NPS Form 10-900
(Rev. Aug. 2002)

OMB No. 1024-0018

VLR 6/8/6
NRHP 11/9/6

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Roanoke Apartments, DHR# 128-6066

other names/site number Terrace Apartments

2. Location

street & number 1402 Maiden Lane not for publication N/A

city or town Roanoke vicinity ___

state Virginia code VA county Independent City code 770 zip code 24015

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 ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

October 12, 2006

Signature of certifying official Date

Virginia Department of Historic Resources

State or Federal Agency or Tribal government

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

___ entered in the National Register
___ See continuation sheet.
___ determined eligible for the National Register
___ See continuation sheet.
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain): _____

Signature of the Keeper _____

Date of Action _____

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5. Classification

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Ownership of Property (Check as many boxes as apply)

_X_ private
___ public-local
___ public-State
___ public-Federal

Category of Property (Check only one box)

_X_ building(s)
___ district
___ site
___ structure
___ object

Number of Resources within Property

Contributing	Noncontributing	
7	0	buildings
1	0	sites
0	0	structures
0	0	objects
8	0	Total

Number of contributing resources previously listed in the National Register _N/A_

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) _N/A_

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling
Landscape Natural Feature

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling
Landscape Natural Feature

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7. Description

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Architectural Classification (Enter categories from instructions)

Moderne

Materials (Enter categories from instructions)

foundation concrete, brick
roof composition shingle
walls brick
other glass block

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

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

__X_ 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.

__X_ 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 a grave.
____ D a cemetery.
____ E a reconstructed building, object, or structure.
____ F a commemorative property.
____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture
Community Planning & Development

Period of Significance 1950

Significant Dates 1950

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Mactier, James F., Wood, Paul A.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

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

Primary Location of Additional Data
_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

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10. Geographical Data

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Acreage of Property _8.9056 acres___
UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing
1	17	591452	4124615	2	__	_____	_____	3 __	_____	_____	4 __ _____ _____

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By

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name/title___Amy Vealey & Mary Harding Sadler_____
organization__Sadler & Whitehead Architects, PLC._____ date_3/3/06_____
street & number___800 W. 33rd Street_____ telephone_(804) 231-5299_____
city or town___Richmond_____ state__VA__ zip code __23225_____

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets
Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.
Photographs Representative black and white photographs of the property.
Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner

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(Complete this item at the request of the SHPO or FPO.)
name ___Total Action Against Poverty, President Ted Edlich_____
street & number___145 Campbell Avenue_____ telephone__(540) 345-6781___
city or town___Roanoke_____ state__VA__ zip code __24011____

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the 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 National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

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7. Summary Description

Summary Description

The Roanoke Apartments sit at the northeast corner of the Greater Raleigh Court neighborhood in Roanoke, Virginia. The seven building complex was built in 1950 to house families of working class World War II veterans. Built in the Streamlined Moderne style, its design is a result of the American Garden City Movement. The complex is typical of affordable, multi-family housing built during the post-war period. The buildings are three and four stories tall with walls of painted brick and hipped roofs. Each of the blocks, which join in staggered groups creating the seven buildings, has a central entry. The hilly site, with its mature oaks, is a prominent feature of the complex.

Several entries are marked with a three-story glass block panel. Four horizontal bands of projecting and recessed brick mark window openings at each floor level. At the interior, two identical stairs at the center of each building provide vertical circulation from the front and rear of each building. The apartments have one, two, or three bedrooms. Each apartment has a main entry at the building front and a service entry at the rear. The buildings' interiors and exteriors retain a very high degree of integrity.

Within the Roanoke Apartment complex are seven contributing buildings, one contributing site. The site encompasses the entire landscaped and courtyard areas of the property. There are no non-contributing resources at the property.

Detailed Description

Site

The Roanoke Apartment complex was constructed in 1950, over twenty years after the surrounding neighborhood of private single-family dwellings was developed in the 1920s. Neighborhood features surrounding the site include Ghent Grace Brethren Church to the north of the complex, Evergreen Burial Park to the south, and two public green spaces, Ghent Park and Wasena Park, are located to the northeast. Opposite the complex's northern-most border, Wasena Avenue, rolls the Roanoke River. The neighborhood is best known for its well-preserved commercial center, Grandin Village of Grandin Road Commercial Historic District (National Register #128-5785).

