

United States Department of the Interior  
National Park Service

LISTED ON:  
VLR 06/17/2010  
NRHP 08/23/2010

# 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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Apartment Building on Windsor Avenue & Brunswick St.

other names/site number Windsor Avenue Apartments; 2049 Windsor; 128-6164

### 2. Location

street & number 2049 Windsor Ave. S.W.  not for publication

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 at the following level(s) of significance:

   national    statewide   x local

*McCarte Skuse*  
Signature of certifying official/Title

July 8, 2010  
Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 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.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
2	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
2	0	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

N/A

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

Domestic - Multiple Dwelling

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**Current Functions**  
(Enter categories from instructions.)

Domestic - Multiple Dwelling

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**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

Tudor Revival

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**Materials**  
(Enter categories from instructions.)

foundation: Stone

walls: Brick

roof: Slate

other: Wood, Copper

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**7. Narrative Description**

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**Summary Description**

See Continuation Sheets

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**Narrative Description**

See Continuation Sheets

**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.)

Property is:

- 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.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

**Period of Significance**

1928

**Significant Dates**

1928

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Eubank & Caldwell

Eubank, B.N.

Caldwell, J. Walker

**Period of Significance (justification)**

The period of significance is confined to 1928, the year construction was completed.

**Criteria Considerations (explanation, if necessary)**

N/A

**Summary Statement of Significance**

See Continuation Sheets

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

See Continuation Sheets

**9. Major Bibliographical References**

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

Blanton, Alison, "Grandin Road Historic District," National Register of Historic Places Form, 2002.

Garland, John. Personal inquiry at the Clare S. White Library, Roanoke, December, 2009.

Jack, George S. and E.B. Jacobs. *History of Roanoke County, History of Roanoke City and the History of the Norfolk and Western Railway.* Roanoke, Va: Stone Publishing, 1912.

Record of Tax Map, City of Roanoke.

Roanoke City G.I.S.

Smith & McConnel Bro's Civil Eng'r's. "Map of Grandin Place." Roanoke, Va: 1909.

Windsor and Brunswick Apartment drawings 1928. Originals are in Roanoke's History Museum.

**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: \_\_\_\_\_

Historic Resources Survey Number (if assigned): 128-6164

**10. Geographical Data**

**Acreeage of Property** Less than 1 acre.

**UTM References**

1	<u>17</u>	<u>590400</u>	<u>4124530</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description**

The boundary of the nominated property corresponds to the City of Roanoke Tax Parcel # 1440301, Lot 2 & W 40FT 3 Grandin BLK16.

**Boundary Justification**

This area of the City was subdivided in May 1922. It was called the Spangler's Subdivision of Grandin Place. The boundaries of the 2049 Windsor property were established at that time and have not changed.

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**11. Form Prepared By**

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name/title John A. Garland  
organization 2049 Windsor Avenue, SW, LLC date 11/06/09  
street & number 10 Church Ave SE telephone 540-342-6001  
city or town Roanoke, VA state VA zip code 24011  
e-mail igarland@spectrumpc.com

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**Additional Documentation**

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Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

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**Name of Property:** 2049 Windsor Ave, SW  
**City or Vicinity:** City of Roanoke (Independent City) **State:** VA  
**Photographer:** John A. Garland  
**Date Photographed:** Dec. 2, 2009

**Description of Photograph(s) and number:**

Photo 0001	Central plaza, facing north	Photo 0007	(Representative) Bathroom sink, 1 <sup>st</sup> floor
Photo 0002	Entrance to "B" wing (1 of 2)	Photo 0008	(Representative) Kitchen, 1 <sup>st</sup> floor
Photo 0003	West Elevation	Photo 0009	(Representative) Dining Room 1 <sup>st</sup> floor
Photo 0004	North Elevation	Photo 0010	(Representative) Bathroom, 1 <sup>st</sup> floor
Photo 0005	East Elevation	Photo 0011	(Representative) Apartment Front Door
Photo 0006	(Representative) Living Room, 1 <sup>st</sup> floor		

