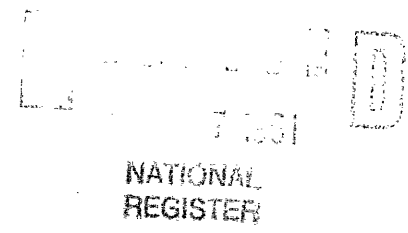


1664

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 18). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Green Tree Manor Residential Historic District  
other names/site number Seminary Village  
JEFF 1361 - 1390

### 2. Location

street & number 107 Fenley Avenue N/A not for publication  
city, town Louisville N/A vicinity  
state Kentucky code KY county Jefferson code 111 zip code 40206

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>30</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>30</u>	<u>0</u> Total

Name of related multiple property listing:  
Louisville and Jefferson County MRA

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

Signature of certifying official David L. Morgan Date 10-4-91  
State Historic Preservation Officer, KY Heritage Council  
State or Federal agency and bureau

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

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Patrick Andrews 11/21/91  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper PK Date of Action \_\_\_\_\_

---

**6. Function or Use**

---

Historic Functions (enter categories from instructions)

Domestic: Multiple DwellingCommerce/Trade: Department StoreDomestic: Secondary StructureDomestic: Secondary Structure

Current Functions (enter categories from instructions)

Domestic: Multiple DwellingSocial: Meeting HallDomestic: Secondary StructureDomestic: Secondary Structure

---

**7. Description**

---

Architectural Classification

(enter categories from instructions)

Federal

Materials (enter categories from instructions)

foundation Concretewalls Brickroof Asphaltother NA

---

Describe present and historic physical appearance.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Community Planning and Development

Period of Significance

1937 - 1940

Significant Dates

1937

1938

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Joseph and Joseph

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

**9. Major Bibliographical References**

**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 # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

**Specify repository:**

Louisville Free Public Library

**10. Geographical Data**

Acreage of property 26.5 Acres

**UTM References**

A 1,6 | 6,1,6,4,2,0 | 4,2,3,5,0,6,0  
 Zone Easting Northing

C 1,6 | 6,1,6,3,3,0 | 4,2,3,4,6,7,0

B 1,6 | 6,1,6,7,1,0 | 4,2,3,4,6,5,0  
 Zone Easting Northing

D 1,6 | 6,1,6,1,7,0 | 4,2,3,4,9,0,0

Jeffersonville, Ind.-Ky. Quad

See continuation sheet

**Verbal Boundary Description**

The nominated property includes all of City of Louisville Block 73J, Lot 1. It encompasses 26.5 acres

See continuation sheet

**Boundary Justification**

The boundaries chose are based on the original lots historically associated with these buildings on this site as it stood in 1937.

See continuation sheet

**11. Form Prepared By**

name/title Joanne Weeter, Research Coordinator

organization Louisville Landmarks Commission date April 1, 1990

street & number 609 West Jefferson Street telephone (502) 625-3501

city or town Louisville state Kentucky zip code 40202

**United States Department of the Interior  
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Green Tree Manor Historic District - Louisville, Jefferson Co., KY.

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The Green Tree Manor Residential Historic District is a highly compact and cohesive grouping of 30 buildings which historically and architecturally contribute to the district. Green Tree Manor is located in the eastern portion of Louisville just off Frankfort Avenue, a major transportation artery, and is approximately five miles from the center of the city. The terrain in the area is flat to gently rolling. Land use in the immediate vicinity is a mix of residential, institutional, and vacant, undeveloped land. All structures in the Green Tree Manor complex were built simultaneously with construction beginning in 1937 and completed by 1938. All are located on a single site that has historically been associated with Green Tree Manor, the first large scale, Federal Housing Administration (FHA)-insured housing complex in Louisville. The buildings are typical of other FHA-insured large-scale housing complexes and reflect strict FHA rules and regulations concerning site selection, building placement, scale, building material durability etc. Although circa 1960s additions have been made to five of the original apartment buildings, they were discretely placed on secondary facades and were constructed to blend in with the existing housing stock in terms of scale, style, and massing. All buildings in the complex are physical reminders of New Deal-era government assistance policies developed during the post-depression years.

