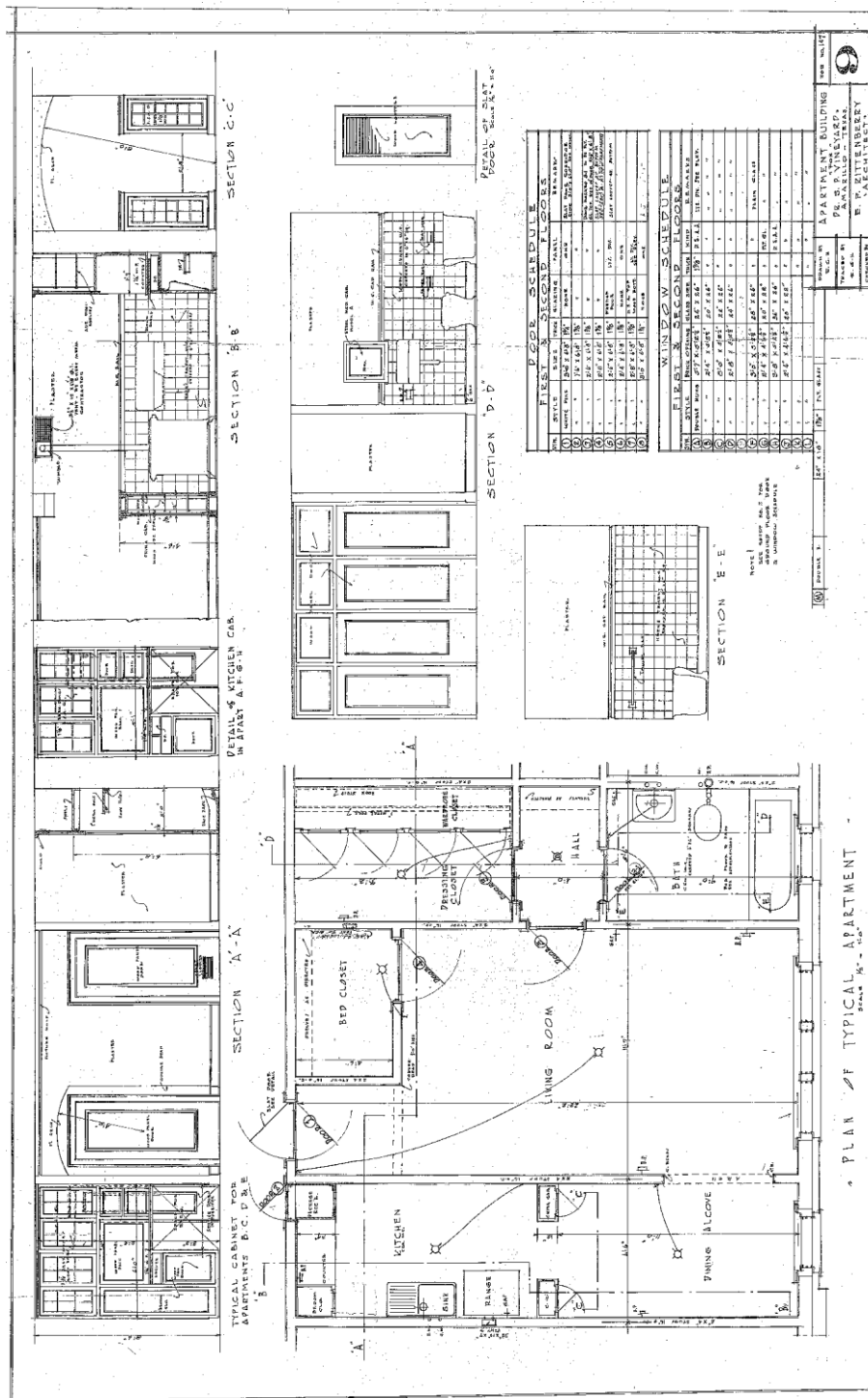
Original Plans, Polk Street Elevation

Vineyard Manor, Amarillo, Potter County, TX



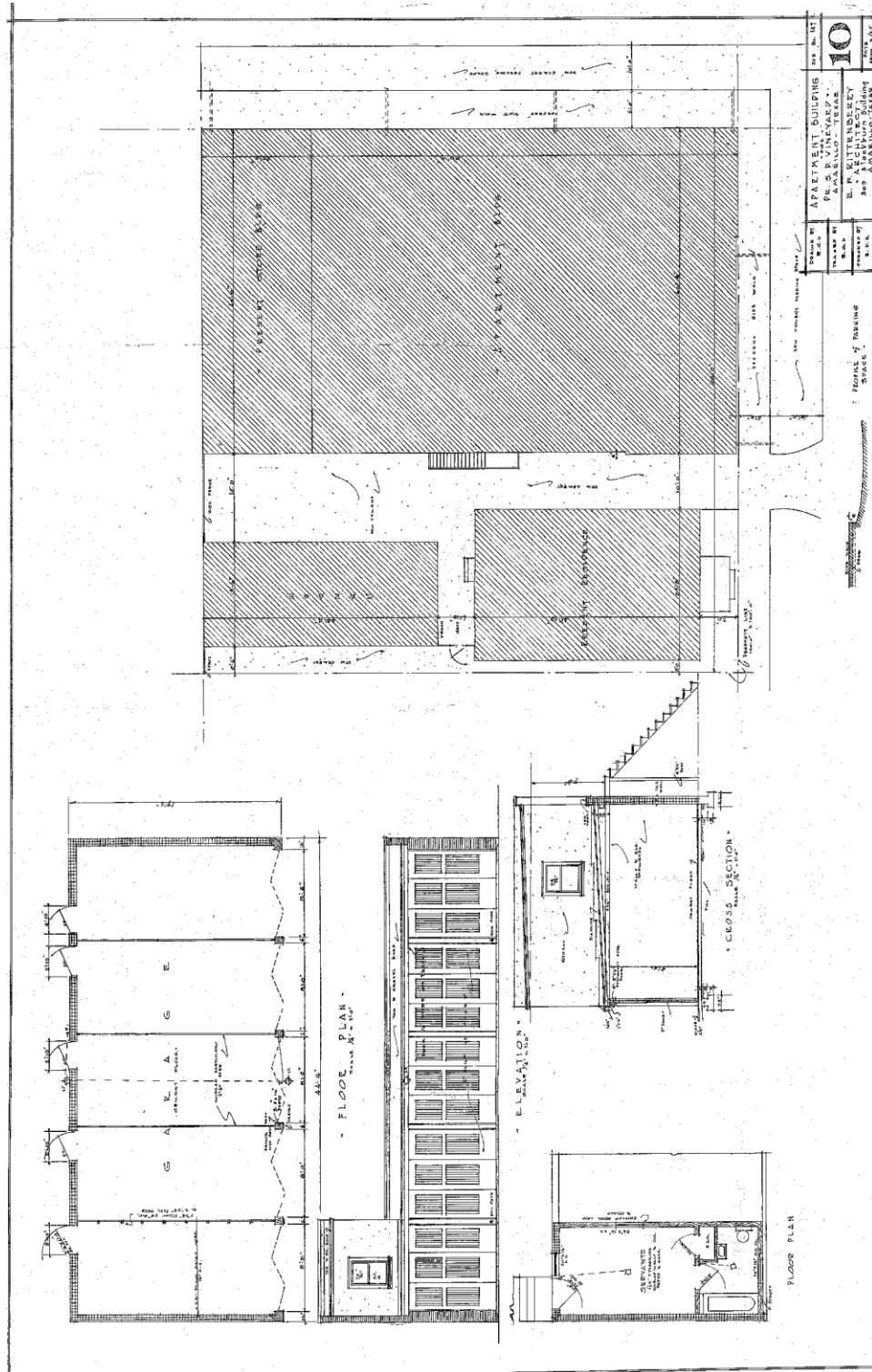
Original Plans, Rear Elevation

Vineyard Manor, Amarillo, Potter County, TX



Detail Original Plans, Typical Apartment

Vineyard Manor, Amarillo, Potter County, TX



Original Site Plan
 FIGURES, Page 31

Vineyard Manor, Amarillo, Potter County, TX

- EXTERIOR: MATERIAL / COLOR SCHEDULE**
- ① FACE BRICK VENEER - DARK RED "PINE CUT" MIX (REMOVE EXISTING PAINT)
 - ② EXISTING STUCCO - "SAND" COLOR (CLEAN AND PAINT NEW COAT)
 - ③ PAUSA SCIMIT, TRIM, CHIMNEY CORNICE, WALL BRACKETS - PAINTED "DARK UNDER" (PREP, REPAIR OR REPLACE - MATCH EXISTING DECORATIVE DETAILS)
 - ④ PREFINISHED REPLACEMENT INSULATED WINDOWS - "SAND" COLOR NEW ACCO DRAIN MOULD - PAINT "DARK UNDER"
 - ⑤ PCOCC FRAMED RETAIL STOREFRONTS - PAINTED "SAND" COLOR (REPLACE BY CLEAR INSULATED TEMPERED GLASS)
 - ⑥ EXISTING ACCO FRAMED TRANSOM - PAINTED "SAND" COLOR (REPLACE BY CLEAR INSULATED GLASS)
 - ⑦ RETAIL STOREFRONT ACCO ENTRY DOORS - PAINTED "SAND" COLOR (REPLACE BY CLEAR INSULATED TEMPERED GLASS)
 - ⑧ EXISTING SLATE SHINGLES - "J.T. GREEN" / FINE MIX (REMOVE / REPAIR / REINSTALL)



north elevation (view from 12th Avenue)
SCALE 1/8" = 1'-0"



west elevation (view from Polk Street)
SCALE 1/8" = 1'-0"

