

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Windsor Apartments
Other names/site number: Whitefield Commons; VDHR File Number 000-9823
Name of related multiple property listing: Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 20-204 North Thomas Street
City or town: Arlington State: VA County: Arlington
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

 Signature of certifying official/Title:	<u>3/30/2021</u> Date
<u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government	

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

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>4</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>4</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival _____

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; CONCRETE; ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Windsor Apartments is a garden apartment complex containing a total of four (4) buildings comprised of eleven red brick masonry structures that are joined together and have the following street addresses: 20-22 N. Thomas Street (Building 1); 100-104 N. Thomas Street (Building 2); 106-110 N. Thomas Street (Building 3); and 200-204 N. Thomas Street (Building 4). Typically, two or three dwelling units are located on each floor in each of the buildings. All four buildings are contributing and the property has no noncontributing resources. The complex was built by major Washington, D.C.- development company, Cooley & Gruver. Designed by prolific and master Washington, D.C.-based architect, George T. Santmyers (1889-1960), this 1944 multiple dwelling complex incorporates Santmyers' early practice emphasis on Colonial Revival-style design, which had enduring popularity in Arlington and is seen in a number of apartments and complexes constructed between the 1930s and early 1940s (eventually being cast off by the end of the decade). Specifically, this small complex expresses the Colonial Revival-style through use of traditional red brick façades with orderly fenestration, double-hung sash, pedimented door surrounds and gabled roofs. Additionally, the central two buildings of Windsor Apartments are sited around a hexagonal-shaped garden or courtyard, with connecting walkways. Walkways interconnect these buildings with the remaining two buildings, in addition to the property's parklet at the corner of N. Thomas and Cathedral streets. As such, this is a garden apartment property and

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is listed as a resource in the *2011 Amendment to the Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia 1934-1954 Multiple Property Documentation Form*. As defined by the *Multiple Property Documentation Form*, the property meets the registration requirements of the garden apartment subtype and is significant for providing a new type of housing for residents within Arlington County, in this instance, during the years of World War II. The design of Windsor Apartments and its relationship to the surrounding landscape represents a distinctly mid-20th century idea of multi-residential living that was also a leading housing type and style heavily influenced and promoted by the Federal Housing Administration during the 1930s through the 1950s.

Narrative Description

Setting

Windsor Apartments is strategically situated near the intersection of thoroughfares N. Glebe Road and Arlington Boulevard (originally Lee Boulevard and now more commonly referred to as Route 50). It is set back substantially from Cathedral Lane along N. Thomas Street in the block bounded by Cathedral Lane to the south, 2nd Road to the west and N. Trenton to the east. The property is located in a mainly residential area at the south end of the block. The expansive St. Thomas Moore Cathedral and its associated parochial school buildings are situated across from the site's primary (east) elevation and extend along the opposite side of N. Thomas Street roughly the length of the Windsor Apartments property. Immediately behind (west) and southwest of the Windsor Apartments parcel are modern townhomes and a former Red Cross building site. Numerous multi-family buildings are located to the property's north, northeast and northwest.

Site

This garden apartment complex contains four buildings comprised of eleven masonry structures that are joined together and surround manicured lawns with connecting walkways, sidewalks, and some off-street parking at the buildings' rears. Situated on the southeast corner of Cathedral Lane and North Thomas Street, the four residential buildings are more specifically on a squat L-shaped parcel that slopes downward from east to west and somewhat from north to south, particularly at the south end. The four consecutive Windsor Apartments buildings are generally elongated in footprint and are arranged with their shorter ends facing N. Thomas Street. The axes of the buildings generally run east-west, although the building closest to Cathedral Lane (Building 1, 20-22 N. Thomas Street) is oriented slightly to the southeast.

As a garden apartment complex, the buildings are set back from both Cathedral Lane and from N. Thomas Street behind paved sidewalks and manicured lawns. The lawn between Cathedral Lane and Building 1 serves as a parklet, featuring a tree-shaded mulched area at the southeast corner with wooden picnic benches; a tot lot is also featured at the southwest, concealed behind shrubs. A limited number of mostly mature deciduous trees are scattered throughout the parcel. Low-lying shrubs are scarce, sometimes lining walkways, in particular the walkways to building entries, which are also lined with metal picket railings. Ground-mounted equipment is in most cases

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located at the rears of the buildings, and although some are visible from N. Thomas Street, all are typically enclosed by wood screens. The center two buildings (Buildings 2 and 3) have L-shaped footprints and provide the focal point of this small garden apartment complex. Their L-shaped footprints are situated back-to-back, with the elongated facades fronting each other and an elongated hexagonal-shaped courtyard between them. A walkway encircles the courtyard's perimeter with additional walkways radiating to each of the several entries along each of the building facades. The courtyard in the center of the site is announced along N. Thomas Street via a red brick monument sign set back from the sidewalk. The property's current name, Whitefield Commons, as well as management contact information are indicated on an attached placard. The masonry sign is capped with a stone cornice; a crescent walkway wraps the sign's location, providing two access points from the sidewalk ultimately connecting to the courtyard. Due to the slope of the site, the courtyard is stepped down slightly from street grade and somewhat secluded from the traffic by shrubs. The courtyard is manicured with low-lying shrubs and also features some flowering trees and flower beds. Benches are provided at its far west. Behind each of the two center buildings and, therefore, between them and the outer buildings (Building 1, 20-22 N. Thomas at the south and Building 4, 200-204 N. Thomas Street at the north) is a paved drive and some surface parking along the north and / or south sides of the drives.

Exterior

This garden apartment complex contains four buildings comprised of eleven red brick masonry structures that are joined together and have the following street addresses: **Building 1**, 20-22 N. Thomas; **Building 2**, 100-104 N. Thomas; **Building 3**, 106-110 N. Thomas; and **Building 4**, 200-204 N. Thomas. As a multiple dwelling complex, the four buildings are similar in design and materials and like many of their time were designed in the Colonial Revival style as evidenced through their concrete block and brick veneer construction, 6/6 windows (albeit replacements), some openings with Colonial Revival-style decorative shutters, and Colonial Revival door surrounds with pediments. Each building consists of two or three structures, joined together; the buildings are comprised of either two rectangular-shaped sections with gabled roofs or a combination of two gabled-roof structures and a flat-roof structure.

<i>Building 1, 20-22 N. Thomas Street</i>	<i>Contributing</i>
<i>Building 2, 100-104 N. Thomas Street</i>	<i>Contributing</i>
<i>Building 3, 106-110 N. Thomas Street</i>	<i>Contributing</i>
<i>Building 4, 200-204 N. Thomas Street</i>	<i>Contributing</i>

The apartment building at 100-104 N. Thomas Street (**Building 2**) is one of the two central buildings that front the property's hexagonal courtyard. It is described in detail here and is representative of the multi-building complex due to the similarities among all in materials and design. Constructed of three sections joined together, the building ranges in height from two stories at the east to three stories at the west, forming in full a slightly irregular L-shaped footprint. It is red brick masonry laid in a common (American) bond. The westernmost component is three stories in height with a basement and has a squat T-shaped footprint with an asphalt flat roof behind a short parapet. The parapet extends from above the top of the third story, which is delineated by a

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continuous concrete lintel. A metal coping caps the parapet. This portion of the building fronts north towards the courtyard and spans three bays at the west end, with an additional eight bays continuing eastward that are recessed from the west end. The building is seven bays along its west elevation. There are two main entries on the north -- a primary elevation. One is centered in the west end and has a modern canvas awning above; the other is situated at the west end of the recessed portion. This entry is ornamented with a pedimented door surround that is double-height, extending upward and around the window opening above which is capped by a triangular pediment. The surround appears to be of wood. Window openings on the first and second stories are arched with arched brick lintels. Third-story window openings are flat arched as they feature the continuous concrete lintel. Window openings at the basement level feature individual concrete lintels. The basement, which is raised on this portion of the building, is delineated by a continuous belt course of soldier bricks.

Attached and to the east of this section is Building 2's second component, which is two stories in height plus a basement and has a rectangular footprint. With its side-gabled, asphalt-shingled roof, this section's elongated façade fronts the courtyard to the north and spans seven bays; this portion of the building is three bays wide at the east and west ends. A single entry is centered at the first-story level of the north elevation and features a triangular pedimented door surround. Window openings feature similar treatments as seen on the western section. Arched openings are featured along the first story while the second story has flat openings that are capped by a continuous wood fascia. Basement-level openings have individual concrete lintels and a continuous soldier course of brick above. Brick sills are featured throughout.

The third section of Building 2 is attached to the east end of the second component but extends southward, thereby creating the bottom of the 'L' footprint. Like the middle component, this portion is two stories in height and has rectangular massing. With its side-gabled, asphalt-shingled roof, the structure's elongated façade fronts N. Thomas Street and spans seven bays. Its north and south elevations are two bays wide. The single entry is centered and features a triangular pedimented door surround. Window treatments are akin to those described elsewhere. In this instance, no basement-level window openings are present, but the basement is delineated by a continuous course of soldier brick; some brick vents are also evident, and the concrete foundation is visible.

The rear, or east, elevation of Building 2, as a whole, looks to the rear, or west, of Building 1 and the paved driveway between the two. Parking spaces are provided at this side of the drive along Building 2. The rear elevation continues the materials and design elements found on the courtyard elevation. Fenestration consists of flat window openings at the top story with arched openings at lower stories. Basement-level openings, where visible, have either been infilled with brick and brick vents or received slider windows. Basement-level pedestrian access is provided at the seventh bay from the west end.