The Green Tree Manor Historic District's roadway system is laid out in an "X". One arm of the "X" leads to Fenley Avenue, which, in turn, leads to Frankfort Avenue. Radiating from the other three arms of the "X" are twenty-five apartment buildings, three garages, a village store (now a nursery/community center), and one service building. Their compact, fan-like configuration around the roadway and their architectural cohesiveness forms the basis for this National Register District. Thirty of the thirty-two buildings originally constructed for Green Tree Manor survive to the present day and all architecturally contribute to the National Register District. Two garages were demolished circa 1960.

Green Tree Manor's physical layout strongly contributes to its campus-like character and is reminiscent of colleges and universities in the northeastern United States. The layout of the buildings, spaced to create quadrangles, encourages the

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Green Tree Manor Historic District - Louisville, Jefferson Co., KY.

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social interaction of its occupants. The village store complex is situated in the historic district's most visible location and is closest to the complex's main entrance and Frankfort Avenue beyond. The service and garage buildings, which were designed for utilitarian uses, are discretely located near the rear lot lines and out of view of the complex's residents. The apartment buildings were built between the village store and the utilitarian structures.

The residential buildings of Green Tree Manor share a number of characteristics (photos 3 & 4). All are two story apartments built of brick. The two facades of each building most visible from the street have one or more individual entryways. Each apartment entrance is defined by a single multi-light panelled door enframed by an Adamesque-style surround of pilasters supporting a dentilled pediment. Windows which flank the entries are identical and evenly spaced and have a four-over-four light configuration. Brick quoins define each of the four corners on these rectangularly-shaped buildings. Fourteen of the twenty-five residential buildings are topped with hipped roofs while the remainder have low pitched built-up roofs. There are eight buildings with twelve apartment units each and seventeen buildings with ten units each. Floor plans range from one bedroom and two bedroom flats to two and three bedroom townhouses. Aside from variations in floor plans from unit to unit, each apartment has similar interior design features with no variation in their architectural characteristics. Circa 1960s, the end of each building was painted white while the remainder stayed a natural brick color. At about the same time six of the twenty-five residential buildings were expanded by room sized additions. Each two-story wood frame addition was sited on a secondary facade and created three bedroom units out of what had been two bedroom apartments.

Green Tree Manor's village store complex (photo 2) is a one story brick Adamesque style commercial building with a zigzag floor plan. It was constructed to house five businesses. Each outer plane on the primary facade is a storefront. Each storefront has six or nine-light panelled doors that are topped by three-light transoms and brick keystones. Flanking each doorway are large, square, sixteen light windows. The complex, which is topped by a steeply pitched gabled roof, has a semicircular louvred vent in

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Green Tree Manor Historic District - Louisville, Co., KY.

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the gable end and a single gabled, louvred dormer. The businesses in this village store complex were primarily intended to provide goods and services to Green Tree Manor residents rather than the general population of the surrounding Crescent Hill neighborhood.

All three garages (photo 5) at Green Tree Manor have ten car bays and are identical. Each is constructed of concrete block on the secondary facades and wooden dropped siding on the primary facade. All have non-original retractable vinyl garage doors. Shed roofs top each building. Two of the five original garages were demolished circa 1960.

The service building (photo 1) in the Green Manor Historic District is a rectangular single story wood frame structure with dropped siding. The two paired doors, which are centered on the long side of the building, are flanked by two sets of twelve light double-hung windows. The building's cornice is unadorned. A gabled roof covered with rolled roofing tops the structure. It historically housed building maintenance materials, lawn mowers, garden tools etc. and this function continues to the present day.

Inventory List (see district map for building site numbers) All buildings are contributing. Unless noted below, each of these buildings conforms to the description as stated in the previous paragraphs.

- 1.) Building 1 (JFEF 1361) Service Building
- 2.) Building 2 (JFEF 1362) Garage
- 3.) Building 3 (JFEF 1363) Apartment - flat roof
- 4.) Building 4 (JFEF 1364) Apartment - hipped roof
- 5.) Building 5 (JFEF 1365) Apartment - hipped roof
- 6.) Building 6 (JFEF 1366) Apartment - flat roof
- 7.) Building 7 (JFEF 1367) Apartment - flat roof
- 8.) Building 8 (JFEF 1368) Apartment - flat roof
- 9.) Building 9 (JFEF 1369) Apartment - hipped roof
- 10.) Building 10 (JFEF 1370) Apartment - hipped roof
- 11.) Building 11 (JFEF 1371) Garage
- 12.) Building 12 (JFEF 1372) Apartment - hipped roof
- 13.) Building 13 (JFEF 1373) Apartment - hipped roof
- 14.) Building 14 (JFEF 1374) Apartment - hipped roof
- 15.) Building 15 (JFEF 1375) Apartment - hipped roof
- 16.) Building 16 (JFEF 1376) Store

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Green Tree Manor Historic District - Louisville, Jefferson Co., KY.

