

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: English Gardens Apartments

Other names/site number: DHR #128-6476

Name of related multiple property listing: N/A

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

2. Location

Street & number: 2325, 2331, 2333, 2339, 2343, 2345, 2349 Memorial Avenue SW; 1208, 1218, 1222 Fauquier Street SW; 2324, 2330, 2332, 2336, 2340, 2346, 2352 Denniston Avenue SW

City or town: Roanoke State: VA County: Independent City

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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


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

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

national statewide local

Applicable National Register Criteria:

A B C D

	<u>7/20/2022</u>
Signature of certifying official/Title:	Date
<u>Virginia Department of Historic Resources</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
<hr/>	<hr/>
Signature of commenting official:	Date
<hr/>	<hr/>
Title :	State or Federal agency/bureau or Tribal Government

English Gardens
Name of Property

City of Roanoke, VA
County and State

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

English Gardens
Name of Property

City of Roanoke, VA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>17</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>17</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/apartment building

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling/apartment building

English Gardens
Name of Property

City of Roanoke, VA
County and State

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: CONCRETE; BRICK; METAL, ASBESTOS

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

English Gardens Apartments consists of 17 apartment buildings located on 3.85 acres in the southwest quadrant of the City of Roanoke. The garden apartment complex was financed by Federal Housing Authority (FHA) funds and designed by architect E. Tucker Carlton. It was constructed in two separate building campaigns. The earlier section, built in 1947, includes nine three-story buildings facing Memorial Avenue and Fauquier Street. The latter section, built in 1950, includes eight two-story buildings facing Denniston Avenue and Fauquier Street. All buildings are restrained examples of the Colonial Revival style, with red brick walls and white trim, a scheme that is popular throughout Virginia. The buildings are of concrete block construction faced with brick veneer. The original multi-light, steel, casement windows are extant throughout all the resources. Many of the buildings feature Colonial Revival-style door surrounds or entry porches. The original interior plans remain largely intact and reflect the FHA design standards for efficient, well-ventilated apartment units primarily geared toward veterans and their primarily middle-class families. The property has high integrity of location, setting, design, materials, workmanship, feeling, and association.

Narrative Description

English Gardens is in the Raleigh Court neighborhood of Roanoke, Virginia. The apartment complex stands on tax parcels 1431015 and 1431001 with a combined land area of approximately 3.85 acres. The 17 buildings that comprise the complex face Memorial Avenue, Fauquier Street, and Denniston Avenue. The immediate surrounding area is residential with mostly single-family houses built during the first half of the 20th century. The Grandin Road Commercial Historic District (NRHP 2002), known today as Grandin Village, is roughly one-half mile southeast of the complex and serves as the neighborhood commercial center.

English Gardens
Name of Property

City of Roanoke, VA
County and State

The English Gardens apartment buildings are set back from the street and oriented around two main courtyards that front Memorial and Denniston avenues. The Memorial Avenue courtyard is sunken slightly below street grade, while the Denniston Avenue courtyard is at grade with the street. The staggered placement of the buildings also forms rear courtyards. Paved walkways connect the buildings to each other as well as the public sidewalks. Three pairs of brick benches original to the site straddle the culverts beneath walkways leading from the buildings to Memorial Avenue. The public alley that runs behind the buildings is flanked to the north and south by paved parking lots. Other site features include mature trees along Memorial and Denniston avenues, small shrubs along the facades, and the original drying yard. A non-historic modular shed stands in one of the rear courtyards.

English Gardens is an apartment complex designed in 1947 and 1949 by Richmond architect E. Tucker Carlton in the Colonial Revival style. The complex was built in two phases between 1947 and 1950. The original section contains nine buildings with 52 apartments comprising 36 two-bedroom units and 16 one-bedroom units. Communal laundry facilities and a boiler room are on the ground floor. The second phase contains eight buildings with 32 apartments comprising 24 two-bedroom units and 8 one-bedroom units.

The original 1947 section faces Memorial Avenue and Fauquier Street and consists of nine rectilinear brick buildings staggered on the site to create courtyards. The buildings are connected by a combination of common walls and breezeways. Each building is three stories with a ground floor, first floor, and second floor. The ground-level walls are concrete block faced with stucco with precast concrete water tables. The upper two stories are concrete block faced with brick veneer in a six-course common bond. The symmetrical façades each have a single, central front entrance accentuated with Colonial Revival-style detailing. The original front doors have been replaced. Concrete steps approach the raised first-story front entrances. Three rows of multi-lite steel windows of various sizes are symmetrically arranged in a regular pattern on the front and rear elevations and feature operable casement sashes and rowlock brick sills.

There are four distinct building types alternated throughout the 1947 section. The building types are differentiated by their roofs and the articulation of their exterior walls and entrances. The only Type 1 example is building A, which contains two-bedroom units. Building A is central to the complex and faces the main courtyard. Its side-gable, asbestos shingle roof has four gable dormers. The building is seven bays wide with a central double-height portico capped by a triangular pediment supported by grouped square posts. The front door surround features sidelights, fluted pilasters, and a pulvinated frieze with dentils. Building A has a single, central rear entrance with a replacement door located between the ground level and first floor that accesses an internal rear stair.

Flanking building A are buildings B and C, projecting forward slightly into the courtyard. These buildings represent Type 2, the smallest of the four building types at five bays wide. This building type contains the one-bedroom units. There is one other Type 2 example in the

English Gardens
Name of Property

City of Roanoke, VA
County and State

complex, building I on Fauquier Street. Type 2 buildings have flat roofs with concrete coping and cast concrete bands at the rooflines. Single-story porches supported by square posts shelter the entrances, which are flanked by sidelights. The flat roofs of these entry porches were historically accented with Chippendale balustrades, as depicted in the original plans and a 1952 photo. The Chippendale balustrades are no longer extant. The units have individual rear entrances with original four-lite wood doors that open onto steel fire escapes.

Set at right angles to buildings B and C are buildings D and E, defining the sides of the main courtyard. Buildings D and E are Type 3, which contain two-bedroom units. There is one other Type 3 building in the complex, building H on Fauquier Street. These identical buildings are seven bays wide with stuccoed pilasters supporting simple entablatures. Concrete-coped parapets with raised center pavilions extend above the flat roofs. Cast concrete bands define the rooflines. The door surrounds feature fluted pilasters supporting broken pediments with pulvinated friezes. Single, central rear entrances with replacement doors located between the ground levels and first floors of each building access internal rear stairs.

Set at right angles to buildings D and E, facing Memorial Avenue, are buildings G and F, which are Type 4. This building type contains two-bedroom units. These identical buildings are seven bays wide with hipped roofs sheathed with asbestos shingles. Their central hipped-roof entry porches are supported by square posts. Sidelights flank the entrances. Brick quoins edge the façades. Single, central rear entrances with replacement doors located between the ground levels and first floors of each building access internal rear stairs.

English Gardens Section II, built in 1949-1950, consists of eight brick buildings that face Denniston Avenue and Fauquier Street. The buildings are connected by a combination of common walls and breezeways. Each building is two stories tall and simpler in design than the buildings in the original section. The buildings are concrete block faced with brick veneer in a six-course common bond. The symmetrical façades each have a single central front entrance articulated with restrained Colonial Revival-style detailing. The original front doors have been replaced. Most of the front entrances are at grade, but a few are approached by concrete steps. Two rows of multi-lite steel windows of various sizes are symmetrically arranged in a regular pattern on the front and rear elevations and feature operable casement sashes and rowlock brick sills.