Located at the corner of Maiden Lane and Wasena Avenue, the Roanoke Apartments' site maintains the characteristic rolling hills of Roanoke. The individual apartment buildings respond to the hilly landscape to create a distinctive complex of working-class housing. Bluemont Avenue, which originally was part of the larger neighborhood, divides the complex into two sections and is now used as a parking area. Buildings on the north side of Bluemont have the greater prominence afforded by the higher ridge. Those on the south side of the Bluemont Avenue parking area are lower and more private. Basements exist in all seven buildings, but are only visible at Building Four.

Siting of this complex is a direct outgrowth of the Garden City Movement, which advocated clustered housing in landscaped settings. Mature oak trees scattered across the site soften the buildings' utilitarian character. The buildings are set back from the street, to create a landscaped buffer and a series of courtyards.

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Exterior

Each of the seven buildings is comprised of staggered masonry blocks joined at right angles to create U-, L-, and Z-shaped structures. These 33 individual blocks are symmetrical. From its foundation, each building rises three or four stories. The buildings' hipped roofs are sheathed in composition shingles. The exterior painted brick walls are laid in running bond, with four rows of alternating projecting and recessed brick above and below the rows of window openings. The symmetrically placed aluminum windows are original, as shown on the historic project drawings. The windows' four horizontal lights are echoed in the buildings' brick bands. A canvas awning conceals the original concrete canopy sheltering the raised concrete stoop at each entry. Five of the seven buildings have a vertical band of glass block extending from the canopy to the roof over the main entry. These sections of glass block, numbering eight blocks across, are framed by two rows of headers. These ornamental features of the buildings' facades bring natural light to the primary stairwells.

Typical of the Streamlined Moderne style, the buildings' most conspicuous exterior ornament is the horizontal banding in the brick facades. Four bands of recessed brick mark each level beginning and ending at the heads and sills of the window openings. The horizontal window lights reinforce the masonry banding. Also typical of the Streamlined Moderne style are the prominent glass block panels and flat concrete canopies that mark the buildings' major entries and the simple pipe railings at the exterior stairs. The buildings' hipped roofs are reminiscent of the Colonial Revival style.

Interior

Central front and rear stairwells divide each building into two halves. To achieve symmetrical window and door openings, each building contains the same number of rooms per apartment. In each building, the main stairwell leads tenants to apartment entries and living rooms, while a rear service stair leads from the dining room to laundry and trash areas. Both stairs are constructed of six sets of six steps, creating three floors of twelve steps, which join at a mid-story concrete landing. This design allows living areas to exist above one another, thereby reducing construction costs and creating vertical activity zones independent of sleeping quarters.

The one-, two-, and three-bedroom units all open into a living room, but vary in the placement of the other rooms. Each kitchen has a refrigerator, double sink, and electric range/stove. Bathrooms contain a tub with showerhead, a toilet, and a sink. Smaller windows are located in the bathroom areas, providing tenant privacy. Bedrooms contain a small closet space. Interior finishes match the simplicity of the exterior: walls and ceilings are painted gypsum board; floors are 8" x 8" vinyl tile.

Each building has a heating system that provides warm air to each room through a dropped ceiling in the halls. Each apartment included return air registers at the base of the exterior walls. These return air plenums ducted air back to the centrally located furnace. In the architect's design, windows were placed for cross ventilation throughout the apartment unit. Where possible, multiple windows were placed in bedrooms to allow for increased air movement.

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Integrity

Buildings at the Roanoke Apartments complex retain their original massing and footprint on a site whose only major change has been the maturation of the trees and other plantings. The Terrace Apartment complex has an extremely high degree of integrity. A majority of the windows are original. Although the main entry doors have been replaced, their concrete canopies remain, concealed by temporary awnings. The bands of glass block ornament extending from each building's main entry remain intact. The floor plans have seen only minor changes, including the conversion of lower level garages to apartment units soon after construction and the relocation of the manager's office.

