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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
MULTIPLE PROPERTY DOCUMENTATION FORM

This form is used for documenting multiple property groups relating to one or several historic contexts. See instruction in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954
(VDHR File Number 000-8825)

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Early Development of the Apartment Building in the United States
The Development of the Suburban and Garden Apartments
Historic Development of Arlington County
Apartment Development in Arlington County, Virginia 1934-1954

C. Form Prepared by

name/title Simone Monteleone Moffett, Architectural Historian
organization E.H.T. Tracerics, Inc. date June 2002
street & number 1121 Fifth Street telephone 202/393-1199
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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing and related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheets for additional comments.)


Signature and title of certifying official date 4/4/03

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper Date of Action

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). fill in page numbers for each section in the space below.

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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. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of the Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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A. MULTIPLE PROPERTY LISTING NAME

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Virginia: 1934-1954

B. ASSOCIATED HISTORIC CONTEXTS

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The Development of the Suburban and Garden Apartments
Historic Development of Arlington County
Apartment Development in Arlington County, Virginia 1934-1954

C. ASSOCIATED PROPERTY TYPES

- A. Garden Apartment Complex
- B. Individual Low-Rise Apartment Building
- C. Individual Mid-Rise Apartment Building
- D. Mid-Rise Apartment Complex
- E. Individual High-Rise Apartment
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INTRODUCTION

The apartment building as it exists today has evolved from its early beginnings in Europe to the numerous individual apartment houses and complexes located throughout the United States. The multi-family dwellings that had dominated the metropolitan landscape across the United States in the late 19th century were characterized as an “undesirable and makeshift habitation” that was appropriate for “individuals with transient habits.”¹ These apartment houses were typically one of two types: the ultra luxurious design for the upper class or the tenement housing for the lower class. A majority of the apartments were primarily tenement housing and the horrific conditions of these dwellings soured the middle class against enthusiastically embracing apartment living. Architects and developers began to address this distorted view and developed new “purpose-built” apartments to entice the middle and upper classes to choose this housing option and to provide better housing for the less fortunate. A combination of various factors in the 20th century, including economics, housing shortages and booming populations, led to the dire need of acceptable rental housing within metropolitan areas throughout the United States. The explosion of the population in the Washington, D.C. metropolitan area between 1934 and 1954 as a result of the federal government’s New Deal programs, increasing need for wartime workers and return of World War II veterans, led to a crippling housing shortage throughout the area. In response, and with assistance from the Federal Housing Administration in a number of cases, developers and architects constructed approximately one hundred and seventy-six (176) individual apartment buildings and complexes in Arlington County, Virginia, a suburb of Washington, D.C., to house these new middle-class residents.

EARLY DEVELOPMENT OF THE APARTMENT BUILDING IN THE UNITED STATES

The earliest examples of the apartment building form in the United States were found in the major metropolitan cities of Boston, New York, Chicago and Washington, D.C. The apartment building types ranged from tenement housing for the lower class to luxury apartments for the upper class.

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Boston, New York, Chicago, and Washington, D.C.

The Hotel St. Cloud, constructed in 1869, was one of the earliest apartment buildings to be constructed in Boston and more closely adheres to the modern-day definition of an apartment building. In fact, Hotel St. Cloud (with New York's Hotel Stuyvesant) may be the first true American apartment building.² Designed by the architect Nathaniel J. Bradlee, the building included a kitchen and bathrooms in each apartment, a major step towards meeting the needs of permanent residents. Over the ensuing years, Boston's apartment house design took on its own distinct character. Large buildings featured commercial space on the ground floor, kitchens on the top, and servants' quarters reserved for the basement. The more modest "triple-deckers" are comprised of three units, one per floor, while the "double triple-decker" type consists of six units, two per floor, three per side connected by a stair hall – both appearing as a detached house.

The first true apartment building constructed in New York City was Richard Morris Hunt's Stuyvesant Flats (1869). Hunt was the first American to be educated in architecture at the *Ecole des Beaux Arts* and his French experience can be seen throughout his career. Stuyvesant Flats was designed to fit into the New York residential streetscape; its four-story, low scale, rhythmic facade composition, and double entrances reduced its visual impact as a new building type. Each apartment of the Stuyvesant Flats was equipped with a kitchen and a bath.

The French flat, with one apartment unit per floor, was introduced to New York City in the mid-1870s. This form seemed to be particularly appropriate to New York's long, narrow lots that had accommodated rowhouses for so long, and immediately caught on. Architects familiar with French design led the way in New York, skillfully handling the new forms and their companion interior plans. In the 1880s, larger apartment buildings were developed, often filling entire city blocks. Developer Juan de Navarro was responsible for the first of these massive buildings, when he designed Central Park in 1883. Its spacious floor plan allowed for correspondingly spacious plans for the apartments. It, too, used the French design of one apartment per floor as its model, offering large seven-room units complete with kitchen, baths and servants' quarters.

In comparison to the spacious design of these luxury apartments, the proliferation of tenement

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housing for the working class in the later half of the 19th century dominated numerous areas in New York and other metropolitan cities. Early tenement designs include the “double tenement” which were buildings three-to four-stories high with two families per floor and a second building located at the rear of the lot accommodating one family per floor. These tenements were typically designed with a living room, kitchen, two bedrooms with minimal natural lighting and ventilation. The “railroad tenement” usually comprised of twelve to sixteen rooms per floor with natural light and ventilation provided to the families at the front or rear of the building only. The “dumbbell tenement,” named for its dumbbell footprint, attempted to solve the problem of inefficient ventilation and light for the residents by having ventilation shafts at the building’s interior. Although the dumbbell tenement had been claimed as a solution for unsanitary living conditions found in the earlier tenements, the design of these buildings proliferated the potential for recurring outbreaks of communicable diseases, including yellow fever, smallpox and cholera. The unbearable living conditions of the tenements were criticized heavily by activists, and in response, the Tenement House Act of 1901 was passed in New York. Subsequent laws were passed to prohibit the construction of these types of housing and their unsanitary living conditions.³

The apartment building did not reach Chicago until the 1880s. C. W. Westfall, in his study of the building type in that city, found that "From the beginning Chicago had resisted multifamily residences of any kind."⁴ Chicago's first apartment building was the obscure Waltone, built in 1879. The seven-story Ontario Flats, designed by the architectural firm of Treat and Foltz, followed in 1880. Utilizing the popular French form and architectural treatment, the floor plans were based on the prevailing style of Chicago's better residences. The apartments featured public parlors and dining rooms, obviating the need for private kitchens, clearly associating them with hotels; however, the individual apartment suites, as well as their location in residential sections of the city, established their residential quality.⁵ Chicago's continued resistance to apartment buildings was manifested not in a rejection of their use, but rather in their packaging: "One of the growing tendencies of the present time in the large cities is the constantly increasing number of families making their permanent homes in hotels," pronounced the promotional brochure for the newly completed Virginia in 1890.⁶ This consistent ambiguity of the apartment/hotel became a defining characteristic of the city's interpretation of the building type

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well into the 20th century.

In Washington, D.C., large numbers of short-term residents, an inhibiting height limitation, and the development of zoning regulations and building codes combined with the economic and aesthetic requirements, gave the city's apartment buildings their own distinct expression. "The development of the apartment house in Washington over the past century makes a complex story.

Architecturally, the apartment has been affected constantly by changes in style and social patterns, war, depression and inflation, building codes, zoning laws, rent control, public transportation systems, demographic shifts, and technological developments. Architecture always reflects the forces that surround its inception; this maxim is magnified with the apartment."⁷ It was the New York apartment building that proved to be the most powerful inspiration for Washington's apartment building architecture, both in the early years and throughout the development of the building type. Massing, exterior decorative treatment, floor plans, even control of building height illustrates the influence of New York on Washington's early apartment building design. Washington, D.C., however, was not to be without its own unique variation of the type. This city, like the others, saw the apartment building evolve in response to the specific conditions of local needs, tastes, and restrictions.

Although excellent examples of a new building type known as the "apartment house" were being introduced in other cities as early as 1857, in Washington, D.C., there was a strong prejudice against the idea of permanent multi-family residences. The transient character of the Federal City would seem to have given the idea a sound basis. Most likely two key factors diminished its popularity: first, the association of apartments with the poverty stricken tenement housing of nearby New York played a role in reducing the attraction of the idea; and second, the large amount of undeveloped land already delineated as "city" and located close to the developed portion of the city.

Pressures for housing began to affect this reluctance, at least on some social levels. By 1880, developer Fernando Wood constructed the first "purpose-built" apartments, Fernando Wood Flats at 1418 I Street, N.W. (demolished), constructed in Washington, D.C. for an upper-class clientele. This apartment was the beginning of a lasting relationship with the "purpose-built"

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apartment in Washington, D.C. The continuing evolution of the Nation's Capital and its suburbs necessitated the embracing of the apartment house as an acceptable dwelling option. World War I brought about a dramatic increase of the population in Washington, D.C. as a result of the federal work force tripling between 1916 and 1918. The District of Columbia primarily absorbed the population increases and was able to provide the housing required.

By 1934, the suburbs of Washington D.C, began to accommodate the second flood of federal workers moving into the metropolitan area. The New Deal programs developed by the Roosevelt Administration to combat the plague of unemployment brought forth by the Great Depression promoted this increase of population in the metropolitan area. Gustave Ring, developer of **Colonial Village, Arlington County (1936)**, explained the housing scenario that had dominated the Washington, D.C. metropolitan area in 1934, "A housing situation existed in Washington similar to that which now confronts many other cities; namely a shortage of and a demand for decent and livable dwelling places for persons...."⁸ This housing demand and the construction of thousands of rental units transformed the residential landscape of the Washington, D.C. suburbs, specifically Arlington County, Virginia.

THE DEVELOPMENT OF THE SUBURBAN AND GARDEN APARTMENTS

The Early History of the Garden City Movement

The early beginnings of the Garden City Movement have been attributed to Sir Ebenezer Howard of England, and his 1898 book, *To-morrow: A Peaceful Path to Real Reform*. Howard's writings emphasized the deterioration of the quality of life within the city boundaries and the need to "organize a migratory movement of population from our overcrowded centers to sparsely-settled rural districts."⁹ Howard established the Garden City Association in 1900 to promote his ideals, which had been embraced in England at the turn of the 20th century. Early examples of "Garden City" development in England include Letchworth (1903) and Welwyn (1919-1920) directly after World War I.¹⁰ Each of these developments had encompassed over 1,200 acres of land with additional acreage set aside for the establishment of a rural belt. The idea was to create residences overlooking natural greens and to provide citizens with above-

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standard housing. Single-family housing was promoted in each town with an average of five houses per acre at Welwyn and purpose-built outbuildings were erected to prevent the construction of unsightly sheds by individual owners. In avoiding the restrictions of the grid patterns and to promote the ‘country’ feel, the road system within Welwyn followed the natural grade and curves of the land. Howard emphasized “Ample recreation grounds within very easy access of all the people,” in his writings and extensive plantings and parks areas were located throughout Letchworth and Welwyn in response to this ideal.¹¹ The importance of the creation of not just housing, but educational facilities, shopping centers and recreation areas, were imperative to the success of the Garden City ideals. The hope was to avoid the problems of the past and the haphazard planning that had occurred in numerous cities. The Garden City movement came to be representative of the thought that, by taking a unified approach to the array of problems that have affected urban areas, significant improvements could begin to be made in rectifying or improving both the major and minor manifestations of such problems.

A different variety of the Garden City movement, the Zeilenbau, was being developed in Germany during the late 19th century. The Zeilenbau’s ideals abandoned the grid-street pattern and emphasized the development of the superblock. The superblock was designed to ensure that all dwellings would be located off major traffic streets, allowing each unit to have an “open vista in at least two major directions for every window and balcony, taking as much advantage as possible of light, sun, and cross ventilation.”¹² Two distinctive flaws in the Zeilenbau’s scheme were the deficiency of parking facilities and access streets and the lack of courtyard areas. The Zeilenbau’s ideals were adapted for the needs of American residents and were extremely popular for low-income housing developments across the country.¹³ Successful examples of the superblock development include both large complexes such as the Carl Mackley Houses, Philadelphia, Pennsylvania (1933-34), and smaller complexes such as the **Fort Craig Gardens (Executive Club), Central Arlington, Arlington County (1940)** and the **Frank Lyon Apartments, Courtlands, Arlington County (1935, Demolished)**.