There are three distinct building types alternated throughout Section II. The building types are differentiated by their roofs and the articulation of their exterior walls and entrances. Buildings K and J, examples of Type 5, are at the center of the complex and face the main courtyard. Each building is five bays wide and contains one-bedroom units. The buildings share a side-gable, asbestos-shingled roof. Eight louvered half-round vents protrude from the front and rear roofs. A brick soldier course extends across both buildings above the first story windows. The entrance surrounds feature sidelights, fluted pilasters, and pulvinated friezes with dentils. The units have individual rear entrances with original six-lite wood doors that open onto steel fire escapes.

English Gardens
Name of Property

City of Roanoke, VA
County and State

Set at right angles to buildings K and J are buildings L and M, defining the sides of the main courtyard. Buildings L and M represent Type 6. There are two other examples of Type 6 in the complex, building P on Denniston Avenue and building Q on Fauquier Street. These buildings are five bays wide and contain two-bedroom units. Brick parapets with terra cotta coping extend above their flat roofs. Bands of rowlock bricks extend across the top of the second-story windows and along the rooflines. The door surrounds feature fluted pilasters supporting segmental pediments with dentils and trefoil motifs. Shed-roofed enclosures centered on the rear elevations contain entrances to internal rear stairs accessing the second-floor units. The first-floor units have their own at-grade rear entrances with original nine-lite wood doors.

Set at right angles to buildings L and M, facing Denniston Avenue, are buildings N and O, which are Type 7. These identical buildings are five bays wide with flat roofs and contain two-bedroom units. Bands of rowlock bricks extend across the top of the second-story windows and along the rooflines. The main entrances are sheltered by hipped-roof entry porches supported by metal posts. Shed-roofed enclosures centered on the rear elevations contain entrances to internal rear stairs accessing the second-floor units. The first-floor units have their own at-grade rear entrances with original nine-lite wood doors.

Each building in the complex contains a small first-floor vestibule and central main stairwell with simple square balusters and newels. Apartment units with mirrored plans flank the stairs on each level. The apartments include one- and two-bedroom units, each with a front and rear entrance. The front entrance opens into the living room, while the rear entrance accesses the kitchen. From the living room, a short hallway leads to the bedroom(s), bathroom, and coat closet. Each apartment has either a dining room or dinette, accessed from the living room and kitchen. Some rear entrances are accessed by an internal rear stairwell, while others are accessed by external fire escapes or at grade.

Historic interior finishes consist of plaster walls and ceilings, composition tile floors, moulded wood window sills, metal door frames, and simple wood baseboards. Non-historic floor finishes have been installed in some units. Each bathroom contains a porcelain bathtub with ceramic tile surround, a toilet, and a sink. The 1947 units have two-panel doors while the 1949-50 units have six-panel doors. The kitchens have been modernized with new cabinets, sinks, stoves, and refrigerators.

Statement of Integrity

English Gardens possesses a high level of integrity of location, setting, feeling, association, design, materials, and workmanship. With its unaltered exterior and intact interior plans and finishes, the Colonial Revival-style buildings retain their original design by architect E. Tucker Carlton as well as the materials and workmanship of the English Construction Company. Sited around landscaped courtyards, the 17-building garden apartment complex retains integrity of association and feeling as it clearly conveys the architectural and historical significance of the FHA-financed garden apartment program to provide much needed housing for veterans returning

English Gardens
Name of Property

City of Roanoke, VA
County and State

from World War II and employees of local industries and businesses. The apartment building complex retains its integrity of location and setting as it continues to occupy its original site and acreage in an early- to mid-20th century Roanoke neighborhood.

INVENTORY

The following inventory lists all the buildings associated with the English Gardens Apartments. All buildings are classified as contributing resources as they were constructed within the property's period of significance and retain integrity of location, setting, workmanship, design, feeling, and association. Each resource's location is keyed to the attached Sketch Map using the capital letter at the start of each entry below and, parenthetically, the last four digits of each building's DHR inventory number (-0001, -0002, etc.).

- A 2339 Memorial Avenue SW 128-6476-0001 Other DHR Id#:**
Primary Resource: Apartment Building (Building), Stories 3, Style: Colonial Revival, 1947
Contributing Total: 1
- B 2343 Memorial Avenue SW 128-6476-0009 Other DHR Id#:**
Primary Resource: Apartment Building (Building), Stories 3, Style: Colonial Revival, 1947
Contributing Total: 1
- C 2333 Memorial Avenue SW 128-6476-0010 Other DHR Id#:**
Primary Resource: Apartment Building (Building), Stories 3, Style: Colonial Revival, 1947
Contributing Total: 1
- D 2345 Memorial Avenue SW 128-6476-0015 Other DHR Id#:**
Primary Resource: Apartment Building (Building), Stories 3, Style: Colonial Revival, 1947
Contributing Total: 1
- E 2331 Memorial Avenue SW 128-6476-0016 Other DHR Id#:**
Primary Resource: Apartment Building (Building), Stories 3, Style: Colonial Revival, 1947
Contributing Total: 1
- F 2325 Memorial Avenue SW 128-6476-0017 Other DHR Id#:**
Primary Resource: Apartment Building (Building), Stories 3, Style: Colonial Revival, 1947
Contributing Total: 1
- G 2349 Memorial Avenue SW 128-6476-0004 Other DHR Id#:**
Primary Resource: Apartment Building (Building), Stories 3, Style: Colonial Revival, 1947
Contributing Total: 1
- H 1222 Fauquier Street SW 128-6476-0003 Other DHR Id#:**
Primary Resource: Apartment Building (Building), Stories 3, Style: Colonial Revival, 1947
Contributing Total: 1
- I 1218 Fauquier Street SW 128-6476-0002 Other DHR Id#:**

English Gardens
Name of Property

City of Roanoke, VA
County and State

Primary Resource: **Apartment Building (Building), Stories 3, Style: Colonial Revival, 1947**
Contributing *Total:* 1

J 2332 Denniston Avenue SW 128-6476-0005 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1950**
Contributing *Total:* 1

K 2336 Denniston Avenue SW 128-6476-0011 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1950**
Contributing *Total:* 1

L 2340 Denniston Avenue SW 128-6476-0012 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1950**
Contributing *Total:* 1

M 2330 Denniston Avenue SW 128-6476-0006 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1950**
Contributing *Total:* 1

N 2324 Denniston Avenue SW 128-6476-0008 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1950**
Contributing *Total:* 1

O 2346 Denniston Avenue SW 128-6476-0014 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1950**
Contributing *Total:* 1

P 2352 Denniston Avenue SW 128-6476-0007 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1950**
Contributing *Total:* 1

Q 1208 Fauquier Street SW 128-6476-0013 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1950**
Contributing *Total:* 1

English Gardens
Name of Property

City of Roanoke, VA
County and State

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

English Gardens
Name of Property

City of Roanoke, VA
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
SOCIAL HISTORY

Period of Significance

1947-1950

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Carlton, E. Tucker (architect)
English Construction Company (builder)

English Gardens
Name of Property

City of Roanoke, VA
County and State

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.)

English Gardens is a garden-apartment complex in Roanoke, Virginia, constructed in two phases between 1947 and 1950. It is the second largest Federal Housing Administration (FHA)-backed garden apartment complex in the city with 84 units. The property is a well-preserved example of the suburban garden apartment model promoted by the FHA from the 1930s to the 1950s to meet the increased demand for affordable working-class housing. Brothers W.C. and E.R. English of Altavista built and owned the apartments using their company, English Construction, as the contractor. Richmond architect E. Tucker Carlton, who designed several FHA-insured apartment projects in Virginia, was the architect for the project. English Gardens is locally significant under Criterion A in the area of Social History as a project of the Federal Housing Administration (FHA) built in response to the strong local and national demand for affordable rental housing after World War II. It is also locally significant under Criterion C in the area of Architecture as a well-preserved example of a Colonial Revival-style Garden apartment complex designed by Richmond architect E. Tucker Carlton. The complex's period of significance is 1947-1950, encompassing its two phases of construction.

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

Historical Background

English Gardens was developed in two phases from 1947 to 1950 by brothers W.C. and E.R. English of Altavista, Virginia. E. Tucker Carlton of Richmond was the architect and English Construction Company was the contractor. W.C. English and E.R. English were president and vice president, respectively, of English Construction Company. English Construction grew to be one of the largest state and federal contractors in Virginia by winning contracts for public projects arising from the New Deal, World War II, and the postwar building boom. Its work included defense-related projects, military housing, and schools.¹ The company also ventured into apartment development during the post-World War II building boom with the construction of English Gardens. In 1949, the brothers launched English Gardens Corporation, a real estate holding company in Altavista.²

The 1947 plans for English Gardens called for nine buildings with 52 apartments including 36 two-bedroom units and 16 one-bedroom units. Communal laundry facilities and the boiler were incorporated on the ground level. Plans for Section II of English Gardens date to 1949 and show 32 additional apartments in eight new buildings with 24 two-bedroom units and 8 one-bedroom units. Each apartment was designed to include a living room, dining room or dinette, kitchen, bathroom, and one or two bedrooms. Separate doors off the kitchens accessed off-street parking, garbage bins, a drying yard, and a play yard at the rear.

English Gardens
Name of Property

City of Roanoke, VA
County and State

According to Hill's Roanoke City Directory for 1950, early residents of English Gardens included mostly married couples and some single occupants. The directory lists salesmen, engineers, managers, and clerks as some of the more common professions of residents. Conveniently located between downtown Roanoke and Salem, the primary employers of the residents included the Veterans Administration, Norfolk and Western Railway, and IBM as well as numerous other companies scattered throughout the area.³

Criterion A – Social History:

Federal Housing Administration and Affordable Housing

The FHA first began providing mutual mortgage insurance to encourage private developers to invest in affordable rental housing during the Great Depression. The National Housing Act was signed into law on June 27, 1934, by President Franklin Roosevelt. The Act created the FHA as well as the National Mortgage Associations and the Federal Savings and Loan Insurance Corporation. According to the FHA, the Act was the “answer to the question of how to stimulate home building and improvement with the least possible governmental interference in the private enterprise system and with the least cost to the taxpayer.”⁴ FHA housing was geared toward financially stable, middle-class families.

The FHA composed a series of requirements and recommendations that standardized the designs and plans of new apartment buildings funded by FHA loans. These architectural standards targeted seven major issues: community, neighborhood, site, buildings, dwelling units, services, and cost. Regarding community and neighborhood, there needed to be varied employment sources nearby for tenants and the residential character of the apartments were to be congruous with the existing land uses in the neighborhood. The site needed to be large enough that land coverage per acre would be no more than 25 percent. Each building was limited to 3 stories in height and was to conform to local zoning and sanitary regulations. Densities were to remain low, with 20-25 families per 2-story apartments, and 30 families per 3-story apartments. There were to be no more than 4 dwelling units per floor. Dwelling units were to contain at least three habitable rooms and one bathroom. The economical dwelling unit layouts stipulated by the FHA were to provide “a maximum of cross ventilation and privacy in sleeping quarters.” Services provided to the apartments were to include garbage disposal, laundry facilities, underground electric service, outside lighting, outdoor parking spaces, heating systems, and noncorrodible plumbing piping. The FHA required that the cost of rental units and land values be coordinated with the existing rents and land values in the neighborhood so that tenants could occupy the units long-term, and the continuing maintenance and management of the property could be upkept.⁵

In 1935, Colonial Village in Arlington, Virginia, became the first large-scale rental housing project to be insured by the FHA. The project adopted the garden apartment model with multiple buildings situated in large, landscaped courtyards. The red brick buildings were designed with Colonial Revival detailing. The success of the project made it the model for FHA-insured rental housing nationwide, encouraging the development of similar apartments based on its design.⁶

English Gardens
Name of Property

City of Roanoke, VA
County and State

After the United States entered World War II, demand for housing for wartime workers rose near centers of defense employment. FHA financing terms were relaxed to stimulate additional rental housing construction to meet demand.⁷ It's possible that W.C. English became familiar with FHA-backed mortgages during this time, as he partnered with a Norfolk real estate developer to construct housing for members of the military and defense workers in the Tidewater area.⁸ E. Tucker Carlton also became familiar with FHA-financed garden apartment projects in Richmond, designing Kent Road Village (1943), as well as Malvern Manor, Bon Haven Apartments, Kensington Place Apartments, Hammond Court, Holly Springs Apartments, and Glenwood Farms, all dating to 1947.⁹

The demand for affordable rental housing remained strong nationwide, including in Roanoke, after World War II. According to the U.S. Census Bureau, Roanoke's population increased 32.7 percent between 1940 and 1950, contributing to a local housing boom.¹⁰ Local industries and businesses, such as the Roanoke Veterans Administration Hospital (NRHP 2012), continued to grow during the post-World War II years. Located less than 2 miles west of English Gardens in what is currently Salem, Virginia, the federal hospital opened in 1935 with 300 full-time staff. By 1952, the facility had expanded and employed nearly 600 medical and support staff.¹¹ Other new industries located in the area between Roanoke and Salem following World War II. Yale and Towne, a new lock manufacturing plant, opened in 1948, employing 500-800 people. The Graham-White Manufacturing Plant relocated to the Salem area in 1950 and General Electric built a large plant in 1955.¹²

To meet the increased demand for affordable housing for workers, nine apartment projects were built in Roanoke in the postwar era using FHA-insured mortgages.¹³ English Gardens was the third largest of these projects with 84 total units, built in two phases between 1947 and 1950. The FHA-loans for this project totaled \$424,800 for the original complex and \$244,800 for Section II. The largest FHA project in the city was the Roanoke Apartments (NRHP 2006), built in 1950 with 225 units, followed by Carlton Terrace Apartments (demolished), also built in 1950 with 150 units. English Gardens and Roanoke Apartments, both located near Grandin Road in Southwest Roanoke, were designed as low-rise garden apartments in suburban settings, while Carlton Terrace was designed as an urban high-rise. The six smaller FHA-insured projects in Roanoke included: Stonewall Jackson at 1716-32 Grandin Road SW (60 units); Carver Terrace at 201-27 Carver Avenue NE (28 units); Longview Apartments at 2404-08 Longview Avenue SW (18 units); Waldorf Development Corp. at 1821 Grandin Road SW (14 units); Round Hill Apartments at 2901-2923 Clarendon Avenue NW (12 units); and Greenwood Homes Inc. at 1741 Greenwood Road SW (9 units).¹⁴ Three of these smaller apartment complexes—Stonewall Jackson (Grandin Village Apartments), Waldorf Development Corp., and Greenwood Homes Inc.—were located on or near Grandin Road SW in the same neighborhood as English Gardens. Of the nine FHA-funded apartment complexes built in Roanoke, only Carlton Terrace Apartments and Carver Terrace have been demolished with the other seven continuing to function as apartments.