Building 3 provides what is essentially a mirrored image of Building 2, consisting of three sections joined together. In this instance, the center and westernmost components front south to the courtyard and the building's easternmost component with its side-gabled, asphalt-shingled roof,

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fronts N. Thomas Street. The rear elevation looks to the paved driveway between Building 3 and Building 4, with parking spots delineated along the north and south sides of the drive. Rear pedestrian access to the property's basement-level community spaces are provided at the backside of the easternmost component's west elevation. Building 3, unlike the other buildings, has two chimneys due to presence of the former boiler room at its west end. Specifically, a red brick chimney is attached to the far west end of the north elevation and extends above the roofline; an additional red brick interior chimney is also featured near the exterior chimney.

Buildings 1 and 4 are akin to the central buildings in much of their design, materials and fenestration. They differ in that they each look to a more discreet landscaped area. Building 4 consists of three sections joined together. The easternmost component and the center section have rectangular footprints and gabled roofs, while the westernmost segment has a squat T-shaped footprint with a flat roof. The three sections are joined side-by-side, but offset, providing differentiation. Building 4 faces north to a very narrow strip of a manicured lawn that features a paved walkway to each of the pedimented entries and which ultimately wraps around the west end of the building. Immediately to the north of the narrow lawn is an unrelated neighboring property's fence and off-street parking area.

Building 1 differs from the other three buildings in that it consists of only two sections, both of which have gabled roofs. In this instance, the two components front south to the site's more expansive corner parklet. They are setback substantially (about 100 feet) from and face Cathedral Lane. The eastern component is two stories in height with a rectangular footprint. The elongated primary or south façade spans eight bays. A single, central entry at the first story features a triangular pedimented door surround. Window treatments consist of square openings along the second story with arched brick lintels at the first level; all windows have bricks sills. The second story's flat openings are capped by a continuous wood fascia. Like Buildings 2 and 3, a continuous course of soldier brick delineates the basement level. Due to the sloping grade, however, only the western half of the basement story is fully visible. Brick vents have been punched into the façade in this half, aligned with the window openings above. The east elevation is angled towards N. Thomas Street. It is limited to two bays wide with windows at the first and second stories. In this instance, all openings have brick arched lintels. The rear or north elevation fronts a paved drive with vehicular access from N. Thomas Street. The fenestration pattern and treatment is akin to that found on the primary elevation, excepting that, at the westernmost bay, a basement-level window opening exists with a flat painted concrete lintel; the opening is infilled. Mechanical units, obscured by wood screening, are located on this side of the building. The western component of Building 1 is attached to the west side of the eastern component. It is stepped back slightly from that component, providing differentiation. The western component is a reflection of the eastern component in terms of fenestration and detailing at the first and second stories. Because of the sloped grade, the building's raised basement is visible and has six basement-level window openings, all of which have brick infill and brick vents. These are also demarcated by flat painted concrete lintels. Like the eastern component, the rear (north) elevation fronts the driveway and as a utilitarian side has mechanical units and transformers, some of which are obscured behind wood screens. A basement-level door is located at the second bay from the west end. The west elevation is not visible from any right-of-way, is two bays wide and has window openings at each story,

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including the raised basement. Exterior dumpster access and dumpsters are located at this end of the building.

All windows on the buildings are modern aluminum, double-hung 6/6 windows with interior applied muntins that were installed as part of the property's 1984 renovation. Basement-level windows where not infilled are replacement sliders. Some upper-story window openings feature painted shutters on either side, a common Colonial Revival treatment. Exterior doors are typically two-paneled metal doors with glazed upper portions and narrow sidelights. They are modern replacements. The side gable roofs have received asphalt shingles in place of prior slate shingles. In addition, snowguards are installed on the gabled roofs and metal gutters and downspouts have been attached to all elevations. In a few rear locations, such as at Building 3's community spaces, basement-level door openings have been added. No other exterior alterations however are readily evident.

Interiors

Each of the components that make up Windsor Apartments holds a pedimented primary entry accessed from either the hexagonal courtyard, or from a manicured lawn. Each pedimented entry typically provides access to either 6 or 9 individual residential units. As there are also a limited number of basement units, a total of 63 leasable units exist in the complex. The majority are two-bedroom, one-bath units although one-bedroom units exist. A single, three-bedroom unit is in the basement of 104 N. Thomas. Three basement units were renovated in the 1980s as handicapped accessible, but they and the property, as a whole, do not meet today's accessibility standards.

Each primary entry provides access into a short and small foyer featuring a unit entry door to either side and a metal pan stair to the upper floor units at the center. In certain entries, such as at 110 and 204 N. Thomas, landings access three units. At the top of the stairs on each of the second and third floors, a unit is, again, located to either side or, in the case of 110 and 204 N. Thomas, three units exist. Unit entry doors are paneled metal doors. The ground-level entry landings have ceramic tile flooring while those at upper levels have vinyl tile. Stairs have received rubber treads. The entry and stair foyers have painted plaster walls and ceilings. Each apartment floor-plan consists of a living area, kitchen (sometimes with dinette), and at least one or two bedroom(s) and a bath.

There have been minimal physical alterations to the property. In 1969, a fire required repairs to 100-104 N. Thomas. Most recently, albeit in 1984 under the current ownership, the entire property was renovated to current condition. The 1984 renovation added a leasable basement unit and converted basement storage to common spaces, but otherwise made mostly cosmetic changes. Floors in living areas and bedrooms today typically therefore remain as refinished hardwood, although some units have been carpeted in full. Kitchens received vinyl tile flooring in lieu of earlier linoleum in the 1980s renovation. The limited accessible (not to modern code) basement units also have vinyl flooring. All kitchen cabinetry and appliances date to the renovation period. Bathtubs, toilets and vanities are modern replacements, too, but a few bathrooms retain historic ceramic tile flooring. Walls and ceilings are painted; soffits and bulkheads installed in the 1980s conceal HVAC ductwork. Added mechanical or modified closets and some partitions in the accessible units are painted gypsum board. Interior unit doors are a combination of wood paneled

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and wood louvered doors. Shared community laundry facilities as well as some maintenance, storage and leasing office and amenity spaces are provided in basements, some of which was established more recently in the early 2000s. Overall, however, with the exception of alterations in the occupiable basement space, the installation of mechanical closets or alterations to existing closets, the floor-plans have been preserved and as such continue to be successful in providing maximum light and air for each apartment unit, while taking full-advantage of the pleasant views provided by the park-like setting of the property's courtyard and surrounding manicured lawns. Last updated over 20 years ago, the complex today ranges in condition from good to fair.

Integrity

As required by the Multiple Property Documentation Form, *Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954*, Windsor Apartments retains the seven aspects of integrity.

- It has not been moved from its original location and thus has integrity of **location**.
- It is a garden apartment complex that reflects the stylistic influences, as well as the popular building forms and materials of the mid-1930s through the mid-1950s. In this instance, influences of the traditional Colonial Revival style are featured through brick exterior walls in American bonding, and Colonial Revival-style entry surrounds. The windows have 6/6 replacement sash and the entries have replacement doors, both of which are alterations common for this particular housing type and are sympathetic to the historic design. The fenestration pattern, sills, lintels, and opening sizes are intact. The interior floor plans of the buildings are also unaltered even though upgrades relating to mechanical systems and/or kitchens and baths have occurred. The complex thus, has integrity of **design, materials and workmanship**.
- The complex continues to display evidence of its original landscape design and its associated circulation features through the presence of the central hexagonal courtyard between Buildings 2 and 3, as well as the manicured lawns that Buildings 1 and 4 face. The associated pedestrian walkways to primary entries, as well as the public sidewalks, and to a lesser extent, the property's driveways and some parking are also intact.
- The complex exhibits integrity of **setting**, as the St. Thomas Moore Cathedral and school remains situated across the property's primary side, and the broader surrounding neighborhood continues to be one of numerous multi-family residential buildings. Although the property originally included an overflow parking area west of Building 4 that extended to N. Trenton Street, the elimination of that former paved surface area at the rear of the complex does not negatively impact the property's ability to convey its historic significance as a garden-apartment complex.

By retaining the original design, majority of materials, workmanship and setting and remaining a multi-family residential housing complex itself, Windsor Apartments retains integrity of **feeling and association** as a mid-twentieth century garden apartment complex.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1944 _____

Significant Dates

N/A _____

Significant Person

(Complete only if Criterion B is marked above.)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Cooley & Gruver (builder)

Santmyers, George T. (architect)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Windsor Apartments is nominated under --and as explicitly noted in-- the Multiple Property Documentation Form (MPD), *Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954*. The complex is a surviving example of a multi-family garden apartment complex constructed between the years 1934 and 1954. Under Criterion A in the area of Community Planning and Development, Windsor Apartments is locally significant and reflects the immediate need for multi-family, moderately-priced housing projects prompted by the growth of the federal government during the Great Depression and World War II. While modest multi-family housing existed prior to 1934, the garden apartments of Arlington County represent the involvement, support and encouragement of the federal government in housing reform from 1934 through 1954. Under the direction and influence of the Federal Housing Administration (FHA), garden apartment buildings of Arlington County, including Windsor Apartments, incorporated the standards of forward-thinking planners and housing reformers to bring the benefits of modern, efficient interior floor plans and attractively planned residential communities to people of moderate means. Cheaper suburban land permitted economical, lower density development of multi-family projects, thus making low-rise and garden apartments an attractive option. The growth of the federal government during the 1930s and 1940s greatly swelled the ranks of modestly paid workers, and this continued in the post-war era with the return of thousands of veterans. Under Criterion C, Windsor Apartments is locally significant in the area of Architecture because it manifests many of the popular and innovative building practices of the period as influenced by FHA standards, exhibiting traditional Colonial Revival style through use of broken pediment entry surrounds and American bonded red brick facades, and the emerging Moderne aesthetic modestly through form, an exterior emphasis on horizontality and efficient floor-plans. It is also an example of a known Arlington commission designed by master architect George T. Santmyers, considered one of the most prolific within and of the immediate surrounding area during this period. The period of significance for Windsor Apartments is 1944, coinciding with its original construction.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historical Context

The MPD *Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954* describes that the era of apartment construction in Arlington County opened with the groundbreaking for the Colonial Village garden-apartment complex in 1936, the first project in the nation insured by the FHA under Section 207. Its well-designed and well-built, two-story buildings, which capitalized on the Virginian population's enthusiasm for the Colonial Revival style at the time, attracted 10,000 applicants for the first 276 units—an indication of the demand for moderately priced, quality rental housing in the Washington, D.C., area. In 1938, when the FHA's housing act amendment made allowances for for-profit developers, as well as for assistance with the insuring of smaller rental projects and a more simplified application process,

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apartment construction in Arlington County accelerated rapidly. In the two years prior to enactment of the 1938 amendments, just four permits were issued for apartments in Arlington County. Following adoption of the amendments, four apartment building permits were issued in 1938, ten were issued in 1939, and 24 were issued in 1940.