The planning and architectural communities enthusiastically embraced the Garden City movement that had begun in England and Germany. This movement was transferred across the Atlantic Ocean and began to gain popularity in the United States in the 1920s. A true ‘Garden City’ and

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the permanent surrounding green agricultural belt was difficult to obtain in most suburban and metropolitan areas, but the desire to adopt as many ideas as possible from the movement was quickly integrated into planning ideals.¹⁴ The housing constructed to accommodate the growing number of residents began to take a new form in the 1930s when multi-family housing was introduced on a large scale to Washington, D.C. suburbs, and quickly embraced in Arlington County. The incorporation of the Garden City movement in the rental developments within Arlington County fortified the county's transformation from "scattered farmsteads to village-like clusters and subdivisions."¹⁵

The National Movement of the "Garden City" Ideals and Suburban Apartment Designs

Throughout the United States' metropolitan areas, "dwellings within reach of moderate incomes...was almost non-existent."¹⁶ In order to combat this shortage, apartment buildings were constructed with great speed and in great numbers during the 1920s, 1930s, and 1940s. These apartment buildings, specifically within Arlington County, were geared toward the transient individual and families flooding into the Washington, D.C. metropolitan area after the Great Depression.

In the United States, three types of housing were prevalent starting in the 1920s for multiple families: group dwellings, apartment houses and garden apartments. These building types accommodated the expanding urban and suburban population. Within the context of the "Garden City" movement, the group dwelling "gave each family direct access through its own entrance or private hall...They are not semi- but fully attached. Their height runs from one to three stories."¹⁷ The apartment house was a structure that includes "halls or stairs used in common, which must be maintained throughout some kind or other of joint arrangement for service."¹⁸ The garden apartment complex would be comprised of three or more two- or three-story buildings with a central entrance, no lobby, and no elevators, arranged together in a landscaped setting.¹⁹ The apartment development within Arlington County between 1934-1954 was dominated by the garden apartment design. Examples of this design include individual garden apartments, such as the Colonial Revival-designed **Irving, 605 North Irving Street, Arlington County (1936)** and **Fillmore Gardens, South Walter Reed Drive, Seventh and**

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Ninth Streets, Arlington County (1942, 1944, 1948), a large garden apartment complex designed in the Colonial Revival style with two- and three-story walk-up units. “Between 1935 and 1942, more than three hundred garden apartment complexes were built in Washington and its suburbs, constituting one of the most important collections of this type of apartment house in the United States.”²⁰

Historically, standard urban lots typically resulted in narrow, deep buildings with dark side lots. Early suburban development often continued this pattern. Speculators subdivided land into rectangular lots that expanded the urban grids into the countryside with little concern for the existing landscape or the conservation of open space. The concepts of garden apartments and garden city planning provided developers with the framework to build more attractive and affordable apartment buildings, which were desperately needed in the 1930s and 1940s. These buildings enhancing the effectiveness of multiple dwellings, boasted various features including the avoidance of street frontage in order to embrace the courtyard, or the construction of garages at the outer rim of the apartment development. The designers and developers wanted to avoid the “admittedly wasteful” design of the typical grid-street system found in the cities and to re-open the development for the residents.²¹ **Aurora Hills, Aurora Highlands, Arlington County (1953-1954)** is an excellent example of a later design whose complex opened onto a central court with parkland bordering the property. The seclusion of the small garden apartment complex stresses the non-urban setting, which the developers and architects were striving to create.

During the 1920s, “the advent of [a] freestanding apartment house with large amounts of open space an integral part of the scheme” was a new design concept.²² Developers hoped that by providing open space and landscaped gardens around the apartment they could dispense with many of the stigmas attached to city apartment buildings, particularly in the Washington, D.C. metropolitan area. The group dwellings were typically constructed in one of three designs; single-family row dwellings, one or two stories high; two-family (flat) dwellings with one unit over the other, or a combination of the two; and the “garden” apartment with three or more, one-to three-story buildings situated among landscaped courtyards and areas. Examples of the single-family row dwellings can be seen in the development of Radburn, New Jersey (1920) and the **Fort Henry Gardens, South Lowell and South Lincoln Streets, Nauck, Arlington**

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County (1940). The two-family (flat) dwellings were designed at the **Cherokee, 1500 Block of 17th Street North, Arlington County (1939-1942, Demolished)** and can be seen at Sunnyside Gardens, Long Island City, New York (1924).²³ The new “garden” apartments, such as the Park Avenue Community Group, Bronxville, New York (ca.1929) and **Walter Reed (Commons of Arlington), South Walter Reed and 13th Street, Nauck, Arlington County, (1948)** offered superior air circulation, more pleasing views, and enhanced light in each apartment. “Windows instead of looking into the adjoining house look out upon the broad planted central area.”²⁴ These apartments could provide “ready access to... outdoor garden...spaces; and...eliminate all internal halls.”²⁵ The **Westover Apartments, Washington Boulevard and Patrick Henry Drive, Westover, Arlington County (1939)** is comprised of eight buildings with a garden court that provides residents with serene garden views. The developers of group dwellings as well as garden apartments embraced these features of the ‘Garden City’ movement. “The late Thirties have...wrought a fundamental change in new multi-family housing. Thus, in the past five years the garden apartment has come of age.”²⁶

One reason for increased popularity of rental housing was the cost of home ownership. Eighty-five percent of the houses built in 1936 were priced for those in the upper ten percent income bracket.²⁷ Not only were houses difficult for the average American to purchase, they were in short supply. Studies determined that the United States had a housing shortage of as many as 10,000,000 units.²⁸ The stunted development of rental housing units during the Great Depression caused havoc on the residential sector and the construction of new rental units increased dramatically in the 1930s throughout metropolitan and suburban areas in the United States. One example of a large garden apartment complex constructed to combat the shortage for moderate-income families was Falkland, Silver Spring, Maryland (1937). Designed by Louis Justement, this development was located outside of Washington, D.C. and was constructed for an average room rental of \$14.50. The architect in his choice of a rolling and wooded site, placing the units in such a manner that many of the old-growth trees were preserved, achieved the garden city ideals. This complex, designed in the Colonial Revival style, was one of the earliest FHA-insured projects.

Following the Depression, many developers who had achieved so much through the 1920s were

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forced to continue their work with more modest enterprises, directing their efforts to meeting the pressing housing needs of the reduced economic circumstances of the working classes. Franklin Delano Roosevelt's Works Project Administration inspired a major change in focus. Initiated in the early 1930s to assist the country's reclamation from the depths of depression, the agency developed programs designed to provide employment, housing, and improve societal problems. "Whether this new housing shall be aided by the Federal Government and whether it shall embody new standards of design is no longer a question. Housing...has a major place on the government's program for economic reconstruction."²⁹ It met with tremendous success, carrying its director, Secretary of the Interior Harold Ickes, to even greater power. The combined maturation of the government's recovery efforts, and the impact of troubled international politics that led to the Second World War significantly affected the character of apartment housing throughout the metropolitan areas in the United States and specifically, Arlington County, the "fastest growing county" in Virginia.³⁰

HISTORICAL DEVELOPMENT OF ARLINGTON COUNTY, VIRGINIA

Arlington County, a 26-square-mile community, is located in Northern Virginia along the shore of the Potomac River across from Washington, D.C. Bounded by Fairfax County to the north and west, the town of Alexandria and Four Mile Run to the south, and the waters of the Potomac to the east, the county serves as the primary link to Washington, D.C. for much of Northern Virginia. Originally the rural portion of the 10-square-mile parcel of land surveyed in 1791 as the Nation's Capital, Arlington was known as "Alexandria County of the District of Columbia," which included what is now the county and part of neighboring Alexandria. Returned in 1846 to the Commonwealth of Virginia by the U.S. Congress, Arlington officially separated from the City of Alexandria in 1870.

By the 1890s, transportation had been improved with new lines of electric railroads that ran from Rosslyn to Nauck, Rosslyn to Falls Church, and Mount Vernon to Washington, D.C. Real estate operators were promoting new neighborhood communities, many of which were located along these rail lines. Areas developed by the beginning of the 20th century included Addison Heights,

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Johnston's Hill, Queen City, Nauck, Butler-Holmes, Corbett (now Barcroft), Glencarlyn, Bon Air, Fostoria, High View Park, Hall's Hill, Cherrydale, Clarendon, Ballston, Fort Myer Heights, and Rosslyn.³¹

Arlington County during the first half of the 20th Century

During the early 1900s, increased dependability on area streetcars allowed residents of Arlington to work in the District of Columbia and thus, the County began to be marketed as a commuter suburb. Developers and real estate agencies advertised that the county allowed both convenience to Washington, D.C. and a healthy, bucolic setting for family life. The 1907 publication, *A Brief History of Alexandria County*, touted the advantages of Arlington's proximity to Washington, D.C.:

A person living in Alexandria County [now Arlington County] enjoys, free of cost, all the Government institutions of Washington city, its libraries, its colleges, schools, museums, art galleries, and public buildings and at the same time enjoys the health of country life and escapes all the discomforts of a crowded city.³²

Between World War I and World War II (1917-1945), Arlington County developed a strong identity of its own. Owing to confusion between the City and County of Alexandria, the Virginia General Assembly voted in 1920 to change the name of Alexandria County to Arlington County. The boundaries of the newly named county were challenged when the community of Clarendon attempted to incorporate as a town in 1920. This action was defeated when the courts ruled that Arlington County was "a 'continuous, contiguous, and homogeneous community' that could not be subdivided for the purposes of incorporating a part of it."³³ Thus, Arlington County began self-government as a single unit without subdivisions.

Beginning in 1920, when the population was just 16,040, Arlington County began to grow at an intense rate as a suburb of Washington, D.C. This compelled the General Assembly of the Commonwealth of Virginia to redistrict the area, giving Arlington County its own delegates in the state's House of Delegates in 1924 and a state senator by 1944. In 1929, the City of

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Alexandria had annexed another portion of land from southern Arlington County that included the coveted Potomac Yards. Consequently, a special provision was introduced in 1932 preventing further annexation between the City of Alexandria and Arlington County. **Fairlington, Arlington County and City of Alexandria (1943-1945)**, which straddles the boundary line between the two jurisdictions, is separated by the Shirley Highway (I-395) and is a primary example of the seamless boundaries between Arlington County and the City of Alexandria. In 1965, the formal boundaries of Arlington County were established, comprising an area of 25.7 square miles.³⁴

Arlington County's evolution as a commuter suburb to an important employment center in its own right continued through the later half of the 20th century. By the 1990s, apartment dwellers outnumbered those in single-family houses, and almost all of the land in Arlington had been developed, much of it consisting of numerous areas where multi-family dwellings dominate. Although no longer rural, Arlington County remains a continuous, contiguous and homogeneous suburban community, with an economy that reflects a key federal presence and a steadily expanding roster of national association and corporations. Arlington has evolved into a thoroughly urban area and part of the core of the Washington Metropolitan Area.

APARTMENT DEVELOPMENT IN ARLINGTON COUNTY, VIRGINIA: 1934-1954

While the population of Washington, D.C. and its suburbs increased dramatically in the years prior to World War I, it increased tremendously after the war. The first increase in population in the Washington, D.C. metropolitan area was attributed to the tripling of the federal work force between 1916 and 1918. The 1920 census reveals that for the first time, the majority of Americans lived in urban and suburban settings, with the suburban population growing at a much quicker rate.³⁵ The Great Depression suppressed the extensive building rate that had occurred in Washington, D.C. during the 1920s. By 1934-1935, the construction of new housing units, specifically apartment buildings, was attributed to the influx of new federal workers under Franklin D. Roosevelt's New Deal programs. Arlington County, whose rural landscape would soon be an image from the past, became one of the fastest developing counties in the

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Washington, D.C. metropolitan area.³⁶ The extensive housing shortage in Washington, D.C. led to the construction of one hundred and seventy-six (176) new apartment buildings or complexes to be constructed in Arlington County between 1934 and 1954. These new apartment buildings and complexes included both small and large developments as seen in the garden apartment complex, **Lee Gardens, Lyon Park, Arlington County, (1942, 1949)** or **702 & 710 22nd Street South, Nauck, Arlington County, (1936)**. **Lee Gardens**, consisting of sixty-seven, three-story apartment buildings located on approximately 30 acres, is located off Arlington Boulevard and 10th Street North. The buildings were designed by Mihran Mesrobian in a combination of Art Deco and Colonial Revival styles, as seen in the use of glass block with the cupola of the main building. The two individual low-rise, garden apartments at **702 & 710 22nd Street South** were designed in the Colonial Revival style.