Criterion C - Architecture:

English Gardens
Name of Property

City of Roanoke, VA
County and State

Garden Apartments

Many FHA-insured apartments across the country were designed using the garden apartment model. Garden apartments generally consist of several low buildings of two to three stories arranged around landscaped courtyards and green spaces, allowing for natural light and air circulation. Building forms are repeated throughout the plan and generally feature limited ornament and detailing. The space planning is highly efficient with each building having a single main public entrance without a lobby, central corridor, or an elevator. The model provided affordable and attractive housing that also allowed developers to profit.¹⁵

The garden apartment model was based on the principles of the Garden City Movement, which gained popularity in the United States in the 1920s. The movement supported migration away from overcrowded urban areas to small, planned cities in rural environments where residents could have access to fresh air and open green spaces. The FHA promoted the construction of garden apartments through its financing programs. Garden apartments fit well with FHA housing standards, which encouraged low-rise apartments that did not exceed three stories. The FHA also preferred lower density designs and recommended that apartment units be laid out economically with maximum cross ventilation.¹⁶

English Gardens, with 17 buildings and 84 units, is the second largest extant example of an FHA-insured garden apartment complex in Roanoke. Only Roanoke Apartments (NRHP 2006) is larger with 225 units. Both English Gardens and the Roanoke Apartments are located in the Greater Raleigh Court neighborhoods surrounding Grandin Road in southwest Roanoke. The complexes are approximately one mile apart on opposite sides of Grandin Road (US 11), the central thoroughfare in the neighborhood, with English Gardens to the west and Roanoke Apartments to the east. The first phase of English Gardens was built in 1947. The second phase of English Gardens and the Roanoke Apartments were both completed in 1950. The significant number of apartment units developed in the neighborhood during this period speaks to the strong demand for affordable housing in a suburban setting as well as the convenient location of the neighborhood between downtown Roanoke and Salem. Although both complexes are examples of brick garden apartments, they were designed by different architects using distinctly different architectural styles. English Gardens, designed by Richmond architect E. Tucker Carlton, is Colonial Revival style while Roanoke Apartments, designed by Roanoke architect James F. Mactier, is Moderne style.

The Greater Raleigh Court neighborhood developed in the early-20th century as one of the first streetcar suburbs. Various land development companies purchased farmland in the area that would become the Greater Raleigh Court neighborhood due to its existing trolley access, connection to three bridges from Roanoke City, and ability to avoid city building codes and regulations by building in what was then Roanoke County.¹⁷ Prior to the development of Raleigh Court, the area on the south bank of the Roanoke River was developed by the Roanoke Development Company as an industrial area known as Norwich.¹⁸ Between 1906 and 1920, several land development and real estate organizations platted and developed what would

English Gardens
Name of Property

City of Roanoke, VA
County and State

become known as the Greater Raleigh Court Neighborhood. Due to the success and growth of these developers, the Roanoke Railway and Electric Company extended the streetcar line from Norwich to Grandin Road.¹⁹ Roanoke City annexed the Raleigh Court area in 1919. Over the following years, the neighborhood grew with the development of the commercial strip along Grandin Avenue, the erection of Fire Station No. 7, the opening of a neighborhood library, and the construction of new schools. Memorial Bridge opened in 1926 to provide Greater Raleigh Court residents better access to downtown Roanoke. The area was attractive to distinguished Roanoke residents, as they moved to the area and constructed stately homes along Grandin Road and Virginia (now Memorial) Avenue.²⁰ Apart from single-family dwellings, commercial buildings, and institutional buildings, many apartment buildings were also built in the neighborhood. According to the Sanborn Fire Insurance map, by 1951, there were numerous apartment buildings in the Greater Raleigh Court area, many of which were small in scale, fitting in with surrounding the single-family dwellings. The smallest buildings were typically unnamed, including the apartment buildings at 1709 and 1712 Sherwood Avenue, 1719-1721 Bluemont Avenue, 1737 Greenwood Road, 1821 Grandin Road, 1933 Windsor Avenue, 1953-55 Belleville Road, 2010 Maiden Lane, 2011 Virginia (Memorial Avenue), and 2016 Auburn (Brandon) Avenue. Larger, named, apartment buildings in the neighborhood, apart from English Gardens and Roanoke Apartments, included the Mayflower Apartments (2112-2114 Windsor Avenue), Cornett Apartments (2049 Windsor Avenue), also known as Windsor Apartments, Morris Apartments (1401 Grandin Road), Belmont Court Apartments (1712 Grandin Road), Keystone Apartments (1515 Virginia [Memorial] Avenue), Stonewall Jackson Apartments (1720-1728 Grandin Avenue), Swanola Apartments (1811 Grandin Road), Angello Apartments (1701 Carter Road), and Greenwood Apartments (1741 Greenwood Road).

English Gardens continues to be a well-preserved example of an FHA-insured garden apartment complex. Situated in a park-like suburban setting, the complex embodies the FHA housing standards with its low-rise, two- and three-story buildings arranged around landscaped courtyards and green spaces. The efficient layouts of the apartment units provide natural light and air circulation without the use of lobbies or elevators. The design also provides centralized amenities such as laundry facilities and off-street parking. Its Colonial Revival-style design is typical for garden apartment complexes of the era. As a well-preserved example of this apartment type, the complex represents the impact of national trends in the financing and design of housing during this era.

E. Tucker Carlton, Architect

Richmond architect E. Tucker Carlton designed English Gardens. Carlton was born in Roanoke in 1900. He graduated from Virginia Military Institute with a B.A. in Electrical Engineering. In 1939 he became a registered architect and went on to practice until the late-1960s.²¹ From 1956 to 1963 he served on the Virginia House of Delegates, while continuing to practice architecture. In addition to English Gardens, Carlton designed at least eight other FHA-sponsored apartment projects in Virginia. Most of his projects were in Richmond, including Kent Road Village (NRHP 2011), Holly Springs (NRHP 2019), Malvern Manor, Kensington Place Apartments,

English Gardens
Name of Property

City of Roanoke, VA
County and State

Hammond Court, Willa Apartments, and Old Colony Apartments.²² English Gardens and Carlton Terrace (demolished) are the only projects known to be designed by Carlton in Roanoke. Kent Road Village, constructed in Richmond in 1942-43, is comparable in size to English Gardens, consisting of eleven two-story brick buildings containing 88 one-bedroom apartments. Carlton also used the garden apartment model for this complex and designed the buildings in the Colonial Revival style. The Willa Apartments, built in 1946, and the Old Colony Apartments, built in 1948, are of a smaller scale than Carlton's Kent Road Village and English Gardens projects, each with only four buildings. Although smaller, the buildings are also examples of Colonial Revival-style Garden apartments. Carlton Terrace (demolished), built in downtown Roanoke in 1950, was a departure from Carlton's previous designs of low-scale, suburban garden apartments in the Colonial Revival style. The ten-story International Style building was a mixed-use, urban high-rise, originally planned for 150 apartments and 36 offices.²³ After being renovated and used by the Community Hospital of the Roanoke Valley College of Health Sciences for several decades, Carlton Terrace was demolished in 2011.