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- 
- 17.) Building 17 (JFEF 1377) Apartment - flat roof
  - 18.) Building 18 (JFEF 1378) Apartment - hipped roof
  - 19.) Building 19 (JFEF 1379) Apartment - hipped roof
  - 20.) Building 20 (JFEF 1380) Garage
  - 21.) Building 21 (JFEF 1381) Apartment - flat roof
  - 22.) Building 22 (JFEF 1382) Apartment - flat roof
  - 23.) Building 23 (JFEF 1383) Apartment - flat roof
  - 24.) Building 24 (JFEF 1384) Apartment - flat roof
  - 25.) Building 25 (JFEF 1385) Apartment - hipped roof
  - 26.) Building 26 (JFEF 1386) Apartment - hipped roof
  - 27.) Building 27 (JFEF 1387) Apartment - hipped roof
  - 28.) Building 28 (JFEF 1388) Apartment - flat roof
  - 29.) Building 29 (JFEF 1389) Apartment - flat roof
  - 30.) Building 30 (JFEF 1390) Apartment - hipped roof

Verbal Boundary Justification

The nominated property is located on a 26.5 acre site (see attached district map) and is bounded by the following: The CSX Railroad tracks and Frankfort Avenue to the south, Fenley Avenue to the southwest, Mockingbird Garden subdivision to the northeast (a residential subdivision with building construction now in progress), and the Masonic Widows and Orphans' Home to the east. The boundaries chosen for the Green Tree Manor Historic District are based on the original lot historically associated with these buildings on this site as it stood in 1937-8. All share a common historic development, use, and function. Buildings in close proximity to the proposed district generally fall into the following categories: residential buildings, institutional buildings, and vacant land, none of which were historically a part of the Green Tree Manor Historic District.

Archeological Potential

Structures, of course, are closely related to the surrounding environment. Archeological survey, excavation, and/or incidental discovery or monitoring occurred at the following urban sites in Louisville: The Tarascon Mill at Shippingport Island, The Cistern at the Louisville Museum of History and Science at 727 West Main Street, the site of the Will Sales/Courier Journal Building in the 400 block of South Fourth Street, and the Lions Garden at 1015 South Preston Street. According to archeological reports, in each instance the investigation yielded little historic information. This was due largely to the disturbance of



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Green Tree Manor Historic District - Louisville, Jefferson Co., KY.

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cultural resources by continuous urban modification. Not enough information is currently available to determine if any archeological investigation of the Green Tree Manor Historic District would produce the same result. At this time no investigation has been made to discover if remains exist on the site. However, archeological remains should be considered in any development of this property. If, in the course of work, it becomes evident that the site contains archeological data that would answer questions that existing information cannot, it is recommended that work cease and the appropriate Kentucky Heritage Council staff be notified.

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Green Tree Manor Historic District - Louisville, Jefferson Co., KY.

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The Green Tree Manor Historic District is locally significant under criterion "A" because it was Louisville's first and only large-scale apartment complex insured by the Federal Housing Administration, a government agency which provided important financial safeguards during Franklin Delano Roosevelt's New Deal Era. Its period of significance ranges from 1937, the year construction on the project began, until 1940, an arbitrary end point for the period of significance.

Prior to the Great Depression most real estate mortgages were due for payment within three to five years after the initial loan was made. However, as illogical as it might seem to us now, such loans were not based on the borrower's ability to pay the loan back within that three to five year period. Rather, before the loan was due for final payment, another loan was sought to cover the first debt. The reasoning of borrowers at the time was that their loan could be re-mortgaged time and time again and essentially would never, ever be re-paid in full. The economic shock of the 1929 Stock Market Crash and ensuing Great Depression resulted in an inability on the part of many mortgage holders to either re-pay or re-finance their initial real estate mortgages. This resulted in an unprecedented number of foreclosures which eventually lead to a total collapse of our nation's banking system.