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**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

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name 2049 Windsor Avenue SW, LLC (John A. Garland)  
street & number 10 Church Ave., SE telephone 540-342-6001  
city or town Roanoke, VA. state 24011

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Apartment Building, Windsor Avenue and Brunswick Street

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## Summary Description

The apartment building at 2049 Windsor is a 1928, English Tudor Revival, 16-unit, 11,516 square-foot apartment building within a historic and established Roanoke neighborhood adjacent to the Grandin Road Historic District. The two-story stone, brick, half timbering & stucco historic building faces Windsor Avenue, and is a fine example of Tudor Revival architecture. The building is completely symmetrical around its center axis located in the middle of the “U” shaped structure including the courtyard plaza within the “U” of the building. The plaza includes stone paved sidewalks, stone walls (2 contributing structures), historic post lights and two decorative pools with waterfall (2 contributing objects). The property includes, at the rear of the primary structure, an eight-unit, 1,640 square-foot detached parking garage (contributing building), that faces an alley at the northern end of the site. Both buildings and materials are almost completely original. No additions or significant remodels have occurred, leaving the building structures and details largely intact.

## Narrative Description

### Exterior

The primary structure is very much of the Tudor Revival style and is constructed in a horseshoe shape, enclosing a three sided courtyard with four separate entryways. The ends of the “U” face Windsor Ave., breaking up the large structure and keeping it in scale with the adjacent single family residences. Behind the primary structure, on a public alley, is an eight bay garage. The garage is much more classic 1920’s industrial than Tudor Revival, but its subtle architectural features complement the primary structure. The primary structure’s roof is a steep slate roof, typical of Tudor Revival style.

The roof is constructed of “Buckingham Slate”, quarried from Buckingham County, Virginia and known for its long-lasting durability. Hipped dormers are also clad in slate and contain six pane wood casement windows. The two inner corners of the “U” feature dormers centered on the roof valley with triangular windows following the pitch of the roof. The ends of the “U” structure are hipped, with smaller decorative gables. Matching decorative gables are also located on the outer sides of the “U”. Roof valleys and gutters are copper. Overall the roof is in excellent condition, a tribute to the durability of Buckingham County slate. Many of the valleys leak and require refurbishment. Copper flashing will be used for the refurbishment. The garage roof deck is reinforced concrete with a brick parapet. The garage’s built-up bitumen roof appears to be original, and has decayed completely.

A simple running bond patterned brick is the main façade on both the primary and secondary structures. At the base of the primary structure, the brick façade transitions to roughly cut limestone block. The brick to block transition is irregular, typical of the Tudor Revival style. The primary structure is highlighted by stucco and

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half timbering in several locations, most notably located beneath roof dormers and the entire south-facing wall of the inner courtyard. The south-facing wall within the courtyard is the most decorated portion of the structure's facade, featuring curved half timbering and two gabled porches with curved heavy timber framing. The masonry façade of the primary structure is in very good condition. Some of the half timbering is rotted and requires replacement, particularly beneath where the roof flashing has failed. Compatible material and equivalent material thicknesses will be used for refurbishment. The garage façade is in poor condition, but has been repaired. This building features an unusual amount of windows: over 150 or nearly 10 for each of the 16 apartment units. This is largely attributed to the horseshoe layout of the structure. Most windows on the primary structure vary between two different sizes; all are double hung wood sash, with six panes per sash.

Entry doors are wood with 15 individual window panes. Most exterior doors are in good condition, only requiring refitting and adjustment to operate properly. The rear basement entry door which is below grade and subject to moisture was half lying as rot on the floor and was propped up with boards and was replaced with a door of the same aesthetics. All building windows require some refurbishment that includes re-glazing, caulking and painting. The garage windows are steel framed casement, typical of 1920s industrial. The steel windows have rusted away and have been boarded over, however replacement will be an exact match to the original style. The original garage doors were wooden with window panes in the upper quarter. Most have been replaced or are missing or are in extreme disrepair. Bisecting the garage is an exterior hallway with an arched brick entryway on either side.