The ramp-up for the war effort then resulted in construction of forty-three complexes and eighteen apartment buildings in Arlington County between 1940 and 1945. The conclusion of World War II brought victory and peace to the United States and her allies, but the housing situation at home continued to remain 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 needs of thousands of returning veterans. Between 1946 and 1954, more than eighty-one (81) apartment buildings and complexes were constructed in Arlington County.

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. 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. These individual apartment projects were primarily constructed along major thoroughfares or in established neighborhoods. Although these buildings did not have the immediate impact some of the large-scale complexes did on the housing shortage in the county, they were successful in providing economical housing with maximum light and air for each apartment unit, while taking full-advantage of the pleasant views provided by the park-like immediate settings. Windsor Apartments is one such example.

However, this new housing, given that it was established during the era of Jim Crow segregation, operated under institutionalized racism and was, in most cases, directed solely towards white families. At the time, not only did Virginia's constitution discriminate against African Americans and other minorities in numerous ways, but FHA institutional practices allowed personal and agency bias in favor of all-white suburban subdivisions to affect the kinds of loans it guaranteed. Although the FHA was instrumental in alleviating housing shortages during and after World War II, the regulations establishing lending requirements ultimately institutionalized racism and segregation within the housing industry throughout the nation and did nothing to alleviate housing shortages for non-whites.¹

Arlington County's black community was heavily impacted by the new housing developments—whether, or not the developments were associated with FHA-insured loans. The history of segregation in Arlington is somewhat “a function of its unique geography because it shares a border with Washington, D.C.,” the capital of the Union during the Civil War and seat of the federal government.² The ancestors of Arlington's black community had lived in Arlington as

¹ The Fair Housing Center of Greater Boston. “1934–1968: FHA Mortgage Insurance Requirements Utilize Redlining.” <https://www.bostonfairhousing.org/timeline/1934-1968-FHA-Redlining.html>. 29 September 2020.

² Perry, Nancy. “African American Life in Arlington, Virginia, during Segregation: A Geographer's Point of View,” The Metropole (blog). The Urban History Association, February 21, 2019,

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early as the 1600s as enslaved people on farms and plantations. On obtaining their freedom, many purchased land in the county, and farmed it for their own families. By 1900, more than half the black households in Arlington owned their own land and homes.³ Proximity to the seat of the federal government, too, allowed for easy access to civil service employment within the federal government. But that proximity was also attractive to white federal workers who then sought housing outside of the city. Developers fulfilling both the World War II housing needs and subsequently that of returning veterans bought Arlington County's farmland and rural enclaves, including those belonging to long-established African Americans -- and replaced them with whites-only developments.⁴ In addition, racial prejudice along with the federal government's wartime ramping up and need for physical expansion adjacent to Washington DC for construction of the Pentagon, the Navy Annex and associated road systems, for instance, resulted in displacement of hundreds of Arlington's Black families and the demolition of their neighborhoods.⁵ The last of Arlington's eight African American enclaves disappeared during World War II. The Black families were pushed into three segregated neighborhoods: Halls Hill, including High View Park; Green Valley, now Nauck; and Johnson's Hill, now Arlington View.⁶

Segregation in Arlington not only existed institutionally, but physically. In the 1930s, the development of white-owned residential subdivisions adjacent to High View Park in Halls Hill led to the construction of privately-owned, continuous walls on the southern and eastern ends of High View Park to physically separate the neighborhoods. The institutional and physical discriminatory real estate practices resulted in a housing crisis for African Americans in Arlington (and the surrounding region) by World War II.⁷ Some alleviation of the shortage would not arrive in Arlington until the Federal Public Housing Authority-constructed Paul Lawrence Dunbar Homes and George Washington Carver Homes (1944, both now gone). A few privately-funded subdivisions were also established for Black families, including Fort Barnard Heights (1944). All three of these subdivisions were built in Nauck. Although some housing relief arrived, the segregation barriers within Arlington would not begin to be dismantled until more than a decade later with the integration of Stratford Junior High School in 1959; the desegregation process continued through the 1960s.⁸

<https://themetropole.blog/2019/02/21/african-american-life-in-arlington-virginia-during-segregation-a-geographers-point-of-view/>.

³ *Ibid.*

⁴ Perry, Nancy. "African American Life in Arlington, Virginia, during Segregation: A Geographer's Point of View," *The Metropole* (blog). The Urban History Association, February 21, 2019, <https://themetropole.blog/2019/02/21/african-american-life-in-arlington-virginia-during-segregation-a-geographers-point-of-view/>.

⁵ Department of Community Planning, Housing and Development - Historic Preservation Program. *A Guide To The African American Heritage Of Arlington County, Virginia*. (Arlington, Virginia: Arlington County, 2016), 53.

⁶ Perry, Nancy.

⁷ Department of Community Planning, Housing and Development - Historic Preservation Program, 53-4.

⁸ *Ibid.*, 56.

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Given the segregation of Arlington's neighborhoods and Windsor Apartments' location in the Buckingham neighborhood, the property was likely segregated, serving white tenants only.⁹ Based on a review of mid-twentieth century Arlington city directories available, it is evident that Windsor Apartments units accommodated those for whom it was intended, specifically, white families of modest means seeking quality rental housing. A majority of occupants were federal employees and/or their spouse (and in early postwar years, their widows) and included those working for the Department of Defense, the Department of the Navy, Department of the Army, as well as the Internal Revenue and Postal services. Occupations of such residents were typically clerks, or in the case of the IRS, an auditor. A number of individuals self-described simply as an "employee" of the "United States Government," with no further specific information provided. Servicemen of military branches, such as an "artist" for the United States Marine Corps, also resided at Windsor Apartments. In addition, a few of the residents were wage laborers and included a mechanic and a doughnut maker employed by a Spudnut Shop.¹⁰

Cooley & Gruver

The Washington, D.C.-based developer and builder firm of Cooley & Gruver capitalized on the wartime and postwar era construction boom, in particular as it relates to somewhat smaller-scale projects in Arlington. On October 20, 1943, the firm applied for four building permits (Permit Numbers 17741, 17742, 17743 and 17744) for the construction of the multiple dwelling property spanning 20-204 N. Thomas Street. The apartments were constructed on what was previously unimproved land described as a 'nursery' in historic Sanborn Fire Insurance Maps; the land was accessible via a limited private unpaved drive from Lee Boulevard. The unpaved private drive became N. Thomas Street. The three, 2-3 story buildings consisting of 18 family units each and the single, 2-story building with 8 family units were completed in late 1944, as evidenced by laborer want ads posted throughout the year in local newspapers by Cooley & Gruver for the construction site at N. Thomas and Lee Boulevard. Laborers, including carpenters and "nonunion" painters, were needed. By 1946, local wedding announcements indicate the property, referred to upon completion as Windsor Apartments, was popular with newlywed servicemen and their brides. Cooley & Gruver (extant today and known as Gruver Cooley, based out of Purcellville) was a merger of two family-run development companies active in the early 20th-century in Washington, D.C. The firm of B.H. Gruver was a development company founded in 1908 by J.S. Gruver upon his arrival to Washington. He was later joined by his cousin, Benjamin H. Gruver. Between 1914 and 1926, B.H. Gruver developed nearly five-hundred residences in neighborhoods throughout the District of Columbia, including Petworth, Brightwood, Cleveland Park, and Mount Pleasant, mainly utilizing the architectural services of George T. Santmyers (1889-1960), Washington's most prolific architect during the period. In 1946, the Gruvers merged with Charles and William

⁹ Primary documentation verifying that the property leased strictly to whites during the period of significance has not been found. However, accessible military records and wedding announcements of some mid-twentieth century Whitefield Commons occupants identify the residents as white.

¹⁰ Hill's Arlington County (Virginia) Directory, 1955. Spudnut Shops were a nationwide franchise beginning in 1940 featuring doughnuts made of dry potato mix.

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Cooley, another family-run development company, active namely in the Glover Park neighborhood of the District, to form Cooley-Gruver, with offices in the District's 'Investment Building' (1924, later renovations).

George T. Santmyers

Windsor Apartments represents another partnership between Gruver and Santmyers. Santmyers is considered among the most prolific architects in the history of neighboring Washington, D.C., designing over 400 buildings, including banks, public garages, private residences, and apartment buildings in that city, during a career spanning forty years.