The citizens of the United States suffered greatly from the 1929 Stock Market Collapse and subsequent Great Depression. Many homes, jobs, and fortunes were lost as people were subjected to severe economic hardship. In a grand recovery scheme, President Franklin Delano Roosevelt developed national economic programs which were designed to alleviate financial hardship and to create jobs. Because nearly 1/3 of those unemployed during the Great Depression had previously worked in the building trades, Roosevelt hoped that revival of the housing industry would yield the most substantial results in bringing about nation-wide economic recovery. Roosevelt appointed the President's Emergency Commission on Housing to advise him on ways to stimulate the housing industry using private enterprise. One component of Roosevelt's so called "New Deal" program of economic and political reform and one which the Emergency Commission on Housing helped to conceive was the creation in 1934 of the Federal Housing Administration (FHA) established under the

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Green Tree Manor Historic District - Louisville, Jefferson Co., KY.

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auspices of the National Housing Act. It was with an FHA - insured loan that Louisville's Green Tree Manor was built in 1937.

The goal of the FHA, which sponsored a wide variety of governmental assistance programs, was to provide an adequate home financing system. It was a means by which housing conditions and building standards could be improved and it was intended to stabilize the mortgage market. Under this program the FHA did not and never has made loans, nor have they designed plans or built houses. The FHA was intended solely to insure loss on loans made by private lending institutions.

One of the programs which fell under the purview of the FHA was the U.S. government's program which insured private financial institutions against losses on large-scale apartment complex mortgage loans (established under Section 207 of the National Housing Act). This National Register nomination will focus solely on this type of insurance which enabled developers to finance and build Louisville's Green Tree Manor (also under the FHA, loans made by private lending institutions to middle income families for mortgages on new home purchases or home repair were insured against loss, national mortgage associations were established to buy up mortgages by issuing notes or other obligations, and the Federal Savings and Loan Insurance Corporation was established).

In the 1930s, Louisville certainly felt the need for an increase in the number of moderately priced rental housing units. It is doubtful given the financial condition of the City during this difficult period that Green Tree Manor would ever have been built without FHA mortgage insurance. Construction trends in eastern Jefferson County in the years prior to and during the Great Depression were especially telling. According to historian Carl Kramer, in terms of post-Depression subdivision and development in Louisville, Green Tree Manor was an anomaly. As Kramer writes in The Louisville Survey East Report... "During the entire decade of the 1930s only 20 new subdivisions were recorded within the present day confines of that part of the city, compared with 89 during the previous decade." In fact, according to a January 1, 1938 Courier Journal article, the \$1,000,000 insured mortgage loan for Green Tree Manor was the largest real estate deal in

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Kentucky for that year and one of the largest for the 1930s in the entire state. It was cause for a tremendous burst of optimism in the depressed Louisville building and construction market because it directly benefited Louisvillians by providing work for 600 people in the building trades. Area businesses were elated because only local labor and building supplies were used and it would put a significant number of people back to work.

The Green Tree Manor development was part of a nation-wide trend in construction of large-scale housing developments spurred on by FHA loan guarantees. Between 1934, the year FHA was established, and 1938, the year construction of Green Tree Manor was completed, the number of mortgages insured by the FHA had steadily gained momentum. In 1935, a total of two loans for large-scale projects were insured, followed by four in 1936, fifteen in 1937, and a whopping 117 in 1938 (1938 FHA Annual Report, Pg. 54). This was a substantial, three fold increase in the number of mortgages of this type insured by the FHA as compared to the previous three years and made 1938 the year in which the largest number of FHA projects of its type were insured since the FHA's inception. The program continued to gain momentum as the number of projects in 1938 was surpassed in 1939. Partly because of World War II and a restructuring of FHA policies and programs, the number of insured mortgages would never reach such a high level again. Between 1939 and 1941, when the United States entered the war, a respectable 181 projects were insured around the nation.