8. Statement of Significance

Statement of Significance

The Roanoke Apartments were built in 1950 as a direct result of Roanoke's population growth after World War II. This nation-wide population increase, resulting from returning veterans, was underscored by Roanoke's own increase of working-class citizens. At its construction, the Roanoke Apartments was the largest apartment complex in the city. Today, it remains one of the ten largest in Roanoke. New Deal programs of the 1930s eventually lead to the creation of the Federal Housing Administration. These programs restructured the suburban market, such that an enormous multi-family housing boom occurred in the 1950's. The Roanoke Apartments' siting, architecture, and interior layout embody Federal Housing Administration guidelines derived largely from the Garden City Movement, a design philosophy popularized in Europe following World War I. The Garden City Movement advocated community amenities, clustered housing in park-like settings, and independence from the automobile. Federal Housing Administration policies created much-needed working-class housing that, like the Roanoke Apartments, were sited in a natural landscape.

The Roanoke Apartments meet National Register Criterion A, due to their significance in Roanoke's history of community planning and development. It meets National Register Criterion C in the area of architecture because its Streamline Moderne design and natural landscape are typical of Federal Housing Administration multi-family, working-class housing in the post-World-War-II era.

Historical Background

The Roanoke Apartments complex was built for the working-class citizens of Roanoke, a city of industrial plants and mills with a booming economy. The expanding working class fueled the local economy by providing a labor force for Roanoke's mills and factories. At the time of construction, this apartment complex had seven buildings containing 220 apartments. The combination of one-, two-, and three-bedroom units, together with reasonable rents and a suburban location, made the Roanoke Apartments attractive to families of workers and veterans. Many tenants of the Roanoke Apartments worked at the neighboring Norfolk & Western Railroad and the American Viscose plant. It is likely that mills located in nearby Norwich also employed occupants of the Terrace Apartments.

The need for housing during this time period was so great that original ground-floor garages were quickly converted into additional housing units creating the 225 units that exist today. When developer Paul A. Wood bought what would become the site of the Terrace, streetcars no longer operated in Roanoke. The bus system provided critical transportation to and from city jobs. The Terrace provided efficient apartments in a park-like setting that allowed its tenants to enjoy a suburban lifestyle. This apartment complex serves as a local example of improved quality of life for the working class following World War II.

Now called Terrace Apartments, the complex continues to house Roanoke's working class families. At present, the Terrace Apartments house many recent immigrants, and has been called the most diverse community in the city of Roanoke. A Roanoke firm, Total Action Against Poverty (TAP), currently owns the Terrace Apartments.

Construction

Developer Paul Wood, owner of Paul A. Wood Construction Corp., bought the vacant site for this apartment complex in 1949. Wood's construction combined two plots of land and incorporated Bluemont Avenue, the street dividing the complex, as an access drive and parking area. Much of the surrounding neighborhood was developed approximately twenty years before the Terrace was built. Paul Wood and his architect, James Mactier, carefully designed this residential area to take advantage of Roanoke's characteristic rolling hills, on a site planted with hardwood trees and laid out to leave abundant open space. The seven building complex, although massive and utilitarian, manages not to overwhelm the site, but succeeds in responding to the irregular terrain. The site's mature oak trees were planted at the time of construction to soften the scale of the complex, and to enhance the neighborhood's suburban character.

Paul Wood, Owner/Builder

Paul Wood owned several apartment complexes in the Roanoke area, ran a construction company, and was the president of a savings association. Wood used the Terrace Apartments complex as the "operation center" for his businesses. His developments were scattered about the Roanoke area, and generally housed middle- to low-income families. His properties included one labeled as "colored" on historic maps of Roanoke, which was occupied predominantly by minority tenants. Many of Wood's projects were financed using Federal Housing Administration-backed mortgage insurance, and provided much-needed housing at a critical time in Roanoke's economic development.

James F. Mactier, Architect

Born in 1881, James Mactier was active in architecture from 1935 until just after the Roanoke Apartments Complex was completed in 1953. With his own firm located in Roanoke, Mactier worked on both federally- and privately-funded projects. Mactier is known for the design of Russell Hall, the second dormitory and third building constructed at Radford University. James Mactier was proficient in designing economical and efficient housing units.