Born in Front Royal, Virginia, he moved to Washington, D.C. in 1897 and spent most of his adolescence in the capital. He undertook several apprenticeships in the offices of prominent local architects and by his early twenties, Santmyers opened his own architectural firm, which he oversaw until his death at 72 in 1960. He is considered one of the District's most important architects of the twentieth century and is celebrated for his contribution to apartment building architecture in the surrounding metropolitan area of the nation's capital. Having practiced for 50 years, his work ranges from modest row houses to grand apartment buildings in size, and from Colonial Revival to Modern in style. He worked with a number of developers in the region, including with Cooley & Gruver. Santmyers designed the Glebe Apartments on Glebe Road in Arlington (1947; NRHP 2020) for local developer M. Pomponio & Sons, Inc. It is unknown, however, if other Arlington commissions beyond Glebe Apartments and Windsor Apartments resulted. Santmyers' incredibly large number of known D.C. commissions and those of Arlington all contained notable designs and efficient plans. Most of his early residential and apartment buildings were constructed in Northwest Washington, eventually expanding to the Northeast and Southeast quadrants of the city. And, as evidenced by Windsor Apartments, as early as the mid-1940s, his buildings were appearing in neighboring Arlington County as well. His early buildings were typically Colonial Revival, based on architectural elements associated with the Georgian and Federal periods. In the 1930s, however, Santmyers began to add elements of Art Deco and Moderne styles into his building designs, while still using classical elements and materials. In private solo practice from 1914, during the post-World War II period Santmyers formerly partnered with James T. Thomen (dates unknown) although maintained the 'George T. Santmyers Architect' firm name. Thomen, with Paul C. Chicarell (dates unknown), designed the landscape plan for Windsor Apartments.

Application of the MPDF

Although renowned for the construction of numerous two-story single-family dwellings in Washington, D.C., Cooley-Gruver appear to have constructed a limited number of multi-family housing properties as well. One other known garden-style community completed in collaboration with Santmyers was 'Savannah Heights Apartments' (1945) in the Southeastern quadrant of the District. Larger in scale than Windsor Apartments and scattered along multiple streets, it lacks the landscaped focal point and some of the ornamental Colonial Revival-style features expressed at

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Windsor Apartments, but does exhibit exterior modern alterations at some buildings.¹¹ It is undetermined if Cooley-Gruver utilized FHA-backed loans for the construction of either of their multi-family developments, or what prompted the deviation for these two properties from their typical repertoire of single-family residences.

The FHA's architectural ideals were at minimum, however, held in the firm's planning and Santmyers' design of the small-scale Windsor Apartments project in Arlington. According to the MPD, this relates to the property's significance under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. Criterion C is applicable because the property displays both the key aspects as well as the secondary physical characteristics of Arlington County's multi-family garden style apartment buildings from 1934 to 1954. Criterion C is applicable because:

- Windsor Apartments reflects the traditional Colonial Revival style as evidenced by character-defining features such as broken pediment entry surrounds, symmetrical fenestration, and red brick facades with American bonding.
- The complex manifests many of the popular and innovative building practices of the period as influenced by FHA standards.
 - Windsor Apartments is comprised of low-rise buildings in a suburban area that was residential (neighbored by the very large and expansive Buckingham Village to the west, north and northeast), but also within proximity to the rapid transit networks or thoroughfares of N. Glebe Road to the east and Arlington Boulevard to the south.
 - The buildings exhibit the FHA ideals of efficient floor plan design (with a minimum amount of wasted space), as well as sufficient natural lighting and ventilation. Apartment corridors have been eliminated in these buildings; entry foyers provide immediate access to individual units.
 - Lastly, the buildings are placed within a courtyard setting that includes landscaped green space, parking areas and pedestrian walkways.

Windsor Apartments, too, meets the registration requirements for the Garden Apartment Complex subtype outlined in the MPD *Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia 1934-1954 National Register of Historic Place*. Windsor Apartments is specifically listed as a resource in the MPD's *2011 Amendment* inventory list. As per the garden apartment subtype outlined in the MPD:

1. Windsor Apartments is composed of individual buildings forming a group of at least three buildings designed and constructed specifically to function as a multiple dwelling.

¹¹ As per the *HistoryQuest DC online database*, the 'Savannah Heights Apartments' constructed by Cooley-Gruver are located at 1443, 1444, 1500, 1502 Savannah St., SE; 3301, 3303, 3315, 3317, 3400, 3401, 3402, 3403, 3417 and 15th St. SE; and 1443, 1444, and 1452 Smith Place, SE. Current records indicate the property is now under multiple ownerships, some addresses of which are referred to as 'Tobias Henson Apartments.'

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2. The small buildings of Windsor Apartments were designed to contain at least four self-sufficient dwelling units.
3. Each building is at least two and no more than three stories high and has a single main public entrance. It may be noted that Windsor Apartments typically features an entry to each of the sections that are joined together to form a building.
4. The buildings do not have an elevator.
5. The group is designed and sited to relate to the surrounding landscape, in particular, the hexagonal courtyard, as well as the parklet (and now associated tot lot) at the south end of the site.
6. Additionally, the property was constructed in Arlington County between 1934 and 1954 and 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 property also represents a leading housing type and style that was promoted by the Federal Housing Administration during the 1930s through the 1950s.
7. More specifically, Windsor Apartments meets the following registration requirements as per the *Multiple Property Documentation Form*:
 - a. Original exterior masonry walls are intact and continue to feature the red brick American bond.
 - b. Windows have been replaced, which is typical for this housing type; the fenestration pattern, sill, lintel or arch, and opening sizes, however, remain intact. In addition, based on historic elevation drawings, the replacement windows display the original 6/6 light pattern, continuing to reflect the property's Colonial Revival style influences.
 - c. Interior floor-plans are substantially unaltered.
 - d. Although original slate roofing material has been replaced with asphalt, based on historic aerial photographs, the historic roof forms are intact.
 - e. Based on historic aerial photographs and the as-built landscape plans, too, the historic landscape features, including walkways, drives, some off-street parking, and, most significantly, the hexagonal courtyard between the central two buildings, remains unimpaired.

The garden apartment design, which Windsor Apartments demonstrates, 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

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each building within the Windsor Apartments complex set within a landscaped environment separated them from more urban forms of the property type. Integrity is present in the original boundaries and multi-family use. For the reasons outlined above, the property is eligible for the NRHP under Criteria A and C.

Post-1954

Cooley-Gruver held ownership of Windsor Apartments through the auspices of their Windsor Apts Corp., based in the Investment Building in the District. In 1951, the property was sold to Mirhan and Zabelle Mesrobian. Mirhan Mesrobian (1889-1975) was a prominent Washington, D.C. architect, best known for his high-style apartment buildings and hotels built in the 1920s and early 1930s in the District. However, as noted in the National Register nomination for Arlington's Calvert Manor, during the 1940s, Mesrobian's work followed America's move to the suburbs, as he designed and/or, as in the case of Windsor Apartments, owned more than a dozen apartment buildings and shopping centers in Northern Virginia.

In 1984, the Mesrobian family sold the Windsor Apartments to Wesley Housing Development Corp., an organization that specializes in the development, operation, and preservation of quality affordable housing communities for low- and moderate-income families and individuals. The property remains under Wesley ownership today. In 1984, the property was renovated to current condition. As noted in the physical description, despite the 1984 renovation, few substantive changes have occurred to the buildings and the property continues to reflect a high degree of historic character on both the exteriors and interiors. Today, Wesley Housing Development Corp. intends to rehabilitate the property to the *Secretary of the Interiors' Standards* for continued use as affordable housing. Utilizing state and federal historic tax incentives, the owner shall be able to remedy deferred maintenance, replace outdated HVAC systems and meet modern accessibility requirements. This will ensure the FHA ideals of providing persons of moderate means with well-designed and efficient yet affordable housing in an attractive suburban setting endures.

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9. Major Bibliographical References

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

Arlington County Department of Real Estate Assessments

Arlington County Historical House Cards

Arlington County Recorder's Office

Arlington Sun

Calvert Manor National Register Nomination

DC Architects Directory, "George. T. Santmyers," available online at
<https://planning.dc.gov/publication/dc-architects-directory>.

Department of Community Planning, Housing and Development - Historic Preservation
Program. *A Guide To The African American Heritage Of Arlington County, Virginia*.
Arlington, Virginia: Arlington County, 2016.

Franklin Survey Company, Plat Book of Arlington County, 1943

George T. Santmyers, Architect, "Windsor Apartments – N. Thomas Street at Lee
Boulevard," revised 10.14.1943, available in Wesley Housing Development Corp. files,
Alexandria, Virginia

Grant Circle National Register Nomination

Historic Aerials, 1949, 1951, 1962, 1963, 1964

HistoryQuest DC

Sanborn Fire Insurances Maps, 1936, 1951, 1959, 1963

Virginia Cultural Resources Information System (VCRIS)

Washington, D.C. Evening Sun

Windsor Apartments Corp., "Landscape Plan," revised 10.14.1943, available in Wesley
Housing Development Corp. files, Alexandria, Virginia

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Virginia Department of Historic Resources, Richmond, Virginia

Historic Resources Survey Number (if assigned): VDHR File Number 000-0823

10. Geographical Data

Acreege of Property 2.3 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.870660 | Longitude: -77.104760 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The property referred to in this nomination is described in the land records of Arlington County, Virginia, as follows: PARCEL B WHITEFIELD CROSSING 99,730 SQ FT. The historic boundary is co-terminus with the tax parcel, recorded by the County as #20-028-088, and is shown on the attached Tax Parcel Map.

Boundary Justification (Explain why the boundaries were selected.)

The physical boundaries for the property incorporate the extant contributing buildings and the landscaped areas of the tract purchased in 1943 for the development of the Windsor Apartments complex. The boundary reflects the property's historic significance as a garden-apartment complex as it incorporates the focal point of the complex, the hexagonal courtyard remains as well as the property's interconnecting walkways and parklet. The historic boundary encompasses the property's historic setting as well as all known associated resources.

11. Form Prepared By

name/title: Jennifer F. Hembree, Director
organization: MacRostie Historic Advisors, LLC
street & number: 1400 16th St. NW, Suite 420
city or town: Washington state: D.C. zip code: 20036
e-mail: jhembree@mac-ha.com
telephone: (408) 490-2069
date: January 12, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

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- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Windsor Apartments (Whitefield Commons)

City or Vicinity: Arlington

County: Arlington State: Virginia

Photographer: Jennifer Hembree and JulieAnn Murphy

Date Photographed: April 2019 and January 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 23. Building 3, South (lt) and East elevations, view northwest towards central courtyard from N. Thomas Street.

2 of 23. Long view southeast from N. Thomas Street at north end of site. Views of east elevations at right of Building 4 (foreground), Building 3 (center), and Building 2 (background).

3 of 23. Long view northwest from opposite site of N. Thomas Street near south end of site. Views of south elevations of Building 1 (lt), Building 2 (center) and Building 3 (rt).

4 of 23. View northwest of Building 2, east elevation from N. Thomas. This is a typical gabled-roof component.

5 of 23. View east of Building 2, north (courtyard) elevation from within central courtyard, west end.

6 of 23. View northeast of Building 3, south (courtyard) elevation from within central courtyard, west end.

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7 of 23. View south of Building 2, north (courtyard) elevation, central portion from within central courtyard.

8 of 23. View northwest of Building 3, south (courtyard) elevation, central portion from within central courtyard.

9 of 23. View southeast of Building 2, north (courtyard) elevation, eastern portion from within central courtyard.

10 of 23. View northwest of Building 3, south (courtyard) elevation, eastern portion from within central courtyard.

11 of 23. View east of central hexagonal courtyard from its west end. Building 3, south elevation is at left; Building 2, north elevation is at right.

12 of 23. View southeast of Building 4's north elevation, eastern two gabled roof portions, interconnecting walkways visible in foreground.

13 of 23. View northwest towards south elevation of Building 1 and parklet in foreground, taken from southeast corner of property at Cathedral Lane.

14 of 23. South elevation of Building 4, view northwest. This is an example of a rear elevation and drive/parking area found between Buildings 4 and 3 and Buildings 1 and 2.

15 of 23. Example of Colonial Revival-style door surround/pediment, found at main building entries.

16 of 23. Alternate example of Colonial Revival-style door surround/pediment, found at main building entries.

17 of 23. Example of Colonial Revival-style 6/6 hung replacement window with arched lintel. Typical.

18 of 23. Main building entry foyer and stairwell featuring historic tile flooring and stair. Typical of most.

19 of 23. Main building entry foyer and stairwell featuring historic tile flooring and stair, alternate view. Typical of most.

20 of 23. Unit living room featuring historic hardwood floor. Typical of most.

21 of 23. Unit bedroom featuring historic interior doors. Typical of most.

22 of 23. Unit kitchen with replacement flooring and fixtures/furnishings. Typical.

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23 of 23. Unit bathroom with varying fixtures and finishes. Typical.

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

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

SUPPLEMENTAL FIGURES

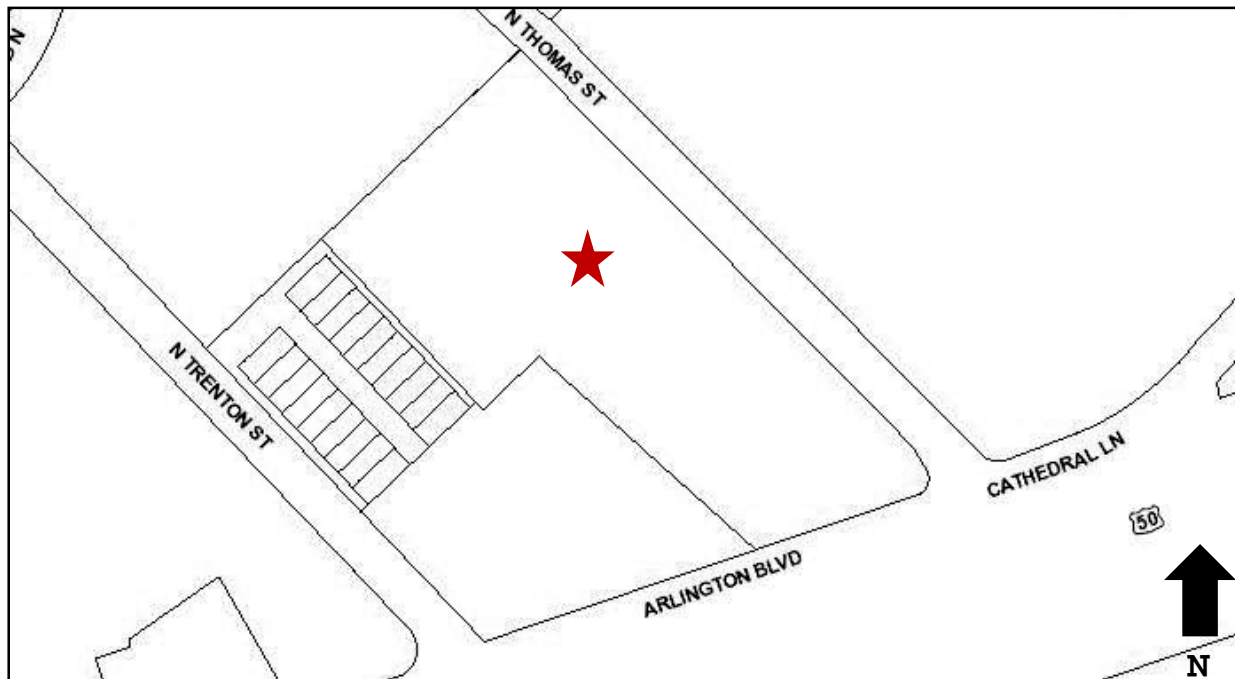


Fig. 1: Location of Windsor Apartments
(Arlington County Parcel Map)
★ 20-204 N. Thomas Street, Arlington, VA

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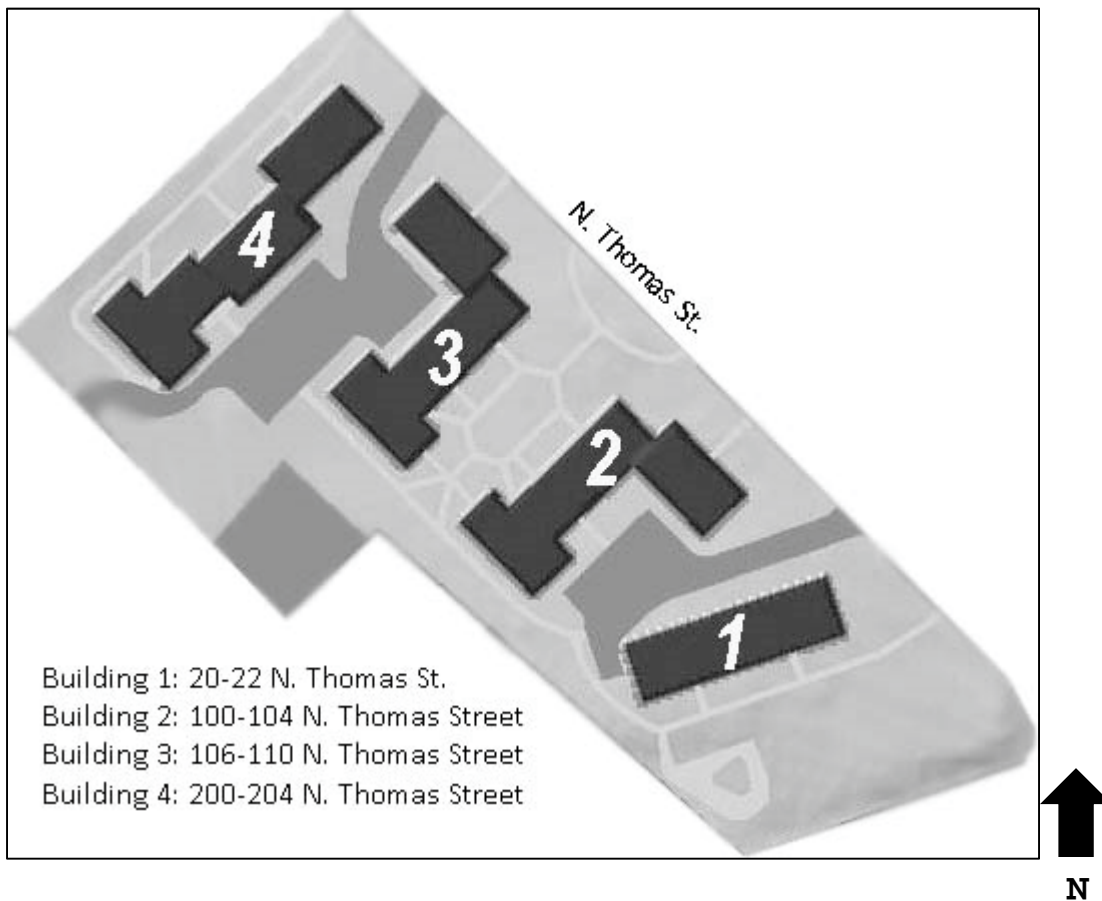


Fig. 2: Building Footprints and Identification Map
(Arlington County Parcel Map Detail)

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**Fig. 3: Historic Map /
Sanborn Map, Arlington County, Vol 2 Sheet 229, 1959;**

- Windsor Apartments buildings (currently Whitefield Commons) are within the orange indicates historic boundary
- Gray shaded area indicates extent of original bounds of property (formerly an overflow surface lot)

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Fig. 4: Historic Aerial, 1951
red lines indicates Windsor Apartments, including hexagonal courtyard and parklet with paved walkways

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Fig. 5: Historic Drawing, Exterior Elevations
“Windsor Apts. Corp.,” Sheet No. 10
(credit: George T. Santmyers Architect, 1943 as-built drawings available in Wesley Housing Development Corp. files, Alexandria, Virginia)