During 1938, 112 FHA - insured mortgages for large-scale residential complexes were financed nation-wide by 34 lending institutions. Of these lending institutions, the largest percent was represented by insurance companies who accounted for 64% of the total. Green Tree Manor was consistent with this pattern. It was financed by the New York Life Insurance Company which was involved with FHA mortgage insurance since the program's inception and was the largest originator and purchaser of FHA - insured mortgages in the nation at that time. New York Life worked in concert with the Walter Butler Building Company of St. Paul, Minnesota who constructed Green Tree Manor based on plans drawn by the Louisville architectural firm of Joseph and Joseph. It was owned by the Kentucky Development Corporation, a

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subsidiary of the Butler Building Company. The term of the FHA-insured mortgage was twenty-five years.

In order for Green Tree Manor and other housing developments to qualify for mortgage insurance, the New York Life Insurance Company, as the financial backer, and the Butler Company, as the builder, had to follow strict FHA guidelines for evaluation which were intended to minimize the FHA's financial risks. Each neighborhood was analyzed for the following:

- "1. Its relative economic stability.
2. Protection provided by zoning and restrictive covenants against undesirable encroachment.
3. Freedom from the hazards of flood, earthquake, subsidence, or other forces beyond control.
4. Adequacy and accessibility of schools, parks, playgrounds, churches, stores, and places of employment.
5. Adequacy and cost of public transportation.
6. The sufficiency of utilities such as water, sewers, electricity, gas, and such improvements as roads.
7. The level of taxes and special assessments.
8. The appeal of the neighborhood."

(Insured Mortgage Portfolio, October, 1938,  
"Progress in Subdivision Planning," pg. 5).

The Crescent Hill neighborhood was well-kept, quiet, stable and an excellent risk according to FHA standards.

Not only did the neighborhood have to pass the FHA's scrutiny but Green Tree Manor's construction also had to conform to FHA standards as well. However, some guidelines were more flexible than other. For instance, the requirement that FHA-insured buildings should have an "attractive" design still left a great deal of freedom to the individual project developers in terms of building styles. Building materials simply had to be strong, durable, and able to withstand the existing climatic conditions. The FHA required room arrangements which would encourage healthful living conditions through adequate ventilation and light. Likewise the mechanical systems were to contribute to the comfort of the occupants. In addition, under FHA guidelines, Green Tree Manor and other projects of its type had to maintain residential desirability longer than the life of the mortgage.

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It was felt that by requiring high quality materials and workmanship that the chances for poor quality apartments which were associated with speculative real estate deals would be reduced. Rental rates per unit had to be sufficient to cover long term expenses and maintenance for the life of the loan and to provide dividends on stock. In conformance with these standards, one and two bedroom, two-story brick apartments of semi-fire proof construction were developed on the Green Tree Manor site. There were a total of 265 family units with 892 individual rooms in all. The average apartment had 3.26 rooms in buildings that all had their own gas heat and hot water supply. The average rent was \$14.24 per room per month. By post-Depression standards, those prices were phenomenally cheap. Because of their affordability, everyone scrambled to get an apartment there. To comply with FHA guidelines, of the 26.5 acres of land that were purchased and developed as part of the Green Tree Manor apartment complex, only 10.6% of the total land area was occupied by buildings. The remainder, it was suggested by the FHA guidelines, was intended for use as passive recreation areas. Green Tree Manor, FHA regulations suggested, was to function as a self-contained village. To that end a complex of five small stores was constructed as part of the original development. Private garages for each tenant were also part of the scheme. Green Tree Manor was a model project and a success according to these FHA standards. In fact, the FHA was so proud of the project that an aerial photo of Green Tree Manor was published, along with photos of several other projects across the country, in the FHA's 1938 Annual Report, as an example of a housing complex that fit into the FHA's ideal.