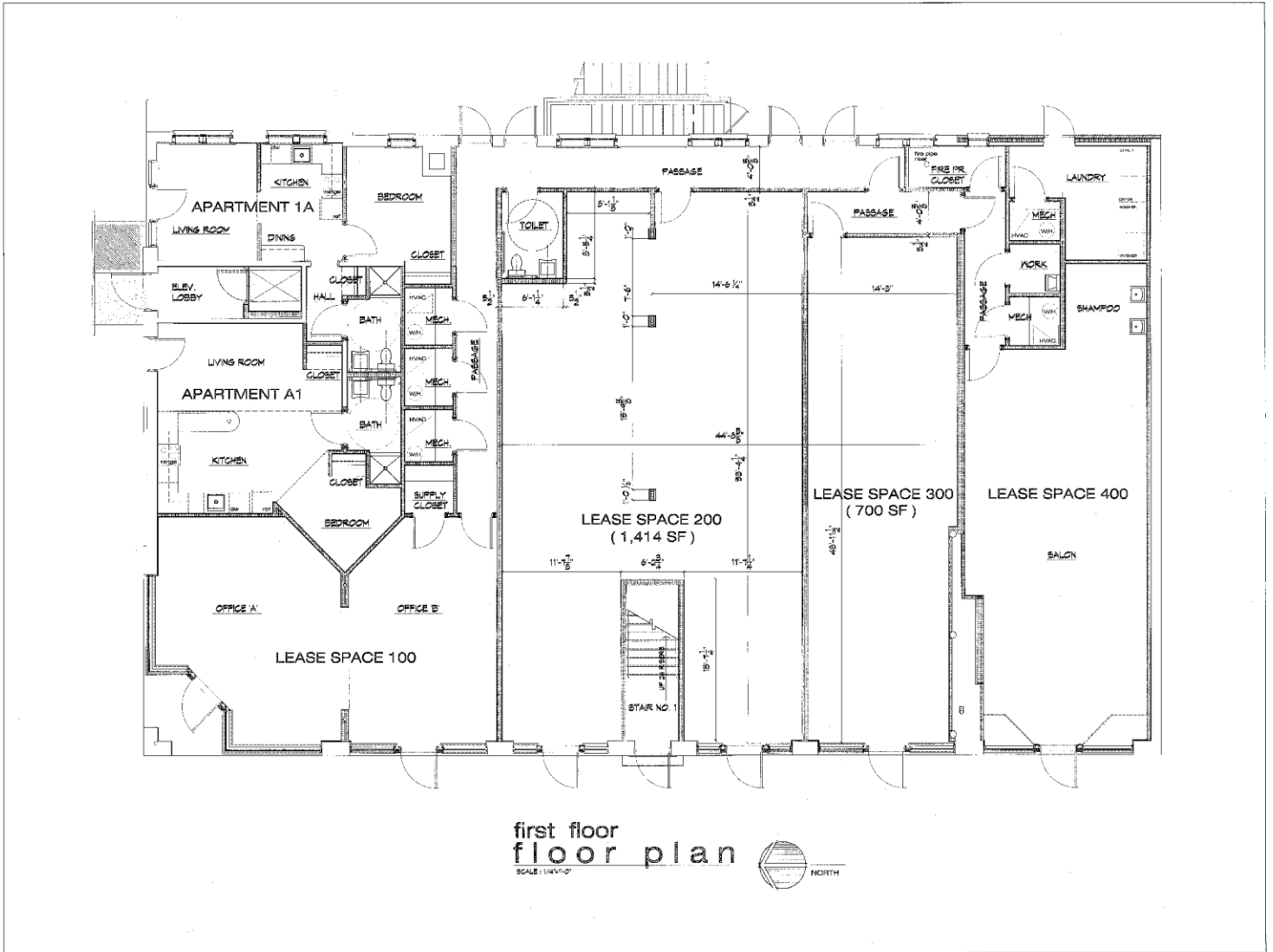


BROOKS
 architecture +
 interior design

Vineyard Manor Apartments

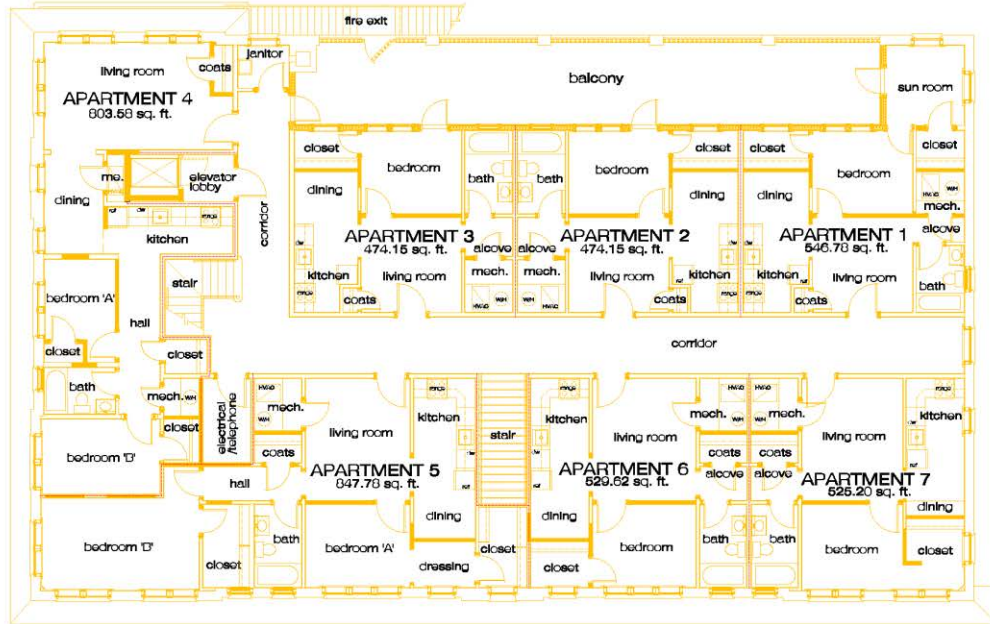
**Current West Elevation (Polk Street)
 Current North Elevation (12th Avenue)**