The inner courtyard of the primary structure has a number of interesting architectural features. The entrance of the courtyard is flanked by limestone knee walls and two wrought iron post lamps, with matching pendant lamps at each entryway. The lamps are somewhat reminiscent of the American Arts and Crafts style, but very much in keeping with the Tudor Revival style of the structure. Most of the lamps and their pieces remain, and can be repaired. The first two entryways, centered and facing each other on the western and eastern walls, are surrounded by wide precast concrete trim. These entryways are recessed, typical of a Tudor Revival structure, and are floored with terracotta quarry tile. The highlight of the courtyard is a tiered water feature. It is original to the structure and features an upper gazing pool and lower cascading waterfall. The gazing pool was at some time filled in with soil, but will be brought back to life. As mentioned previously, the second two entryways flank the corners of the courtyard and feature heavy timber gable porches with slate roofs and beaded board ceilings.

Detail Description: Interior

Entry lobbies feature linoleum floors, white oak stair treads, and dark shellac woodwork. Due to the numerous patterns and disrepair of the existing flooring it is unclear what was original, though it appears to have been the oak flooring. The front lobbies feature large, wall mounted radiators. In addition to their entry doors, adjacent to the apartment entry door is a small door at chest height for package deliveries and a second small door at the

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floor level that is a wood trimmed opening and was for the removal of apartment trash. The package delivery pass-through is an original manufactured metal unit and stenciled "Deliveries", with doors on both sides of the opening. The lower pass-through was constructed to match the larger apartment entry doors. The light fixtures in the lobbies vary. It appears that one may be original. This fixture will be used as the match for the replacement of new fixtures. The probable original notable fixture is a brass lantern with crackled amber crystal. Stairways lead up to attic spaces that are subdivided into individual storage units. The primary structure contains sixteen apartment units, half being single bedroom and half being double bedroom. The double bedroom units are located in the wings of the "U" structure. All interior walls are gypsum plaster over wooden lathe. Originally, all trim and doors were finished in dark shellac; most are now painted. All interior doors are eight-panel solid wood and the apartment entry doors feature brass numbered knockers. Many rooms have an original picture rail at the top of the walls. Floors are white oak. Ceiling light fixtures vary by unit, but it appears the original fixtures were simple flush mounted units with brass bases and will be refurbished and reused. Kitchens are placed next to small dinettes and have remained largely intact since their construction. Dinettes feature built-in, fold down ironing boards, about half of which are still intact and will remain with the restoration and restored. The kitchens are small and sparse by today's standards, measuring about 6 ½ feet square.

The kitchens have wall-hung cast-iron sinks with washboards. Most sinks are missing porcelain and have rusted at their drains. Above the sinks are original shelves; it appears glass cabinet doors were added to the shelves at some point after construction. No other built in furniture is located within the kitchens. The bathrooms have also remained, surprisingly, in their original form. Some contain their original water closets, and all contain their original cast iron sinks and tubs. Porcelain will be repaired on the tubs and sinks and fitted with modern low water flow fittings. Water closet will be replaced with dual flush modern toilets. Sinks in double bedroom units are half-round wall hung. Sinks in single bedroom units are square wall hung. Tubs are built-in with apron fronts. Floors are the original white, 1" hexagon tile with a white, bull nosed baseboard, typical of the 1920s, all of which will be retained and repaired where necessary. Built-in medicine cabinets with mirror are above each sink, however some are missing and most is disrepair; however new wood medicine cabinets that match the existing will be used. Original porcelain wall-bracket light fixtures flank either side of the medicine cabinet and will be refurbished for use.

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**Statement of Significance Summary Paragraph**

The apartment building at Windsor Avenue and Brunswick Street's historic Tudor Revival architecture was accurately designed, constructed with craftsmanship, and well preserved over the years. The apartments were distinctively designed and built by a notable 20<sup>th</sup> Century Roanoke architectural firm still in operation today, for an equally notable Roanoke entrepreneur. As an uncommonly detailed architectural landmark in the City of Roanoke, the property is eligible under Criterion C in the area of Architecture, at the local level of significance. The period of significance is 1928, the year the apartments were constructed. This building was built as an apartment building in what was fast becoming an upscale, yet modest outlying community center area for the fast growing City of Roanoke. Windsor Avenue was part of the planned Grandin Court development, with the Grandin Court retail and community center about 2 blocks to the east. It was built at a time when single family homes were commonly built along side multi-family apartment buildings, instead of mostly segregated in zoning districts, as is common today. The Windsor Apartment building, in fact, was built "up-scale" as compared to the surrounding single family dwellings, with money spent on exterior features such as the Buckingham slate roof, limestone rock base and entry retaining walls, concrete entry door surrounds, half timbering, rock sidewalks, wrought iron railings and multiple ornamental ponds, including a water fall. The center courtyard would have been a neighborhood community social and gathering spot with its attractive architectural features and water features. In fact, with the restoration of all of these building attributes, the courtyard has yet again become that community neighborhood social gathering place, and with events planned on a regular basis by tenants. The corner location of this building added to its neighborhood exposure and architectural appeal. Also, the rear garage building and its connectivity to the front center courtyard added to the Community aspect of the building and its architectural appeal. The rear garage is accessed from the front courtyard from the northeast corner apartment building entry door, down a beautiful wood stairway, back up a rear plaza stairway and then through an arched masonry opening corridor that leads to the alley containing the garages. 2049 Windsor Avenue Apartment Building is considered such a prominent structure and revered for its architectural significance that it was featured in a recent book of the Grandin Court/Raleigh Court area by Roanoke's former mayor, Nelson Harris.

**Historic Background**

The building site is in the neighborhood known as Greater Raleigh Court that was originally part of the 1909 development "Grandin Place" owned by J.T. Bandy and M.A. Riffe (1). Development of Greater Raleigh Court began in the beginning of the 20<sup>th</sup> century in Roanoke County, and was later annexed as part of Roanoke City in 1919. Raleigh Court continued to develop as the Virginia Ave. Bridge was replaced by the larger Memorial Bridge in 1925. The neighborhood is composed primarily of single family homes, with several apartment buildings scattered throughout. A small commercial district anchors the neighborhood at the intersection of Memorial Ave. and Grandin Rd. The Historic Grandin Road Commercial District lies

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approximately one block to the north-east and was put on the National Register of Historic Places in 2002 (2). All properties immediately adjacent to 2049 Windsor Avenue were historically and are currently single-family homes built between 1905 and 1925 (3).

The site's primary structure, as well as the garage and all permanent landscape features were designed by the firm Eubank & Caldwell for the original owner S. M. Cornett (presumably Samuel M. Cornett Jr.) in 1928 (4).

From 1928 to 1933, S.M Cornett owned this property through Cornett Apartments Inc (5). Samuel M Cornett Jr. was profiled in 1912 by George S. Jack in the "History of Roanoke County." According to Jack, Cornett was a native of Grayson County, Virginia, who moved to Roanoke in 1910 "being interested in the Consolidated Tramway Company," a company started by his son in law, William Claiborne Lawson (6). Cornett held stock in the Consolidated Tramway Company and quickly bought into and took over the management of the Roanoke Furniture Company (6). Cornett graduated from William and Mary College. Associated with Mr. Cornett in the Roanoke Furniture Company was a Mr. H. B. Hash, whose family started the Grand Piano Furniture Company that has grown to one of Virginia's largest and most well know furniture Companies, having over \$100M in annual sales.

The designer of the Cornett Apartments, Eubank & Caldwell, is the present day Design firm SFCS, that was founded in 1920 by B. N. Eubank and J. Walker Caldwell (7). Eubank & Caldwell also designed Virginia Heights Baptist Church (2014 Memorial Ave.) built in 1925, the Tudor Revival style Raleigh Court Branch of the Roanoke City Library (1916 Memorial Ave.) built in 1931, and the Community Theater (currently known as the Grandin Theater; 1312 Grandin Rd.) built in 1931, all of which are within or adjacent to the Grandin Road Commercial Historic District (3 & 7). Other significant local structures designed by Eubank & Caldwell include the Boxley Building (416 Jefferson St SE) built in 1921 and the central YWCA (605 1<sup>st</sup> St. SW) built in 1930, both in Downtown Roanoke (3 & 7). Many of the original plan linens, including those drawn for this apartment building, are held by the Clare S. White Library at the History Museum of Western Virginia (8). Presumably, the Apartments were also built by Eubank & Caldwell, as they constructed many of their own designs until the 1950s (7).

The design and massing of the building is a reflection of regional and local trends of the era to mimic European architecture and adopt the Tudor Revival design into American Architecture. 2049 Windsor is an excellent example of this trend and of this architectural style. It is well preserved and unaltered in any significant way. More modern adaptations of the Tudor style have not been true representations, thus evolving and morphing this style of architecture into something much less significant and much less representative of the true style. This is not the case with 2049 Windsor. Its Buckingham slate roof, half round copper gutters and downspouts, slate claded dormers, half timbering and stucco, varying height stone foundation, double hung multi light

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windows, grand pronounced entryways, stone sidewalks, wrought iron fencing and ornamental ponds all accurately and profoundly reflect proper Tudor Architecture, unlike many more modern examples.

The craftsmanship is superb and indicative of the 1928 time period. The roof after 80 years of service only requires minor repairs. The masonry is nearly as good as the day that it was built. The ornamental ponds, which had been abandoned and filled in with dirt and coal cinders were nearly as good as the day they were built once the dirt was removed and they were placed back in service. The building did not exhibit any structural aging, a testimony the care and craftsmanship placed in the original building foundations. The interior plaster was nearly all intact after 80+ years, requiring only repairs prior to placing back in service. The original exterior stucco was still in place and very serviceable and where moisture did not become a factor the exterior half timbering was in very good condition. Oak flooring was all still in place and after refinishing brought back the original beauty of this building. All original six panel doors remained, but had been painted for the most part; however these dozens of coats of paint were removed and all doors stained to match the original condition. All brass door hardware remained and was refurbished for continued service. The craftsmanship of the finish carpentry was very much in evidence by the durability and serviceability of the trim carpentry, all of which remained intact. The interior stairways are original in all respects and the stair treads, railing, newel posts and pickets all remain and are in excellent condition and all are firm and sturdy when used. The previous owner of the building, which was family owned for many years did not have the cash flow to remodel or modernize the apartment building, which is probably what saved this building in all respects and still is an accurate reflection of what was actually constructed in 1928. Down to the detail, all has been retained; including brass plate intercom control panels at the main entries, brass apartment entry door knockers with apartment number identification, integral with the wall fold down ironing boards, entry delivery boxes for each apartment unit, ceramic tile floors in all bathrooms, many pressed brass ceiling light fixtures, all original half moon wall hung bathroom lavatories, original porcelain cast iron tubs, extremely sturdy chrome shower curtain rods, all brass door hardware, kitchen cabinets, picture molding, all wood trim carpentry, plus many other significant historic architectural features. The 8 unit garage building at the rear of the main building was near ruin and many advised that this building was beyond repair and not practical to renovate, but the original beauty and craftsmanship was readily apparent and very worthy of preservation. The garage has now been preserved and restored to its original architecture and condition and will continue to serve the building tenants and owners for many decades in the future. Original steel sash hopper windows which were mostly non-existent have been replicated, totally disintegrated steel lintels for all exterior openings have been replaced, brick that was about to collapse has been taken down, salvaged and re-installed, deteriorated concrete coping has been replaced with precast concrete to an exact match, roof replaced, etc.

It is evident that the original owner/developer/architect/contractor did not try to skimp on the design and construction in any way. To the contrary, they took pride in their project and added many features that would add to the architectural integrity, the building's sustainability and assure that prospective tenants were attracted

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to this building as their future home. The integral plaza could have been merely a grass court, but the owner went the extra mile and made it an extremely attractive area to enter and to make tenants want to spend time there. The best example of these added extras was the construction of two ornamental ponds. The upper reflecting pool that flowed by gravity to a lower pond. At the lower pond's water entry point an approximate two foot cascading waterfall was built using flat stones that were also used for the sidewalk construction. Both ponds were constructed of limestone rocks that were also used in the main building's exterior base construction. Originally the water from the lower pond was wasted to the street. A submersible pond pump has been added to recirculate water to the upper pond. The entire courtyard had its perimeters lined with landscaping. This landscaping concept has been maintained with plantings reflective of the building design, including an added herb garden for the use of the tenants.

There are examples in the Roanoke Valley of early 20<sup>th</sup> Century Tudor Revival style architecture, most of which were constructed within the same time frame as the Windsor Apartment Building, however many have not been so well maintained in their original historic condition, thus making 2049 Windsor a special building.

2049 Windsor Apartment building was built as an apartment building and has been used as an apartment building throughout its history. It was first occupied by young and up and coming urban professionals when Roanoke was in its infancy and spreading its wings to the suburbs. After WWII it was occupied by veterans starting new families. In later years as the building fell in disrepair it was occupied by low income tenants, most using various income living subsidies. It was also occupied by immigrants from European and Hispanic countries looking for low income housing. Now that the building has been renovated the tenant mix has once again had a change and is now occupied by a mix of predominately medium income young professionals, a few single retirees and a few middle aged previously married professionals.

The renovation of this historic and significant building has recently been completed. Great pains were taken to do the preservation correctly and completely and the project has been received by the public and the Community extremely well. Neighbors had become very concerned regarding the continued degradation of the Windsor Apartments and regarding irresponsible behavior exhibited by some of the tenants. Now neighbors come over and visit and continually compliment the restoration and thank the building owners regarding turning this property around and the positive affect it has had on the community neighborhood. One of the recent tenants that occupied a newly renovated apartment is the Architectural Historian and Head of the Architectural Review Board for the City of Roanoke. This tenant was so impressed with the preservation and the architectural character of the building that she had to become a tenant.

The renovation was not only historically correct, but it was also constructed in accordance with requirements of the United States Green Building Council's requirements for a Leadership in Energy and Environmental Design Certification. This certification encourages energy conservation and sustainable building practices. This process incorporated items including the following:

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- Over 90% of the construction waste stream was recycled
- One garage bay was devoted to tenant bike storage to encourage alternative transportation
- Tenants are encouraged to recycle by providing several locations to place recycle material. A composter with rotating drum was provided for tenant use.
- Low VOC paint, stain, polyurethane, caulk and adhesives were employed.
- Dual flush toilets were used to save water
- Low water use shower heads and lavatory and sink faucets were used.
- Insulation was added to the wall and roof
- Storm windows were added
- All compact fluorescent light bulbs were used.
- A 95% efficient central hot water heater was installed.
- Insulation was added to hot water piping.

In summary, this structure is a good representative example of architecture typical to its time period. It is unusual to find a building of this age that has been preserved unaltered with so many of the original features. Being designed by Eubank & Caldwell and built for S.M Cornett not only ties it to other important buildings in the neighborhood and the surrounding community, but gives it an important place in the history of Raleigh Court and Roanoke City. It is a significant structure that should and will be preserved for future generations.

Endnotes

1. Smith & McConnel Bro's Civil Eng'r's. "Map of Grandin Place." Roanoke, Va: 1909.
2. "Grandin Road Historic District," National Register of Historic Places Registration Form, 2002.
3. Roanoke City G.I.S.
4. Original Windsor and Brunswick Apartment drawings 1928. Originals are in Roanoke's History Museum.  
Owner has a copy of the blue prints as well.
5. Record of Tax Map City of Roanoke
6. Jack, George S. and E.B. Jacobs. *History of Roanoke County, History of Roanoke City and the History of the Norfolk and Western Railway.* Roanoke, Va: Stone Publishing, 1912.
7. [http://www.sfcs.com/About\\_Us/history.htm](http://www.sfcs.com/About_Us/history.htm)
8. Personal inquiry at the Clare S. White Library.

READ 5/26/10  
MCW

2102 Maiden Lane, SW  
Roanoke, VA 24015  
May 21, 2010

Mr. Marc Christian Wagner  
Manager, National and State Registers Program  
Department of Historic Resources  
2801 Kensington Avenue  
Richmond, VA 23221

Re: Letter of May 13, 2010 on Windsor Avenue Apartments, City of Roanoke

Dear Mr. Wagner:

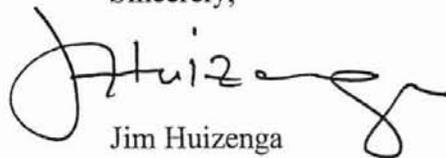
As owners of a property adjacent to the nominated property at 2049 Windsor Avenue in Roanoke, my wife and I endorse the application and urge approval.

For years this property was poorly maintained and was on a course toward complete deterioration. Of the sixteen apartments, only a few were habitable. When the property became for sale following the death of the previous owner, many of us in the neighborhood feared that an investor would make only minimal repairs and that the building would lose its character and distinctiveness.

However, Mr. Garland and his sons, the current owners, were committed to a restoration that not only respected the original character of the building, but also improved on the original with up-to-date insulation, wiring, plumbing, and HVAC.

Mr. Garland has been good not only to this building, but also to the neighborhood. Early in the project, he spoke to the Greater Raleigh Court Civic League about his plans. When the first of sixteen apartments had been completed, he held an open house for the neighbors. A son and daughter-in-law live in the building and are part of our neighborhood community. As close neighbors to the Windsor apartments, we are grateful to the Garlands for all the improvements they have made.

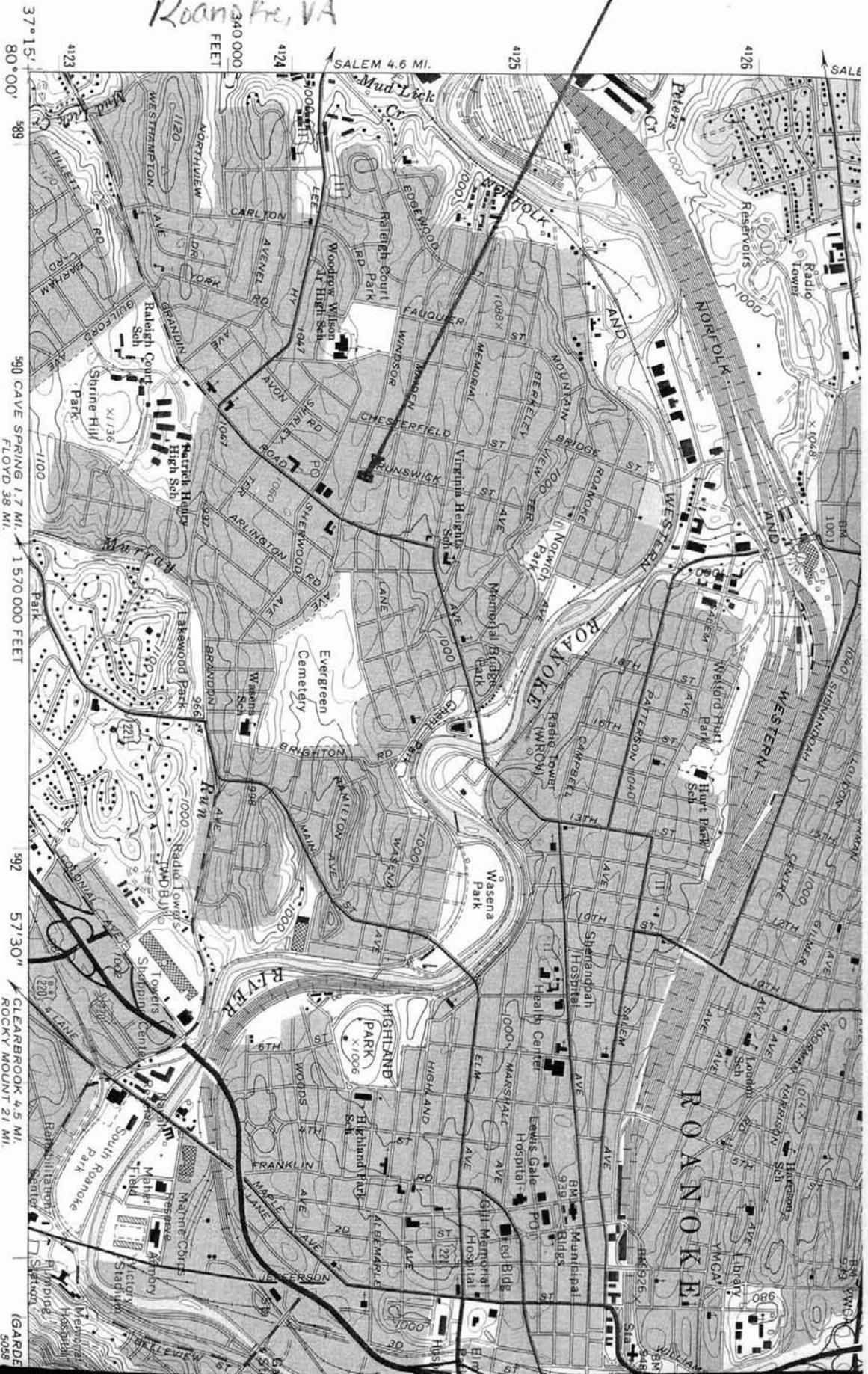
Sincerely,



Jim Huizenga

Apartment Building, Windsor Ave + Brunswick St.  
 DHR ID#: 128-6164 & 23774  
 NAD 27 N37°15'45" W79°58'49"  
 UTM 17S 590400 E 4124530 N  
 Roanoke, VA

(BENT MOUNTAIN)  
 4,958 ft NE



Mapped, edited, and published by the Geological Survey  
 Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs,  
 taken 1960. Field checked 1963

Polyconic projection. 10,000-foot grid ticks based on Virginia  
 coordinate system, south zone  
 1000-meter Universal Transverse Mercator grid ticks,  
 zone 17, shown in blue

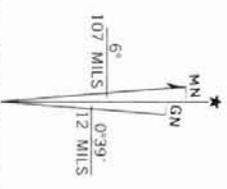
1927 North American Datum  
 To place on the predicted North American Datum 1983  
 move the projection lines 10 meters south and  
 15 meters west as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where  
 generally visible on aerial photographs. This information is unchecked  
 Red tint indicates areas in which only landmark buildings are shown

37°15' 80°00' 389 590 CAVE SPRING 1.7 MI. 1 570 000 FEET  
 FLOYD 38 MI.

57°30" 592 5730"  
 CLEARBROOK 4.5 MI.  
 ROCKY MOUNTAIN 21 MI.

(GARDE  
 5058



TOTAL RECOVERED FIBER 20%

UTM GRID AND 1984 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL  
 NATIONAL GEODETIC

THIS MAP COMPLIES WITH  
 FOR SALE BY U.S.G.  
 DENVER, COLORADO 80225  
 AND VIRGINIA DIVISION OF MINERAL RESOURCES  
 A FRIEBER DESCRIBING THROUGHOUT