The construction of garden apartments in the Washington, D.C. metropolitan area reached a peak in the mid-1930s and early 1940s. In Arlington County, local officials and the federal government wanted to avoid the construction of sub-standard, large-scale developments that would dissolve into slums after the housing emergency eased. Thus, one of the focuses of apartment developments between 1934 and 1954 was the need to construct affordable, attractive and permanent housing. Cost efficiency was continuously emphasized in the construction process, especially for projects backed by the Federal Housing Administration.

Many of the residents who relocated to Arlington during this period were employed under the New Deal programs of the 1930s. The number of Arlingtonians continued to grow, with the population reaching 26,615 residents in 1930. This number was nearly doubled ten years later with a total of 57,040 residents in 1940. Of those employed in 1940, more than 40% were involved with the government on a local, state, or federal basis. These workers, who made up the largest group of families and individuals in need of rental housing, spurred the government to become involved in housing developments. "Increased rentals for...apartment units..., coming in the wake of the largest federal payrolls since the World War (I), were the primary reason for the great revival of...building. Thousands of new employees of the New Deal agencies rapidly took up the slack in residential space, causing rentals to increase 25 percent and more."³⁷ The Federal Housing Administration (FHA), established in 1934, became the primary mortgage

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insurers for thousands of residential projects, both single-family and multiple dwellings, throughout the country. The FHA's involvement in Arlington County directly impacted a number of large apartment complexes that would be constructed in the county between 1934-1954. Arlington County's location along the banks of the Potomac River across from Washington, D.C. attracted a number of developers with FHA-insured mortgages to construct these large-scale housing projects. Where the FHA was not directly involved, they influenced the designs and layouts of hundreds of complexes and individual apartments being built in Arlington County. The dramatic increase in population during the 1930s and the limited availability of affordable rental housing for the middle-class government worker made the county a prime development area.

Federal Housing Administration and Its Influence on Apartment Complexes in Arlington County, Virginia: 1934-1939

Prior to the establishment of the Federal Housing Administration, the United States government generally avoided any involvement in the mortgage-lending business. The collapse of the stock market in 1929 and the subsequent foreclosures on thousands of properties by mortgage lenders led to the increasing demand for government assistance. The Federal Home Loan Bank Act of 1932 had set up a home loan banking system that "authorized to make advances to member home financing institutions secured by first mortgages."³⁸ This act was the first of a number of attempts by the Hoover administration to address the concerns of the homeowner and mortgage lending communities. The election of Franklin Roosevelt and the continuing devastation of the housing situation led the new administration to focus a number of new laws on these issues, particularly the establishment of the National Recovery Act of 1933. This act "authorized the use of Federal funds through the Public Works Administration to finance low-cost and slum clearance housing and subsistence homesteads."³⁹ These actions, although not the cure all that the American people hoped it to be, were the building blocks that led to the National Housing Act of 1934 and the establishment of the Federal Housing Administration.

The National Housing Act (NHA) had four main provisions in addition to the establishment of the Federal Housing Administration (FHA). The first provision of the NHA provided insurance

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against loss on property improvement loans and was to operate for approximately a year and a half. The second provision, which was to be permanent, was to provide mutual mortgage insurance on houses and low-cost housing. This provision was the heart of the program because the government insurance, it was believed, would attract money into the field of home financing. In order to avoid insuring risky investments, only first mortgages were allowed to be insured and the amount had to be related to the appraisal of the property. A mortgage insurance premium would be included within the borrower's regular mortgage payment and would be distributed to the FHA by the lender annually. Additional insurance was available on low-cost rental housing built by limited-dividend corporations. The final two provisions included the establishment of National Mortgage Associations with the authority to buy and sell FHA-insured mortgages and the creation of the Federal Savings and Loan Insurance Corporation to insure the accounts of savings and loan associations.

The enactment of the National Housing Act made funding available for many of the large apartment projects in Arlington County. The first commitment by the FHA to insure a mortgage under Section 207 of the NHA on a low-cost housing act was **Colonial Village, Wilson Boulevard and North Taft Street (1935, 1939, 1954-1955), Arlington County**. Colonial Village became a model for FHA-assisted rental apartment complexes throughout the United States. Colonial Village, when the three phases were completed by 1955, provided 974 rental units. The success of **Colonial Village** spurred the construction of other garden apartment complexes based on its design and ideals. Between 1934 and 1940, the FHA had insured mortgages on 240 rental projects throughout the United States and 200 of those projects were garden apartment projects.⁴⁰

Colonial Village, the county's first garden apartment complex, was the vision of developer Gustave Ring. Ring had survived the Depression with careful management of his Westchester Apartment development in Washington, D.C. He saw the severe housing shortage of the 1930s as an opportunity to develop a large garden apartment complex. Ring purchased a tract of land, ideally located close to the city via the Key Bridge and Georgetown. Ring's architects Harvey H. Warwick, Sr. and Francis Koenig produced carefully conceived apartment building designs within park-like settings. Consequently, Colonial Village was the area's first garden apartment

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complex designed as a planned community, with adjacent shopping also developed by Ring. Meticulous attention was paid to the amenities and the comforts of the renters. The development was created from a fifty-acre tract of land off Wilson Boulevard. The site “was just 10 minutes from the heart of Washington by bus. There were a few scattered farm and suburban homes in the neighborhood, but nothing distinctive aside from the natural beauty of the terrain.”⁴¹ The success of Colonial Village was immediate and the first phase was completed in 1935 with 276 apartments and a waiting list of 10,000 people.

Amendments to the National Housing Act were passed in 1938 and again in 1939, spurring increased use of FHA-backed financing for projects across the United States and in Arlington County. **Arlington Village, Columbia Heights, Arlington County (1939)** was the second, large rental housing development constructed by Gustave Ring in Arlington County. The development, begun in October 1939, was financed through the FHA and was constructed at a rental cost of \$11.00 per room per month. At the time of its construction, its rental costs for this FHA-assisted project were the lowest in the Washington, D.C. metropolitan area. The appeal of Arlington County to developers and the FHA alike was the “reasonably priced land on the outskirts of Washington...Arlington County has no cities and towns, and taxes are low.”⁴² In order to maximize the cost effectiveness of the project, the development repeats four standard buildings with alternating roof designs and room arrangements. Ring emphasized the wisdom of the FHA’s regulations and their effect on all housing constructed under the guidance of FHA insured mortgages.⁴³ These standards, while not specifically geared toward controlling architectural design, had a substantial influence on the overall design of these apartment complexes throughout Arlington County and the United States.

The FHA standards addressed seven specific issues: community, neighborhood, site, buildings, dwelling units, services and cost. Regarding the community, FHA required that the area currently support a “number of diverse sources of income for the families to be served and that there exists a need for the type of development contemplated.” The FHA also required that the developers give “assurance[s] of continued harmonious land uses; [and] integration of the neighborhood and project.” The site was required to be free from adjacent topographic and industrial influences, conform to site characteristics and have a land coverage per acre, “for large-scale projects limited

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to 20-25%.”⁴⁴ One of Arlington County’s most favorable characteristics during the 1920s and 1930s was its large tracts of land that had limited or non-existent development. **Buckingham Apartments (Ballston Park), North Pershing Drive and North Thomas Street, Ballston, Arlington County (1937, 1940-1941, 1953)** was constructed on farmland in one of the undeveloped sections of Arlington County in 1937. At the time of its construction, the development was one of the largest FHA-insured projects in the United States.⁴⁵ The development of **Buckingham** was enhanced by the construction of a shopping area that provided residents with a number of retail establishments including a post office and food market.⁴⁶

In regard to the architectural design of the buildings, the FHA standards listed its preference rather than a requirement. Specifically, the FHA preferred that the buildings did not exceed three stories in height, and taller buildings, which are permitted only in exceptional cases, required elevators. These buildings were to conform to local zoning and sanitary regulations, and they were to avoid narrow courts to assure minimum reasonable land coverage. The FHA was looking for twenty to twenty-five families per acre for two-story apartments, thirty for a three-story building and fifty for a six-story building. Construction methods were to result in low maintenance and depreciation costs.⁴⁷ Recommendation for the dwelling units included “economical layouts providing a maximum of cross ventilation, and privacy in sleeping quarters... [with] kitchens average between 60 and 70 square feet ...[and] dining rooms average 100 square feet.”⁴⁸ The reasoning for these preferences was that the FHA wanted to insure that the property would last out the amortization period and to protect the residents that would occupy these buildings.⁴⁹ The emphasis toward the low-rise apartment designs supported the garden apartment trend that had begun in the United States during the 1920s and helped to spur this design throughout Arlington County. The design of the small garden apartment complex, **Lyon Village Apartments, Lyon Village, Arlington County (1939)** incorporated a number of these recommendations put forth by the FHA. The three three-story brick buildings are orientated toward the center court, maximizing ventilation. Central entrances provided residents with shared access to the public halls and stairs and parking located at the outer edges of the complex. The success of this type of complex is evident in its repeated design found throughout Arlington County.

The additional amenities that the FHA desired in these projects were individual or grouped

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laundry facilities, installation of electrical service underground, and adequate parking spaces or garages for the residents. In regards to costs, the FHA required that the project would coordinate “rental levels with existing community levels; land values comparable to other local developments; reasonable expectation of long-term occupancy; sufficient sponsors’ equity in, and profit from, the project to insure satisfactory and continuing maintenance and management; experienced and reliable building contractor.”⁵⁰ Although the FHA’s primary goal was to insure projects that were at low risk for defaulting on the mortgages, the administration viewed their involvement as beneficial to the design of the projects. Miles L. Colean, Deputy Administrator of the Federal Housing Administration in 1938, stated that the FHA could, “begin to see a new expression of housing development in terms of comfort, amenity, and convenience, realistically related to considerations of cost and demand...The rental projects financed under the insured mortgage system of the Federal Housing Administration... illustrate these new standards. The openness of the planning...the park-like environment, combined with vision for competent and responsible management mean insurance against future slums. The contrast with multi-family structures typical of the Twenties is startling.”⁵¹

Arlington County was a testing ground for the FHA’s new programs and the early successes here spurred the repetition of the design of these large apartment complexes across the nation. In contrast to these large developments, it appears that the small garden apartments were being constructed within the county without the direct attention and support of the FHA.⁵² These apartments generally were designed in the Colonial Revival style with one-bedroom units. **4751-4753 21st Road North, Old Dominion (1938), 4750-4752 21st Road North, Old Dominion (1938), 1601 North Randolph Street, Cherrydale (1938, Demolished), 1021 North Vermont Street, Ballston (1939, Demolished), Lee Terrace Apartments, 2608 Lee Highway, Ballston (1939), 1449 17th Street North, Rosslyn (1939, Demolished), and 1545 17th Road North, Rosslyn (1939, Demolished)**, were representative of the individual garden apartments constructed in Arlington. A select group of individual apartments provided one- and two-bedroom units including **McClaine Courts, 2500-2502 Lee Highway, Ballston (1939), and McClaine, 1515-1519 North Barton Street, Lyon Village (1939)**. The design of **McClaine Courts** was influenced by the Art Deco style, with casement windows, stepped stone entry surround, and projecting soldier-course stringcourse. The implementation of the Art Deco style contrasts with

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the domination of the Colonial Revival style for the garden apartment form in Arlington County. These individual apartments were primarily constructed along major thoroughfares or in established neighborhoods. Although these buildings did not have the immediate impact some of the large complexes did on the housing shortage in the County, their attraction was focused on the single workers rather than the families flooding into the area.

Defense Housing Projects in Arlington County: 1940-1945

The beginning of World War II in Europe in 1939 turned the FHA's focus on defense housing. In Arlington County, the population jumped from approximately 57,000 in 1940 to 120,000 in 1944. The FHA Large Housing Division turned its attention to the development of more low rent housing for burgeoning defense requirements in Arlington County and throughout the United States. In order to encourage this type of housing by private developers, the FHA lowered its minimum construction, design and property requirements. Once the United States entered the war in December 1941, low-cost housing for wartime workers was essential, especially in the Washington, D.C. metropolitan area with the severe housing shortages. Changes that were adopted by the FHA to stimulate this development included the omission of service walks, entrance and stairs, the elimination of garages, and the construction of longer buildings.⁵³ These changes can be seen at the **Kenmore Apartments, North Monroe, North Nelson and North Oakland Streets, Ashton Heights, Arlington County (1940)**. This group dwelling complex comprises twenty-eight two-story buildings with off-street parking and individual entrances to each unit. The influence of the FHA suggestions is evident by the elimination of public halls and garage parking at the **Kenmore Apartments**. The buildings' modest Colonial Revival design and their focus away from the expansive garden courts with individual landscaped areas at the rear adhere to the budget cutting items emphasized by the FHA's Large Scale Housing Division.