Like architect Mihran Mesrobian, developer Gustave Ring, and others who designed apartment complexes in Arlington County, Virginia, Mactier designed affordable housing for the working-class. Like northern Virginia complexes of the period, the Roanoke Apartments used Streamlined Moderne elements to create simple apartments that met FHA housing requirements. Mactier met the local housing demand through careful positioning of efficiently designed housing blocks. The scale of the large Roanoke Apartments complex is minimized by its varied placement of individual blocks, some of which form courtyards. Mactier's design is understated, but his use of familiar forms and materials such as hipped roofs and painted brick, and popular stylistic elements like bands of glass block, combine easily on the hilly site, resulting in the long-term comfortable fit of this large-scale complex in its suburban Roanoke neighborhood.

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Comparing the Roanoke Apartments and the Lincoln Heights Apartments in Roanoke, VA

When the Roanoke Apartments complex was constructed in 1950, it was the largest the apartment complex in the city. At 157,482-sq. ft., the privately owned Roanoke Apartments were nearly 10,000-sq. ft. larger than the second largest complex, the ca. 1950 Lincoln Heights Apartments, which was constructed as African-American housing and owned by the Roanoke Redevelopment and Housing Authority (RRHA), a local government agency.

The Roanoke Apartments also varied from Lincoln Heights in its financing. While Lincoln Heights was funded by a loan from Roanoke's City Council, the Roanoke Apartments complex was built by owner Paul Wood with private funds and FHA mortgage insurance. The FHA was created by Congress in 1934 to provide insurance on mortgage loans for single and multifamily dwellings to counteract the effects of the Great Depression on the nation's housing industry. Part of President Franklin Roosevelt's "New Deal", the FHA bolstered the national economy by relaxing the terms of mortgage loans. Early New Deal programs designed to stimulate the housing market created a multi-family housing boom in the 1950's. This increase in multi-family housing not only provided the much-needed housing, but also provided it at a low cost for the working-class population. As in the case of the Roanoke Apartments, FHA funding enabled the construction of millions of housing units across the country for returning World War II veterans and their families during the 1940s and 1950s.

Unlike the Lincoln Heights complex, which is located in the Northeast quadrant of Roanoke in what was the largely African-American Washington Park neighborhood, the Roanoke Apartments are located in the southwest corner of Roanoke's Greater Raleigh Court District, a predominantly white suburb. When built, the Roanoke Apartments were unusual not only for their large size, but also for the irregular building footprints, and the organic setting. Far more typical in Roanoke, and in nearby cities like Lynchburg and Danville, were single urban apartment buildings with a U-, I-, or H-shaped footprint.

When it was constructed, and for more than a decade later, the Roanoke Apartments were unusually large for a small city like Roanoke. Norfolk, Virginia had large apartment complexes set aside for Navy families. Richmond's best-known complex of a similar scale and period, Monument Gardens, was recently demolished. A search of apartment complexes in Danville, Roanoke, and Lynchburg revealed no other apartment complex with a similar age, scale, and footprint. Interestingly, the closest known models for the Roanoke Apartments are in Arlington County, VA.

Comparing the Roanoke Apartments and FHA-Financed Apartment Complexes in Arlington, VA

The architecture and historic significance of the Roanoke Apartments is similar to properties listed in the National Register Multiple Property Nomination *Garden Apartments, Apartment Houses, and Apartment Complexes in Arlington County, Virginia 1934-1958*. The major difference in the historic contexts of these resources is the size of the surrounding communities. Roanoke is a minor urban area compared to Arlington County. Roanoke's housing boom was on a much smaller scale than Arlington's, but was part of the same trend. Lee Gardens (National Register #000-9411) in Arlington County is similar in scale and appearance to the Roanoke Apartments. However, the Roanoke Apartments was the largest complex of its type in Roanoke, while Lee Gardens was one of many complexes of the same scale built in Arlington County in the post World War II period.

Both the Lee Gardens Apartments and the Roanoke Apartments were partially financed using FHA-backed mortgage insurance. The FHA required developers to follow a set of housing guidelines provided under the National Housing Act. These standards addressed community, neighborhood, site, buildings, dwelling units, services, and cost. The guidelines promoted cost effectiveness and the use of familiar architectural styles.