One can only speculate as to why Green Tree Manor was the only large-scale FHA insured complex in Louisville or in the State of Kentucky during the New Deal era. Although probably not the principal reason other developers backed away from FHA-insured financing for larger projects, there was considerable controversy in 1937 over what appeared to be a substantial value mark-up for the Green Tree Manor property in a 24 hour period. Kramer writes in the Louisville Survey East Report,

"...On July 31, 1937, according to deeds in the Jefferson County Court House, the Walter Butler Building Company... paid approximately \$40,000 to John C. and Elizabeth L. Fenley for the 25.5 acre tract upon

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which Green Tree Manor was to be built. On the same date, the Butler firm sold the property to one of its subsidiaries, the Kentucky Development Corporation, for a price of approximately \$100,000. Later the FHA insured a 25 year, \$1 million loan by the New York Life Insurance Company to the Kentucky Development Corporation and accepted the project's completed aggregate value of nearly \$1.4 million. But the project came under attack by the Louisville Real Estate Board, which criticized the FHA for insuring a \$60,000 write-up in the value of the project site and an inflated total project cost, which, the real estate organization charged, could not have been more than \$752,285, given local construction costs."

The Courier Journal, which had a substantial state-wide newspaper readership, upon learning of the mark up, called foul play and wrote several highly unfavorable articles about Green Tree Manor's financial structure. FHA's Washington administrator Stewart McDonald countered, according to Kramer, that

"...his agency had approved the loan only after obtaining "reasonably accurate" estimates by "competent construction experts and appraisers." He added further that the Kentucky Development Corporation was a limited dividend corporation which had to "limit and defer" its profits and which risked loss of its entire investment if the project collapsed. In the meantime, such projects provided jobs for "skilled mechanics and common laborers" at good wages and supplied better housing for many families at lower rentals than they otherwise would pay."

The story received much media attention and may have prejudiced other Kentucky developers/investors against FHA-backed insurance for large-scale rental apartment complexes. For whatever reason, by 1940 there were only 48 FHA-insured projects nation-wide.

World War II also had an impact on the issuance of FHA-insured loans as incentives to build moderately priced housing were geared toward providing accommodations for war production workers and their families. During the war 80% of new homes constructed in Louisville were insured by the FHA. However, none were constructed under the FHA program aimed specifically for construction of large-scale residential developments. After

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World War II, loans to construct housing were obtained from conventional sources and were seldom FHA-insured.

For whatever reason, Green Tree Manor would remain the only large-scale housing development backed by FHA-mortgage insurance in Louisville. It stands as a lone reminder locally of Roosevelt's New Deal era confidence building, back-to-work incentive programs. The overall impact of the FHA system of insuring loans was substantial. It truly revolutionized the lending industry. Although the short term goal of the FHA loan insurance program was to provide decent, moderately priced housing and to stimulate the construction business, the long term effect was a stabilization and standardization of nation-wide lending practices. FHA insurance guidelines have changed loan structure in this country from real estate loans amortized over a 3 to 5 year period of time to loans amortized over a longer maturity period of 20 years or more. With the establishment of the FHA insurance program, issuing of loans has become orderly rather than chaotic. Uniformity in lending practices by financial institutions has been one of the major benefits of the FHA program.

The conception of Green Tree Manor, and other F.H.A.-backed residential complexes, were probably influenced by other New Deal-era, multi-family developments, particularly the Greenbelt City experiments. Further investigation of connections between Green Tree Manor and Greenbelt Cities or other planning concepts are encouraged.