Recognizing the critical need for additional defense housing across the United States and within the Washington, D.C. metropolitan area, the Federal Government passed additional amendments to the National Housing Act. Section 608, under Title VI of the National Housing Act, became effective in 1942 and related "solely to rental housing." This measure was passed to "assist private enterprise in meeting the emergency."⁵⁴ In order for a private project to qualify as defense

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housing and be eligible for assistance under Section 608, it must be “(1) located within reasonable commuting distance of places of defense employment in any one of the 270 Defense Housing Critical Areas; (2) suitable for and intended primarily for defense workers within those areas; and (3) offered at a sales price or rental within reach of the defense workers for whom the housing is intended.”⁵⁵ **Arna Valley, South Glebe Road, Arlington Ridge, Arlington County (1941, Demolished)** was the first-large scale rental project constructed under Title VI of the National Housing Act and was launched prior to the initial beginning of FHA’s intensive program for Defense Housing.⁵⁶ A second, garden complex constructed under Title VI, Section 608 was **Glenayr Apartments, 4th Road and North Park Drive, Arlington Forest (1944)**. The complex of five building clusters is sited on approximately six acres of land. Designed in the Colonial Revival style, the complex is comprised of one- and two-bedroom units with community laundry facilities for the residents.

The **Barcroft Apartments, Columbia Pike and George Mason Drive, Barcroft, (1941-1947)**, sited on forty acres at the junction of Columbia Pike and George Mason Drive, consists of fifty-six, two- and three-story garden apartments. An extensive system of driveways, service roads and parking areas are located throughout the development and are intermingled with various garden and play areas. The Colonial Revival design that dominated the garden apartment complexes throughout Arlington County is repeated at **Barcroft**. Additional facilities for the complex include common laundry facilities and garage service with the monthly rents ranging from \$50.00 for a three-room unit to \$70.50 for the four-and-one-half-room units. **Barcroft’s** access to the “many war industry plants located in the Washington area,” and its location “within short and convenient commuting distance of downtown Washington,” made it a highly desirable option.⁵⁷

Arlington County’s location and proximity to Washington’s wartime machine made the area invaluable for the Defense Housing needs targeted by the government. “Mr. Booth [Chairman of the Regional Defense Council] urged that the county exert every possible effort to protect itself...against hit-or-miss building projects which may well overload Arlington with certain types of housing projects...Already this year scores of acres of Arlington’s best residential areas have been classified for apartments, and apartment projects on which work is scheduled to begin soon.”⁵⁸ The need for additional housing overcame any objections of county officials or older

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residents.⁵⁹

The officials of Arlington County were concerned that these developments would hinder the County in the future as it continued to be the focus of the rental housing development in the Washington, D.C. metropolitan area. A total of eighteen new apartment buildings and apartment complexes were constructed in Arlington County prior to 1939. Forty-three complexes (five demolished) and eighteen apartment buildings (four demolished) were constructed in Arlington County between 1940 and 1945. The explosion of wartime housing, constructed between 1940-1945, concerned local residents, but the flood of new development and new residents could not be rebuffed. These additional apartments were a response to pressure for new housing in Arlington County to support the wartime workers located at the War Department and various other federal agencies.

The National Housing Agency, established in 1942, incorporated changes to the National Housing Act that emphasized stimulating rental housing for wartime workers.⁶⁰ The Defense Homes Corporation (DHC), which was incorporated in October 1940 as one of the earliest federal defense housing efforts, was transferred to the National Housing Agency in 1942. Sixteen different federal housing agencies were consolidated under three main administrations to streamline the defense housing efforts: the Federal Housing Administration, the Federal Home Loan Bank Administration, and the Federal Public Housing Authority.⁶¹ **Fairlington, Arlington County and City of Alexandria, (1943-1945)** was the only multi-family dwelling project constructed by the Defense Homes Corporation in Arlington County. **Fairlington** was designed in the Colonial Revival style and encompassed 322 acres of land in Arlington and Fairfax (Alexandria) Counties. “The architects’ traditionalist approach to the project probably reflected both the conservative market in the Washington area and DHC’s desire to limit risks.” The project was completed in August 1944 with 3,439 rental units available for wartime workers. It was 100% occupied with an extensive waiting list for prospective renters.⁶²

The FHA regulations were so successful in the rental housing developments throughout Arlington County that builders often followed the government’s lead on smaller, non-FHA-insured projects. Gustave Ring, developer of Colonial and Arlington Villages, had great “respect for FHA

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regulations” and he would adhere closely to those regulations in subsequent projects because they were based on “common-sense experience.”⁶³ The implementation of these regulations can be seen on various smaller projects throughout Arlington County that had not been developed with direct support from the FHA’s Large-Scale Housing Division. Examples of these apartments and small complexes include **Redferne Gardens, 1401-1407 North Kenilworth Street & 5611 Washington Boulevard, Waycroft-Woodlawn (1940), 2634 Lee Highway, Ballston (1940), 1811-1813 North Veicht Street, Colonial Village, (1942, Demolished), Twin Oak, 18th, North Oak Street & North Key Boulevard, Rosslyn (1943, Demolished), and 1527 17th Street North (Clarendon Boulevard), Courtlands, Arlington County (1944).**

Post World War II and Veterans’ Housing in Arlington County: 1946-1954

The conclusion of World War II brought victory and peace to the United States and her allies, but the housing situation at home remained a priority for the government and local officials across the nation. The FHA and private developers turned their attention from fulfilling the needs of wartime workers to the thousands of returning veterans. Section 608 of Title VI, which was used for Defense Housing during World War II, was re-enacted after the war to provide the veterans’ emergency housing program. A second, more influential section of the National Housing Act, was the enactment of Title VIII in 1949. Title VIII “assisted in meeting the need for additional housing...on or in the immediate vicinity of military establishments [that are] to be permanent in nature and in need of housing.”⁶⁴ These programs and a vacancy rate of less than 2.0% in Virginia continued to invigorate rental housing development.⁶⁵ A number of new apartments were being constructed in the Fort Myer Heights neighborhood, just outside the boundaries of Fort Myer and off Arlington Boulevard. The individual low-rise apartments and garden complexes, which probably serviced a number of the civilian workers and servicemen stationed at Fort Myer, constructed near the base include **1215-1217 North Quinn Street (1950), 1301-1309 North Pierce Street (Marlaine) (1947), Arlco, 1423-1427 North Nash Street (1951-1952), Fort Myer Heights, 1506 North Scott Street (1948), Nalbert Apartments, 1300 Block of Fort Myer Drive (1950), Marlo (Rosslyn Heights), 1220-1224 & 1300-1304 North Meade Street (1953) and Radnor 1400-1404 12th Street North (1953).** Between 1946 and 1954, over eighty-one apartment buildings and complexes were constructed in Arlington County.

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Although the returning veterans were the primary reason for the continuing support of more housing in Arlington, the ushering in of the Cold War and the retention of large numbers of the workers employed by the Federal Government continued Arlington County's envied position as an ideal place to live. Arlington County officials, recognizing that the end of World War II would not relieve the pressure on the county, had begun to prepare for the war's conclusion by setting up a post-war planning committee in 1942. This committee aided in shaping Arlington County's official response for the planning of capital improvements and new developments for the anticipated jump in population.⁶⁶ The Six-Year Improvement Plan, proposed in 1951, was the beginning of a unified planning approach for Arlington County during the post-war years. A focus of the County's approach was to control land use by private developers to ensure proper development within the neighborhoods and anticipate population changes in the future.⁶⁷ This focus by the county included the construction of rental housing with more two- and three-bedroom units. The garden and mid-rise complexes, **Vermont Terrace, North Vermont and North Woodstock Streets, Waverly Hills (1952-1953), Fort Strong, 2000-2012 North Daniel Street, Lyon Village (1954), Palisade Gardens, North Scott Street and 21st Street North, North Highlands (1947), and Fort Bennett (Fort Georgetown), 21st Street and North Pierce Street, Rosslyn, (1953-1954)**, were designed with more two-bedroom apartments than one-bedroom apartments. Of the one hundred and thirty units at **Westmoreland Terrace, Fort Myer Drive and North Ode Street, Fort Myer Heights (1947)**, one hundred and sixteen of the units are two- and three-bedroom apartment units. The multi-bedroom apartment layouts in these buildings contrast drastically from the efficiencies and one-bedroom apartment units that dominated the developments prior to 1945.

The majority of the apartment complexes constructed in Arlington County were garden apartments, but high-rise apartment buildings were introduced into the rental housing market beginning in 1950. Two high-rise apartment buildings and one complex, constructed between 1945-1954, represent the implementation of the International Style contrasted with the Colonial Revival style that had dominated the rental housing buildings in Arlington County since 1934. The two individual apartment buildings are **Dominion Arms, 333 South Old Glebe Road, Arlington Heights (1954-1955)** and **The Virginian, 1500 Arlington Boulevard, Fort Myer**

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Heights (1950). The seven-story **Dominion Arms** is clad with brick facing and has retail space at the first story. **The Virginian** is a ten-story building clad with brick facing pierced by metal casement and fixed windows. **Arlington Towers (River Place), Arlington Boulevard and North Lynn Street, Rosslyn (1953)**, is comprised of four buildings and was one of the high-rise apartment complexes constructed through FHA-insured mortgages during this time period. At the time of its construction in 1953, Arlington Towers was the largest, air-conditioned FHA project of its kind. The eight-story & penthouse, four-building complex accommodated parking for 1,132 automobiles and provided 1,679 apartments ranging in size from efficiencies to three-bedroom units.⁶⁸

CONCLUSION

The development of the garden apartments, apartment buildings and complexes in Arlington County, Virginia, between 1934 and 1954 documents one the greatest collections of multi-family dwellings in the Washington, D.C. metropolitan area and the United States. Its significance as the testing ground for the newly formed Federal Housing Administration began with the construction of **Colonial Village (1935)** and ended with the construction of **Arlington Towers (1953)**. The development of the garden apartment and its success in housing the thousands of federal workers flooding into Arlington County spurred its repetition across the United States through FHA-insured mortgages. Although forty-two (42) resources have been demolished and three (3) garden apartment complexes have lost integrity, one hundred and thirty-one (131) resources have been retained and represent the multi-family dwellings constructed in Arlington County in response to the rising population of the county as a result of New Deal government workers, wartime workers and returning veterans.

¹ Henry Wright, "The Modern Apartment House," *The Architectural Record*, Volume 65, Number 3, pg. 213.

² The fact that the Hotel Pelham more closely resembled a suite hotel than an apartment building

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leads one to speculate that the Hotel St. Cloud in Boston and the Hotel Stuyvesant in New York City, both dating to 1869, may be more likely contenders for the position of America's first authentic apartment building.

³ <http://www.thirteen.org/tenement/eagle.html> May 21, 2002.

⁴ C.W. Westfall, "From Homes to Towers: A Century of Chicago's Best Hotels and Tall Apartment Buildings" in *Chicago Architecture: 1872-1922: Birth of a Metropolis*, Edited by John Zukowsky, (Chicago: The Art Institute of Chicago 1987), p. 269.

⁵ Westfall, "From Homes to Towers," p. 269.

⁶ Westfall, "From Homes to Towers," p. 276.

⁷ James Goode, *Best Addresses*, (Washington, D.C.: Smithsonian Press 1988), p. 3.

⁸ Gustave Ring, "Large-Scale Housing as a Business," *Insured Mortgage Portfolio*. Volume 1, No. 11, May 1937, p. 5.

⁹ Sir Ebenezer Howard, *Garden Cities of Tomorrow*. (London: S. Sonnenschein & Co., 1902 Edition), p. 112.

¹⁰ John W. Reps. "Garden Cities of To-Morrow." *Book Review by John W. Reps-*
www.library.cornell.edu/Reps/DOCS/howard.html. May 21, 2002, p. 1.