Roanoke Apartment's connection to the American Garden City Movement

The American housing shortage following World War II was an echo of Europe's experience after World War I. European design solutions for affordable housing were combined with improved living conditions to popularize the Garden City Movement, which was a concept initiated by Englishman Ebenezer Howard in his 1902 book, *Garden Cities of Tomorrow*. Clarence Stein and Henry Wright introduced the Garden City concept into American planning in the 1920s. In his book, *Towards New Towns for America*, Stein explained his process for integrating European housing solutions and American lifestyles.

Beginning in New York City with the Sunnyside Gardens complex, Stein demonstrated that although the European design works well, some alterations to Europe's Garden City Movement would make its ideals more compatible with American needs. The Sunnyside site was bought, planned, and executed in hopes of marketing the idea to New York City's Housing Corporation. The site's advantages included the close proximity to the city center, cheap land values, and access to city utilities. Although the Sunnyside design was successful, Stein considered it a stepping-stone to his design of Radburn, which became America's Garden City.

The Radburn site was in Fairlawn, New Jersey, only sixteen miles from New York City. Built prior to when the George Washington Bridge connected New Jersey and New York City, the planning concept was called "The Radburn Idea." It had to "answer the enigma 'How to live with the auto': or, 'How to live in spite of it'." Because many of its tenants worked in New York City, cars were a necessity at Radburn. The Radburn design combined the European Garden City concepts with tenants' need for automobiles in an area where the public transportation (Erie Railroad) was both uncomfortable and expensive. Specialized roads were built for either pedestrian or motor vehicle use. Pedestrian walkways and vehicle areas were kept separate in order to keep vehicles out of view. Houses were "turned around" in order to have living quarters and sleeping rooms face towards the gardens and parks while service rooms fronted on access roads. The park was considered the "backbone" of the neighborhood. Large open areas were created at the center of the super blocks, and joined together as a continuous park, like that found at Roanoke Apartments.

Developer Gustave Ring incorporated Garden City ideas with his own knowledge of construction methods and materials to become the pioneer of FHA housing guidelines. After developing the Lee Gardens Complex (National Register #000-9411) in Arlington County with architect Harvey Warwick, Ring proved his cost-reducing methods to FHA mortgage insurance financers. Integrating American Garden City design methods and finance knowledge, Ring produced affordable working-class multi-family housing setting, a precedent for later FHA projects like the Roanoke Apartments.

In 1942, after recognizing the massive housing shortage, Congress enacted Section 608 of the National Housing Act in order to increase the number of multi-family, working class housing units. Section 608 financing terms were relaxed in order to stimulate developers to build this much-needed housing. Known as "Defense Worker Housing", the design guidelines set by the FHA embraced the earlier influences of the American Garden City Movement. The movement emphasized courtyard centers, and shared park-like settings that were free of the automobile. The Roanoke Apartments succeeded in "living with the automobile" by utilizing the existing road to place cars in an interior lot that was naturally obscured by the hilly landscape. Originally, additional space for cars was provided in the ground level of several buildings. These garages were located at the far southwest corner of the complex. They were entered at a dead-end street, and were located at the back of Building Five, facing away from the complex towards Evergreen Burial Park. The surrounding neighborhood provided the Roanoke complex the amenities characteristic of the American Garden City Movement. The local church, park, and shops offered tenants the choice of living with or in spite of the automobile.

Federal Housing Administration financing in Virginia came from one of two state offices. The first of these was located in Northern Virginia, where most projects were from that region, and several were from Virginia Beach and Richmond. The other FHA facility was located in Richmond, which had projects from Virginia's southern and western regions. Of the over 1,300 projects generated by these two offices, the Richmond office backed more than 900 projects, of which 70 complexes were produced using FHA Section 608 mortgage insurance. Of the Section 608 financed projects generated out of the Richmond office, the Terrace is the seventh largest complex (per units) in Virginia. The Roanoke Apartment complex is the largest example of Section 608 housing in the western part of the Commonwealth by over seventy units, exceeding any other complex financed out of the Richmond office in Charlottesville, Lynchburg, Blacksburg, or Roanoke using Section 608 mortgage insurance.

The Roanoke Apartments complex, a well-preserved example of FHA Section 608 housing, is one of the largest in the western half of the state. Its design elements, preserved in relatively unaltered condition, evidence the impact of FHA guidelines, and in turn the impact of the American Garden City Movement, on multi-family housing in the period immediately following World War II.