English Gardens
Name of Property

City of Roanoke, VA
County and State

9. Major Bibliographical References

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

Blanton, Alison S. "Carlton Terrace Apartment Building." DHR File No. 128-6120. Preliminary Information Form. October 2006.

Colean, Miles L. "Multiple Housing Under FHA." *Architectural Record* Volume 84, Number 3 (September 1938): pp. 95-129.

Green, Bryan Clark. "Chamberlayne Gardens." DHR File No. 117-6182. National Register of Historic Places Nomination Form. November 30, 2006.

Green, Bryan Clark. "Federal Housing Administration-Insured Garden Apartments in Richmond, Virginia, 1942-1950." DHR File No. 127-6191. National Register of Historic Places Nomination Form. November 30, 2006.

Harris, Nelson. *Greater Raleigh Court: A History of Wasena, Virginia Heights, Norwich & Raleigh Court*. Charleston, South Carolina: The History Press, 2007.

Hill Directory Company's Roanoke, Virginia City Directory. Richmond, Virginia: Hill Directory Company, Inc., 1950.

Kagey, Deedie Dent. *When Past Is Prologue: A History of Roanoke County*. Roanoke, Va.: Roanoke County Sesquicentennial Committee, 1988.

Moffett, Simone Monteleone. "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954." DHR File No. 000-8825. National Register of Historic Places Nomination Form. June 2002.

Myja R. Thibault, "William Curtis English (1911-1995)." *Dictionary of Virginia Biography, Library of Virginia* (1998-), published 2016 (http://www.lva.virginia.gov/public/dvb/bio.asp?b=English_William_Curtis, accessed [10/27/2021]).

Neville, Ashley, and John Salmon. "Holly Springs Apartments." DHR File No. 127-7205. National Register of Historic Places Nomination Form. July 2019.

Sanborn Map and Publishing Company: 1951 New York, NY: Sanborn Map and Publishing Company. "Sanborn Fire Insurance Maps."

Vealey, Amy, and Mary Harding Sadler. "Roanoke Apartments." DHR File No. 128-6066. National Register of Historic Places Nomination Form. March 3, 2006.

English Gardens
Name of Property

City of Roanoke, VA
County and State

U.S. Decennial Census. Roanoke City, Virginia. U.S. Census Bureau. 1940; 1950.

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): DHR #128-6476

10. Geographical Data

Acreage of Property 3.85

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: 37.268505 | Longitude: -79.986850 |
| 2. Latitude: 37.268259 | Longitude: -79.985184 |
| 3. Latitude: 37.287222 | Longitude: -79.985387 |
| 4. Latitude: 37.267470 | Longitude: -79.987098 |

Or

English Gardens
Name of Property

City of Roanoke, VA
County and State

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 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 boundary for the nominated property includes the 1.75- and 2.1-acre parcels shown on the attached map entitled "Tax Parcel Map" corresponding with Roanoke City tax parcel numbers 1431001 and 1431015. (Obtained March 3, 2022, from Roanoke City GIS, <https://gisre.roanokeva.gov/js/>).

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary for the nominated property includes parcels associated with English Gardens Apartments since its construction, thus encompassing the historic setting and all known associated historic resources.

11. Form Prepared By

name/title: Katie Gutshall, Kate Kronau, and Alison Blanton
organization: Hill Studio
street & number: 120 Campbell Avenue SW
city or town: Roanoke state: VA zip code: 24011
e-mail: kgutshall@hillstudio.com
telephone: (540) 342-5263
date: February 2022

Additional Documentation

Submit the following items with the completed form:

English Gardens
Name of Property

City of Roanoke, VA
County and State

- **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.
- **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: English Gardens Apartments

City or Vicinity: Roanoke

County: NA

State: Virginia

Photographer: Katie Gutshall and Kate Kronau

Date Photographed: October 2021

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

- 1 of 24. Section 1, Main courtyard, view north
- 2 of 24. Section 1, Main courtyard, view northeast
- 3 of 24. Section 1, Main courtyard, view northwest
- 4 of 24. Section 1, East end, view northeast
- 5 of 24. Section 1, West end, view northeast
- 6 of 24. Section 1, Rear, view southeast
- 7 of 24. Section 1, Rear, view southwest
- 8 of 24. Section 1, Typical apartment interior, living room

English Gardens
Name of Property

City of Roanoke, VA
County and State

- 9 of 24. Section 1, Typical apartment interior, living room and dining room
- 10 of 24. Section 1, Typical apartment interior, hall
- 11 of 24. Section 1, Typical apartment interior, kitchen
- 12 of 24. Section 1, Typical apartment interior, dining room and kitchen
- 13 of 24. Section 1, Typical apartment interior, bedroom
- 14 of 24. Section 1, Typical apartment interior, bedroom
- 15 of 24. Section 1, Typical apartment interior, bathroom
- 16 of 24. Section 2, Main Courtyard, view southwest
- 17 of 24. Section 2, Main courtyard, view southeast
- 18 of 24. Section 2, East end, view southwest
- 19 of 24. Section 2, West end, view southeast
- 20 of 24. Section 2, Rear, view northeast
- 21 of 24. Section 2, Typical apartment interior, front stair
- 22 of 24. Section 2, Typical apartment interior, living room
- 23 of 24. Section 2, Typical apartment interior, living room and dinette
- 24 of 24. Section 2, Typical apartment interior, kitchen

Historic Images Log

- 1 of 2: English Gardens, 1952, Virginia Room: Davis Collection, 19.821
- 2 of 2: Denniston Apartments, 1952, Virginia Room: Davis Collection, 19.82

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.

English Gardens
Name of Property

City of Roanoke, VA
County and State

Historic Images



Image 1: English Gardens, 1952, Virginia Room: Davis Collection, 19.821 (Roanoke Public Libraries)

English Gardens
Name of Property

City of Roanoke, VA
County and State



Image 2: Denniston Apartments, 1952, Virginia Room: Davis Collection, 19.82 (Roanoke Public Libraries)

ENDNOTES

¹ Myja R. Thibault, "William Curtis English (1911-1995)," Dictionary of Virginia Biography, Library of Virginia (1998-), published 2016 (http://www.lva.virginia.gov/public/dvb/bio.asp?b=English_William_Curtis, accessed [10/27/2021]).

² Ibid.

³ *Hill Directory Company's Roanoke, Virginia City Directory*, (Richmond, Virginia: Hill Directory Company, Inc., 1950).