¹¹ Reps, www.library.cornell.edu/Reps/DOCS/howard.html. May 21, 2002, p. 4.

¹² Arlington County Historical Affairs & Landmark Review Board, "Buckingham Community: Its Background." Hearing Handout, July 22, 1991, p. 2.

¹³ Alexander Von Hoffman, "High Ambitions: The Past and Future of American Low-Income Housing Policy," *Housing Policy Debate*, Volume 7, Issue 3, 1996, pp. 427-428.

¹⁴ Henry Wright, "Housing-Where, When and How?" *Architecture*, Volume LXVIII, Number 1, July 1933, p. 95.

¹⁵ C.B. Rose, Jr., *Arlington County, Virginia: A History*. (Baltimore, Maryland: Port City Press, 1976), p. 176.

¹⁶ Wright, p. 99

¹⁷ Wright, p. 81.

¹⁸ Wright, p. 81.

¹⁹ Goode, p. 173.

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²⁰ Goode, p. 184

²¹ Charles F. Lewis, "A Moderate Rental Housing Project in Pittsburgh," *The Architectural Record*, Volume 70, Number 4, October 1931, p. 222.

²² Goode, p. 173.

²³ Wright, p. 82.

²⁴ Wright, p. 80.

²⁵ Henry Wright. "The Apartment House: A Review and a Forecast." *The Architectural Record*, Volume 69, Number 3, March 1931, p. 190.

²⁶ "Garden Apartments," *The Architectural Forum*, Volume 72, Number 5, May 1940, p. 309.

²⁷ Traceries, "Documentation for Buckingham Apartment Complex Building 12, Swimming Pool Complex," *Historic American Building Survey, VA-1076*, May 1994, p. 5.

²⁸ "New Virginia Project Result of U.S. Home Shortage," *The Washington Post*, May 16, 1937.
p. 1.

²⁹ Wright. "Housing-Where, When, and How?" p. 78.

³⁰ Arlington County Chamber of Commerce, "Arlington County, Virginia, A Modern Miracle," *The Virginia Masonic Herald*, July 1942, pp. 41-42.

³¹ Rose, p. 140.

³² Crandal Mackey, M.E. Church, and others, *A Brief History of Alexandria County, Virginia: Its Wealth and Resources, Great and Growing Industries, Educational and Social Advantages, Future Outlook Promising* (Falls Church, VA: The Newell Printing Company, 1907), p. 19.

³³ Rose, p. 176.

³⁴ Rose, pp. 7-8, 172. The legislation passed in 1930 prohibits the appropriation of land from a county less than 30 square miles in area.

³⁵ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America*, (Cambridge, Massachusetts: The MIT Press, 1981), p. 195.

³⁶ Goode, p. 324.

³⁷ "D.C. Building Activities Show Boom-Like Gains," *Evening Star*, December 28, 1935.

³⁸ Federal Housing Administration. *The FHA Story in Summary: 1934-1959*. (Washington, D.C.: Office of Government Printing, 1959), p. 2.

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³⁹ Federal Housing Administration. *The FHA Story in Summary: 1934-1959*. (Washington, D.C.: Office of Government Printing, 1959), p. 2.

⁴⁰ "Garden Apartments," *The Architectural Forum*, Volume 72, Number 5, May 1940, p. 309.

⁴¹ Gustave Ring. "Large-Scale Housing as a Business," *Insured Mortgage Portfolio*, Volume 1, No. 11, May 1937, p. 5.

⁴² "The Way to Record Breaking Rents," *The Architectural Forum*, Volume 71, Number 2, August 1939, p. 136.

⁴³ "The Way to Record Breaking Rents," p. 134.

⁴⁴ "Multiple Housing Under FHA: Government Housing Standards," *The Architectural Record*, Volume 84, Number 3, September 1938, p. 97.

⁴⁵ Tracerics, p. 6.

⁴⁶ "Post Office and Market for Buckingham," *The Washington Post*, December 30, 1945.

⁴⁷ "Multiple Housing Under FHA: Government Housing Standards," p. 97.

⁴⁸ "Multiple Housing Under FHA: Government Housing Standards," p. 97.

⁴⁹ Miles L Colean, "The Impact of Government on Architecture in the United States," *American Institute of Architects Journal*, Volume 22, October 1954, p. 153.

⁵⁰ "Multiple Housing Under FHA: Government Housing Standards," p. 97.

⁵¹ "Multiple Housing Under FHA: Government Housing Standards," p. 96.

⁵² Documentation has not been located that specifically points to these buildings being constructed with mortgages backed by the FHA. At this time, the FHA appears to have been involved with larger complexes only. A definitive determination of their involvement can not be verified unequivocally for these smaller buildings.

⁵³ "Garden Apartments," *The Architectural Forum*, Volume 72, Number 5, May 1940, p. 310.

⁵⁴ Clyde Powell, "The FHA Rental Housing Program," *Insured Mortgage Portfolio*, Volume 16, No. 4, Second Quarter 1952, p. 14.

⁵⁵ "Priorities for Defense Housing," *Insured Mortgage Portfolio*, Volume 6, No. 1, Third Quarter 1941, p. 5.

⁵⁶ "Title VI Rental Housing Projects," *Insured Mortgage Portfolio*, Volume 6 No.3, First Quarter 1942, p. 6.

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⁵⁷ "FHA Housing Projects in Washington, D.C.," *Insured Mortgage Portfolio*, Volume 7, No. 2, Fourth Quarter 1942, p. 17.

⁵⁸ "More Land Lost," (editorial) *The Sun*, June 22, 1941, p. 4.

⁵⁹ Arlington County Chamber of Commerce, "Arlington County, Virginia, A Modern Miracle," *The Virginia Masonic Herald*, July 1942, p. 42.

⁶⁰ Federal Housing Administration, p. 16.

⁶¹ Gail H. Baker, "National Register of Historic Places Nomination for Fairlington Historic District," September 1998, Section 8, p. 49.

⁶² Baker, Section 8, p. 53.

⁶³ Gustave Ring, "Large-scale Housing as a Business," *Insured Mortgage Portfolio*, Volume 1, No.11, May 1937, p. 23.

⁶⁴ Powell, p. 14.

⁶⁵ Ira H. Dishaw, "Vacancies in FHA Rental Projects," *Insured Mortgage Portfolio*, Volume 18, No.1, Fall 1953, p. 7.

⁶⁶ Rose, pp. 225-226.

⁶⁷ Rose, p. 227.

⁶⁸ "Arlington Towers Given FHA Go-Ahead," *The Washington Post*, May 6, 1953, p. 16.

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F. Associated Property Types

Name of Property Type: **Apartments**
(DOMESTIC/Multiple Dwelling)

The variety of forms commonly associated with the multiple family building type includes garden apartment complexes, low-rise apartments, and mid- to high-rise apartment buildings. Between the years 1934 and 1954, the apartment buildings within the boundaries of the survey area ranged from two to nine stories in height and from individual buildings to complexes with over one hundred (100) buildings.

The apartment house and complex resources of Arlington County, Virginia, include buildings designed and constructed specifically to function as multiple dwellings. These buildings are at least two stories high, contain at least three self-sufficient apartment units and were constructed between 1934 and 1954. These buildings retain sufficient integrity and historic characteristics to enable identification with the property type. The characteristics include the primary façade appearance, significant character-defining features, the complex design, if applicable, and preferably, though not necessarily, the basic configuration of the original floor plan outlining the public halls and apartment units. Analyzed by form, there are sub-types of this property type representing different approaches in use. A number of the resources historically associated as rental units subsequently have become condominiums or cooperatives.

- A. Garden Apartment Complex
- B. Individual Low-Rise Apartment Building
- C. Individual Mid-Rise Apartment Building
- D. Mid-Rise Apartment Complex
- E. Individual High-Rise Apartment Building
- F. High-Rise Apartment Complex

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A. Name of Property Subtype: Garden Apartment Complex

The sub-type known as the garden apartment is composed of individual buildings forming a group of at least three buildings designed and constructed specifically to function as a multiple dwelling. These small buildings were designed to contain at least four self-sufficient dwelling units. Each building is at least two and no more than three stories high and has a single main public entrance. The building can also be designed as a row house at least two and no more than three stories high. The buildings do not have an elevator. The group is designed and sited to relate to the surrounding landscape. These garden apartments were constructed in Arlington County between 1934 and 1954 and were designed to provide moderate-income housing for the wartime workers flooding into the metropolitan Washington, D.C. area. The severe housing shortage in this area spurred the need for adequate rental units.

The garden apartment design is significant for its role in providing a new type of housing for residents within Arlington County. The design of the garden apartment complex and its relationship to the surrounding landscape represented a distinctly mid-20th century idea of multi-residential living. The small mass, low height and moderate density of each building within the complex set within a landscaped environment separated them from more urban forms of the property type. The size of the complexes ranges from as few as three (3) buildings to as many as two hundred and ninety-five (295) buildings. This sub-type resulted from changing social ideals calling for a healthier approach to residential patterns. Developed after the general acceptance of multiple presentation of the same building design and the growing interest in more suburban environments, the garden apartment allowed for several buildings to be grouped in a pleasing aesthetic plan intended to provide a more hospitable and healthier life for the occupants. A majority of these complexes were designed in the Colonial Revival style with isolated examples designed in the Art Deco style. The sub-type played a major role in the development of public housing ideals of the 1930s and 1940s and is a critical component of the apartment building type in Arlington County.

Garden apartment buildings may be listed on the National Register under Criteria A and C. The significance of this sub-type is that it is a representation of the leading model promoted by the

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Federal Housing Administration during the 1930s through the 1950s. The FHA and developers constructed these building types in an attempt to house the thousands of new federal workers moving into the area to support the war machine in Washington, D.C. The housing ideals and successes in Arlington County were quickly repeated throughout the United States with the financial backing of the Federal Housing Administration.

The garden apartment complexes with less than ten buildings include:

- **Lyon Village, 3111 20th Street and Lee Highway (1939);**
- **E.R. Keene, Washington Boulevard and North Kenilworth Street (1940);**
- **Fort Craig Gardens, 2201-2209 2nd Street & 100-120 South Courthouse Road (1940);**
- **Oakridge, 13th Street North and North Troy Street (1940);**
- **Kenmore Apartments, North Monroe, North Nelson and Oakland Streets, Wilson Boulevard (1940);**
- **624-626, 632-634, 617-619 North Monroe Street (1940);**
- **700-724 North Monroe Street (1940);**
- **3710-3718 North 7th Street (1940);**
- **Redferne Gardens, 5611 Washington Boulevard and 1401-1407 North Kenilworth Street (1940);**
- **North Quinn Apartments, 1210-1250 North Quinn Street (1940, 1946);**
- **3814 A-D, 3822 A-D 7th Street North and 3829 A-D 6th Street North (1940-1941);**
- **16th Street North and North Quinn Street (1940-1942);**
- **1801-1805 North Quinn Street (1941);**
- **Oak Springs, 2000-2024 & 2013-2025 5th Street South (1941-1942);**
- **Key Boulevard Apartments, 1537-1545 North Key Boulevard (1942);**
- **Highland Hall (Arbors of Arlington) 20-30 South Old Glebe Road (1942);**
- **Windsor (Whitfield Commons) 200-204, 110-110 North Thomas Street (1942);**
- **1200-1218 North Rolfe Street (1942);**
- **2100-2106 & 2101-2107 5th Street South (1942-1943);**
- **Bedford Gardens, 35-67 North Bedford Street (1942-1943);**
- **16th, North Pierce and North Queen Streets (1942, 1947);**

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-
- Briarcliff Manor (Marlaine) 1300 Block of North Pierce Street (1942, 1946-1947);
 - Sylvester, North Rhodes Street, North Rolfe Street and 16th Street North (1942, 1949, 1950, 1953);
 - Wakefield Manor, North Courthouse Road and North Troy Street (1943);
 - Parkland Gardens, North Glebe Road and 20th Road North (1943);
 - Fairfax Drive Apartments, Fairfax Drive and 9th Street North (1944);
 - Queen Ann (Ballston Court) 518-532 North Thomas Street (1944);
 - George Mason, 4th Street North and North Henderson Road (1945);
 - Walter Reed (Commons of Arlington) 1301-1319 South Walter Reed Drive (1945);
 - 1235 North Quinn Street & 1220-1230 North Queen Street (1946);
 - Palisades Gardens, North Scott Street between 21st Street & 21st Road North (1947);
 - Westmoreland Terrace, North Fort Myer Drive and North Ode Street (1947);
 - Frederick Courts, Columbia Pike between South Frederick and Columbus Streets (1947-1948);
 - 1509-1511 & 1521-1523 16th Road North (1947, 1952);
 - Magnolia Gardens (Magnolia Commons), South Frederick Street and 8th Street South (1948);
 - North Thomas Street Apartment, 470-480 North Thomas Street (1948);
 - Arlington Courts, 2800-2912 & 2801-2913 16th Road South (1948);
 - 461-469 North Thomas Street (1949);
 - Tyroll Hills, South Florida Street and 7th Road North (1950);
 - 2000-2011 4th Street South (1952-1953, 1955);
 - 2030-2036 North Woodrow Street and 20th Road North (1952-1954);
 - Vermont Terrace, 2026-2030 North Vermont Street and 2051-2055 North Woodstock Street (1952-1953);
 - Manor Court, 14th, 16th, North Quinn and North Queen Streets (1952-1954);
 - Admiralty, 2000-2020 North Calvert Street (1953);
 - Aurora Hills, 2701-2705 South Fern Street (1953-1954);
 - Ingleside, 2125-2133 19th Street North (1954);
 - Fort Strong, 2000-2012 North Daniel Street (1954).