Vineyard Manor, Amarillo, Potter County, TX



Current First Floor Plan

Vineyard Manor, Amarillo, Potter County, TX



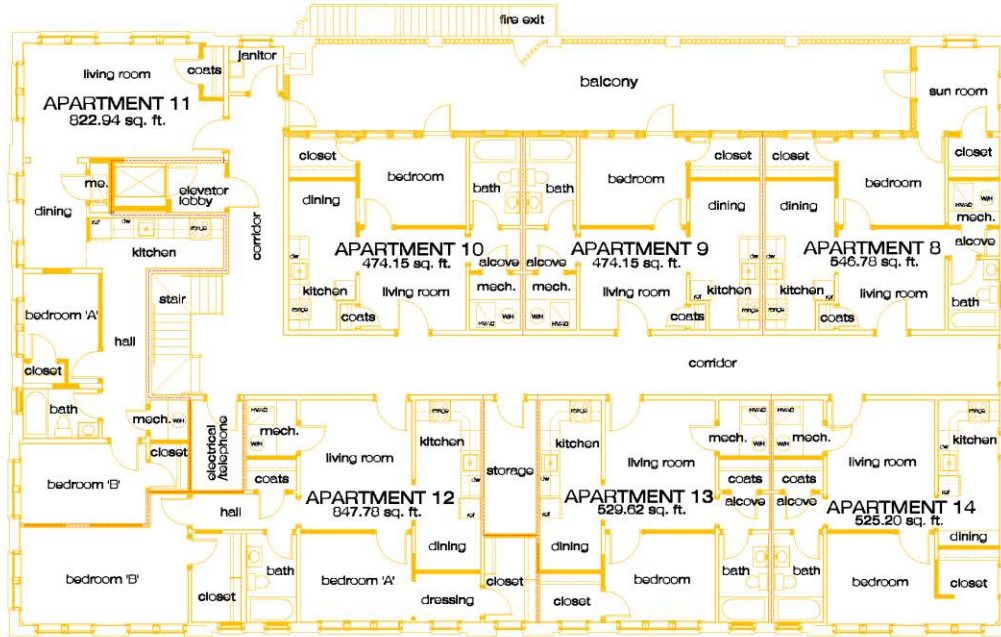
second floor
floor plan
SCALE 1/8"=1'-0"
NORTH