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Bibliographical References

Books

Stein. Clarence S. *Toward New Towns for America*. Chicago: University Press of Liverpool, 1951.

Wells, John E. *The Virginia Architects, 1835-1955*. Richmond: New South Architectural Press, 1997.

Virginia Hills Roanoke City Directory. *Roanoke City Directory*. Richmond: Hill Directory Co., Inc., 1952.

Virginia Hills Roanoke City Directory. *Roanoke City Directory*. Richmond: Hill Directory Co., Inc., 1953.

Internet

City of Roanoke. City of Roanoke: GIS System [Internet]. Available from http://www.co.roanoke.va.us/.

Department of Housing and Urban Development. American Housing Survey: HUD Insured Multi-Family Housing Stocks [Internet]. Available from http://www.hud.gov. Accessed 31 January 2006.

Roanoke Redevelopment and Housing Authority. RRHA: Lincoln Terrace Apartments [Internet]. Available from http://www.iamrrha.org/.

The California Register of Historic Resources. Lincoln Place Apartments: Venice, California [Internet]. Available from http://home.earthline.net/~perroundburns/LincolnPlaceSignificance.html.

Interviews

Chrisman, Kent. Phone Interview by Amy Vealey. Petersburg, Virginia. August 2005.

Finley, Brenda A. Phone Interview by Amy Vealey, Petersburg, Virginia. August 2005.

Graham, Suzan. Phone Interview by Amy Vealey. Petersburg, Virginia. July 2005.

Peluso, Jim. Phone Interview by Amy Vealey, Petersburg, Virginia. September 2005.

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Magazine

"The Way to Record Breaking Rents." The Architectural Forum. Volume 71, Number 2, August 1939, p. 135.

Newspaper

"Nonprofit Buys Apartments, Total Action Against Poverty intends to renovate the 225-unit Terrace Apartments." *The Roanoke Times*, 28 April 2005, sec. A, p. A9.

Verbal Boundary Description:

The boundaries are selected to include the entire Roanoke Apartments complex and to conform to the Wasena neighborhood street pattern. The complex sits at the northeast corner of the Greater Raleigh Court neighborhood in Roanoke at the intersection of Maiden Lane and Dunmore Street, and cornering the site off at Wasena Avenue. The north border follows the property line of Ghent Grace Brethren Church, and the southern boundary follows Evergreen Burial Park. The property's eastern border is a utility road that extends from Maiden Lane to the cemetery's property line. The property was bought as two separate undeveloped parcels of land that were originally divided by Bluemont Avenue, which now functions as the complex's parking area. The Roanoke City tax parcel map number for the north parcel is 1230601. The Roanoke City tax parcel map number for the south parcel is 1230602.

Boundary Justification:

The north parcel's boundary conforms with the original neighborhood street pattern layout, while the southern parcel extends to the cemetery's property line. The boundary includes both lots identified as tax parcels 1230601 and 1230602 on the Roanoke City tax map.

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Photograph Data: The following is the same for all the photographs.

Roanoke Apartments, Roanoke, Virginia #128-6066
Photos taken by C. Burkey, Jr. in September 2005
Negative number: 22434, negatives stored at the VDHR in Richmond, Virginia.

1 of 12: Typical Stair, frame 18

2 of 12: Typical entry stairwell with mailboxes, frame 17

3 of 12: Typical kitchen, frame 23

4 of 12: Typical bathroom, frame 21

5 of 12: View from Living room into hall with typical heating unit, frame 25

6 of 12: South elevation of Building 6 with and without ornamentation above canopy (note concrete canopy), frame 15

7 of 12: North elevation of Building 3 currently used as complex offices, frame 11

8 of 12: North elevation of Building 1 showing view down Maiden Lane of Buildings 1 and 2 with glass block ornamentation, frame 7