⁴ Federal Housing Administration, *The FHA Story in Summary: 1934-1959*, (Washington, D.C.: U.S. Government Printing Office, 1959) p. 4.

⁵ Miles L. Colean, "Multiple Housing Under FHA," (*Architectural Record* Volume 84, Number 3 [September 1938]), p. 97-98, 108.

⁶ Simone Monteleone Moffett, "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934 1954," (DHR File No. 000-8825, National Register of Historic Places Nomination Form, June 2002), Section E, p. 6.

⁷ Amy Vealey and Mary Harding Sadler, "Roanoke Apartments," (DHR File No. 128-6066, National Register of Historic Places Nomination Form, March 3, 2006), Section 8, p. 8.

English Gardens
Name of Property

City of Roanoke, VA
County and State

⁸ Thibault.

⁹ Ashley Neville and John Salmon, "Holly Springs Apartments," (DHR File No. 127-7205, National Register of Historic Places Nomination Form, July 2019), Section 8, p. 15, 17-18.

¹⁰ U.S. Decennial Census.

¹¹ Trent Spurlock and Elizabeth Heavrin, "Roanoke Veterans Administration Hospital Historic District," (DHR File No. 129-0038, National Register of Historic Places Nomination Form, June 2021), Section 8, p. 41-43.

¹² Deedie Dent Kagey, *When Past Is Prologue: A History of Roanoke County*, (Roanoke, Va.: Roanoke County Sesquicentennial Committee, 1988), p. 523-529.

¹³ Bryan Clark Green. "Federal Housing Administration-Insured Garden Apartments in Richmond, Virginia, 1942-1950," (DHR File No. 127-6191, National Register of Historic Places Nomination Form, November 30, 2006) Appendix 1.

¹⁴ Ibid.

¹⁵ Bryan Clark Green, "Chamberlayne Gardens," (DHR File No. 117-6182, National Register of Historic Places Nomination Form, November 30, 2006), Appendix, 1.

¹⁶ Miles L. Colean, "Multiple Housing Under FHA," (*Architectural Record* Volume 84, Number 3 [September 1938]), p. 97.

¹⁷ Nelson Harris, *Greater Raleigh Court, A History of Wasena, Virginia Heights, Norwich, =& Raleigh Court*, (Charleston, SC: The History Press, 2007), p. 14.

¹⁸ Harris, *Greater Raleigh Court*, p. 16.

¹⁹ Harris, *Greater Raleigh Court*, p. 33-35.

²⁰ Harris, *Greater Raleigh Court*, p. 44-57.

²¹ Ashley Neville and John Salmon, "Holly Springs Apartments," (DHR File No. 127-7205, National Register of Historic Places Nomination Form, July 2019), Section 8, p. 14, 22.

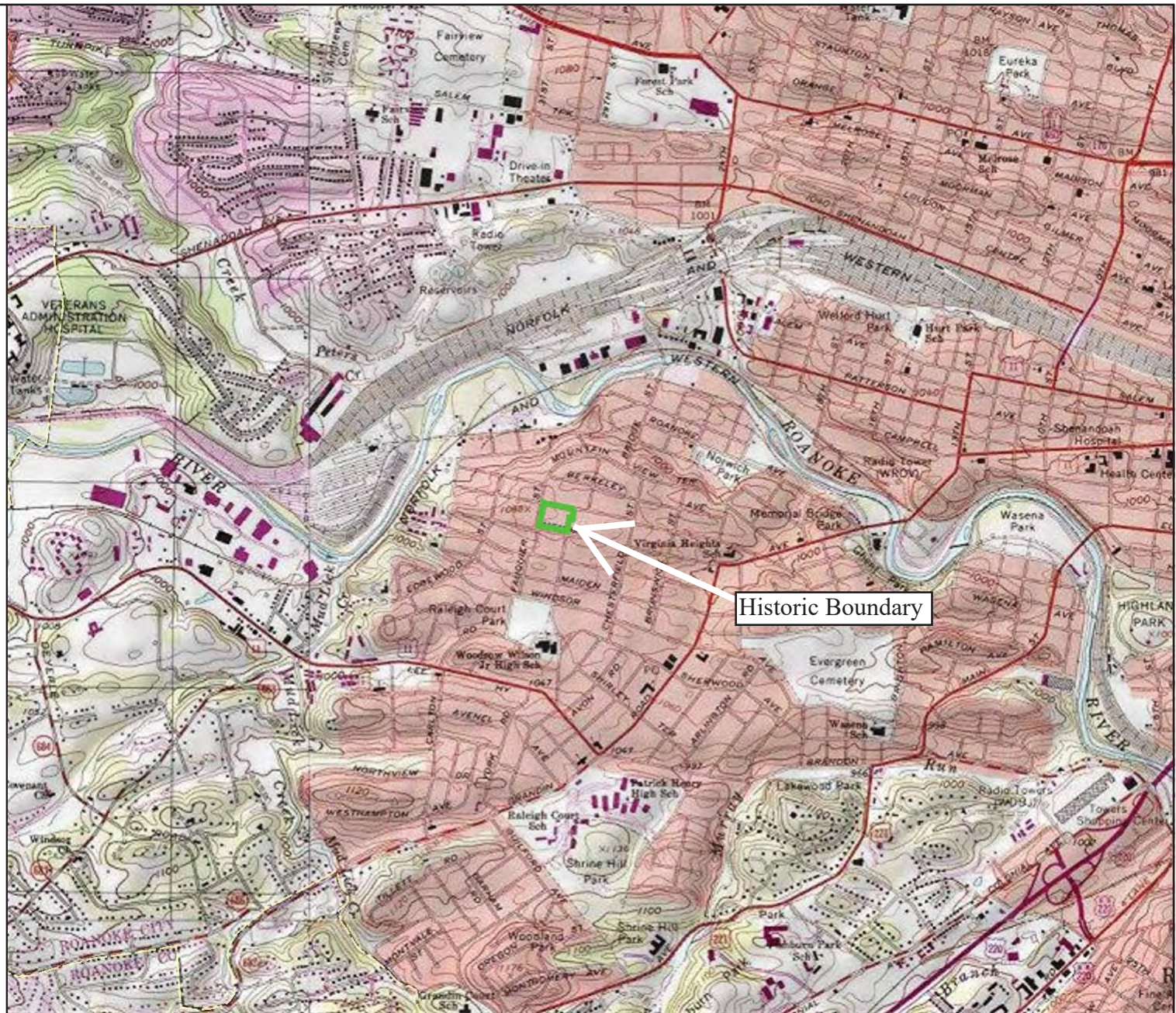
²² Ashley Neville and John Salmon, "Holly Springs Apartments," (DHR File No. 127-7205, National Register of Historic Places Nomination Form, July 2019), Section 8, p. 15, 17-18, 23.

²³ Alison S. Blanton, "Carlton Terrace Apartment Building," (DHR File No. 128-6120, Preliminary Information Form, October 2006), p. 3-5.