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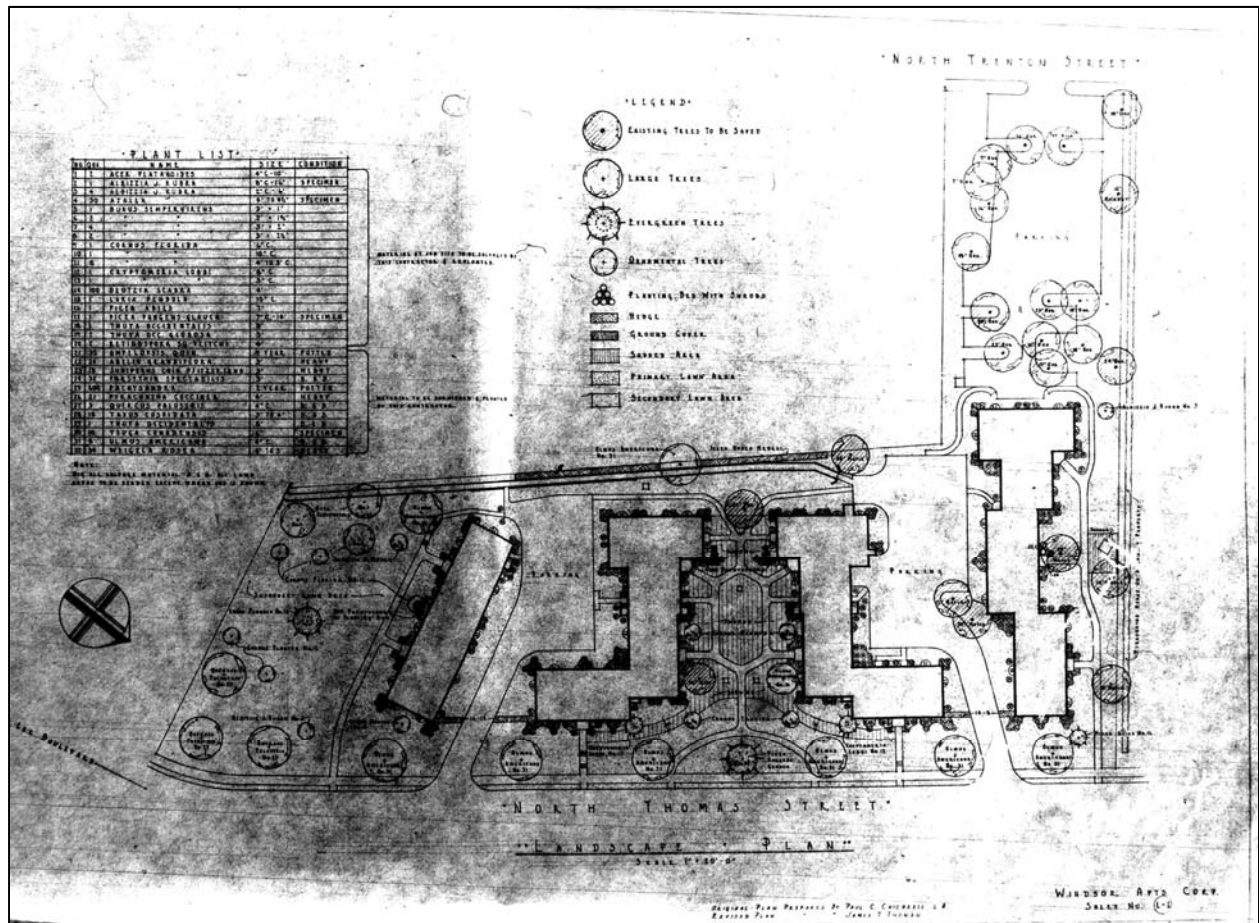
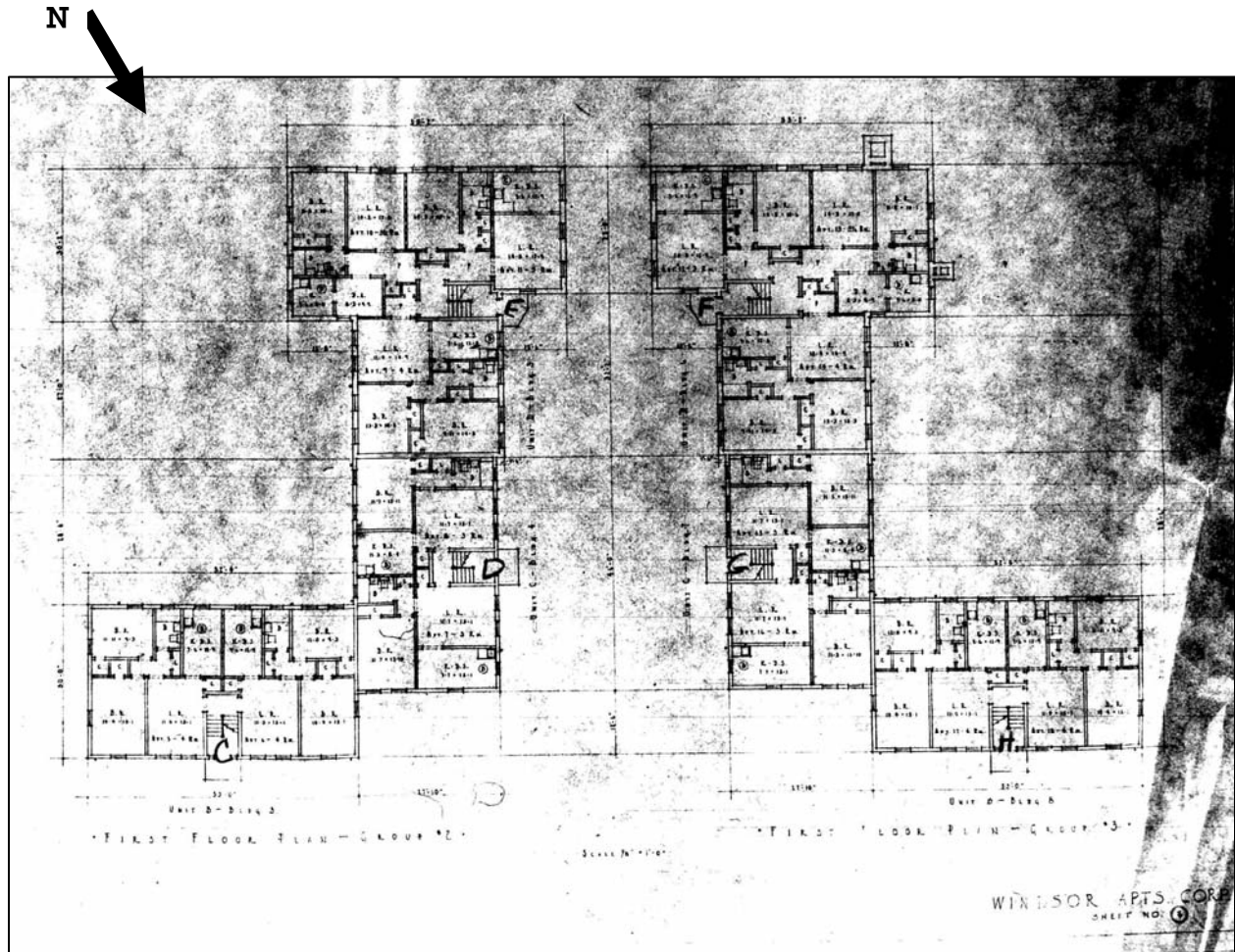


Fig. 6: Historic Drawing, Landscape Plan
“Windsor Apts. Corp,” Sheet No. L-1
(credit: George T. Santmyers Architect, 1943 as-built drawings available in Wesley Housing Development Corp. files, Alexandria, Virginia)

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**Fig. 7: Historic Drawing, First floor plans, central two buildings
“Windsor Apts. Corp.,” Sheet No. 6**

(credit: George T. Santmyers Architect, 1943 as-built drawings available in Wesley Housing Development Corp. files, Alexandria, Virginia)

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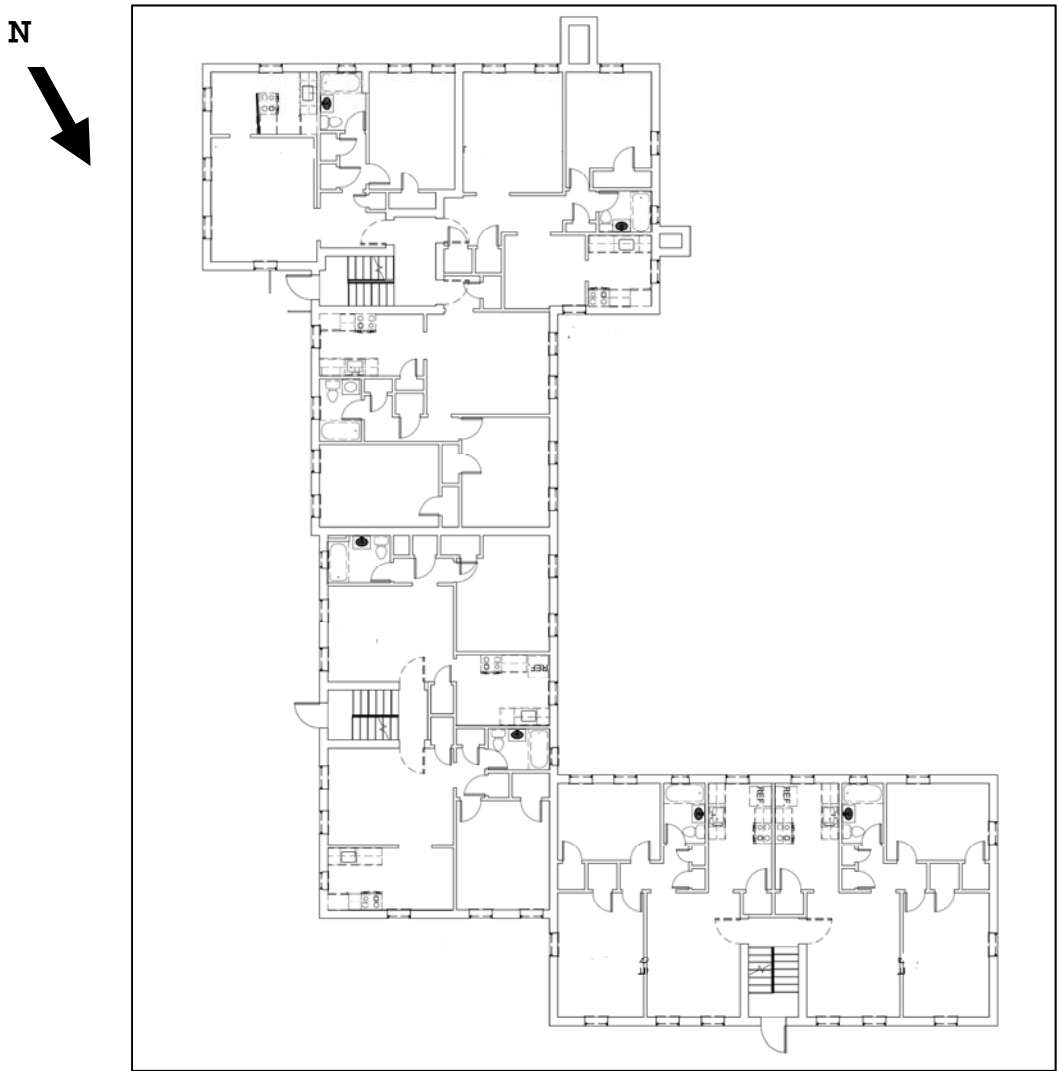