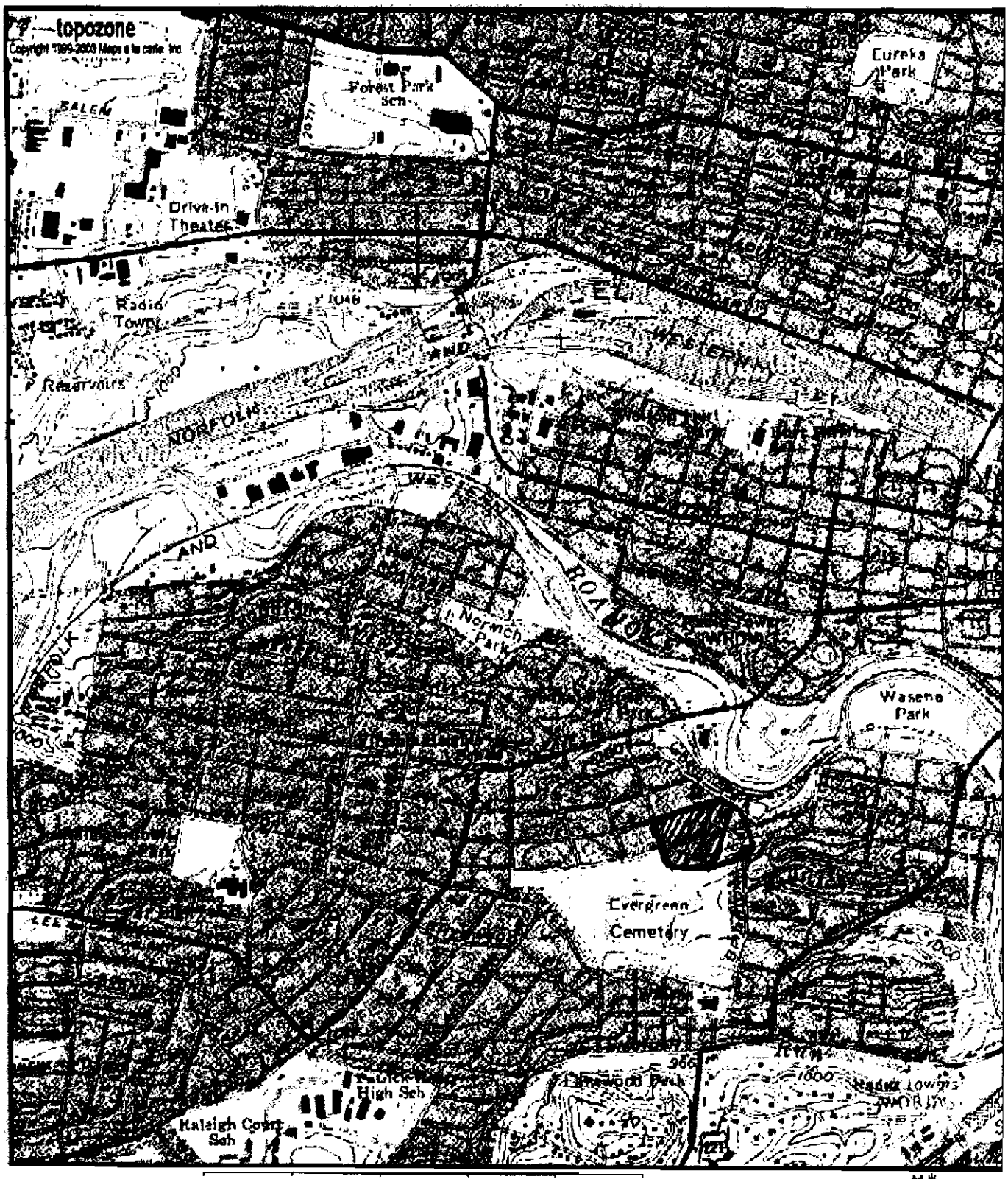
9 of 12: North face of Building 2's most western end (1520) showing glass block ornamentation and concrete pad and awning, frame 8

10 of 12: North face of Building 6 without entry ornamentation, frame 16

11 of 12: Courtyard of Building 3 North elevation, frame 14

12 of 12: North elevation of Building 3 from across Maiden Lane courtyard view, frame 12

Terrace Apartments
Roanoke, VA



0 0.3 0.6 0.9 1.2 1.5 km

0 0.2 0.4 0.6 0.8 1 mi

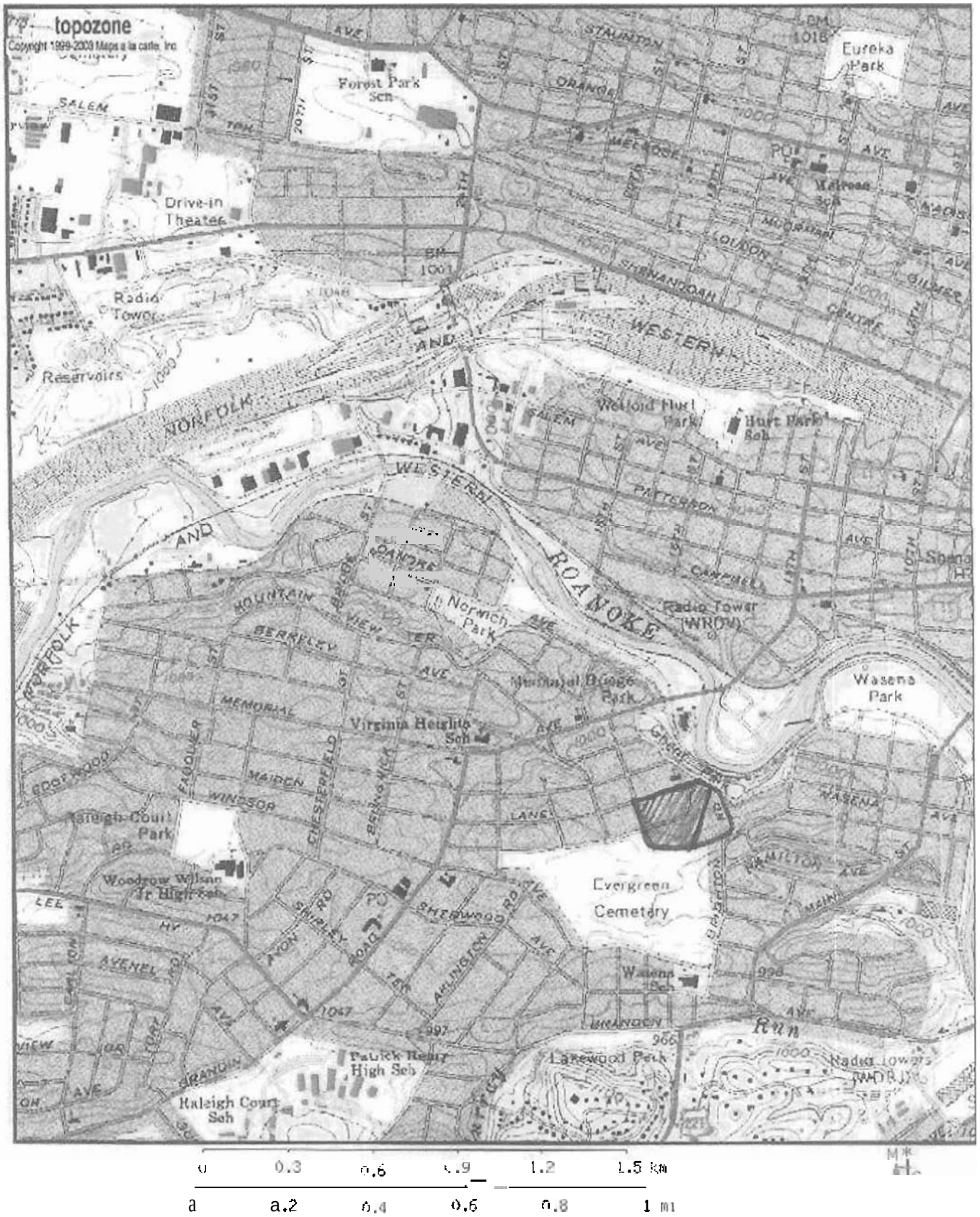
M G

Map center is UTM 17 590806E 4125461N (WGS84/NAD83)
Roanoke quadrangle
Projection is UTM Zone 17 NAD83 Datum

M=-8.259
G=0.62

Terrace Apartments map

Terrace **Apartments**
Roanoke, VA



0 0.3 0.6 0.9 1.2 1.5 km

0 0.2 0.4 0.6 0.8 1 mi

Map center is UTM 17 590806E 4175461N (WGS84/NAD83)
Roanoke quadrangle
Projection is UTM Zone 17 NAD83 Datum

M=-8.259
G=0.62

Terrace Apartments map