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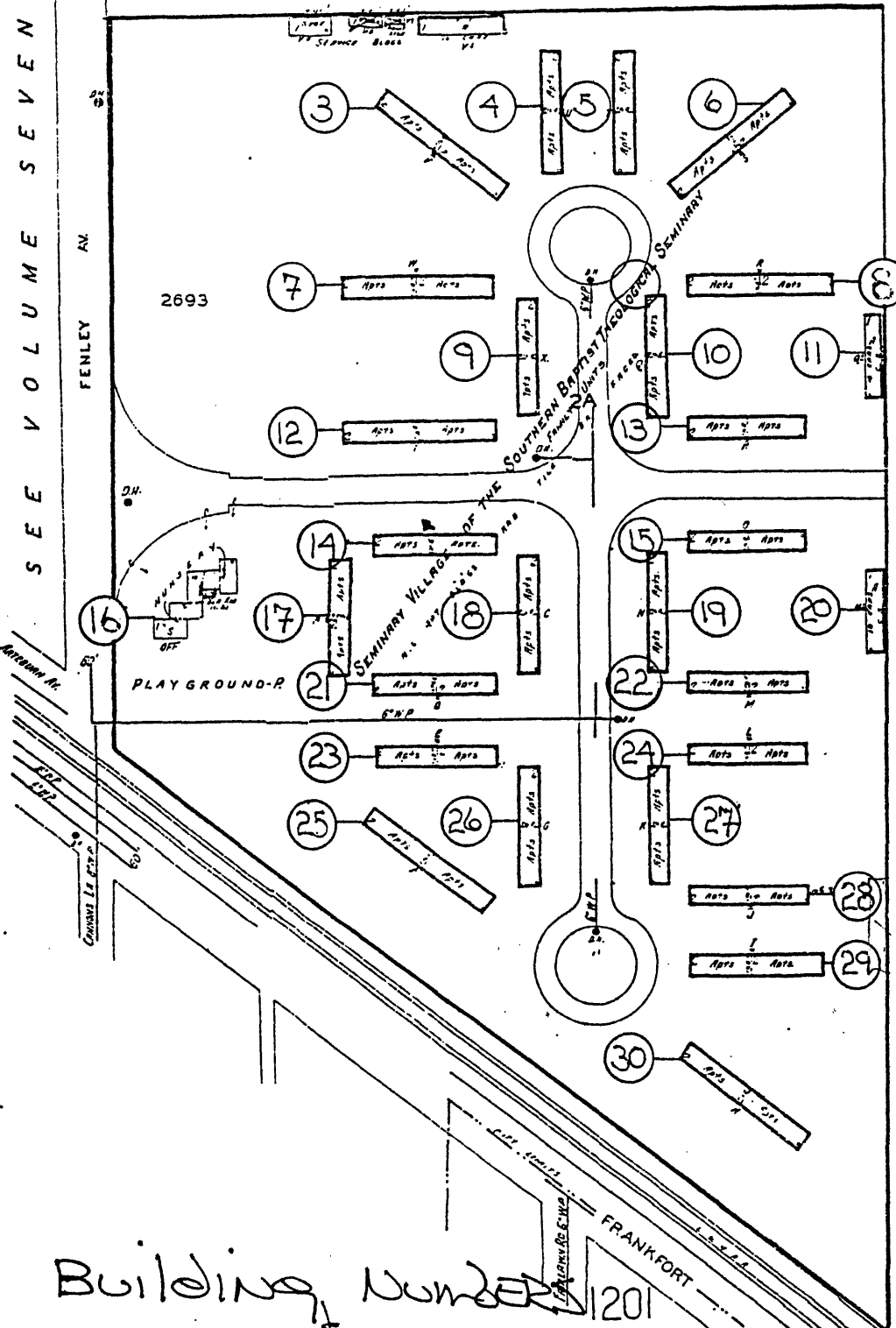
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SEE VOLUME SEVEN

FENLEY AV.

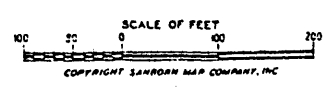
2693



EQUIP STGE (101)

1205

Building Number 1201  
Site Boundary  
GREEN TREE MANOR  
LOUISVILLE, JEFFERSON  
COUNTY, KENTUCKY



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**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 91001664 Date Listed: 11/21/91

Green Tree Manor Residential Historic District Jefferson KY  
Property Name: County: State

Louisville and Jefferson County MRA\_  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*for* Patrick Andrews 11/21/91  
Signature of the Keeper Date of Action

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**Amended Items in Nomination:**

Marty Perry with the KY SHPO has clarified that the correct Architectural Classification for these buildings is Colonial Revival. The form is officially amended to make this change.

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**DISTRIBUTION:**

National Register property file  
Nominating Authority (without nomination attachment)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Green Tree Manor Historic District - Louisville, Jefferson Co., KY.