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The garden apartment complexes with more than ten buildings include:

- **Colonial Village, Wilson Boulevard & North Taft Street (1935-1936, 1939, 1954-1955);**
- **Arlington Village, South Barton Street & 13th Road South (1939);**
- **Westover Apartments, Washington Boulevard and Patrick Henry Drive (1939-1941);**
- **Buckingham (Ballston Park), North Pershing Drive & North Thomas Street (1939-1941, 1953);**
- **Westover Courts, Washington Boulevard and North Lancaster Street (1940);**
- **Fort Henry Gardens, South Lincoln & South Lowell Streets (1940);**
- **Barcroft, Columbia Pike & George Mason Drive (1941-1947);**
- **Paul Dunbar, 3501-3541 South Four Mile Run & 3400 South Kemper Road (1942);**
- **Lee Gardens South (Sheffield Court), 9th, 10th & North Wayne Streets (1942);**
- **Fillmore Gardens, 8th & South Fillmore Streets (1942-1943, 1948);**
- **Fairlington North and South, South Buchanan, 29th Street South, 34th Street South & South Wakefield Street (1943-1945);**
- **Lee High, 2401-2813 Arlington Boulevard & North Fillmore Street (1943);**
- **Glenayr, 4th Road & North Park Drive (1944);**
- **Park Glen, 700-708 & 800-822 South Arlington Mill Drive (1947);**
- **Glebe (Gates of Arlington), 210 A-D & 212 A-B North Glebe Road (1947);**
- **Washington & Lee, Arlington Boulevard & 2nd Street North (1948);**
- **Greenbrier, 841-871 South Greenbrier Street (1949);**
- **Buchanan Gardens, 914-934 South Buchanan Street (1949);**
- **Lee Gardens North (Woodbury Park), 10th Street & North Arlington Boulevard (1949);**
- **Columbia Heights (Columbia Gardens) 8th Road South & South Greenbrier Street (1950);**
- **Quebec, 1000 Block of South Quebec Street & 4000 Block of Columbia Pike (1953);**
- **Fort Bennett (Fort Georgetown) 21st Street & North Pierce Street (1953);**
- **Larchmont Gardens (Columbia Grove), 10th Street South & South Frederick Street (1953-1954);**

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- **Oakland, 3700 Block of Columbia Pike (1954-1956).**

Three complexes have lost integrity due to the substantial demolition of a number of buildings or the integration of modern buildings within the historic boundaries of the original complex. These complexes include **Quinn, 14th, 16th, North Rhodes and North Quinn Streets (1942, 1952); Virginia Gardens, 1700-1714 & 1701-1715 South Taylor Street (1949); and 1215 North Scott Street, 1800-1802 13th Street North, 1314-1316 North Rolfe Street (1949, 1952).**

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B. Name of Property Subtype: Individual Low-Rise Apartment Building

The sub-type known as the low-rise apartment building is composed of one or two buildings designed and constructed specifically to function as a multiple dwelling. These small buildings were designed to contain at least three self-sufficient dwelling units. The low-rise apartment building is at least two and no more than three stories high with a single main public entrance. The buildings do not have an elevator. This sub-type is designed to take advantage of a limited site size in comparison with the complex layout of the garden apartment. These low-rise apartment buildings were constructed in Arlington County between 1934 and 1954 and were designed to provide moderate-income housing for the wartime workers flooding into the metropolitan Washington, D.C. area. The severe housing shortage in this area spurred the need for adequate rental units.

The low-rise apartment building design is significant for its role in providing an efficient use of land in locations already served by public transportation and utilities, directly affecting pattern of population growth. The small mass, low height and moderate density of the building and its location within an established neighborhood identified them with the more urban forms of the property type. A majority of the buildings were designed in the Colonial Revival style with isolated examples designed in the Art Deco style. The sub-type played a major role in the development of public housing ideals of the 1930s and 1940s and is a critical component of the apartment building type in Arlington County.

Low-rise apartment building may be listed on the National Register under Criteria A and C. The significance of this sub-type is that it is an individual representation of the large scale complexes constructed within the context of the testing ground for the Federal Housing Administration during the 1930s through the 1950s. The FHA and developers constructed these building types in an attempt to house the thousands of new federal workers moving into the area to support the war machine in Washington, D.C. The housing ideals and successes in Arlington County were quickly repeated throughout the United States with the financial backing of the Federal Housing Administration.

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Individual low-rise apartment buildings include:

- **Irving, 605 North Irving Street (1936);**
- **702 & 710 22nd Street South (1936);**
- **4751-4753 & 4750-4752 21st Road North (1938);**
- **McClaine 1515-1519 North Barton Street & 2416-2424 16th Street (1939);**
- **McClaine Courts 2500-2502 Lee Highway (1939);**
- **Lee Terrace Apartments, 2608 Lee Highway (1939);**
- **1233 North Courthouse Road (1940);**
- **1609-1617 North Queen Street, 1600 North Pierce Street (1940);**
- **2634 Lee Highway (1940);**
- **Boulevard Courts, 2300 Washington Boulevard (1940);**
- **319-323 South Wayne Street (1940); 200-204 South Veitch Street (1940);**
- **Le-Mar, 1720-1726 North Quinn Street (1940);**
- **2116-2120 2nd Street South (1940);**
- **McClaine Gardens, 1600-1606 North Rhodes Street (1941);**
- **401 South Courthouse Road (1942);**
- **Mason Apartments, 4030 Washington Boulevard (1943);**
- **Chateau Arms, 1727 North Fairfax Drive (1944);**
- **1527 17th Street North (1944);**
- **1631 North Ode Street (1944);**
- **Fletcher Gardens, 4020-4022 9th Street North (1946);**
- **1209 North Taft Street (1946);**
- **1556-1558 16th Street North (1947);**
- **2040-2060 North Vermont Street (1947);**
- **515-517 North Piedmont Street (1948);**
- **Fort Myer Heights, 1506 North Scott Street (1948);**
- **Calvert Manor, 1925-1927 North Calvert Street (1950);**
- **1215-1217 North Quinn Street (1950);**
- **1601 16th Street North (1950);**
- **Myerwood, 416 S. Veitch Street (1951-1952);**
- **1534 16th Road North (1952-1953);**

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- **1712 21st Road North (1953);**
- **Pomar Apartment, 1123-1125 North Randolph Street (1953);**
- **The Thomas, 540 North Thomas Street (1953);**
- **Rosslyn Ridge, 1501-1531 North Pierce Street (1954);**
- **John E. Delashmutt, 1931 & 1941 North Cameron Street (1954);**
- **4940-4946 19th Street North (1954);**
- **Washington Vista (Carydale in Towne),**
- **1545-1549 Colonial Terrace & Key Boulevard (1954-1955);**
- **500 South Courthouse Road (1954-1955).**

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C. Name of Property Subtype: Individual Mid-Rise Apartment Building

The sub-type known as the individual mid-rise apartment building is composed of one or two buildings designed and constructed specifically to function as a multiple dwelling. These buildings were designed to contain at least fifteen self-sufficient dwelling units. The mid-rise apartment building is at least four and no more than six stories high with at least one single main public entrance per building. The buildings may contain an elevator. This sub-type is designed to take advantage of a limited site size in comparison with the complex layout of the garden apartment. The individual mid-rise apartment building was constructed in Arlington County between 1934 and 1954 and was designed to provide moderate-income housing for the wartime workers flooding into the metropolitan Washington, D.C. area. The severe housing shortage in this area spurred the need for adequate rental units.

The individual mid-rise apartment building design is significant for its role in providing an efficient use of land in locations already served by public transportation and utilities, directly affecting pattern of population growth. The massing, medium height and high density of each building within the complex and its location within an established neighborhood identified them with the more urban forms of the property type. A majority of these buildings were designed in the Colonial Revival style with isolated examples designed in the Art Deco or International Style. The sub-type played a major role in the development of public housing ideals of the 1930s and 1940s and is a critical component of the apartment building type in Arlington County.

The individual mid-rise apartment building may be listed on the National Register under Criteria A and C. The significance of this sub-type is that it is an excellent example of the County and Federal Governments' desire to provide high-density rental housing for the large population moving into the area as a result of New Deal employment, wartime employment, and the return of World War II veterans. The housing ideals and successes in Arlington County were quickly repeated throughout the United States.

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Examples of the individual mid-rise apartment building include:

- **Stratford Courts, 1336 North Ode Street (1943);**
- **Nalbert Apartments, 1301, 1315-1319 Fort Myer Drive (1950);**
- **Arlco, 1423-1427 North Nash Street (1951-1952);**
- **Radnor, 1400-1404 12th Street North (1953);**
- **Taft Manor, 2005 Fairfax Drive (1953-1954);**
- **Parkview Manor, 1310 North Meade Street (1954);**
- **Rosslyn Manor, 1735 North Fairfax Drive (1955).**

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D. Name of Property Subtype: Mid-Rise Apartment Complex

The sub-type known as the mid-rise apartment complex is composed of three or more buildings designed and constructed specifically to function as a multiple dwelling. These buildings were designed to contain at least fifteen self-sufficient dwelling units. The buildings within the mid-rise apartment complex are at least four and no more than six stories high. The buildings may contain an elevator. This sub-type is designed similarly to the garden apartment complex, but the buildings within the complex are designed for a higher density. The mid-rise apartment complex was constructed in Arlington County between 1934 and 1954 and was designed to provide moderate-income housing for the wartime workers flooding into Washington, D.C. The severe housing shortage in this area spurred the need for adequate rental units.

The mid-rise apartment complex design is significant for its role in providing an efficient use of land in locations already served by public transportation and utilities, directly affecting pattern of population growth. The massing, medium height and high density of each building within the complex and its location within an established neighborhood identified them with the more urban forms of the property type. These complexes buildings were designed in the Colonial Revival style. The sub-type played an important role in the development of rental housing ideals by combining the layouts of the garden apartment complex with the higher density of the mid-rise apartment complex and is a critical component of the apartment building type in Arlington County.

The mid-rise apartment complex may be listed on the National Register under Criteria A and C. The significance of this sub-type is that it is an excellent example of the County and Federal Governments' desire to provide high-density rental housing for the large population moving into the area as a result of New Deal employment, wartime employment, and the return of World War II veterans. The housing ideals and successes in Arlington County were quickly repeated throughout the United States.

The two complexes located in Arlington County and constructed between 1934-1954 include **Westmoreland Terrace, North Fort Myer Drive and North Ode Street (1947)** and **Marlo (Rosslyn Heights) 1220-24 & 1300-1304 North Meade Street (1953)**.

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E. Name of Property Subtype: Individual High-Rise Apartment Building

The sub-type known as the individual high-rise apartment building is composed of a single building designed and constructed specifically to function as a multiple dwelling. These buildings were designed to contain at least twenty self-sufficient dwelling units. The high-rise apartment building is at least seven stories high with a single main public entrance. The building will contain an elevator. This sub-type is designed to take advantage of minimum site size in comparison with the complex layout of the garden apartment. These high-rise apartment buildings were constructed in Arlington County between 1950 and 1954 and were designed to provide moderate-income housing for the returning war veterans and government workers flooding into the metropolitan Washington, D.C. area.

The high-rise apartment building design is significant for its role in providing an efficient use of land in locations already served by public transportation and utilities, directly affecting pattern of population growth. The large mass, height and high density of each building and its location within an established neighborhood identified them with the more urban forms of the property type. The sub-type played a major role in the development of public housing ideals of the 1950s and is a critical component of the apartment building type in Arlington County.

High-rise apartment buildings may be listed on the National Register under Criteria A and C. The significance of this sub-type is that it is a representation of the high-density dwellings that were being introduced in Arlington County as a result of Title VIII, under the National Housing Act. Enacted in 1949, Title VIII was to assist in providing additional housing in the vicinity of military establishments that were in desperate need of housing for its servicemen and civilian workers.

The individual high rises, designed in the International Style, include **The Virginian, 1500 Arlington Boulevard, Fort Myer Heights (1950)**, and **Dominion Arms, 333 South Old Glebe Road, Arlington Heights (1954-55)**.

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F. Name of Property Subtype: High-Rise Apartment Complex

The sub-type known as the high-rise apartment complex is composed of three or more buildings designed and constructed specifically to function as a multiple dwelling. These buildings were designed to contain at least twenty self-sufficient dwelling units. Each building of the high-rise apartment complex are at least seven stories high with a single main public entrance. The building will contain an elevator. This sub-type is designed to take advantage of minimum site size in comparison with the complex layout of the garden apartment. The high-rise apartment complex was constructed in Arlington County between 1950 and 1954 and was designed to provide moderate-income housing for the returning war veterans and government workers flooding into the metropolitan Washington, D.C. area.

The high-rise apartment complex design is significant for its role in providing an efficient use of land in locations already served by public transportation and utilities, directly affecting pattern of population growth. The large mass, height and high density of each building and its location within an established neighborhood identified it with the more urban forms of the property type. The sub-type played a major role in the development of public housing ideals of the 1950s and is a critical component of the apartment building type in Arlington County.

The high-rise apartment complex may be listed on the National Register under Criteria A and C. The significance of this sub-type is that it is a representation of the high-density dwellings that were being introduced in Arlington County as a result of Title VIII, under the National Housing Act. Enacted in 1949, Title VIII was to assist in providing additional housing in the vicinity of military establishments that were in desperate need of housing for its servicemen and civilian workers.

The only example of this sub-type in Arlington County is **Arlington Towers (River Place), Arlington Boulevard and North Lynn Street, Rosslyn (1953)**. The complex is comprised of four buildings and at the time of its construction in 1953, Arlington Towers was the largest, air-conditioned FHA project of its kind.

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**G. Geographical Data
EXTANT RESOURCES**

RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Colonial Village	Wilson Blvd. & N. Taft Street	1936, 39, 54, 55	Garden Apartment Complex
Buckingham (Ballston Park & Arlington Oaks)	N. Pershing Drive and N. Thomas Street	1937, 1940-1941, 1953	Garden Apartment Complex
Lyon Village	3111 20 th Street, North & 3000 Lee Hwy	1939	Garden Apartment Complex
Arlington Village	South Barton Street & 13 th Road South	1939	Garden Apartment Complex
Westover Apartments	Washington Boulevard and Patrick Henry Drive	1939, 1940-1941	Garden Apartment Complex
	700-724 North Monroe Street	1940	Garden Apartment Complex
	624-26, 632-34, 617-19 N. Monroe Street	1940	Garden Apartment Complex
(Clarendon Courts)	3814, 3822 A-D 6 th Street North 3829 A-D 7 th Street North	1940-1941	Garden Apartment Complex

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Kenmore Apartments	740 N. Monroe Street, 737 N. Nelson St. 3606-3610 Wilson Blvd., 730 North Oakland Street 726-38 N. Nelson Street, 727-739 North Oakland Street	1940	Garden Apartment Complex
	3710-18 7 th Street North	1940	Garden Apartment Complex
E.R. Keene	Washington Boulevard, N .Kenilworth,	1940	Garden Apartment Complex
Fort Henry Gardens	2409-88 South Lowell Street 2424-40 South Lincoln Street	1940	Garden Apartment Complex
Fort Craig Gardens (Executive Club)	2201-09 2 nd Street South, 100-20 South Courthouse Road	1940	Garden Apartment Complex
Redferne Gardens	5611 Washington Boulevard 1401-07 N. Kenilworth Street	1940	Garden Apartment Complex
Westover Courts	Washington Boulevard and N. Lancaster Street	1940	Garden Apartment Complex

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Oakridge	13 th Street North, North Taft Street 14 th Street and North Troy Street	1940	Garden Apartment Complex
	16 th Street North, N. Quinn, N. Queen	1940-1942	Garden Apartment Complex
North Quinn Apartments	1210-1250 North Quinn Street	1940, 1946	Garden Apartment Complex
	1801-05 N. Quinn Street	1941	Garden Apartment Complex
(Oak Springs)	2000-24 5 th Street South 2013-25 5 th Street South	1941-1942	Garden Apartment Complex
Barcroft	Columbia Pike and George Mason Drive	1941-1947	Garden Apartment Complex
Paul Dunbar	3501-41 South Four Mile Run 3400 South Kemper Road	1942	Garden Apartment Complex
Windsor (Whitfield Commons)	100-10, 200-04 North Thomas Street	1942	Garden Apartment Complex
(Carydale Apartment)	1200-18 North Rolfe Street	1942	Garden Apartment Complex

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
(Key Boulevard Apartments)	1537-45 North Key Boulevard	1942	Garden Apartment Complex
Lee Gardens South (Sheffield Courts)	9 th , 10 th Streets North, N. Wayne Street	1942	Garden Apartment Complex
Highland Hall (Arbors Of Arlington)	20-30 Old Glebe Road South	1942	Garden Apartment Complex
	2100-06, 2102-07 5 th Street South	1942-1943	Garden Apartment Complex
(Bedford Gardens)	35-39, 45-49, 55-59, 65-67 N. Bedford Street	1942-1943	Garden Apartment Complex
Fillmore Gardens	8 th Street South and South Fillmore Street	1942-1943, 1948	Garden Apartment Complex
Briarcliff Manor (Marlaine)	1300-04, 1318-20 N. Pierce Street 1301-1309 North Pierce Street	1942, 1946-1947	Garden Apartment Complex
Sylvester	1410, 1500-16 N. Rhodes Street 1800 16 th Street North, 1411 N. Rolfe Street	1942-1953	Garden Apartment Complex

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
	1600-10 16 th Street North, 1520 N. Pierce St., 1515, 21 N. Queen Street	1942, 47	Garden Apartment Complex
Lee High	2401-2813 Arlington Blvd & North Fillmore Street	1943	Garden Apartment Complex
Parkland Gardens	N. Glebe Road & 20 th Road, North	1943	Garden Apartment Complex
Wakefield Manor	1216-20 N. Troy Street, 1201-1203 & 1215-23 North Courthouse Road, 2031 N. Fairfax Drive	1943	Garden Apartment Complex
Fairlington (North) Fairlington (South)	South Buchanan and 29 th Street South 34 th Street South and South Wakefield Street	1943-45	Garden Apartment Complex
Fairfax Drive Apartments	Fairfax Drive and 9 th Street, North	1944	Garden Apartment Complex
Queen Ann (Ballston Court)	518-32 N. Thomas Street	1944	Garden Apartment Complex
Glenayr	440-29 4 th Road N., 421-37 N. Park Dr.	1944	Garden Apartment Complex

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
George Mason	4315-19 4 th Street North, 4304-20 N. Henderson Rd.	1945	Garden Apartment Complex
	1235 N. Quinn Street & 1220-30 N. Queen Street	1946	Garden Apartment Complex
Glebe (Gates of Arlington)	210 A-D & 212 A-B North Glebe Road	1947	Garden Apartment Complex
Palisade Gardens (Palisades Terrace)	N. Scott Street and 21 st Street, North	1947	Garden Apartment Complex
Westmoreland Terrace	1320-22 Fort Myer Drive & 1301-13 North Ode Street	1947	Garden Apartment Complex
Park Glen	700-08, 800-22 S. Arlington Mill Road	1947	Garden Apartment Complex
	1509-1511, 1521-23 16 th Road, North	1947-1952	Garden Apartment Complex
Frederick Courts	Columbia Pike, Frederick Street and S. Columbus Street	1947-1948	Garden Apartment Complex

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Walter Reed (Commons Of Arlington)	1301-05, 1315-19 South Walter Reed 2900-14 13 th Street	1948	Garden Apartment Complex
Arlington Courts	2800-2912, 2801-2913 16 th Road South	1948	Garden Apartment Complex
Magnolia Gardens	5201-05 8 th Road South, 830-56, 831-57 South Frederick Street	1948	Garden Apartment Complex
Washington and Lee	Arlington Blvd. & 2 nd Street North	1948	Garden Apartment Complex
North Thomas Street Apartments	470-80 N. Thomas Street	1948	Garden Apartment Complex
Buchanan Gardens	914-24, 26-34 South Buchanan Street	1949	Garden Apartment Complex
Lee Gardens North (Woodbury Park)	10 th Street and N. Arlington Blvd.	1949	Garden Apartment Complex
	461-69 North Thomas Street	1949	Garden Apartment Complex
Greenbrier	841-871 S. Greenbrier Street	1949	Garden Apartment Complex

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Tyroll Hills	741-51, 801-21 South Florida Street, 5100-04, 5108-12 7 th Road North	1950	Garden Apartment Complex
Columbia Heights (Columbus Gardens)	8 th Road South and South Greenbrier Street	1950	Garden Apartment Complex
	2000-2011 4 th Street South	1952-1953, 1955	Garden Apartment Complex
(Manor Court)	14 th , 16 th , N. Quinn, N. Queen Street	1952-1954	Garden Apartment Complex
	2030-36 N. Woodrow Street 4635-41 20 th Road, North 4701-05 20 th Road, North	1952-1954	Garden Apartment Complex
Vermont Terrace	2026-30 N. Vermont Street 2051-2055 N. Woodstock Street	1952-1953	Garden Apartment Complex
Admiralty (Calvert Apts.)	2000-20 North Calvert Street	1953	Garden Apartment Complex
Quebec	1000-20 South Quebec Street 1005-23 S. Quebec Street, 4010-12 Columbia Pike	1953	Garden Apartment Complex

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Fort Bennett (Fort Georgetown)	21 st Street & North Pierce Street	1953-54	Garden Apartment Complex
Larchmont Gardens (Columbia Grove)	10 th St. South and South Frederick St.	1953-54	Garden Apartment Complex
Aurora Hills	2701-5 South Fern Street	1953-1954	Garden Apartment Complex
Fort Strong	2000-12 N. Daniel Street	1954	Garden Apartment Complex
Ingleside	2125-33 19 th Street, North	1954	Garden Apartment Complex
Oakland	3700 Columbia Pike	1954-56	Garden Apartment Complex

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Irving	605 North Irving Street	1936	Individual Low-Rise Apartment
	702, 710 22 nd Street South	1936	Individual Low-Rise Apartments
	4751-53 21 st Road, North	1938	Individual Low-Rise Apartment
	4750-52 21 st Road, North	1938	Individual Low-Rise Apartment
Lee Terrace Apartments	2608 Lee Highway	1939	Individual Low-Rise Apartment
McClaine Courts	2500-02 Lee Highway	1939	Individual Low-Rise Apartment
McClaine	1515-19 N. Barton Street 2416-24 16 th Street	1939	Individual Low-Rise Apartment
	1233 North Courthouse Road	1940	Individual Low-Rise Apartment
Boulevard Courts	2300 Washington Blvd.	1940	Individual Low-Rise Apartment
	2634 Lee Highway	1940	Individual Low-Rise Apartment

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Le-Mar	1720-26 N. Quinn Street	1940	Individual Low-Rise Apartment
	1609-17 North Queen Street	1940	Individual Low-Rise Apartment
	2116, 2120 2 nd Street South,	1940	Individual Low-Rise Apartment
	200, 204 South Veitch Street	1940	Individual Low-Rise Apartment
	319, 323 South Wayne Street	1940	Individual Low-Rise Apartments
McClaine Gardens	1600-06 North Rhodes Street	1941	Individual Low-Rise Apartment
	401 South Courthouse Road	1942	Individual Low-Rise Apartment
Mason Apartments	4030 Washington Boulevard	1943	Individual Low-Rise Apartment
	1527 17 th St. North (Clarendon Blvd.)	1944	Individual Low-Rise Apartment
	1631 North Ode Street	1944	Individual Low Rise Apartment
Chateau Arms	1727 North Fairfax Drive	1944	Individual Low-Rise Apartment

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
	1209 North Taft Street	1946	Individual Low Rise Apartment
Fletcher Gardens	4020-22 9 th Street, North	1946	Individual Low-Rise Apartment
	1556-1558 16 th Street North	1947	Individual Low-Rise Apartment
	2040 N. Vermont Street	1947	Individual Low-Rise Apartment
	2060 N. Vermont Street	1947	Individual Low-Rise Apartment
Fort Myer Heights	1506 North Scott Street	1948	Individual Low-Rise Apartment
	515-517 North Piedmont Street	1948	Individual Low-Rise Apartment
	1215-17 North Quinn Street	1950	Individual Low-Rise Apartment
Calvert Manor	1925-27 North Calvert Street	1950	Individual Low-Rise Apartment
	1600 North Pierce St., 1601 16 th St. N.	1950	Individual Low-Rise Apartment
(Myerwood)	416 South Veitch Street	1951-1952	Individual Low-Rise Apartment

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
	1534 16 th Road, North	1952-53	Individual Low-Rise Apartment
Pomar Apartments	1123-25 North Randolph Street	1953	Individual Low-Rise Apartment
	1712 21 st Road, North	1953	Individual Low-Rise Apartment
The Thomas	540 N. Thomas Street	1953	Individual Low-Rise Apartment
	4940-46 19 th Street, North	1954	Individual Low-Rise Apartment
(Rosslyn Ridge)	1501-1531 North Pierce Street	1954	Individual Low-Rise Apartment
	500 South Courthouse Road	1954	Individual Low-Rise Apartment
John E. Delashmutt	1931 N. Cameron Street	1954	Individual Low-Rise Apartment
	1941 N. Cameron Street	1954	Individual Low Rise Apartment
Washington Vista (Carydale in Towne)	1545-49 Colonial Terrace Key Boulevard & N.Nash Street	1954-55	Individual Low-Rise Apartment

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Stratford Courts	1336 North Ode Street	1943	Individual Mid-Rise Apartment
Nalbert Apartments	1301-1319 Fort Myer Drive	1950	Individual Mid-Rise Apartment
Arlco	1423-27 North Nash Street	1951-52	Individual Mid-Rise Apartment
Radnor	1400-04 12 th Street	1953	Individual Mid-Rise Apartment
Taft's Manor	2005 Fairfax Drive	1953-1954	Individual Mid-Rise Apartment
Parkview Manor	1310 North Meade Street	1954	Individual Mid-Rise Apartment
(Rosslyn Manor)	1735 North Fairfax Drive	1955	Individual Mid-Rise Apartment

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Westmoreland Terrace	North Fort Myer Drive and North Ode Street	1947	Mid-Rise Apartment Complex
Marlo (Rosslyn Heights)	1220-24 North Meade Street 1300-04 North Meade Street	1953	Mid-Rise Apartment Complex
RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Virginian	1500 Arlington Boulevard	1950	Individual High-Rise Apartment
Dominion Arms	333 South Glebe Road	1954-1955	Individual High Rise Apartment
RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM AND SUB-TYPE
Arlington Towers (River Place)	1011, 1021, 1111, 1121 Arlington Blvd.	1954-1955	High-Rise Apartment Complex

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DEMOLISHED AND LOSS OF INTEGRITY RESOURCES

RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM, CURRENT STATUS
Frank Lyon Apartments	1007-11, 1008 N. Highland Street 1009 North Hudson Street	1935	Garden Apartment Complex, DEMOLISHED
	North Scott, 14 th , 16t, N. Rolfe Street	1938, 1944, 1952-1953, 1958	Garden Apartment Complex, DEMOLISHED
Cherokee	1512-32 17 th Street, North	1939-42	Garden Apartment Complex, DEMOLISHED
Arna Valley	South Glebe Road off Shirley Highway	1941	Garden Apartment Complex, DEMOLISHED
	4306-40 Fairfax Drive	1941	Garden Apartment Complex, DEMOLISHED
	1301 North Courthouse Road 1314 & 1322 North Troy Street	1942	Garden Apartment Complex, DEMOLISHED
Bedford Street Apartments	North Brookside Drive & North Bedford Street	1943	Garden Apartment Complex, DEMOLISHED
Pollard Gardens	N. Pollard Street and Fairfax Drive	1948-1949	Garden Apartment Complex, DEMOLISHED

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM, CURRENT STATUS
Hillside Gardens	13 th , 15 th Streets North & North Scott, North Taft Streets	1949, 1953-1954	Garden Apartment Complex, DEMOLISHED
Twin Oak	1511 18 th Street & 1800-06 N. Oak St.	1953	Garden Apartment Complex, DEMOLISHED
Quinn	14 th , 16 th North Rhodes and North Quinn Streets	1942, 1952	Garden Apartment Complex, LOSS OF INTEGRITY
Virginia Gardens	1700-1714 & 1701-1715 South Taylor Street	1949	Garden Apartment Complex, LOSS OF INTEGRITY
	1215 North Scott Street, 1800-1802 13 th Street North and 1314-1316 North Rolfe Street	1949, 1952	Garden Apartment Complex, LOSS OF INTEGRITY

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM, CURRENT STATUS
	2807 North Pershing Drive,	1935	Individual Low-Rise Apartment, DEMOLISHED
	2647-49 North Pershing Drive 2753-57 N. Washington Blvd.	1935	Individual Low-Rise Apartment, DEMOLISHED
	1601 N. Randolph Street	1938	Individual Low-Rise Apartment, DEMOLISHED
	1021 Vermont Street	1939	Individual Low-Rise Apartment, DEMOLISHED
	1545 17 th Road, North	1939	Individual Low-Rise Apartment, DEMOLISHED
	1449 17 th Street, North	1939	Individual Low-Rise Apartment, DEMOLISHED
	1016 Vermont Street	1940	Individual Low-Rise Apartment, DEMOLISHED
	1811-13 North Veitch Street	1942	Individual Low-Rise Apartment, DEMOLISHED
	1628-36 North Oak Street	1943	Individual Low-Rise Apartment, DEMOLISHED
	1219 N. Taft Street	1946	Individual Low-Rise Apartment, DEMOLISHED

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM, CURRENT STATUS
	1112A North Stafford Street	1947	Individual Low-Rise Apartment, DEMOLISHED
	1556-1558 16 th Street, North	1947	Individual Low-Rise Apartment, DEMOLISHED
Randolph Courts	1011-17 North Randolph Street	1948	Individual Low-Rise Apartment, DEMOLISHED
Quincy Gardens	1002-08 North Quincy Street	1948	Individual Low-Rise Apartment, DEMOLISHED
Glenelg	2300-06 Lee Highway	1948	Individual Low-Rise Apartment, DEMOLISHED
	1233 N. Scott Street	1949	Individual Low-Rise Apartment, DEMOLISHED
	1721 17 th Street North	1950	Individual Low-Rise Apartment, DEMOLISHED
Nield Apartments	1510 18 th Street	1950	Individual Low-Rise Apartment, DEMOLISHED
	1635-37 North Oak Street	1950	Individual Low-Rise Apartment, DEMOLISHED
	1405 N. Scott Street	1952	Individual Low-Rise Apartment, DEMOLISHED
	1127-29 North Stuart Street	1952	Individual Low-Rise Apartment, DEMOLISHED

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM, CURRENT STATUS
	1029 North Stuart Street	1952	Individual Low-Rise Apartment, DEMOLISHED
	1500-02 16 th Road North	1952	Individual Low-Rise Apartment, DEMOLISHED
	1516 16 th Road North	1952	Individual Low-Rise Apartment, DEMOLISHED
Christine Apartments	2912 17 th Street South	1952	Individual Low-Rise Apartment, DEMOLISHED
	1545 16 th Road, North	1953	Individual Low-Rise Apartment, DEMOLISHED
DEMOLISHED	1602 Fort Myer Drive	1953-54	Individual Low-Rise Apartment,
	1804-08 N. Quinn Street	1954	Individual Low-Rise Apartment, DEMOLISHED
Fort Myer Manor	2001 15 th Street North	1954	Individual Low-Rise Apartment, DEMOLISHED

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RESOURCE NAME	ADDRESS	BUILT	BUILDING FORM, CURRENT STATUS
Arlington Courts	1310-14 N. Courthouse Road	1941	Individual Mid-Rise Apartments, DEMOLISHED
	1600 North Quinn Street	1942	Individual Mid-Rise Apartment, DEMOLISHED
Rhodes Manor	1325 North Rhodes Street	1953	Individual Mid-Rise Apartment, DEMOLISHED

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H. Summary of Identification and Evaluation Methods

The goal of the project was to gather and evaluate information about the historic garden apartment and apartment complexes constructed between 1934 and 1954 in Arlington County, Virginia. These resources were investigated to more fully comprehend and support their contribution to Arlington County's heritage. The project was intended to: 1) complete documentation of historic apartment resources that have not been studied within a thematic context during previous surveys conducted by the County; and 2) collect additional information on and survey previously unidentified or unevaluated historic apartment properties. The purpose of the project was to officially acknowledge the significant resources that have, until now, been largely unrecognized and undocumented. The survey identified a total of one hundred seventy-six (176) individual apartment buildings and complexes. Forty-two (42) have been demolished, three (3) have lost integrity and one hundred thirty-one (131) survive intact with good integrity.

To achieve the desired products, EHT Tracerics, Inc. organized a team of professional architectural historians with the credentials, skills, and successful experience to do the work. The team was composed of two members: a project director/senior architectural historian and one architectural historian/surveyor. The project director/senior architectural historian managed the administration of the survey project, directed the tasks and was responsible for overseeing the preparation of the multiple property nomination. The architectural historian/surveyor was responsible for conducting the research and survey of the historic buildings, as well as the development of the multiple property nomination. The research assignments included the investigation of primary and secondary sources, maps, and historic photographs for information on the development of the garden apartment, apartment buildings and complexes constructed in Arlington County, Virginia, and the United States during the 20th Century. Research into the history of Arlington County was conducted prior to, in conjunction with, and after the completion of the on-site survey. Unpublished materials on the history of the county, and more importantly, on individual properties and neighborhoods, were found at the Arlington County Historical Society and the Virginia Room of Arlington County Library. Historic maps located at the Library of Congress presented important information on the development and growth of the county. This work evolved from on-site survey conducted by Tracerics from 1996 to 2002, which has resulted in the documentation of over 4,000 historic properties in Arlington County.

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The context of the research assignments ranged from the examination of general histories of Arlington County for an understanding of the county's development, to specific tasks, such as the influence of the Federal Housing Administration and its decision to use Arlington County as a testing ground for its housing programs. Initially, research was devoted primarily to understanding the development of apartments within the county and to locate possible resources to be included in the survey. *Apartment Developments by Census Tract: March 31, 1961* prepared by the Office of Planning, Arlington County, Virginia, was studied and used as a guide in determining eligible resources for further investigation. This invaluable document included all extant apartment buildings and complexes constructed in the county before 1961.

The study resulted in the following accomplishments: 1) Conducted on-site surveys, photography and documentation of the historic apartment resources constructed in Arlington County between 1934-1954; 2) Developed a historic context of the historic apartment resources and their impact on the development of Arlington County; and 3) Developed a set of maps that document the construction phases of the historic apartment resources: 1934-1939, 1940-1945, 1946-1954.

The properties are grouped under four historic context themes: 1) Early Development of the Apartment Building in the United States; 2) The Development of the Suburban and Garden Apartments; 3) Historic Development of Arlington County; and 4) Apartment Development in Arlington County, Virginia 1934-1954. The influence of the New Deal programs on the population increase beginning in 1934 and the introduction of high-rise apartments by 1954 determined the period of significance for the historic context. All apartment resources, extant and razed, in Arlington County, Virginia, were documented.

The survey identified six subtypes of apartment resources within Arlington County that were constructed between 1934 and 1954. These resources included the Garden Apartment Complex, Individual Low-Rise Apartment Building, Individual Mid-Rise Apartment Building, Mid-Rise Apartment Complex, Individual High-Rise Apartment and High-Rise Apartment Complex. The architectural and physical features of the surviving properties were considered in developing the outlines of potential registration requirements, particularly when only a single representative of the property type existed.

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