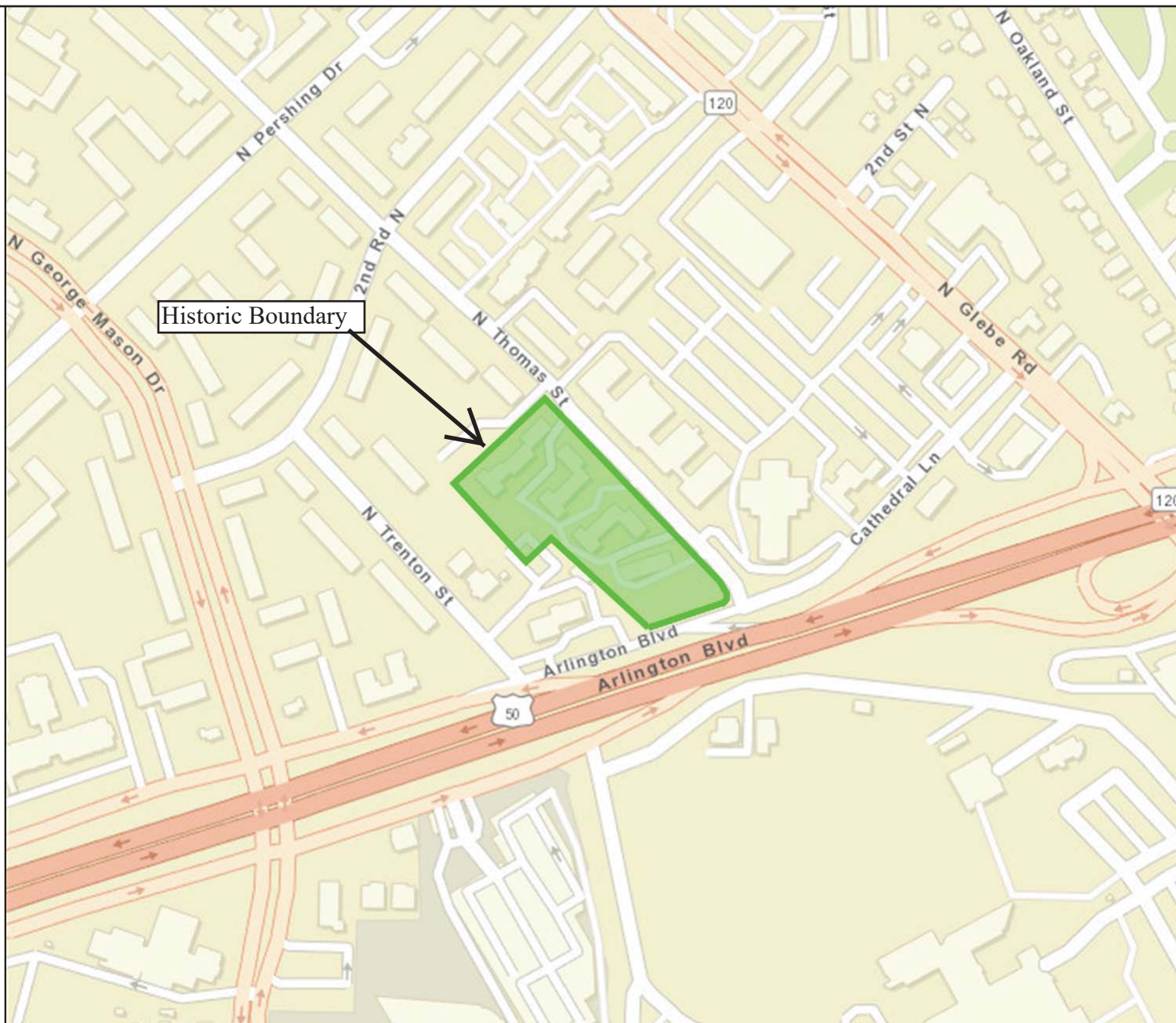
Fig. 8: Representative Interior Floor Plan, Current
showing that historic floor-plans are intact
(credit: Zavos Architecture & Design, 2019)



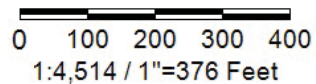
LOCATION MAP

Windsor Apartments
Arlington County, VA
DHR No. 000-9823

Location Coordinates
Latitude: 38.870660
Longitude: -77.104760



Feet



Title:

Date: 2/2/2021

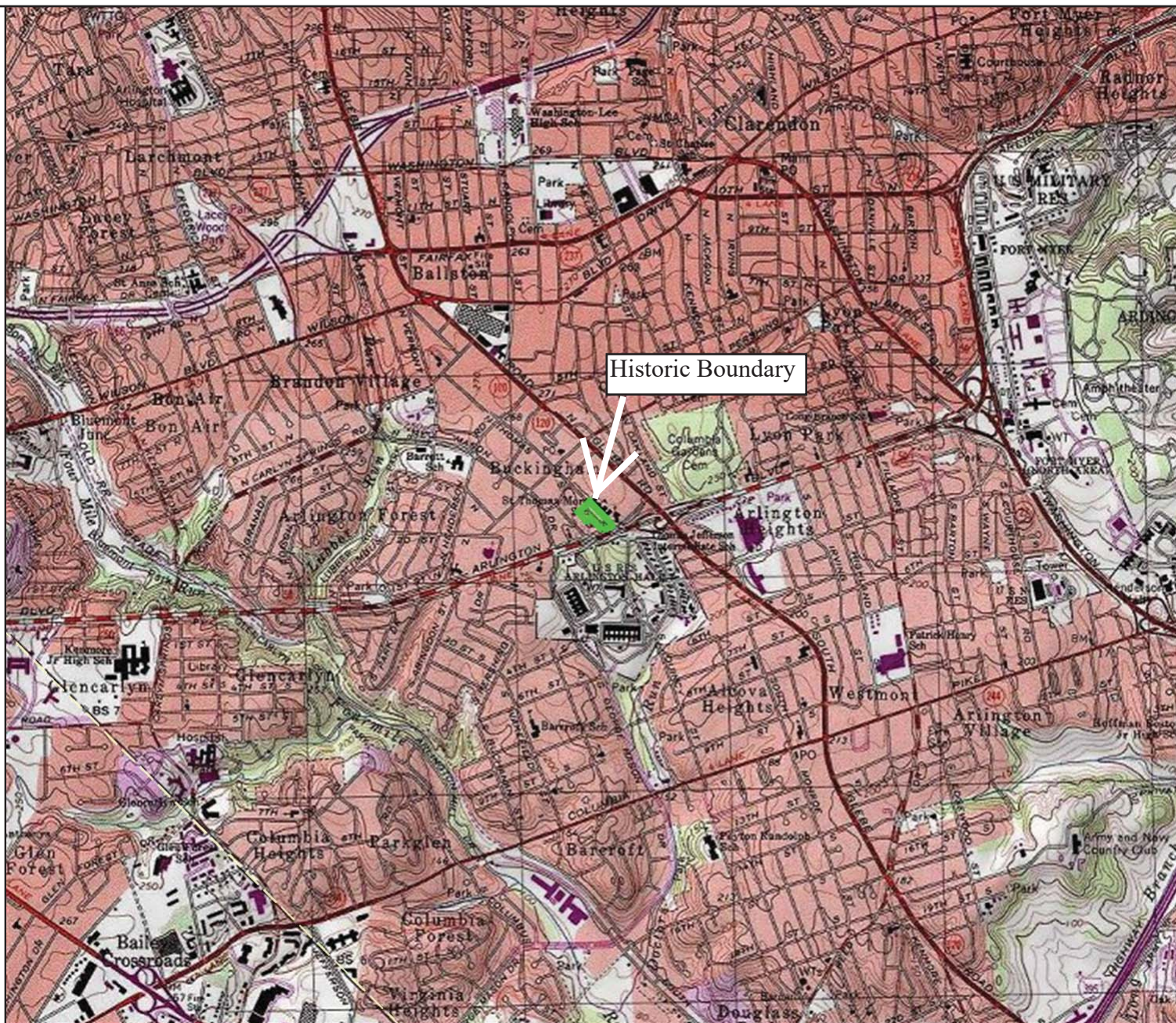
DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.