TOPOGRAPHIC MAP

English Gardens Apartments

City of Roanoke, VA (128-6476)



Feet

0 600 1200 1800 2400

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

Title:

Date: 4/22/2022

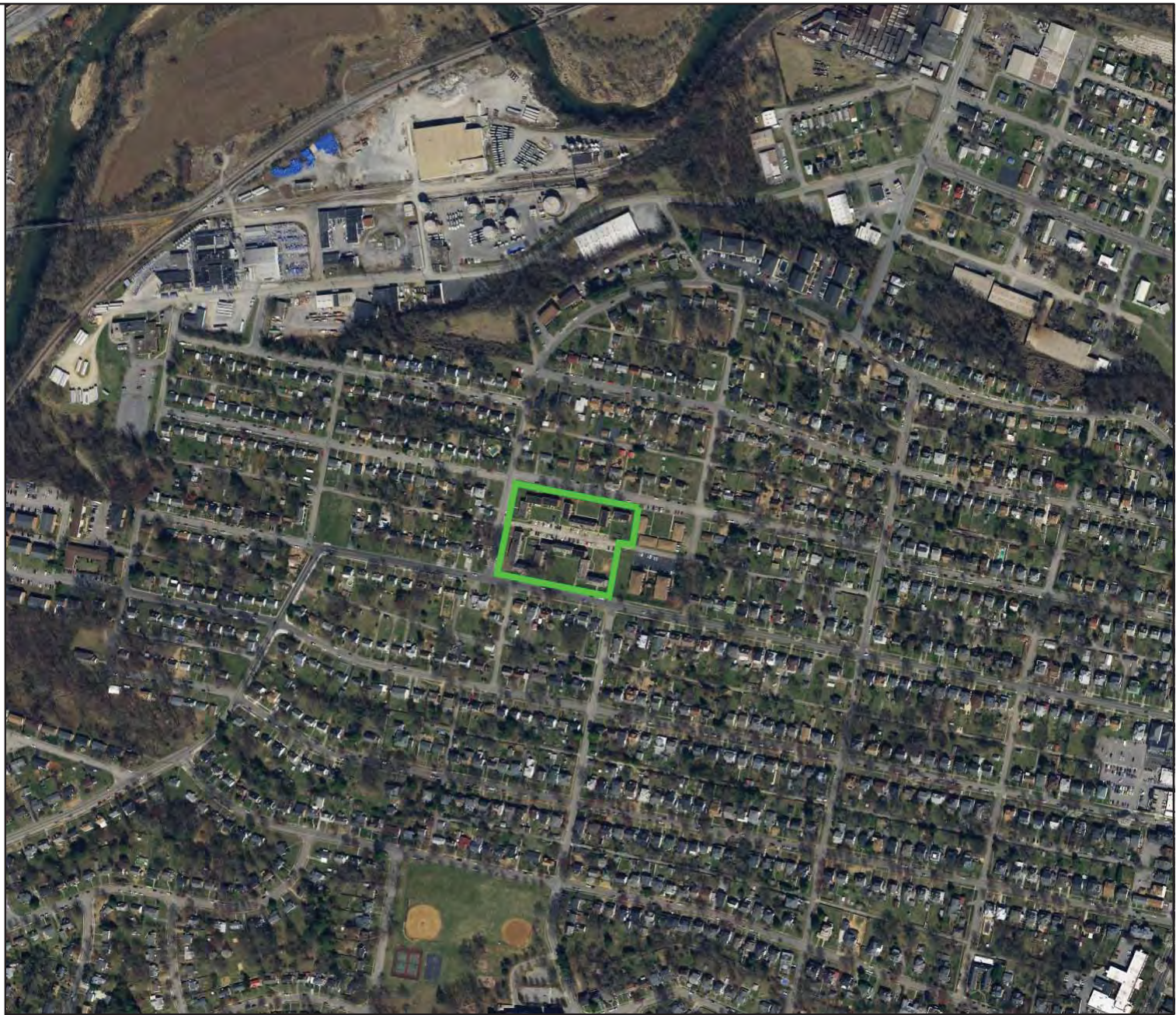
DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information 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 to 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 - VICINITY

English Gardens Apartments
City of Roanoke, VA (128-6476)

 Historic Boundary



Feet

0 200 400 600 800

1:9,028 / 1"=752 Feet

Title:

Date: 4/22/2022

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.

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LOCATION MAP

English Gardens Apartments
City of Roanoke, VA (128-6476)

 Historic Boundary

Latitude/Longitude Coordinates

1. Latitude: 37.268505
Longitude: -79.986850

2. Latitude: 37.268259
Longitude: -79.985184

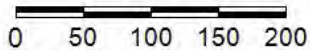
3. Latitude: 37.267820
Longitude: -79.985390

4. Latitude: 37.287222
Longitude: -79.985387

5. Latitude: 37.267470
Longitude: -79.987098



Feet



1:2,257 / 1"=188 Feet






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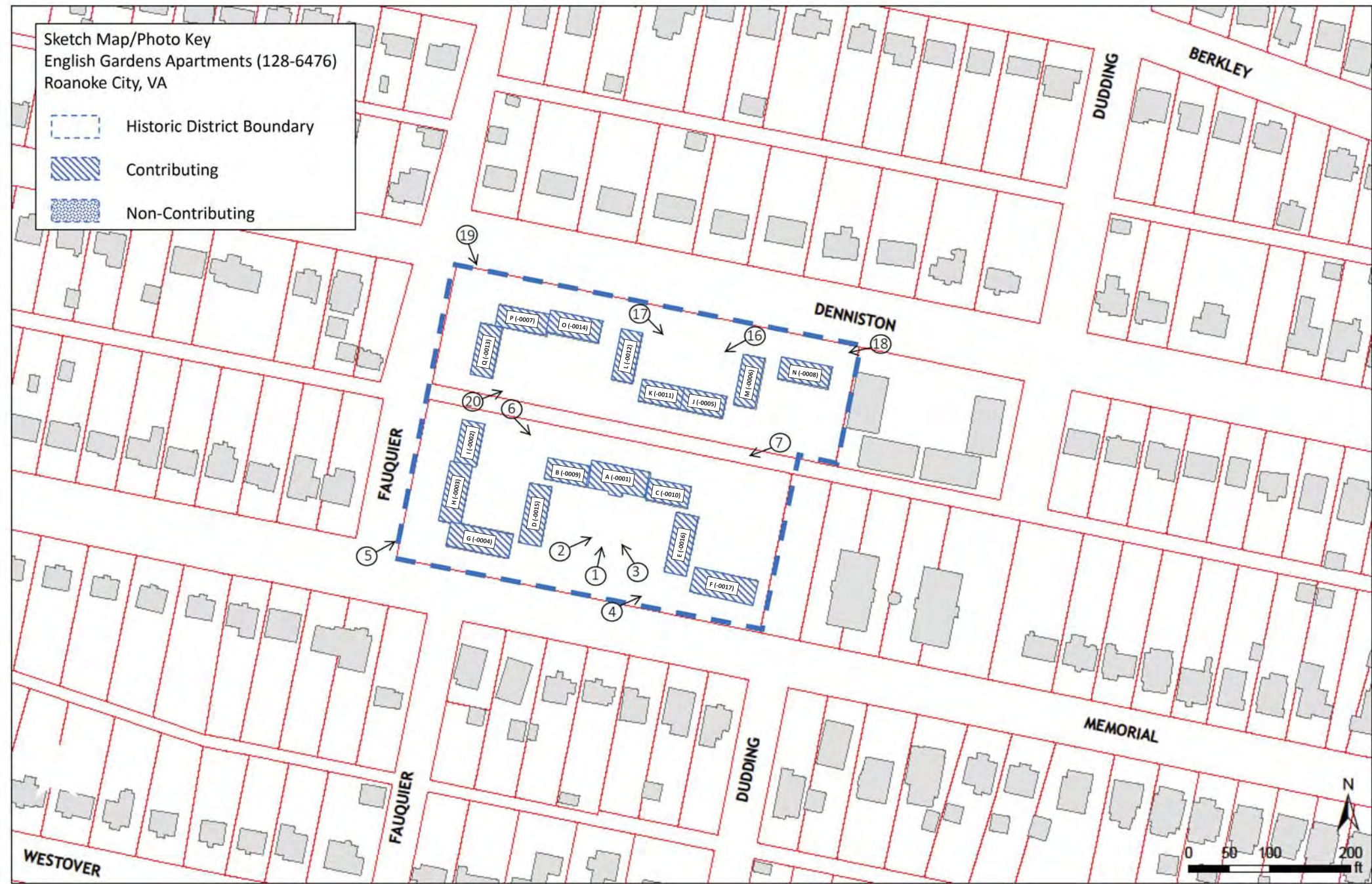
Date: 4/22/2022