Section number Photo Page 1

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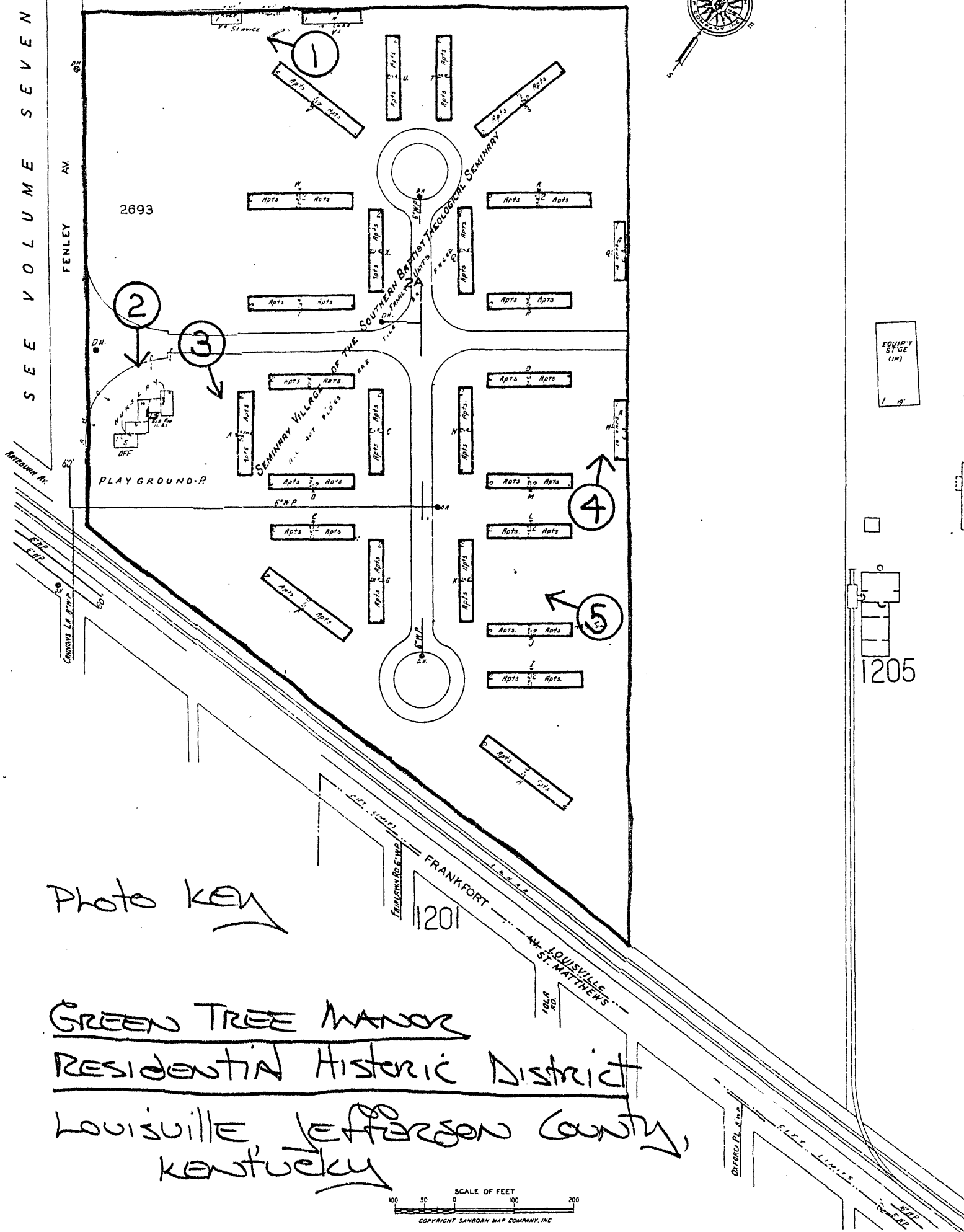
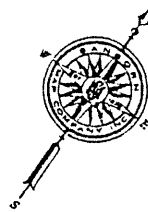
Green Tree Manor Residential Historic District  
107 Fenley Avenue  
Louisville, Jefferson County, Kentucky

Joanne Weeter - Photographer  
March, 1991 - Month taken  
Landmarks Commission - Negative Repository

1. Building 1: Service Building
2. Building 16: Store
3. Building 17: Apartment
4. Building 27: Apartment (Rear)
5. Building 20: Garage

All show views of the primary facade unless otherwise indicated.

SEE VOLUME SEVEN



2693

PLAYGROUND-R

SEMINARY VILLAGE OF THE SOUTHERN BAPTIST THEOLOGICAL SEMINARY

1201

1205

Photo KEY

GREEN TREE MANOR  
RESIDENTIAL HISTORIC DISTRICT  
LOUISVILLE, JEFFERSON COUNTY,  
KENTUCKY

SCALE OF FEET  
0 50 100 200  
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