TOPOGRAPHIC MAP

Windsor Apartments
Arlington County, VA
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Feet

0 600 1200 1800 2400

1:36,112 / 1"=3,009 Feet

Title:

Date: 2/2/2021

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.



AERIAL VIEW

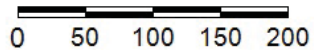
Windsor Apartments
Arlington County, VA
DHR No. 000-9823



Building 1 - contributing
Building 2 - contributing
Building 3 - contributing
Building 4 - contributing



Feet



1:2,257 / 1"=188 Feet

Title:

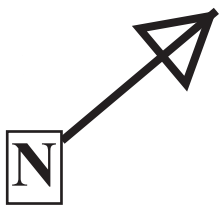
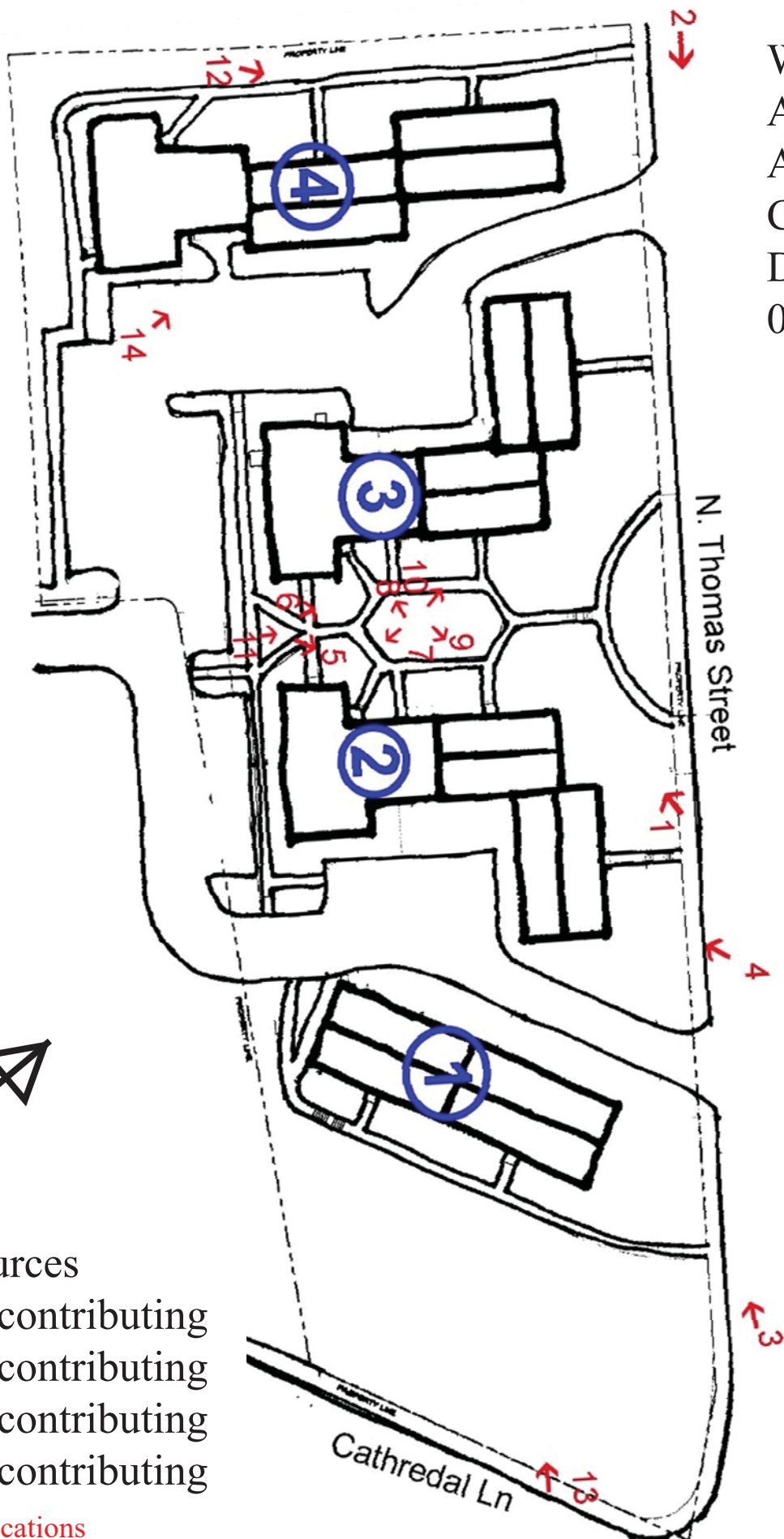
Date: 2/2/2021

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

SKETCH MAP/ PHOTO KEY

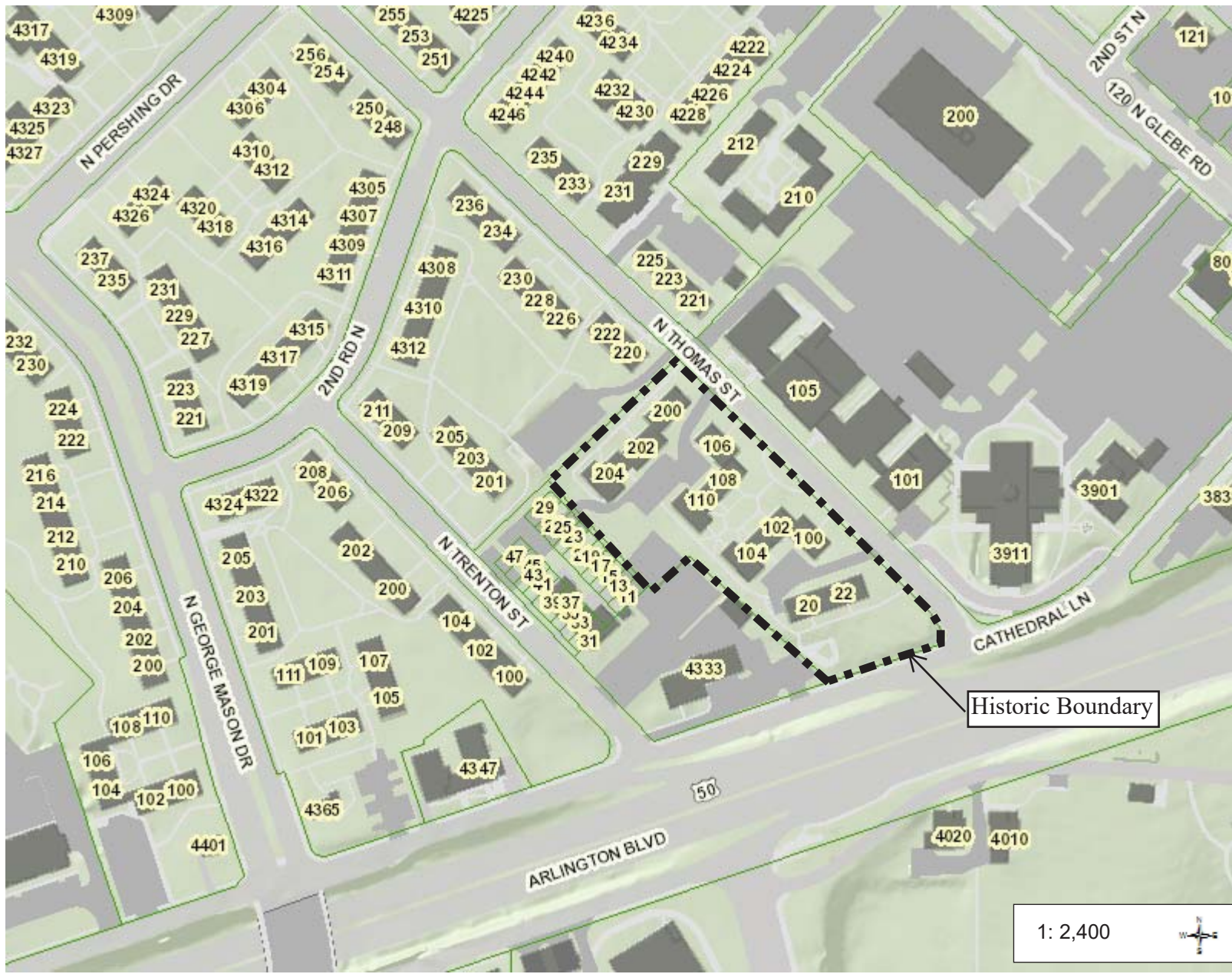
Windsor
Apartments
Arlington
County, VA
DHR No.
000-9823



List of Resources

- Building 1 - contributing
- Building 2 - contributing
- Building 3 - contributing
- Building 4 - contributing

1 ↗ Photo Locations



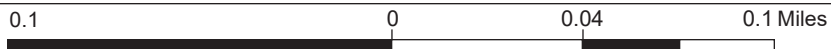
Legend

- Address Point
- Metro Stations
 - Metro Blue Line Station
 - Metro Orange Line Station
 - Metro Orange/Blue Line Station
 - Metro Orange/Silver/Blue Line Station
 - Metro Orange/Silver Line Station
 - Metro Yellow/Blue Line Station
- Metro Rail Lines
 - Blue Line
 - Blue-Orange Line
 - Blue-Orange-Silver Line
 - Blue-Yellow Line
 - Orange Line
 - Orange-Silver Line
 - Yellow Line
- Metro Station Areas
- Parcels
- County Park
- NVRPA Park
- Private Open Space

TAX PARCEL MAP
 Windsor Apartments
 Arlington County, VA
 DHR No. 000-9823

Historic Boundary

1: 2,400



Notes

Accessed 2/2/2021
 Parcel # 20-028-088