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.

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Sketch Map/Photo Key
 English Gardens Apartments (128-6476)
 Roanoke City, VA

-  Historic District Boundary
-  Contributing
-  Non-Contributing



CURRENT SITE PLAN | English Gardens Apartments | City of Roanoke, VA | DHR no. 128-6476

SITE INFORMATION

OWNER/DEVELOPER: GARDENS AT GRANDIN LLC
303 APPERSON DR
SALEM, VIRGINIA 24153

EXISTING USE: MULTIFAMILY RESIDENTIAL
PROPOSED USE: MULTIFAMILY RESIDENTIAL

ZONING: RM-2: RESIDENTIAL MIXED DENSITY

TAX PARCEL NUMBER: 1431001 - 1.889 AC.
1431011 - 0.891 AC.
1431015 - 1.838 AC.

DISTURBED AREA: XX AC.

WATER & SEWER: PUBLIC - EXISTING

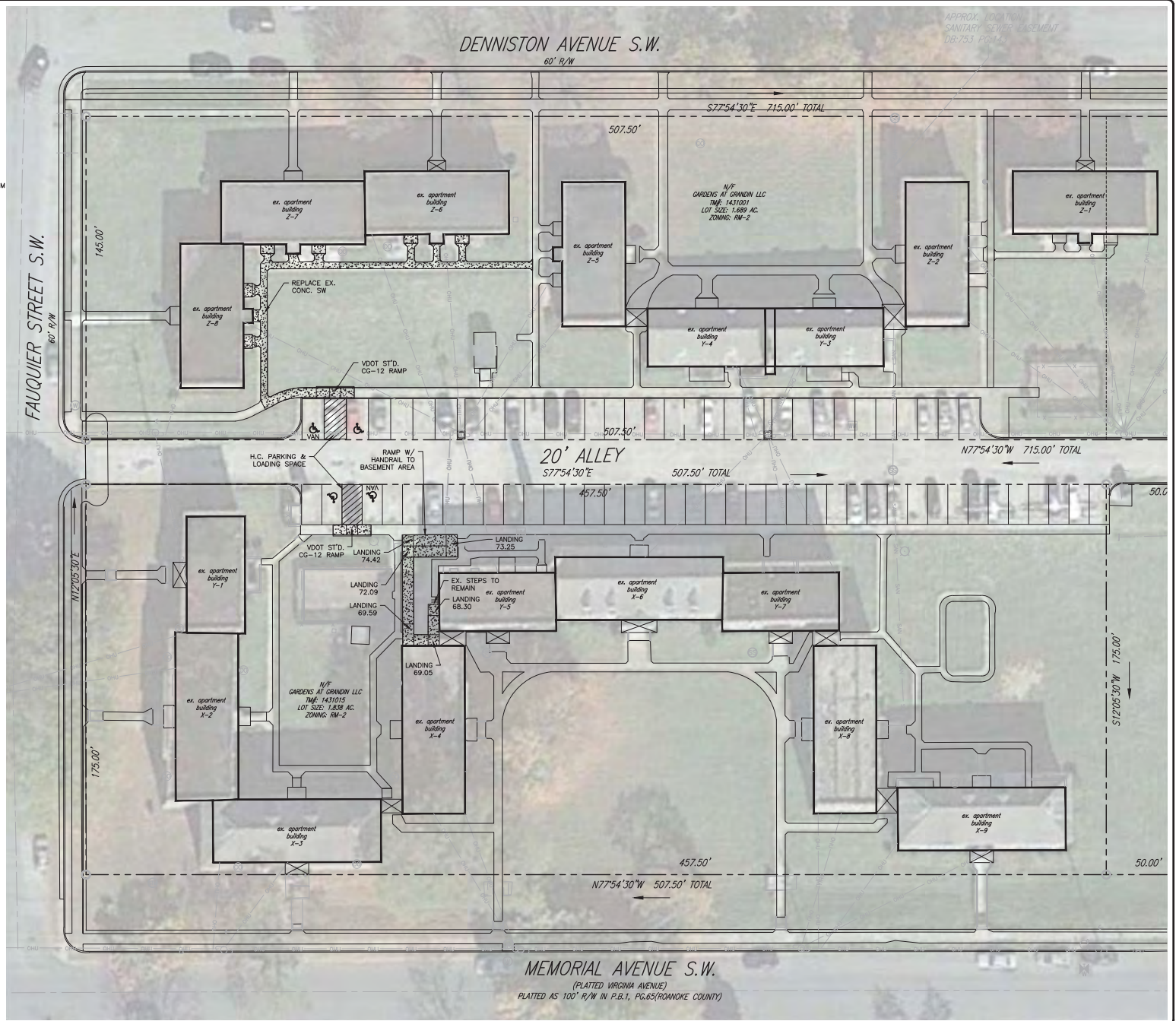
LOT AREA/DWELLING UNIT: 2,500 SF MINIMUM

LOT FRONTAGE: 50' MINIMUM / 150' MAXIMUM

SETBACKS: FRONT: 10' MINIMUM / 30' MAXIMUM
SIDE: 3'
REAR: 15'

IMP. SURFACE AREA RATIO ALLOWED: 70%

PARKING SUMMARY: EX. PARKING TO REMAIN
NO MINIMUM PARKING REQUIRED



PRELIMINARY

ENGLISH GARDENS
CONCEPT PLAN - PHASE 1

DRAWN BY: SMD
DESIGNED BY: BTC
CHECKED BY: BTC
DATE: 5/2/2022
SCALE: 1" = 20'
REVISIONS:

C1
PROJECT NO. 6370703.00

Tax Parcel Map
English Gardens Apartments
(128-6476)
Roanoke City, VA
Date Obtained: 03-04-2022

Historic Boundary 

Obtained from <https://gisre.roanokeva.gov/js/>