Vineyard Manor Apartments

Current Second Floor Plan

Vineyard Manor, Amarillo, Potter County, TX



third floor
floor plan
SCALE 1/8" = 1'-0"
NORTH



Vineyard Manor Apartments

Current Third Floor Plan

Vineyard Manor, Amarillo, Potter County, TX

CURRENT PHOTOS OF THE NOMNATED PROPERTY

The following photos were also submitted to the National Park Service as high quality digital files. They are included here for reference.

TX_Potter County_Vineyard Manor_0001.tif
West (primary) elevation. Camera facing east.



Vineyard Manor, Amarillo, Potter County, TX

TX_Potter County_Vineyard Manor_0002.tif
North elevation. Camera facing south.



Vineyard Manor, Amarillo, Potter County, TX

TX_Potter County_Vineyard Manor_0003.tif
East (rear) elevation. Camera facing approximately northwest.



Vineyard Manor, Amarillo, Potter County, TX

TX_Potter County_Vineyard Manor_0004.tif
South elevation. Camera facing approximately north.



Vineyard Manor, Amarillo, Potter County, TX

TX_Potter County_Vineyard Manor_0005.tif
Rear balcony, second floor, detail. Camera facing approximately south.



Vineyard Manor, Amarillo, Potter County, TX

TX_Potter County_Vineyard Manor_0006.tif
Interior, first floor retail space. Camera facing west. Photo taken on November 22, 2013.



Vineyard Manor, Amarillo, Potter County, TX

TX_Potter County_Vineyard Manor_0007.tif
Interior, third floor hallway. Camera facing south.



Vineyard Manor, Amarillo, Potter County, TX

TX_Potter County_Vineyard Manor_0008.tif

Interior, Apartment 8, with view of bed closet doors and arched openings. Camera facing approximately east-northeast. Photo taken August 28, 2013.







VINEYARD

FARMERS
INSURANCE
LIFE INSURANCE AGENCY



42

1914

1914













UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Vineyard Manor

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Potter

DATE RECEIVED: 10/10/14 DATE OF PENDING LIST: 11/03/14
DATE OF 16TH DAY: 11/18/14 DATE OF 45TH DAY: 11/26/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000965

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

Vineyard Manor is locally significant under National Register Criterion A in the area of Community Planning and Development. The rapid population growth of Amarillo associated with the oil-boom era of the 1920s necessitated significant development of new residential properties in the community, in particular multi-family apartments and duplexes. When built in 1925, the Vineyard Manor featured a host of modern apartment amenities, including electric refrigerators, while its location on South Polk Street immediately south of the downtown made it a highly visible and popular address. Vineyard Manor exemplifies the significant trends in local growth and construction in the early boom years and is one of the best preserved mid-1920s apartment building properties still extant in the city.

RECOM./CRITERIA Accept Criterion A

REVIEWER Paul R. Lusignan DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 11/26/14

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

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

TEXAS HISTORICAL COMMISSION
real places telling real stories



TO: Edson Beall
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington, DC 20005

FROM: Carlyn Hammons
Texas Historical Commission

RE: New Submission, National Register Nomination
Vineyard Manor, Potter County, TX

DATE: October 1, 2014

The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form and electronic locational data (in .kmz format) on CD. <i>cah</i> The enclosed disk contains the true and correct copy of the nomination for the <u>Vineyard Manor</u> to the National Register of Historic Places.
	Resubmitted nomination.
<input checked="" type="checkbox"/>	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
<input checked="" type="checkbox"/>	CD with eight (8) TIFF photograph files.
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do) (do not) constitute a majority of property owners
- Other:

