Form No. 10-300 REV. (9/77) VLR - 9/16/80 NRHP 12/9/80

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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DATE ENTERED	VLR 09/16/1980 NRHP 12/09/1980

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Colonial Village (preferred)

AND/OR COMMON
Colonial Village Apartment Complex

2 LOCATION

STREET & NUMBER Bounded roughly on the north by an irreg. line betw. Lee Hwy. and Key Blvd.; on the east by Queens Lane; on the south by Wilson Boulevard; and on the west by N. Unle Street to Key Boulevard and by N. Veitch Street.

__NOT FOR PUBLICATION

CITY, TOWN
Colonial Village X VICINITY OF

CONGRESSIONAL DISTRICT
Tenth (Joseph L. Fisher)

STATE	CODE	COUNTY	CODE
Virginia	51	Arlington	013

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	X PARK (Private)
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Colonial Village, Inc. c/o Mr. J. W. Todd, President

STREET & NUMBER
11800 Sunrise Valley Drive

CITY, TOWN
Reston __ VICINITY OF

STATE
Virginia 22091

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Arlington County Courthouse

STREET & NUMBER

CITY, TOWN
Arlington

STATE
Virginia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Virginia Historic Landmarks Commission Survey

DATE
1979 __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS Virginia Historic Landmarks Commission, 221 Governor Street

CITY, TOWN
Richmond

STATE
Virginia 23219

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	__ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Designed by the Washington architect Harvey Warwick, the Colonial Village garden apartment complex in Arlington, Virginia, was built in four stages between 1935 and 1940. The complex is approximately fifty acres in area and is bounded by an undeveloped wooded area and Lee Highway to the north, Queens Lane (a pedestrian pathway) to the east, Wilson Boulevard to the south, and N. Veitch Street to the west. Present land use is multi-family residential.

The area was developed as a superblock project with six interior roads set into an irregular grid. Roads running north and south are N. Rhodes, N. Troy, and N. Uhle streets. The three streets extending east and west are Key Boulevard, N. 16th, and N. 18th streets. The complex occupies the site of a former golf course on a gently sloping hillside. Diagonally crossing the complex is an undeveloped greenbelt strip containing a variety of deciduous and evergreen trees as well as a small brook. Two other greenbelts are located to the northeast and to the northwest. Pathways, a footbridge, children's recreational facilities, terraced steps, and wood benches are found both within and near these central public spaces.

Buildings occupy only 18 percent of the land in the Colonial Village apartment complex. The 245 buildings on the site hold approximately 1055 apartments. Set off the street, these two- and three-story brick buildings observe deeply staggered setbacks and face into spacious, well-landscaped courtyards.

Courtyards vary in size from intimate clusters of five and seven buildings to larger groupings of up to thirteen. Courtyards are defined by building placement, landscaping, brick walls, and iron fences. Access from the street to individual apartments is made by way of informally patterned walkways in each court. Similarly, courtyards are connected by an internal system of paths spanning the complex.

The apartment units were designed in the Colonial Revival style. Buildings are of brick or brick and block construction on concrete foundations. Exterior and common walls range in width from eight to twelve inches. Exterior finishes are of six-course-American-bond brick with wood millwork details. Interior wall finish is plaster with wood millwork. Each building contains four to ten apartments including efficiency and one- or two-bedroom units. Tenants share fully equipped laundries and utility rooms located in basements of selected buildings. Apartments were constructed with fully equipped kitchens, tiled bathrooms, built-in radiators, and oak parquet and linoleum flooring.

Colonial Village was constructed in four phases. The first three sections were built as a Federal Housing Administration project and designed by Harvey Warwick. The oldest section is comprised of 276 units on the twenty-five acres flanking N. Rhodes Street (see map).[1] Work began on April 18, 1935. The project was ready for occupancy on October 1, 1935. Cost of the first phase was $1,128,600.[2] Construction began on the second phase on December 9, 1935, and was completed eleven months later on November 1, 1936. Officially called Colonial Village Extension, phase II contained 462 additional units located along Key Boulevard and west of phase I to N. Uhle Street. Cost for phase II totaled $1,860,000.[3] The third and final FHA phase, called Colonial Village Addition, consisted of 236 units. Located west of N. Uhle Street, work on this section began on February 9, 1937, and was completed on July 1, 1937, at a cost of $907,000.[4]

(See Continuation Sheet #1)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	X LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	X ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	X SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	X POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1935-1940 BUILDER/ARCHITECT Gustave Ring, Harvey Warwick, Frances Koenig

STATEMENT OF SIGNIFICANCE

Built in four phases between 1935 and 1940, the Colonial Village garden apartments in Arlington County, Virginia, exemplify the early application of innovative garden city planning concepts to a low- and middle-income apartment complex. Specifically these concepts include use of low-density superblock development, clustering of apartment units into spacious, richly landscaped courtyards, separation of pedestrian and automotive traffic routes, the use of an undeveloped interior greenbelt, and the use of staggered setbacks in apartment design to permit increased ventilation and light.

In addition to its innovations in apartment planning, Colonial Village is significant as the first Federal Housing Administration-insured, large-scale, rental housing project erected in the United States. Intending Colonial Village to be a model for subsequent FHA-insured projects, FHA officials worked with developers to create a prototype apartment complex displaying what they considered to be exemplary site planning, landscaping, land density, dwelling layout, construction type, ventilation, and building orientation.

The developer of Colonial Village was Gustave Ring. Ring came to be regarded as a pioneer in the garden apartment field through his work at Colonial Village and subsequent projects.[1] Following his success with Washington architect Harvey Warwick on the eight-story, 555-family Westchester Apartment building (1930) in Washington, D.C.,[2] Ring acquired a fifty-acre lot in Camden /now Arlington/, Virginia, for the purpose of constructing a multi-family, moderate-income rental housing development to be called Colonial Village. Again Ring chose Harvey Warwick as architect. From 1933 to 1935 Ring's attempts to find a local lender to finance the project met with little success. Following the Depression, foreclosures on apartment units were almost 30 percent, explaining apprehensions by investors.[3]

In 1935 Ring submitted Colonial Village under Title II of the National Housing Act only to have it rejected, again due to lack of local financing. Finally, under the advice of Miles L. Colean and Eugene H. Klaber of the newly formed Federal Housing Administration, Ring altered his original plans for Colonial Village and resubmitted the scheme under section 207 of the National Housing Act. The changes in plan and reductions in rents qualified Colonial Village as a low-cost housing project eligible to take advantage of the FHA program.[4]

Ring's application was received by the FHA on January 15, 1935, and processed by February 15, 1935. Financing was obtained from the New York Life Insurance Company. Work began on April 18, and the units were ready for occupancy on October 1, 1935.[5]

The project proved to be an immediate success. The developers prided themselves on both the high quality of construction at Colonial Village and the low rents to be charged. Ring's success was due in part to his role as general contractor for the project. Able to keep construction costs to a minimum, Ring rented apartments at Colonial Village in 1935 for $12.50 per room per month. Rents for an efficiency, a one-bedroom and a two-bedroom apartment were $36.50, $50.00, and $62.50, respectively. "This is something of an innovation in Washington,"

(See Continuation Sheet #2)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Aiken, Alfred L. "The New York Life's Insured Lending." Insured Mortgage Portfolio 3 (January 1939): 3, 4, 20.

Arlington Journal, 1977-1980.

Arlington News, 1977-1980.

Blair, William D. "Solving an Estate Investment Problem." Insured Mortgage Portfolio 2 (November 1937): 8, 9, 10, 27, 28.

(See Continuation Sheet # 9)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 40 acres

QUADRANGLE NAME Washington West, D.C.- Md.-Va. QUADRANGLE SCALE 1:24000

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	18	319440	4307110
B	18	319620	4307020
C	18	319640	4306810
D	18	319710	4306410
E	18	319040	4306810
F	18	319020	4306910
G	18	319350	4307100
H			

VERBAL BOUNDARY DESCRIPTION

(See Continuation Sheet # 9)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Virginia Historic Landmarks Commission Staff

ORGANIZATION: Virginia Historic Landmarks Commission

DATE: May 1980

STREET & NUMBER: 221 Governor Street

TELEPHONE: (804) 786-3144

CITY OR TOWN: Richmond

STATE: Virginia 23219

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X STATE ____ LOCAL ____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Tucker Hill, Executive Director
Virginia Historic Landmarks Commission

DATE SEP 16 1980

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST: DATE

CHIEF OF REGISTRATION

GPO 921-803

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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Colonial Village, Arlington, Virginia

7. DESCRIPTION

The fourth and last phase of Colonial Village, designed by Frances Koenig, was not part of the FHA program. Comprising twelve buildings (85 units), this section of Colonial Village was built during mid-1940. No cost figures pertaining to this section have been located.

To keep construction costs down, the developer, Gustave Ring, served as general contractor. Ring Construction Company supervised the work of the following subcontractors:

> Landscaping-Smalls Nursery under the director of James K. Wright; concrete work--Sam Moses; brickwork--Abe Richenburg; oak floors--Bruce Flooring Company; tile floors and walls--D. Giovanni; plasterwork--? Lozepone; millwork and trim--Lamar and Wallace; painting--Harry Brody and family; plumbing and heating systems--? Alsop; electrical system--Jack Rumkle; roofing--Rose Brothers; copper flashing, gutters, and downspouts--Joe Daly.[5]

Buildings within the Colonial Village apartment complex conform to a uniform architectural style. All buildings are Colonial Revival in style and have a consistent scale of two and three stories, brick construction (six-course American bond), soldier-course window heads, brick dentiled cornices, and a variety of such Colonial Revival details as pilaster and pediment door surrounds; multi-light, round-arched windows with raised keystones and springers; decorative relieving arches; false roof balusters; and brick quoins.

Examples of typical apartment floor plans at Colonial Village are seen in figure 1. These plans foreshadow the model design concepts pertaining to dwelling layout, room size, lighting, ventilation, and orientation presented in the September 1939 issue of Architectural Record devoted to suburban apartment building.[6]

Although the FHA portion of Colonial Village was built in three consecutive phases, the complex was designed as a single unit.[7] This accounts for the uniformity of quality in the architecture, landscaping, and plan across the entire complex. Minor changes in building type, however, may be discerned in each phase as noted in the attached brief inventory.

Landscaping of Colonial Village is attributed to James K. Wright.[8] A wide selection of easily acquired, native deciduous and evergreen trees was used throughout the development. Among the varieties of trees found in both the courtyards and the greenbelts are examples of elm, maple, royal oak, willow oak, pine, spruce, hickory, mulberry, and magnolia. Within the courts, trees and shrubbery are used to accent entrances to buildings and to set off walkways. Their selection and placement, together

(See Continuation Sheet #2)

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Colonial Village, Arlington, Virginia

7. DESCRIPTION

with sensitive berming of the land, create a park-like setting within each court. Additional landscaping smooths transition zones between courtyards. Evergreen climbing shrubs are trellised by the phase III garages to soften the effect of the parking compound. Similarly, phase I garages are screened by the northeast greenbelt.

Colonial Village has survived remarkably intact. While a few apartments have been expanded in size by merging with neighboring units, most changes have been limited to the removal and replacement of dead trees and shrubbery. No alterations to either the street plan or the complex layout have been made. Most buildings appear to be structurally sound and well kept. The two garage compounds from 1935 and 1937 still stand unaltered. (See Continuation Sheet #7 for building types list)

8. SIGNIFICANCE

the Architectural Forum reported in August 1935, "as the average cost per room at present in apartments, is about 50 percent greater."[6] Before construction was completed on the first 276 units, management was swamped with almost 15,000 applications.

Following their success, Ring and Warwick submitted phase II of Colonial Village /officially named Colonial Village Extension/ to the FHA for approval. New York Life Insurance Company again provided financing. Construction began on phase II on December 9, 1935. The 462 units were completed on November 1, 1936.

The third and final FHA-insured phase /officially named Colonial Village Addition/ consisted of 236 units. Construction began on February 9, 1937, and was completed by July 1, 1937.[7]

With the completion and success of Colonial Village, Ring quickly pursued other FHA projects in the Washington area. Between 1935 and 1939 Ring was connected with six FHA large-scale, low- to moderate-income, rental housing projects. These include Colonial Village, Arlington, Virginia (1935, 276 units, $1,128,600); Colonial Village Extension, Arlington, Virginia (1936, 462 units, $1,860,800); Colonial Village Addition, Arlington, Virginia (1937, 236 units, $905,500); Brentwood Village, Washington, D.C. (1938, 426 units, $2,090,000); Northwood Apartments, Baltimore, Maryland (1938, 388 units, $1,872,500); and Arlington Village, Arlington, Virginia (1939, 655 units, $2,993,000).[8] His projects combined, Ring erected over 2400 units in the FHA program at a total cost of $10,850,400. His impact on the FHA program led Architectural Forum to comment, "All big businesses have their big men, and one of these usually stands head and shoulders above the rest. In the FHA-insured rental housing business this man, first, last and always, is Gustave Ring."[9]

The experience of its mortgage lender, New York Life Insurance Company, bears additional evidence of Colonial Village's success and impact on the FHA program. Originally backing Colonial Village with some trepidation, New York Life rejected a

(See Continuation Sheet #3)

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Colonial Village, Arlington, Virginia

8. SIGNIFICANCE

similar request late in 1935 for mortgage money by developers of Falkland Apartments in Silver Spring, Maryland.[10] Once Colonial Village established the viability of the FHA program, New York Life began actively to seek similar projects to finance. By January 1939, New York Life financed twenty-two or over one-fifth of all FHA large-scale rental housing projects, representing an investment in excess of eighteen million dollars in mortgage funds.[11]

In addition to its FHA-related significance, Colonial Village is important for its planning innovations. Following on the heels of Sunnyside Garden Apartments, New York (1924-28), Radburn, New Jersey (1929), and Chatham Village, Pittsburgh (1932), all by town planners Clarence S. Stein and Henry Wright,[12] Colonial Village may be seen as a logical outgrowth of the American garden city movement of the early 20th century.

The use of superblock development was first introduced at Sunnyside Gardens. The project was composed of tangent superblocks set into a rigid, grid-iron plan. A series of large undistinguished brick apartment units lined the edges of each block setting off a central common green. Although lying tangent to each other, each superblock was conceived as an independent unit bearing little relationship with its neighbor.

Unlike Sunnyside Gardens, Radburn was a totally planned garden community complete with commercial, residential, and recreational facilities. Only a small part of the development was completed, however, due to the onset of the Depression. In contrast to the rigidity of Sunnyside Gardens, Radburn was less formal in plan. The residential section of Radburn was composed of detached, single-family houses placed within superblock development. An interior greenbelt helped define and unite the superblocks into a harmonious unit. Houses were grouped in loose rows and along cul-de-sacs. Pedestrian and vehicle traffic were completely separated through the greenbelt plan and an elaborate system of pedestrian underpasses beneath streets.

Chatham Village in Pittsburgh, a third project by Wright and Stein, was also important to American town planners of the 1930s. Designed as owner-occupied town houses, Chatham Village was surrounded on three sides by undeveloped greenbelt parks. Buildings here were arranged in parallel rows with minor setbacks and fronted onto an interior grass mall. The greenbelt was treated as a separate park located across the perimeter street.

Thus several of the planning ideas employed at Colonial Village had been introduced previously in the work of Wright and Stein. Specifically these were the use of low-density superblock development, the use of interior greenbelt parks, and the separation of pedestrian and vehicle traffic. However, notable differences in their application are discerned at Colonial Village.

(See Continuation Sheet #4)

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8. SIGNIFICANCE

Unlike Colonial Village, neither Chatham Village nor Radburn was planned as an apartment complex. Each was conceived as a community of single-family residences. Therefore, the transfer of planning ideas traditionally reserved for single-family suburban residential development to a low- and middle-income apartment complex was of tantamount significance to planners of the 1930s. Although Sunnyside Gardens also employed superblock development, its formal plan bears little resemblance to the park-like setting of either Radburn or Colonial Village. While the plan at Chatham Village was more informal than Sunnyside Gardens, buildings were still lined as row houses and the greenbelt pushed to the periphery.

By contrast, Ring and Warwick grouped apartments about spacious courts. Through the creative laying of walkways, the subtle varying of building types, and the use of a wide variety of deciduous and evergreen trees and shrubbery, each courtyard was imbued with its own character. With the addition of three interior greenbelts, each court is a park within a park. In addition, as the quality of space differs in each courtyard, no two courts are alike. Some courtyards are completely enclosed; others are set back from the street. Transitional areas between each court are not always across a street but often through openings of various sizes between buildings, across lawns, or via stone pathways. Through the uniformity of building style and quality, there exists at the same time an overriding sense of homogenity across the whole.

Within each courtyard, buildings observe deeply staggered setbacks to maximize ventilation and natural light. Through these setbacks, every room in Colonial Village was given a window. Later, both the Architectural Forum and the Architectural Record would publicize the planning innovations at Colonial Village (both the interweaving of courtyards in a greenbelt plan and the deep setbacks) as model planning concepts for apartment development.[13]

From a sociological and political view, the United States government through the FHA attempted to make the American dream of a suburban home come true for persons of low and moderate income. Though the tenant lacked the ideal of private ownership, it was hoped that the amenities of quality construction, low-density development, and buildings placed in a park-like setting would be an attractive alternative. It was further assumed that through such development, a sense of community would evolve, not unlike that found in the suburbs. This was seen as benefiting the developer and the tenant alike. Alfred L. Aiken, president of mortgage lender New York Life Insurance Company, stated the developer's perspective in the FHA periodical Insurance Mortgage Portfolio (January 1939). Garden apartments like Colonial Village, Aiken wrote,

> represent a salutary trend, both from a social and economic point of view....Some of the garden-type apartments are so large as to constitute almost independent communities. As a consequence, through tactful management and the encouragement of community activities, tenants can be inspired with

(See Continuation Sheet #5)

8. SIGNIFICANCE

> pride and interest both in their own quarters and the development as a whole. Thereby loss of tenants and depreciation can be reduced and, because of the satisfaction derived from an attractive residential environment, the maintenance of the development can be assured.[14]

The influence of Colonial Village on apartment design was profound. In August 1939, when the project was nearing completion, Architectural Forum called Colonial Village "the most talked about project in the country."[15] Nine years later, the Urban Land Institute described Colonial Village as "one of the outstanding developments of its kind in /America/."[16] The success of Colonial Village as the FHA's pioneer project convinced investors that rental housing could be a safe investment during the Depression. In conclusion, the sound planning principles expressed at Colonial Village combined with its appearance in over twenty articles between 1935 and 1940 in Architectural Forum, Architectural Record, Insured Mortgage Portfolio, and other professional journals garnered the complex national attention and led to the widespread emulation of its plan across the country.

BNZ

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[1]Miles L. Colean, "An Early FHA Experiment," Mortgage Banker 38 (May 1978): 86, 88.

[2]"The Way to Record Breaking Rents," Architectural Forum 71 (August 1939): 135. Editors called the Westchester "Washington's swankest /sic/ apartment house."

[3]"FHA Experience with Rental Housing," Insured Mortgage Portfolio 4 (April 1940): 11. The Architectural Forum noted in 1936 that "...of all real estate, the financial condition of the /large-scale/ apartment is today probably the worst." Miles Colean, quoted in "Building Money," Architectural Forum 65 (August 1936): 151.

[4]"Building Money," Architectural Forum 63 (August 1935): 137-38.

[5]"Building Money," Architectural Forum 65 (August 1936): 151-52.

[6]"Building Money," Architectural Forum 63 (August 1935): 138.

[7]Gustave Ring, "Large-scale Housing as a Business," Insured Mortgage Portfolio 1 (June 1937): 7.

[8]"Projects actively under way..."Insured Mortgage Portfolio 3 (September 1938), and "The Way to Record Breaking Rent," loc. cit.

[9]"The Way to..." loc. cit.

(See Continuation Sheet #6)

8. SIGNIFICANCE

[10]William D. Blair, "Solving an Estate Investment Problem," Insured Mortgage Portfolio 2 (November 1937): 10. Blair, the president of Falkland Properties, Incorporated, wrote, "We approached the insurance company which had agreed to finance the insured mortgage for Colonial Village. The reply was that Colonial Village was an experimental investment and that it would consider further lending on this type of security only after this first development had proved a success as an income producer. Other insurance companies sufficiently large to finance our project appeared unwilling to make even an experimental investment, and no bank large enough to handle the loan could be interested." Blair finally got his loan. The project was completed in 1937. Like Colonial Village, additions to the complex followed its initial success.

[11]Alfred L. Aiken, "The New York Life's Insured Lending," Insured Mortgage Portfolio 3 (January 1939): 3, 4, 20.

[12]See: Clarence S. Stein, Toward New Towns for America (Chicago: University Press of Liverpool, 1951).

[13]Bernard J. Harrison, Henry D. Whitney, and Choloethiel Woodward," From Rent to Space, Part III," Architectural Forum 65 (August 1936): 133-48 and "Suburban Apartment Buildings," Architectural Record 86 (September 1939): 88-114.

[14]Aiken, op. cit., p. 20.

[15]"The Way to..." loc. cit.

[16]Gustave Ring, "Modern Trends in Garden Apartments," Urban Land, May 1948, p. 1 (editorial comment).

[17]Colean, op. cit., p. 88.

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Colonial Village, Arlington, Virginia

7. DESCRIPTION

The following is a selected list of building types located within the Colonial Village apartment complex:

Phase I, example 1: brick (6-course American bond); 2 stories; false gambrel green slate roof with four gable dormers; four bays. Central entrance with fluted pilaster surrounds and architrave frieze. Entrance flanked to each side by tripartite double-hung sash windows (4/4 and 6/6). Gambrel unit is flanked at each end by a brick (6-course American bond), 1-bay, 2-story, flat-roof wing. Each wing contains 6/6 double-hung sash windows with paneled shutters, a dentiled brick cornice, and brick quoins (5 course).

Phase I, example 2 : brick (6-course American bond); 2 stories on raised basement; flat roof; 7 bays. Central entrance with pilaster and architrave surrounds. Low wrought-iron screen above entrance cornice. Round-arched, multi-light window with prominent springers and keystones in central bay second story. Center bay flanked by tripartite double-hung sash windows (4/4 and 6/6) on second and third stories. Brick dentiled cornice. End bays project slightly forward and are marked by 5-course brick quoins. End bay windows (8/8 double-hung sash) have box paneled shutters. Decorative relieving arch over first-story end bay windows.

Phase I, example 3 : brick (6-course American bond); 2 and 2½ stories; 4 bays; flat and gable roof. Center 2 bays are recessed. Entrance with pilaster and segmentally arched pediment surrounds in second bay. Dentiled brick cornice. Brick quoins (5-course). Northern bay is 2½ stories with front gable roof. Double-hung sash windows (6/6) with paneled shutters. First-floor windows topped by decorative relieving arch. Attic story has weatherboard siding with central louvred vent.

Phase II, example 1: brick (6-course American bond); 2 stories with end raking cornice; 8 bays. Central entrance with dentiled pediment resting on fluted pilasters. Entrance flanked to each side by tripartite double-hung sash windows (4/4 and 6/6). All other windows are 6/6. End bay first-story windows rest on recessed box panels and are topped by a decorative relieving arch. End bay windows have box paneled shutters.False end chimneys.

Phase II, example 2: Exterior is identical to phase I, example 1, except slate roof is black and center section is 6 bays across.

Phase II, example 3: brick (6-course American bond); 2 stories; flat roof; 6 bays. Central entrance with segmentally arched pediment supported by fluted pilasters. Dentiled brick cornice. Brick quoins (5-course). End bays project slightly forward. Tripartite double-hung sash windows in second and fourth bays (4/4 and 6/6). End bay windows have box paneled shutters.False balustrade over end bay cornice.

(See Continuation #8)
Sheet

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Colonial Village, Arlington, Virginia

7. DESCRIPTION

Phase III: All buildings similar to phase II.

Phase IV, example 1: brick (6-course American bond); 2½ stories; flat/gable roof; 8 bays. Center entrance with pilaster and pediment surrounds. Entrance flanked by tripartite double-hung sash windows (4/4 and 6/6). Dentiled brick cornice. End bay windows have box paneled shutters. False paired end chimneys with curtain walls. Louvred fan vent in end attic story.

Phase IV, example 2: brick (6-course American bond); 2 stories; flat roof; 5 bays. Central entrance with fluted pilasters and pediment surrounds. Entrance flanked by tripartite double-hung sash windows (4/4 and 6/6). Octagonal window above entrance. Decorative brick cornice. Brick quoins (5-course).

A portion of phase III of Colonial Village is scheduled for demolition in 1981 and has been omitted from the nomination. This area is bounded to the north by Key Boulevard, to the east by N. Uhle Street, to the south by the rear building line of units facing N. 16th Street, and to the west by N. Veitch Street. The resulting nomination is composed of approximately 226 buildings on about forty acres. As no interior greenbelt parks are located within this section, the omission of this portion of phase III from the nomination does not compromise the nomination of Colonial Village.

BNZ

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[1]"Progress in Large-scale Housing," Insured Mortgage Portfolio 1 (May 1937): 10, 23.

[2]"Building Money," Architectural Forum 65 (August 1936): 152.

[3]Gustave Ring, "Large-scale Housing as a Business," Insured Mortgage Portfolio 1 (June 1937): 7.

[4]Ibid.

[5]Brian H. Ford, "An Interview with Frances Koenig," Colonial Village - The Cultural and Architectural Heritage, pp. 6-9.

[6]"Low-cost Suburban Apartment Buildings," Architectural Record 86 (September 1939): 88-114.

[7]Ring, loc. cit.

[8]Ford, loc. cit.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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10. GEOGRAPHICAL DATA--VERBAL BOUNDARY DESCRIPTION

The register boundary is composed of a line encompassing the six parcels described on continuation sheets 10-15 and beginning at the SE corner of Parcel 1, thence running SW along the S sides of parcels 1, 2, and 3, crossing N. Rhodes and N. Troy streets to the SW corner of Parcel 3; thence extending NW along W side of Parcel 3, crossing Key Blvd. to SE corner of Parcel 5 and continuing W along S side of said parcel, then N along W side of same, crossing N. 18th Street to SW corner of Parcel 6 and continuing N to NW corner of said parcel; thence extending E, then S, then W along bounds of Parcel 6 to N. 18th and N. Uhle streets, then continuing S along E side of N. Uhle to NW corner of Parcel 4, then continuing NE along the NW side of said parcel, then N along the W side of same to S side of Lee Highway, then continuing E along N side of said parcel, crossing N. Rhodes and continuing E along N side of Parcel 1; thence extending S along E side of said parcel, then E along N side of same, then continuing S along E side of said parcel to point of origin.

(See Continuation Sheet #10)

COLONIAL VILLAGE

PARCEL 1

BEGINNING atan iron pipe lying in a north line of Wilson Boulevard; said pipe being the southwestern most corner of the land of Colonial Village Shopping Center Associates;

thence with the northerly line of Wilson Boulevard, S. 60° 3' 52" W. 312.15 feet to a point in the easterly line of North Rhodes Street;

thence with the easterly line of North Rhodes Street, with the arc of a curve to the right whose radius is 1538.26 feet and whose chord bearing and chord are N. 27° 25' 20" W. 134.36 feet respectively, an arc distance of 134.41 feet to a point;

N. 24° 55' 9" W. 350.00 feet to a point;

with the arc of a curve to the left whose radius is 365.00 feet and whose chord bearing and chord are N. 39° 39' 11" W. 185.66 feet respectively, an arc distance of 187.72 feet to a point;

N. 54° 23' 13" W. 57.73' to a point; with the arc of a curve to the right whose radius is 200.00 feet and whose chord bearing and chord are N. 30° 52' 59" W. 159.52 feet respectively, an arc distance of 164.09 feet to a point;

N. 07° 22' 45" W. 254.40 feet to a point;

and with the arc of a curve to the right whose radius is 20.00 feet and whose chord bearing and chord are N. 42° 30' 05" E. 30.58 feet, an arc distance of 34.81 feet to the point in the southerly right-of-way line of Lee Highway;

thence with the southerly right-of-way line of Lee Highway S. 87° 38' 04" E. 33.90 feet and N. 70° 25' 00" E. 30.83 feet to a point;

thence through the land of Colonial Village Apartments Incorporated, the following courses and distances:

S. 7° 22' 45" E. 305.56 feet to a point;
N. 82° 37' 15" E. 134± feet to a point;
N. 07° 03' 24" W. 12.90 feet to a point;
N. 82° 56' 12" E. 421.59 feet to a point;
S. 07° 7' 14" E. 328.52 feet to a point;

and S. 07° 01' 59" E. 334.24 feet to a point of beginning.

COLONIAL VILLAGE

PARCEL 2

Arlington County, Va.
Continuation Sheet 11
Item 10, Page 3
VERBAL BOUNDARY DESCRIPTION

BEGINNING at a point in the northerly right-of-way line of Wilson Boulevard, said point being the intersection of the westerly right-of-way line of North Rhodes Street;

thence with the northerly right of way line of Wilson Boulevard, S. 60° 03' 52" W. 433.14 feet to a point; and with the arc of a curve to the right whose radius is 20.00 feet and whose chord bearing and chord are N. 74° 55' 06" W. 28.29 feet respectively, an arc distance of 31.43 feet to a point in the easterly right-of-way line of North Troy Street;

thence with the easterly right-of-way line of North Troy Street, the following courses and distances:

N. 29° 54' 04" W. 264.94 feet to a point; with the arc of a curve to the left whose radius is 959.00 feet and whose chord bearing and chord are N. 36° 37' 53" W. 224.78 feet respectively, an arc distance 225.30 feet to a point; with the arc of a curve to the right whose radius is 854.91 feet and whose chord bearing and chord are N. 37° 28' 46" W. 175.23 feet respectively; an arc distance of 175.54 feet to a point;
with the arc of a curve to the right whose radius is 20.00 feet and whose chord bearing and chord are N. 10° 15' 29" E. 26.69 feet respectively, an arc distance of 29.22 feet to a point in the southerly right-of-way line of North Key Boulevard;

thence with a southerly right-of-way line of North Key Boulevard, N. 52° 06' 47" E. 428.60 feet to a point;

and with the arc of a curve to the right whose radius is 20.00 feet and whose chord bearing and chord are N. 88° 51' 47" E. 23.93 feet respectively; an arc distance of 25.66 feet to a point in the westerly right-of-way line of North Rhodes Street;

thence with the westerly right-of-way line of North Rhodes Street, the following courses and distances:

S. 54° 23' 13" E. 122.02' to a point;

with the arc of a curve to the right whose radius is 300.00 feet and whose chord bearing and chord are S. 39° 39' 09" E. 152.60 feet respectively, an arc distance of 154.30 feet to a point;

S. 24° 55' 09" E. 350.00 feet to a point;

and with the arc of a curve to the left whose radius is 1603.26 feet, and whose chord bearing and chord are S. 27° 25' 21" E. 140.05 feet respectively, an arc distance of 140.10 feet to the point of beginning.

BEGINNING at a point in the northerly right-of-way line of Wilson Boulevard; said point being the intersection of the westerly right-of-way line of North Troy Street;

thence with the northerly right-of-way line of Wilson Boulevard,

S. 60° 03' 52" W. 125.98 feet and S. 64° 32' 29" W. 310.64 feet to a point;

thence through the land of Colonial Village Apartments Incorporated;

N. 37° 26' 34" W. 491.01 feet and N. 25° 34' 55" W. 224.03 feet to a point in the southerly right-of-way line of North Key Boulevard;

thence with the southerly right-of-way line of North Key Boulevard;

N. 64° 27' 15" E. 436.56 feet and with the arc of a curve to the right whose radius is 20.00 feet and whose chord bearing and chord are:

S. 73° 31' 19" E. 26.78 feet respectively, an arc distance of 29.34 feet to a point in the westerly right-of-way line of North Troy Street;

thence with the westerly right-of-way line of North Troy Street, the following courses and distances:

with the arc of a curve to the left whose radius is 919.91 feet and whose chord bearing and chord are S. 37° 25' 47" E. 190.14 feet respectively, an arc distance of 190.48 feet to a point;

with the arc of a curve to the right whose radius is 894.00 feet and whose chord bearing and chord are S. 36° 37' 53" E. 209.55 feet respectively, an arc distance of 210.03 feet to a point;

S. 29° 54' 04" E. 265.00 feet to a point; and

with the arc of a curve to the right whose radius is 20.00 feet and whose chord bearing and chord are S. 15° 04' 54" W. 28.28 feet respectively; an arc distance of 31.40 feet to the point of beginning.

PARCEL 4

BEGINNING at a point in the westerly right-of-way line of North Rhodes Street; said point being the intersection of the southerly right-of-way line of Lee Highway;

thence with the westerly right-of-way line of North Rhodes Street;

S. 07° 22' 45" E. 286.26 feet and with the arc of a curve to the right whose radius is 116.02 feet and whose chord bearing and chord are:

S. 22° 22' 01" W. 115.13 feet respectively;

an arc distance of 120.47 feet to a point in the northerly right-of-way line of North Key Boulevard;

thence with the northerly right-of-way line of North Key Boulevard, the following courses and distances:

S. 52° 06' 47" W. 323.07 feet to a point;

with the arc of a curve to the right, radius is 896.42 feet and whose chord bearing and chord are S. 58° 17' 01" W. 192.71 feet respectively;

an arc distance of 193.08 feet to a point;

and S. 64° 27' 15" W. 267.83 feet to a point;

thence through the land of Colonial Village Apartments Incorporated, the following courses and distances:

N. 64° 53' 14" W. 16.29 feet to a point;
S. 64° 27' 15" W. 55.00 feet to a point;
N. 06° 39' 19" W. 252.65 feet to a point;
N. 60° 34' 22" E. 396.00 feet to a point;
S. 75° 26' 21" E. 102.32 feet to a point;
N. 54° 59' 42" E. 210.00 feet to a point; and
N. 00° 06' 21" E. 318.75 feet to a point in the southerly right-of-way line of Lee Highway;

thence with the southerly right-of-way line of Lee Highway, the following courses and distances:

N. 88° 37' 36" E. 2.32 feet to a point;
S. 79° 21' 48" E. 109.44 feet to a point;
S. 87° 29' 08" E. 27.14 feet to a point;

and with the arc of a curve to the right whose radius is 20.00 feet and whose chord bearing and chord are S. 47° 26' 15" E. 25.74 feet respectively; an arc distance of 27.96 feet to the point of beginning.

BEGINNING at a point in the easterly right-of-way line of North Veitch Street; said point being the northwest corner of the land of Alpheus Kidwell and the intersection of the southerly right-of-way line of 18th Street North;

thence with the southerly right-of-way line of 18th Street North, the following courses and distances:

with the arc of a curve to the right whose radius is 13.4 feet and whose chord bearing and chord are N. 38° 20' 55" E. 18.94 feet respectively, an arc distance of 21.04 feet to a point;

N. 83° 19' 48" E. 290.74 feet to a point; and

with the arc of a curve to the right whose radius is 20.00 feet and whose chord bearing and chord are S. 51° 39' 46" E. 28.29 feet respectively; an arc distance of 31.42 feet to a point in the westerly right-of-way line of North Uhle Street;

thence with the westerly right-of-way line of North Uhle Street, S. 06° 39' 19" E. 309.14 feet to a point; and

with the arc of a curve to the right whose radius is 20.00 feet and whose chord bearing and chord are S. 28° 53' 56" W. 23.25 feet respectively, an arc distance of 24.82 feet to a point in the northerly right-of-way line of North Key Boulevard;

thence with the northerly right-of-way line of North Key Boulevard, the following courses and distances:

S. 64° 27' 15' W. 32.75 feet to a point;

with the arc of a curve to the right whose radius is 1515.56 feet and whose chord bearing and chord are S. 68° 13' 48" W. 199.60 feet respectively, an arc distance of 199.74 feet to a point;

S. 72° 00' 20" W. 69.83 feet to a point; and

with the arc of a curve to the right whose radius is 15.41 feet and whose chord bearing and chord are N. 57° 19' 34" W. 23.84 feet respectively, an arc distance of 27.26 feet to a point in the easterly right-of-way line of North Veitch Street;

thence with the easterly right-of-way line of North Veitch Street, N. 06° 39' 27" W. 327.43 feet to a point in the southerly line of the land of Alpheus Kidwell;

thence with the lines of the land of Alpheus Kidwell, the following courses and distances:

N. 84° 01' 47" E. 200.99 feet to a point;
N. 04° 27' 40" W. 25.63 feet to a point; and
N. 84° 03' 21" W. 206.95 feet to the point of beginning.

COLONIAL VILLAGE

PARCEL 6

VERBAL BOUNDARY DESCRIPTION

BEGINNING at a point in the easterly right-of-way line of North Veitch Street; said point being the southwest corner of Ingleside Subdivision;

thence with the southerly line of Ingleside Subdivision;

N. 83° 28' 49" E. 419.42 feet to a point;

thence through the land of Colonial Village Apartments Incorporated;

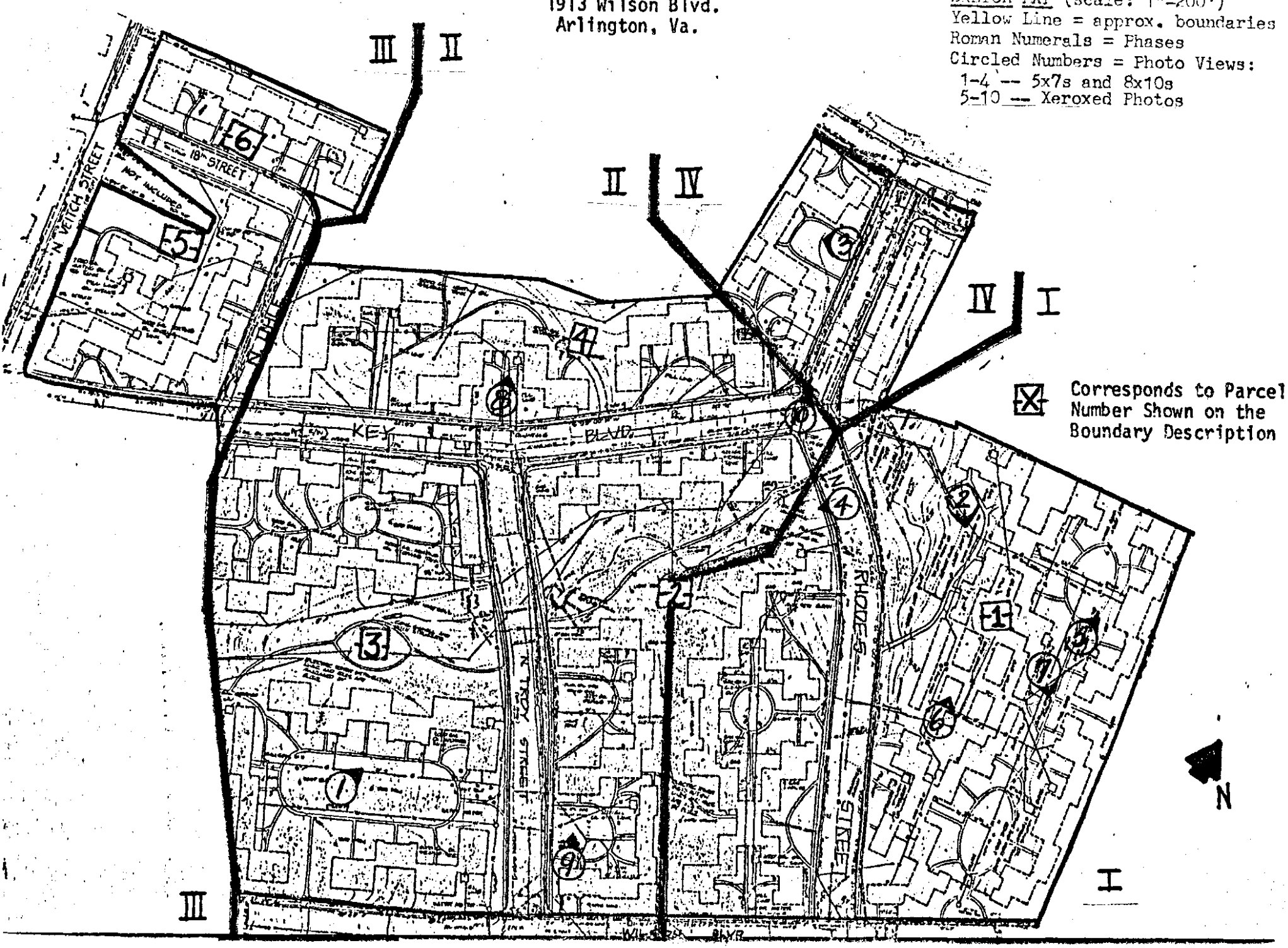
S. 06° 40' 12" E. 132.07 feet; and
S. 83° 19' 48" W. 419.42 feet to a point in the easterly right-of-way line of North Veitch Street;

thence with the easterly right-of-way line of North Veitch Street;

N. 06° 39' 27" W. 132.07 feet to the point of beginning.

COLONIAL VILLAGE APARTMENTS
1913 Wilson Blvd.
Arlington, Va.

SKETCH MAP (scale: 1"=200')
Yellow Line = approx. boundaries
Roman Numerals = Phases
Circled Numbers = Photo Views:
1-4 -- 5x7s and 8x10s
5-10 -- Xeroxed Photos



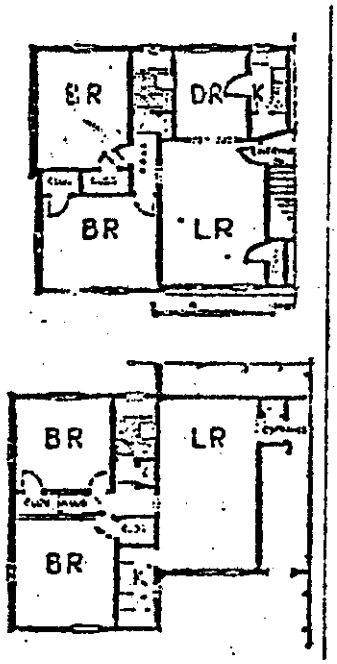
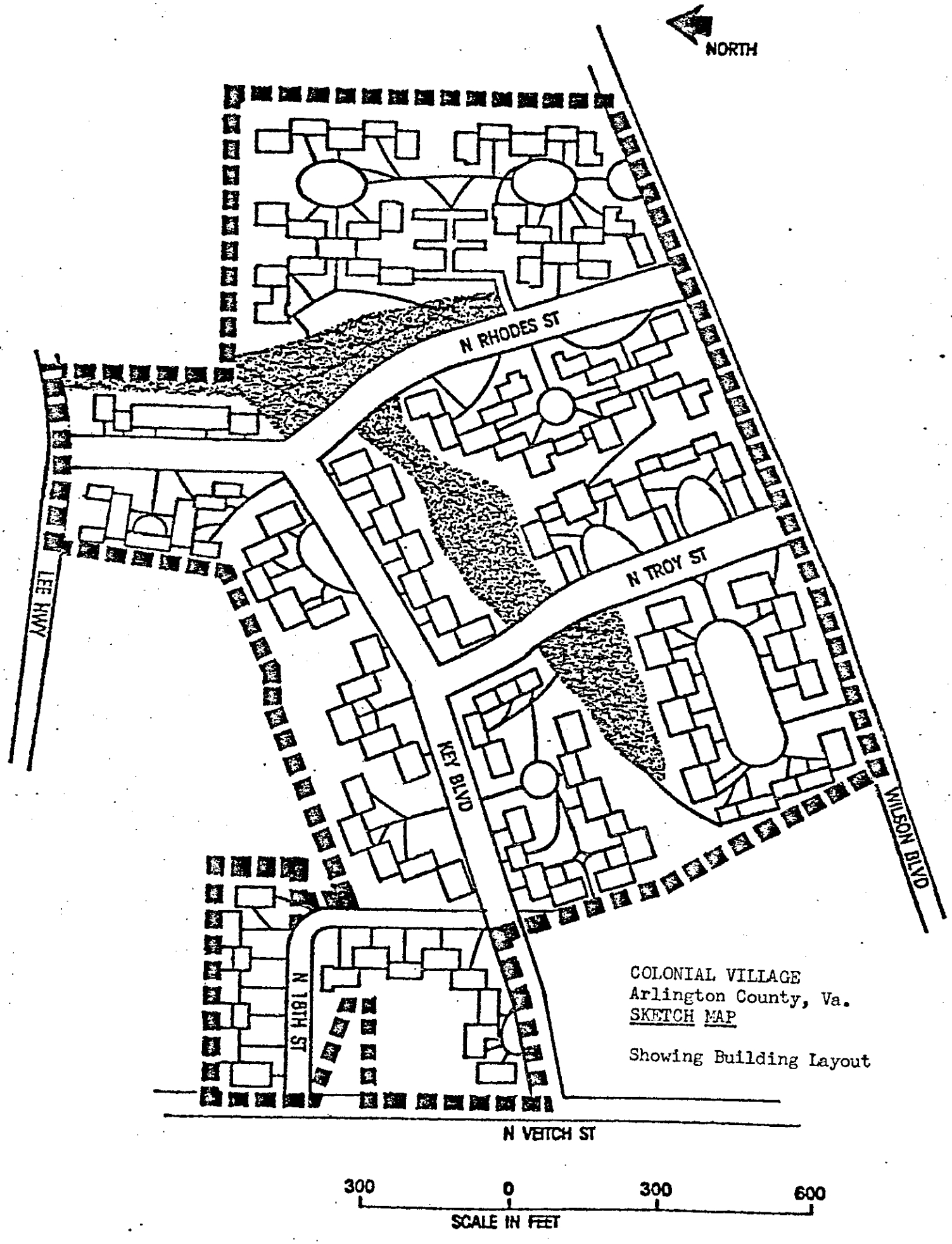


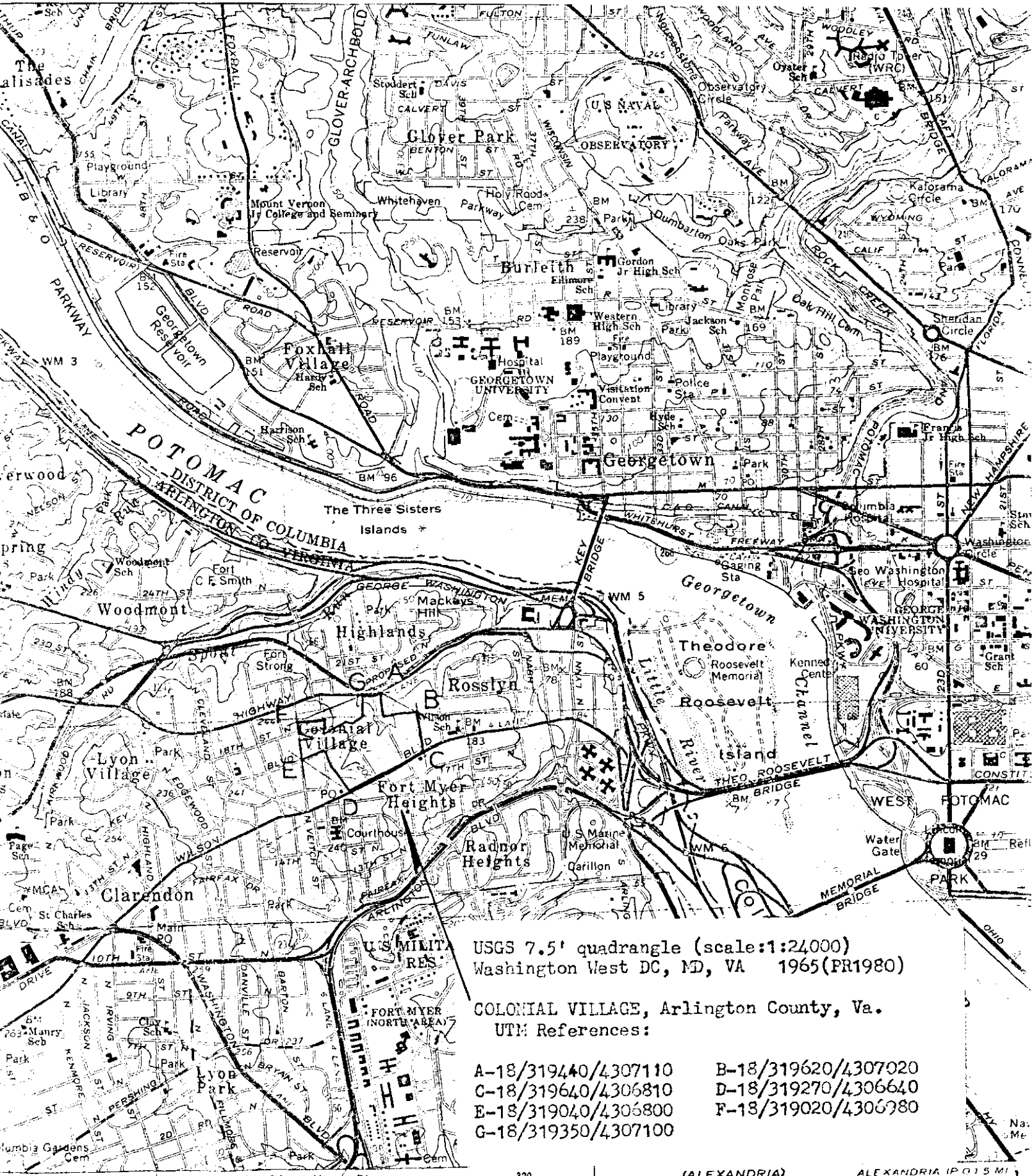
FIGURE 1

Floor plans from phase I. Reproduced from Architectural Forum, v. 63 (August 1935), 139.



COLONIAL VILLAGE
Arlington County, Va.
SKETCH MAP

Showing Building Layout



USGS 7.5' quadrangle (scale:1:24000)
Washington West DC, MD, VA 1965(PR1980)

COLONIAL VILLAGE, Arlington County, Va.
UTM References:

A-18/319440/4307110	B-18/319620/4307020
C-18/319640/4306810	D-18/319270/4306640
E-18/319040/4306800	F-18/319020/4306980
G-18/319350/4307100	

SCALE 1:24000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER