

United States Department of the Interior  
National Park Service

VLR 12/5/7  
NAHP 2/21/8

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

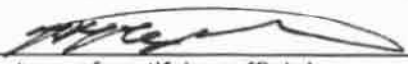
historic name Monroe Courts Historic District  
other names/site number VDHR # 000-4105

2. Location

street & number 1041-1067 North Nelson and 1036-1062 and 1033-1055 North Monroe streets not for publication N/A  
city or town \_\_\_\_\_ vicinity N/A  
state Virginia code VA county Arlington code 013 zip code 22201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

  
\_\_\_\_\_  
Signature of certifying official  
Virginia Department of Historic Resources  
State or Federal Agency or Tribal government

1/4/08  
\_\_\_\_\_  
Date

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  
Date

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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**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)

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

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or 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 AND DEVELOPMENT  
\_\_\_\_\_

**Period of Significance** 1938

**Significant Dates** 1938

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

**Cultural Affiliation** N/A

**Architect/Builder** Cobb, John D.  
Gosnell, Clarence W

**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**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Virginia Department of Historic Resources, Richmond, Virginia; Arlington County Department of Community Planning, Housing and Development, Arlington, Virginia

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**10. Geographical Data**  
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**Acreage of Property** approximately 2.35 acres

**UTM References** (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing				
1)	18	317357	4306018	2)	18	317528	4306013	3)	18	317550	4305964	4)	18	317382	4305901

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**  
 =====

name/title Elizabeth Breiseth, Laura V. Trieschmann, Saleh Van Erem, Jeanne Barnes, and Paul Weishar, Architectural Historians, and Kacey Young

Organization EHT Traceries, Inc. date September 2007

street & number 1121 Fifth Street NW telephone 202/393-1199

city or town Washington state DC zip code 20001

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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 Multiple Owners

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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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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**NATIONAL REGISTER OF HISTORIC PLACES  
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**Monroe Courts Historic District  
Arlington County, Virginia**

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**SUMMARY DESCRIPTION**

Located approximately five miles west of Washington, D.C., Monroe Courts is a residential development containing four groups of row houses, encompassing 39 single-family dwellings. The development is set on approximately 2.35 acres in the Ballston-Virginia Square neighborhood in central Arlington County, Virginia. Monroe Courts, located along North Nelson and North Monroe streets, is situated between Washington Boulevard and North Fairfax Drive, key automobile thoroughfares in Arlington County. Residential and commercial development encircles the row houses. The development is bounded by Quincy Park to the west, Washington Boulevard to the north, North Lincoln Street to the east, and 10<sup>th</sup> Street North to the south. The row houses were constructed on sloping lots; sidewalks, as well as mature trees and shrubs, buffer the houses from North Nelson and North Monroe streets.

Monroe Courts contains four groups of row houses sited along North Nelson and North Monroe streets. Two groups of four and nine unit row houses are located along the east side of North Nelson Street. The two groups of row houses sited along the west and east sides of North Monroe Street consist of 14 and 12 houses, respectively. Although the four groups vary in the number of dwellings, the majority of the 39 houses are two bays in width and all are two stories in height. Constructed for a middle-class clientele in a fast-growing commuter suburb of Washington, D.C. during the late 1930s, the architecture of Monroe Courts exhibits a vernacular, less detailed interpretation of the Colonial Revival style. Each house is designed to display variety of form and detail while simultaneously harmonizing with each other. Monroe Courts uses minimal ornamentation but can be identified as Colonial Revival in style from the symmetry of its design and the door surrounds.

Although several of the houses have replacement windows and/or small rear additions, the overall integrity of the development remains intact. The development consists exclusively of four groups of row houses containing 39 dwellings, all of which are contributing resources. There are also three non-historic sheds associated with these row houses.

**DETAILED DESCRIPTION**

Each of the row houses displays a repeating pattern of architectural elements reflecting the Colonial Revival style. Variety and distinction between each dwelling is achieved through the use of three roofs along the façade or primary elevations. The three roof forms are front gable roof, false gambrel, and false side gable. The roof forms are employed in an alternating and symmetrical fashion to create a sense of diversity among the otherwise uniform two-story, two- and three-bay row houses.

Each row is set on a poured concrete foundation and is constructed of concrete blocks. The structures are clad in a six-course American-bond brick veneer. Shared exterior chimneys of brick construction rise from the flat roofs of the structure, adjacent to the party walls.

The northern and southern units of each row have a front gable roof. The gable ends of these houses are typically clad in weatherboard siding and have unmolded fascia boards. Some of the gable ends have been clad in vinyl siding. The roofs are covered with variegated slate shingles. The end units have one-story, screened-in porches. Some of these porches have been altered, such as the porch on 1062 North Monroe Street, which is now enclosed and clad with vinyl siding. Fenestration includes six-over-six double-hung, wood-sash windows set on rowlock sills. Louvered shutters frame the

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window openings. The houses retain their single-leaf wood doors with ogee-molded surrounds.

The central houses in each row are covered by a flat roof but employ a repeating, symmetrical combination of false gambrel and false side gable roofs to create variety within each row. The false gambrel roofs cover either two or five houses, depending on the length of the row. They are covered with variegated slate shingles and are pierced by paired, front-gabled dormers, creating the illusion that the houses are one-and-a-half stories in height, when they are actually two full stories in height. The dormers are typically clad with weatherboard siding and have six-over-six double-hung, wood-sash windows. The first story of each house has paired double-hung windows set on rowlock sills and single-leaf doors. The door surrounds feature ogee-molded surrounds with entablatures.

The final roof form found in Monroe Courts is the false side gable roof. Covered with variegated slate shingles, the false side gable roofs cover either two or three houses, depending on size of the row. The six-over-six double-hung, wood-sash windows are placed symmetrically within each house. The windows are all set on rowlock sills. Each house has a single-leaf door with an ogee-molded surround and entablature.

Whenever the false gambrel roof covers five houses or false side gable roof cover three houses, the central house has a front-gabled pediment. The three-bay pedimented houses display more Colonial Revival-style elements than the flanking houses. The single-leaf entrances are topped by blind, stucco-clad fanlights with rowlock surrounds, an original feature of the design. The rowlock surround extends to create a rowlock lintel over each of the six-over-six double-hung, wood-sash windows that flank the entrance. The second story has tripled, double-hung windows set on rowlock sills. The pedimented row houses at 1041-1057 North Nelson Street also feature four-over-four double-hung, wood-sash windows, which flank the six-over-six double-hung, wood-sash windows on the second story. The four-over-four double-hung, wood-sash windows are unique to this row.

A gravel alley provides rear access to the houses at 1061 through 1067 North Nelson Street, 1041 through 1057 North Nelson Street, and 1036 through 1062 North Monroe Street. The back yards of these properties are enclosed with fencing. A combination of chain-link and shadowbox fencing is found along the alley. The rear yards have dense and mature vegetation, which provides privacy for the small yards. One-story additions on the rear elevations are common. The material used for additions varies between brick facing to match the house, weatherboard siding, and synthetic sidings such as vinyl and aluminum. There is one addition enclosed with jalousie windows. The additions are covered by either shed or flat roofs. The forms and materials of these additions indicate that they date from the 1950s to the 1990s, although they do not affect the integrity of design.

The row located at 1033 through 1055 North Monroe Street is visible to the public along its rear elevation, which abuts North Lincoln Street. A brick wall with wooden gates, providing access to each dwelling, faces North Lincoln Street. The vegetation on these properties is less dense than in the other portion of the development, yet still provides a degree of privacy. Despite the brick wall and vegetation, several one-story additions are observable. Covered by shed and front-gabled roofs, the additions are either clad in brick or synthetic siding. Just as in the other row, the forms and materials of these additions indicate they date from the 1950s to the 1990s. The additions do not affect the buildings' integrity of design.

**SECONDARY RESOURCES**

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The secondary resources in the Monroe Courts Historic District consist of three non-historic storage sheds that are located at the rear of 1055 North Nelson Street, 1044 North Monroe Street, and 1055 North Monroe Street. The storage sheds are characteristically one-story high, one-bay wide, are constructed of wood framing, and each have a single entry.

**INTEGRITY**

There have been few alterations and additions, like the use of replacement materials, in Monroe Courts. The most common alteration has been the replacement of the original six-over-six double-hung, wood-sash windows with one-over-one and six-over-six vinyl-sash windows; although this is the most common alteration, the majority of the row houses retain their original windows on the façade. Metal window and door awnings are common additions but do not compromise the integrity of the individual houses or the rows. Only three row houses have alterations to the façade. The houses at 1053 and 1063 North Nelson Street have glass-and-panel entry additions, and the dwelling at 1062 North Monroe Street has a front-gabled portico with turned posts. One-story rear additions are common to the development but do not detract from the original form or scale of the row houses. Overall additions and alterations made to the row houses of Monroe Courts are minor and sensitive to the original design, workmanship, materials, and feeling of the development. Thus, the additions and alterations have not affected the integrity of Monroe Courts as a whole.

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**MONROE COURTS HISTORIC DISTRICT INVENTORY REPORT**

**North Nelson Street**

**1067 North Nelson Street 000-4105-0001 Other DHR Id #: 000-7831**

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single-dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The flat roof has a false front gable roof and features overhanging eaves, a raked cornice, plain fascia board, and is covered in slate shingles. The gable end is clad in weatherboard siding and features a louvered vent. Fenestration consists of two-light sliding vinyl-sash windows and one-over-one double-hung aluminum-sash windows featuring rowlock sills. A replacement single-leaf paneled wood door with lights features a metal shed roof awning. The awning is supported by metal poles. A one-story, one-bay metal frame enclosed screened-in side porch is set on brick piers and located on the north (side) elevation.

*Individual Resource Status: Single Dwelling Contributing Total: 1*

**1065 North Nelson Street 000-4105-0002 Other DHR Id #: 000-7831**

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single-dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. A stretcher-bond brick chimney is located on the rear elevation. The flat roof has a false gambrel roof on the facade. The false roof is covered in slate shingles and features overhanging eaves. Two wall dormers on the facade are clad in vinyl siding and feature six-over-six double-hung vinyl-sash windows. Shed roof awnings are located over the top sash of the dormer windows. Fenestration consists of two-light sliding vinyl-casement window, paired six-over-six double-hung vinyl-sash windows featuring rowlock sills and an original single-leaf paneled wood door with lights and an ogee-surround. An original door is located on the rear elevation and features a metal awning.

*Individual Resource Status: Single Dwelling Contributing Total: 1*

**1063 North Nelson Street 000-4105-0003 Other DHR Id #: 000-7831**

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single-dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The stretcher-bond brick chimney is located on the rear elevation and shares a stack with 1061 North Nelson Street. The flat roof has a false gambrel roof on the facade. The false roof is covered in slate shingles and features overhanging eaves. Two wall dormers on the facade are clad in aluminum siding and feature six-over-one double-hung vinyl-sash windows. Shed roof awnings are located over the top sash of the dormer windows. Fenestration consists of paired one-over-one double-hung aluminum-sash windows featuring rowlock sills and an original single-leaf paneled wood door with lights. A one-story, one-bay aluminum frame, glass and panel entry portico, is located on the facade featuring a metal shed roof awning. A one-story, one-bay wood-frame addition is located on the rear (east) of the building. The addition is clad in aluminum and has a shed roof covered in corrugated metal. Fenestration on the addition consists of one-over-one double-hung aluminum windows with metal awnings.

*Individual Resource Status: Single Dwelling Contributing Total: 1*

**1061 North Nelson Street 000-4105-0004 Other DHR Id #: 000-7831**

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single-dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The flat roof has a false front gable roof covered in slate shingles. The stretcher-bond brick chimney is located on the rear elevation and shares a stack with 1063 North Nelson Street. The gable end is clad in aluminum siding and features a vinyl louvered vent. Fenestration consists



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of six-over-six double-hung wood-sash windows featuring rowlock sills. An original single-leaf paneled wood door with nine-lights features a metal shed roof awning. A one-story, one-bay wood frame addition to the south (side) elevation of the building is set on a brick pier foundation. The shed roof is covered in asphalt shingles. The addition is clad in wood vertical-board. Fenestration consists of one-over-one double-hung vinyl-sash windows. The rear door on the addition is original and features a one-light transom.

*Individual Resource Status: Single Dwelling      Contributing      Total: 1*

**1057 North Nelson Street    000-4105-0005      Other DHR Id #: 000-7831**

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single-dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The stretcher-bond brick chimney is located on the rear (east) elevation and shares a stack with 1055 North Nelson Street. The flat roof has a false front gable roof covered in slate shingles. The gable end is clad in vinyl siding. Fenestration consists of two-light sliding windows and six-over-six double-hung vinyl-sash windows featuring rowlock sills. A replacement single-leaf paneled wood door with lights features a wood shed roof awning with curved brackets. A one-story, three-bay wood frame addition set on a brick pier foundation is located on the rear (east) elevation. The addition is clad in vinyl siding and has a flat roof. Fenestration of the addition consists of one-over-one double-hung vinyl-sash windows.

*Individual Resource Status: Single Dwelling      Contributing      Total: 1*

**1055 North Nelson Street    000-4105-0006      Other DHR Id #: 000-7831**

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single-dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The stretcher-bond brick chimney is located on the rear (east) elevation and shares a stack with 1057 North Nelson Street. The flat roof has a false gambrel roof on the façade and firewalls between the individual row houses. The false roof is covered in slate shingles and features overhanging eaves. Two wall dormers on the façade are clad in vinyl siding and feature six-over-one double-hung vinyl-sash windows. Shed roof awnings are located over the top sash of the dormer windows. Fenestration consists of two-light sliding windows and paired six-over-six double-hung vinyl-sash windows featuring rowlock sills and an original single-leaf paneled wood door with nine-lights. A metal shed roof awning covers the main entrance.

A one-story, one-bay wood frame shed set on a poured concrete foundation is located to the southeast of the building. The shed is clad in wood vertical-boards and has double-leaf metal doors. The front-gable roof features overhanging eaves.

*Individual Resource Status: Single Dwelling      Contributing      Total: 1*  
*Shed      Non-contributing      Total: 1*

**1053 North Nelson Street    000-4105-0007      Other DHR Id #: 000-7831**

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single-dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The flat roof has a false gambrel roof on the façade and firewalls between the individual row houses. The false roof is covered in slate shingles and features overhanging eaves. Two wall dormers on the façade are clad in vinyl siding and feature six-over-one double-hung vinyl-sash windows. Shed roof awnings are located over the top sash of the dormer windows. Fenestration consists of paired six-over-six double-hung wood-sash windows featuring rowlock sills. A single-leaf paneled wood door with nine-lights features an ogee-surround. A one-story, one-bay glass and panel entry addition is located on the façade with a metal shed roof awning. A one-story, one-bay shed addition on the rear (east) elevation is set on wood posts and clad in vertical-board. Fenestration on the addition consists of and a single-leaf, paneled wood door flanked by single-light fixed windows.

*Individual Resource Status: Single Dwelling      Contributing      Total: 1*

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**1051 North Nelson Street 000-4105-0008**

*Other DHR Id #: 000-7831*

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The flat roof has a false side-gable roof and firewalls between the individual row houses. The false roof is covered in slate shingles. Fenestration consists of paired six-over-six double-hung vinyl-sash windows. The second-story paired windows have a metal shed roof awning. All of the windows have rowlock sills. A replacement single-leaf, paneled wood door with two-lights is accented by an ogee-surround. A one-story, one-bay metal shed roof awning is located above the doorway. A one-story, two-bay addition on the rear (east) elevation is set on a brick foundation. The addition is clad in vinyl siding and has a shed roof. A single-leaf wood door as well as a one-over-one double-hung metal-sash window is located on the rear addition.

*Individual Resource Status: Single Dwelling Contributing Total: 1*

**1049 North Nelson Street 000-4105-0009**

*Other DHR Id #: 000-7831*

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, three-bay single dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. A brick chimney is located on the rear (east) elevation. The flat roof has a false side gable roof with a centered front-gable pediment and firewalls between the individual row houses. The false roof is covered in slate shingles. The gable end is covered in weatherboard and features a semi-circular louvered vent. Fenestration consists of a six-over-six double-hung wood-sash window flanked by four-over-four double-hung vinyl-sash windows. A single-leaf, paneled wood door with six-lights is flanked by six-over-six double-hung vinyl-sash windows. The door features a blind fanlight clad in stucco and a rowlock lintel. All of the windows feature rowlock sills. A wood deck has been added to the rear (east) elevation.

*Individual Resource Status: Single Dwelling Contributing Total: 1*

**1047 North Nelson Street 000-4105-0010**

*Other DHR Id #: 000-7831*

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The stretcher-bond brick chimney is located on the rear of the elevation and shares a stack with 1045 North Nelson Street. The flat roof has a false side-gable roof. The flat roof has firewalls between the individual row houses. The false roof is covered in slate shingles. Fenestration consists of triple-light vinyl-casement windows and a two-light sliding vinyl-sash window. All of the windows have rowlock sills. A single-leaf, paneled wood door with light is accented by a one-story, one-bay front-gable wood portico. The ceiling of the portico is concave. The portico has wood brackets and is covered in standing-seam metal.

*Individual Resource Status: Single Dwelling Contributing Total: 1*

**1045 North Nelson Street 000-4105-0011**

*Other DHR Id #: 000-7831*

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single-dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The stretcher-bond brick chimney is located on the rear (east) elevation and has shares the stack with 1047 North Nelson Street. The flat roof has a false gambrel roof on the façade. The flat roof has firewalls between the individual row houses. The false roof is covered in slate shingles and features overhanging eaves. Two wall dormers on the façade are clad in vinyl siding and feature six-over-one double-hung vinyl-sash windows. Fenestration consists of paired six-over-six double-hung wood-sash windows featuring rowlock sills. A single-leaf paneled wood door with nine-lights features an ogee-surround and plain entablature. The rear (east) elevation of the row house has a one-story, one-bay porch addition with a metal hood roof.

*Individual Resource Status: Single Dwelling Contributing Total: 1*

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Arlington County, Virginia**Section 7 Page 7**1043 North Nelson Street 000-4105-0012***Other DHR Id #: 000-7831**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single-dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The stretcher-bond brick chimney is located on the rear (east) elevation and shares the stack with 1041 North Nelson Street. The flat roof has a false gambrel roof on the facade. The false roof is covered in slate shingles and features overhanging eaves. Two wall dormers on the facade are clad in vinyl siding and feature six-over-one double-hung vinyl-sash windows. Fenestration consists of paired six-over-six double-hung vinyl-sash windows featuring rowlock sills. A single-leaf paneled wood door with nine-lights features an ogee-surround and plain entablature.

*Individual Resource Status: Single Dwelling      Contributing      Total: 1***1041 North Nelson Street 000-4105-0013***Other DHR Id #: 000-7831**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

2007: Set on a poured concrete foundation, this two-story, two-bay single-dwelling Colonial Revival-style building has a rectangular form. The building is clad in six-course American-bond brick. The stretcher-bond brick chimney is located on the rear (east) elevation and shares the stack with 1043 North Nelson Street. The front gable roof is covered in slate shingles while the gable end is clad in weatherboard siding with a segmental louvered vent. Fenestration consists of one-over-one double-hung metal-sash windows featuring rowlock sills. A replacement single-leaf paneled wood door with three-lights features an ogee-profiled surround. A one-story, one-bay screened-in porch is located on the south (side) elevation of the building and clad in vinyl siding. The porch features a flat roof with access onto the roof from the second level. The porch has wood railing located along the roof line.

*Individual Resource Status: Single Dwelling      Contributing      Total: 1***North Monroe Street****1036 North Monroe Street 000-4105-0014***Other DHR Id #: 000-7832**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1038 North Monroe Street. The front gable roof is covered with slate shingles. The gable ends are clad in weatherboard siding. A one-story, one-bay screened-in porch is located on the south elevation. The porch rests on a brick foundation and is capped by a shed roof covered in asphalt shingles. The original six-over-six double-hung wood-sash windows on rowlock sills are extant. The single-leaf paneled wood door has 12-lights and an ogee-molded surround.

*Individual Resource Status: Single Dwelling      Contributing      Total: 1***1038 North Monroe Street 000-4105-0015***Other DHR Id #: 000-7832**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1036 North Monroe Street. A flat roof with false gambrel roof on the facade covers the building. The false roof is covered in slate shingles. Two front gable wall dormers are located on the facade. The dormers are clad in weatherboard siding. The original six-over-six double-hung wood-sash windows on rowlock sills are extant. The single-leaf paneled wood door has 9-lights, an ogee-molded surround, and entablature.

*Individual Resource Status: Single Dwelling      Contributing      Total: 1***1040 North Monroe Street 000-4105-0016***Other DHR Id #: 000-7832**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a

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poured concrete foundation, this structure shares an exterior-rear brick chimney with 1042 North Monroe Street. A flat roof with false gambrel roof on the façade covers the building. The false roof is covered in slate shingles. Two front gable wall dormers are located on the façade. The dormers are clad in weatherboard siding. The original windows have been replaced with nine-over-nine double-hung vinyl-sash windows on rowlock sills. The single-leaf paneled wood door has 9-lights, an ogee-molded surround, and entablature.

*Individual Resource Status:* **Single Dwelling**      **Contributing**      *Total:* 1

**1042 North Monroe Street 000-4105-0017**      *Other DHR Id #:* **000-7832**

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1040 North Monroe Street. A flat roof with false side gable roof on the façade covers the building. The false roof is covered in slate shingles. The original six-over-six double-hung wood-sash windows on rowlock sills are extant. The single-leaf paneled wood replacement door has a fanlight and ogee-molded surround.

*Individual Resource Status:* **Single Dwelling**      **Contributing**      *Total:* 1

**1044 North Monroe Street 000-4105-0018**      *Other DHR Id #:* **000-7832**

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

This two-story, three-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure has an exterior-rear brick chimney with a corbelled cap. A flat roof with false side gable, and projecting front gable roof on the façade covers the building. The false roof is covered in slate shingles. The front gable end is clad in weatherboard siding. The original windows have been replaced with one-over-one double-hung vinyl-sash windows on rowlock sills. The single-leaf paneled wood door has 6-lights and an ogee-molded surround. A metal awning is located above the entry door.

A one-story, one-bay shed is located in the rear yard. The wood-frame structure rests on a concrete foundation. The shed is clad in vertical-board siding. A shed roof covered in asphalt shingles caps the building.

*Individual Resource Status:* **Single Dwelling**      **Contributing**      *Total:* 1  
**Shed**      **Non-Contributing**      *Total:* 1

**1046 North Monroe Street 000-4105-0019**      *Other DHR Id #:* **000-7832**

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1048 North Monroe Street. A flat roof with false side gable roof on the façade covers the building. The false roof is covered in slate shingles. The original windows have been replaced with six-over-six double-hung vinyl-sash windows on rowlock sills. The single-leaf wood door has 6-lights and an ogee-molded surround. A front gable hood supported on wood brackets covers the door. A one-story, one-bay shed roof overhang is located on the rear elevation.

*Individual Resource Status:* **Single Dwelling**      **Contributing**      *Total:* 1

**1048 North Monroe Street 000-4105-0020**      *Other DHR Id #:* **000-7832**

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1046 North Monroe Street. A flat roof with false gambrel roof on the façade covers the building. The false roof is covered in slate shingles. Two front gable wall dormers are located on the façade. The dormers are clad in weatherboard siding. The original six-over-six double-hung wood-sash windows on rowlock sills are extant. The single-leaf paneled wood door has 69-lights, an ogee-molded surround, and entablature. A one-story, two-bay addition is located on the rear elevation. The addition is clad in vinyl siding and capped by a shed roof covered in asphalt shingles. The addition is fenestrated by a single-leaf wood door, four-

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over-four, and six-over-six double-hung wood-sash windows.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

**1050 North Monroe Street 000-4105-0021**                      *Other DHR Id #:* **000-7832**

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1052 North Monroe Street. A flat roof with false gambrel roof on the façade covers the building. The false roof is covered in slate shingles. Two front gable wall dormers are located on the façade. The dormers are clad in weatherboard siding. The original windows have been replaced with one-over-one double-hung vinyl-sash windows on rowlock sills. The single-leaf paneled wood replacement door has 2-lights and an ogee-molded surround. A metal awning covers the door. A one-story, two-bay addition is located on the rear elevation. The addition is constructed of brick and capped by a shed roof covered in asphalt shingles. The addition is fenestrated by a fixed 1-light window and tripled 1-light bay window on rowlock sills.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

**1052 North Monroe Street 000-4105-0022**                      *Other DHR Id #:* **000-7832**

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1050 North Monroe Street. A flat roof with false side gable roof on the façade covers the building. The false roof is covered in slate shingles. The original windows have been replaced with one-over-one double-hung vinyl-sash windows on rowlock sills. The single-leaf paneled wood replacement door has 2-lights. A metal awning covers the door. A one-story, two-bay addition is located on the rear elevation. The addition is constructed of brick and capped by a shed roof covered in asphalt shingles. The addition is fenestrated by a single-leaf wood door and triple 1-light bay window.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

**1054 North Monroe Street 000-4105-0023**                      *Other DHR Id #:* **000-7832**

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

This two-story, three-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure has an exterior-rear brick chimney with a corbelled cap. A flat roof with false side gable, and projecting front gable roof on the façade covers the building. The false roof is covered with slate shingles. The front gable end is clad in vinyl siding. The original six-over-six double-hung wood-sash windows on rowlock sills are extant. The single-leaf paneled wood door has 6-lights, an ogee-molded surround, header-course lintel, and blind fanlight clad in stucco. Six-over-six double-hung wood-sash windows directly flank the entry door. A one-story, one-bay addition is located on the rear elevation. Set on a brick foundation, the addition is clad in weatherboard siding and features louvered windows and a single-leaf wood door. A shed roof covered in asphalt shingles caps the addition.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

**1056 North Monroe Street 000-4105-0024**                      *Other DHR Id #:* **000-7832**

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1058 North Monroe Street. A flat roof with false side gable roof on the façade covers the building. The false roof is covered in slate shingles. The original six-over-six double-hung wood-sash windows on rowlock sills are extant. The single-leaf wood replacement door has 3-lights and an ogee-molded surround. A metal awning is placed above the entry door. A one-story, two-bay addition is located on the rear elevation. The addition is clad in vinyl siding and capped by a shed roof covered in asphalt shingles. The addition is fenestrated by a single-leaf wood door and louvered windows.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

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This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1056 North Monroe Street. A flat roof with false gambrel roof on the façade covers the building. The false roof is covered in slate shingles. Two front gable wall dormers are located on the façade. The dormers are clad in weatherboard siding. The original windows have been replaced with six-over-six double-hung vinyl-sash windows on rowlock sills. The single-leaf paneled wood replacement door has a fanlight, an ogee-molded surround, and entablature.

*Individual Resource Status: Single Dwelling    Contributing    Total: 1***1060 North Monroe Street 000-4105-0026***Other DHR Id #: 000-7832**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1062 North Monroe Street. A flat roof with false gambrel roof on the façade covers the building. The false roof is covered in slate shingles. Two front gable wall dormers are located on the façade. The dormers are clad in vinyl siding. The original windows have been replaced with six-over-six double-hung vinyl-sash windows on rowlock sills. The single-leaf paneled wood door has 2-lights, an ogee-molded surround, and entablature. A one-story, two-bay addition is located on the rear elevation. The addition is clad in weatherboard siding and is capped by a shed roof covered in asphalt shingles. The addition is fenestrated by a single-leaf wood door, four-over-four double-hung vinyl-sash windows, and a fixed 16-light window.

*Individual Resource Status: Single Dwelling    Contributing    Total: 1***1062 North Monroe Street 000-4105-0027***Other DHR Id #: 000-7832**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

This two-story, two-bay row house is constructed of concrete blocks and clad in 6-course American-bond brick. Set on a poured concrete foundation, this structure shares an exterior-rear brick chimney with 1060 North Monroe Street. The front gable roof is covered with slate shingles. The gable ends are clad in vinyl siding and feature a segmental arched louvered vent. A plain cornice is located along the side elevation. The original windows have been replaced by six-over-six double-hung vinyl-sash windows on rowlock sills. The single-leaf paneled wood door has 6-lights and an ogee-molded surround. A one-story, one-bay front gable portico frames the entry door. The portico is supported by turned wood posts. A one-story, one-bay addition is located on the north and rear elevations. The addition is clad in vinyl siding and has an asphalt shingle shed roof. A side gable bay projects from the addition on the northwest corner of the dwelling. The addition has a single-leaf wood door, six-over-one double-hung vinyl-sash windows and a fixed segmental arched window.

*Individual Resource Status: Single Dwelling    Contributing    Total: 1***1055 North Monroe Street 000-1405-0028***Other DHR Id #: 000-7834**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

Set on a solid poured concrete foundation, this two-story, two-bay Colonial Revival-style single dwelling is the end unit of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. The front gable roof is covered in slate shingles and has overhanging eaves. The gable ends are clad in aluminum siding. Fenestration consists of six-over-six double-hung wood-sash windows set on rowlock sills and a single-leaf paneled wood door with lights covered by a metal awning. Fenestration on the rear (east) elevation includes six-over-six double-hung wood-sash windows and a single-leaf paneled wood door with lights. The main entry is covered by a metal awning. A one-story, one-bay enclosed porch is located on the north elevation. The wood-frame porch has a shed roof with overhanging eaves and is covered with asphalt shingles. Fenestration consists of jalousie windows and a single-leaf wood door with glass inset on the rear (east) elevation.

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A one-story, one-bay shed is located in the rear of the house. The wood-frame building is clad with aluminum siding and has a shed roof covered with asphalt shingles. Fenestration consists of a single-leaf wood door.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1  
**Shed**    **Non-contributing**    *Total:* 1

**1053 North Monroe Street 000-1405-0029**    *Other DHR Id #: 000-7834*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

Set on a poured concrete foundation, this two-story, two-bay Colonial Revival-style single dwelling is part of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. A shared exterior chimney constructed of stretcher-bond brick is located on the rear elevation. The building is covered by a flat roof on the rear, with a false gambrel roof on the façade. The false roof is covered with slate shingles. The façade features two front-gable wall dormers covered with aluminum flashing. Fenestration consists of six-over-six double-hung wood-sash windows set on rowlock sills and a single-leaf paneled wood door with lights. The main entry is covered by a metal awning. Fenestration on the rear (east) elevation includes six-over-six double-hung wood-sash windows and a single-leaf paneled wood door with lights. The rear entry is covered by a metal awning.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

**1051 North Monroe Street 000-1405-0030**    *Other DHR Id #: 000-7834*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

Set on a poured concrete foundation, this two-story, two-bay Colonial Revival-style single dwelling is part of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. A shared exterior chimney constructed of stretcher-bond brick is located on the rear elevation. The building is covered by a flat roof on the rear, with a false gambrel roof on the façade. The false roof is covered with slate shingles. The façade features two front-gable wall dormers clad with vinyl siding. Fenestration consists of six-over-six double-hung vinyl-sash windows set on rowlock sills and a single-leaf paneled wood door with lights. Fenestration on the rear (east) elevation includes six-over-six double-hung vinyl-sash windows and a single-leaf paneled wood door with lights.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

**1049 North Monroe Street 000-1405-0031**    *Other DHR Id #: 000-7834*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

Set on a poured concrete foundation, this two-story, two-bay Colonial Revival-style single dwelling is part of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. A shared exterior chimney constructed of stretcher-bond brick is located on the rear elevation. The building is covered by a flat roof on the rear, with a false gambrel roof on the façade. The false roof is covered with slate shingles. The façade features two front-gable wall dormers clad with aluminum siding. Fenestration consists of one-over-one double-hung vinyl-sash windows set on rowlock sills and a replacement single-leaf paneled wood door with lights. A one-story, one-bay full-width addition was added on the rear (east) elevation. The wood-frame addition is clad with aluminum siding. The shed roof of the addition is covered with asphalt shingles. Fenestration on the rear elevation includes one-over-one double-hung vinyl-sash windows and a single-leaf paneled wood door with lights.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

**1047 North Monroe Street 000-1405-0032**    *Other DHR Id #: 000-7834*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

Set on a poured concrete foundation, this two-story, three-bay Colonial Revival-style single dwelling is part of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. A shared exterior chimney constructed of stretcher-bond brick is located on the rear elevation. The building is covered by a flat roof on the rear, with a false front gable on the façade. The gable is clad in aluminum siding. The main entry features a replacement single-leaf paneled wood door topped by a blind fanlight covered with stucco. An arched header-course lintel appears over the door. The main entry is flanked by six-over-six double-hung wood-sash windows set on

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rowlock sills with a header-course lintel. Other fenestration on the building consists of six-over-six double-hung wood-sash windows set on rowlock sills. A one-story, three-bay addition was constructed on the rear (east) elevation. The wood-frame addition is covered by stretcher-bond brick veneer. The shed roof with overhanging eaves is covered with asphalt shingles. Fenestration on the rear elevation includes six-over-six double-hung wood-sash windows, replacement eight-over-eight double-hung vinyl-sash windows and a replacement single-leaf paneled wood door with lights.

*Individual Resource Status: Single Dwelling Contributing Total: 1*

**1045 North Monroe Street 000-1405-0033***Other DHR Id #: 000-7834*

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

Set on a poured concrete foundation, this two-story, two-bay Colonial Revival-style single dwelling is part of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. A shared exterior chimney constructed of stretcher-bond brick is located on the rear elevation. The building is covered by a flat roof on the rear, with a false gambrel roof on the façade. The false roof is covered with slate shingles. The façade features two front-gable wall dormers covered with aluminum flashing. Fenestration consists of six-over-six double-hung wood-sash windows set on rowlock sills, 2-light vinyl sliding windows, and a single-leaf paneled wood door with lights. Fenestration on the rear (east) elevation includes six-over-six double-hung wood-sash windows, 2-light vinyl sliding windows, and a single-leaf paneled wood door with lights topped by a 1-light wood transom window.

*Individual Resource Status: Single Dwelling Contributing Total: 1*

**1043 North Monroe Street 000-1405-0034***Other DHR Id #: 000-7834*

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

Set on a poured concrete foundation, this two-story, two-bay Colonial Revival-style single dwelling is part of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. A shared exterior chimney constructed of stretcher-bond brick is located on the rear elevation. The building is covered by a flat roof on the rear, with a false gambrel roof on the façade. The false roof is covered with slate shingles. The façade features two front-gable wall dormers clad with aluminum siding. Fenestration consists of six-over-six double-hung vinyl-sash windows set on rowlock sills and a replacement single-leaf paneled wood door with lights. Fenestration on the rear (east) elevation includes six-over-six double-hung vinyl windows and a replacement single-leaf paneled wood door with lights.

*Individual Resource Status: Single Dwelling Contributing Total:1*

**1041 North Monroe Street 000-1405-0035***Other DHR Id #: 000-7834*

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

Set on a poured concrete foundation, this two-story, three-bay Colonial Revival-style single dwelling is part of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. A shared exterior chimney constructed of stretcher-bond brick is located on the rear elevation. The building is covered by a flat roof on the rear, with a false front gable on the façade. The gable is clad in vinyl siding. The main entry features a replacement single-leaf paneled wood door topped by a blind fanlight covered with stucco. An arched header-course lintel appears over the door. The main entry is flanked by six-over-six double-hung wood-sash windows set on rowlock sills with a header-course lintel. Fenestration on the second story façade includes a six-over-six double-hung wood-sash window flanked by smaller six-over-six double-hung wood-sash windows set on rowlock sills. Fenestration on the rear (east) elevation includes replacement eight-over-eight double-hung vinyl-sash windows and a replacement single-leaf paneled wood door with lights. The rear entry is sheltered by a metal awning.

*Individual Resource Status: Single Dwelling Contributing Total:1*

**1039 North Monroe Street 000-1405-0036***Other DHR Id #: 000-7834*

*Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938*

Set on a poured concrete foundation, this two-story, two-bay Colonial Revival-style single dwelling is part of a row



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house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. A shared exterior chimney constructed of stretcher-bond brick is located on the rear elevation. The building is covered by a flat roof on the rear, with a false gambrel roof on the façade. The false roof is covered with slate shingles. The façade features two front-gable wall dormers covered with metal flashing. Fenestration consists of one-over-one double-hung vinyl-sash windows set on rowlock sills and a single-leaf paneled wood door with lights. A one-story, two-bay addition was constructed on the rear (east) elevation. The wood-frame addition is clad with aluminum siding. The shed roof of the addition is covered with asphalt shingles and has overhanging eaves. Other fenestration on the rear elevation includes one-over-one double-hung vinyl-sash windows.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

**1037 North Monroe Street 000-1405-0037***Other DHR Id #:* **000-7834***Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

Set on a poured concrete foundation, this two-story, two-bay Colonial Revival-style single dwelling is part of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. A shared exterior chimney constructed of stretcher-bond brick is located on the rear elevation. The building is covered by a flat roof on the rear, with a false gambrel roof on the façade. The false roof is covered with slate shingles. The façade features two front-gable wall dormers clad with aluminum siding. Fenestration consists of six-over-six double-hung vinyl-sash windows set on rowlock sills and a replacement single-leaf paneled wood door with lights sheltered by a metal awning. A one-story, two-bay addition has been constructed on the rear (east) elevation. The wood-frame addition is clad with vinyl siding and topped by a front gable roof with overhanging eaves covered with asphalt shingles. The addition features a molded cornice and cornice returns. Fenestration on the addition consists of paired 1-light vinyl casement windows and a single-leaf paneled wood door. Other fenestration on the rear elevation includes six-over-six double-hung vinyl-sash windows set on rowlock sills.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

**1035 North Monroe Street 000-1405-0038***Other DHR Id #:* **000-7834***Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

Set on a poured concrete foundation, this two-story, two-bay Colonial Revival-style single dwelling is part of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. A shared exterior chimney constructed of stretcher-bond brick is located on the rear elevation. The building is covered by a flat roof on the rear, with a false gambrel roof on the façade. The false roof is covered with slate shingles. The façade features two front-gable wall dormers clad with aluminum siding. Fenestration consists of one-over-one double-hung vinyl-sash windows set on rowlock sills, a 1-light vinyl awning window on the basement level, and a single-leaf paneled wood door with lights. A one-story, two-bay addition was constructed on the rear (east) elevation. The wood-frame addition is clad with vinyl siding. The shed roof of the addition is covered with asphalt shingles and has overhanging eaves. Fenestration on the addition includes a single-leaf paneled wood door with lights and one-over-one double-hung, vinyl-sash windows. Other fenestration on the rear elevation includes one-over-one double-hung vinyl-sash windows set on rowlock sills.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

**1033 North Monroe Street 000-1405-0039***Other DHR Id #:* **000-7834***Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1938**

Set on a solid poured concrete foundation, this two-story, two-bay Colonial Revival-style single dwelling is the end unit of a row house building. The structure is constructed of concrete blocks covered by 6-course American-bond brick veneer. The front gable roof is covered in slate shingles and has overhanging eaves and a raked cornice with plain fascia board. The gable ends are clad in weatherboard. Fenestration consists of six-over-six double-hung wood-sash windows set on rowlock sills and a single-leaf paneled wood door with lights covered by a metal awning. Fenestration on the rear (east) elevation includes six-over-six double-hung wood-sash windows and the original single-leaf paneled wood door with lights topped by a 1-light wood transom. The rear entry is sheltered by a metal awning. A one-story, one-bay

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screened porch is located on the southern elevation. The wood-frame porch has a flat roof and features wooden Tuscan-style pilasters and a raked cornice.

*Individual Resource Status:* **Single Dwelling**    **Contributing**    *Total:* 1

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**STATEMENT OF SIGNIFICANCE**

Monroe Courts Historic District is significant as a distinctive example of a row house development dating to the late 1930s in Arlington County. Located in the Ballston-Virginia Square neighborhood of Arlington County, Monroe Courts is part of a significant commuter suburb of Washington, D.C. The growth of Ballston-Virginia Square is tied to the arrival of the commuter railways, buses, and automobiles during the early twentieth century as well as the housing needs of government employees. Constructed in 1938 by Clarence Gosnell, Inc. in concert with architect John D. Cobb, Monroe Courts signified an attempt to construct high quality and affordable housing for the suburban middle class in the form of row houses. At the time of its construction, Monroe Courts was ideally situated two blocks north of the Arlington and Fairfax railroad tracks along which buses had begun to travel and three blocks south of the Washington and Old Dominion Railway. Its location made Monroe Courts a perfect place for Washington, D.C. commuters to reside. Surrounded by residential development in the form of freestanding single dwellings and, increasingly, by low-rise commercial development, Monroe Courts is a distinctive housing form in Arlington County. Although Monroe Courts stands out as one of the few early- to mid-twentieth-century row house developments in Arlington County, it nonetheless blends with adjacent construction due to its use of the Colonial Revival style.

**NATIONAL REGISTER CRITERION C**

Monroe Courts meets National Register Criterion C and is significant under the themes of architecture and community planning as it applies to suburban development with 1938, the year of its construction, as its period of significance. The development consists exclusively of four groups of row houses containing 39 single-family dwellings; there are three secondary resources associated with these houses. In all, there are 39 contributing resources and three non-contributing resources.

Monroe Courts meets Criterion C of the National Register of Historic Places as a planned row house development, located within a commuter community comprised mainly of freestanding single dwellings, built to support the expanding middle-class suburban population of Washington, D.C. during the first half of the twentieth century. The Washington and Old Dominion Electric Railway, which ran from Fairfax to Rosslyn, was located three blocks north of the Monroe Courts row house development. Additionally, the Arlington and Fairfax Railway, which ran parallel to Fairfax Drive, was located two blocks south of the site of Monroe Courts. The increasing acceptance of the automobile and the need for efficient transportation routes into the District of Columbia spurred the construction of Memorial Bridge and the opening of the George Washington Memorial Highway in 1932.<sup>1</sup> Occupying an opportune location in the Ballston-Virginia Square neighborhood between the present-day major thoroughfares of Fairfax Drive and Washington Boulevard, Monroe Courts is a planned commuter development defined by Colonial Revival-style row houses. The row houses of Monroe Courts, constructed in 1938, stand in dramatic contrast to the surrounding residential buildings, the majority of which are freestanding single dwellings typical of suburban areas. Monroe Courts is one of the few extant examples of a row house development in Arlington County from the early to mid-twentieth century. Although popular in Washington, D.C., row house construction was prohibited through zoning in Arlington County as early as 1938.

Various public works programs operating out of Washington, D.C. during the Great Depression, coupled with an increase in federal employment due to the New Deal programs, followed by the need for an ever-increasing work force during World War II (1939-1945), led to a population surge in the nation's capital that spilled over into the suburbs. As the

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population of Arlington grew, residential construction in Arlington County surged during the mid- to late 1930s. Besides the development of garden-apartment complexes that catered to the rental market, there was also a growing demand for home ownership. House sizes and stylistic features began to change in response to the new clientele. While most developers were constructing modest Cape Cod and two-story freestanding houses with rectangular forms ornamented in a variety of styles, especially the Colonial Revival style, Clarence W. Gosnell offered a small development of row houses designed in the Colonial Revival style by architect John Cobb. Like many of their freestanding and semi-detached counterparts, the row houses in Monroe Courts were modest examples of the Colonial Revival style with minimal ornamentation.

Row houses are a common form of urban housing. Because cities have higher population densities, land costs, and limited proximity to public transportation, row houses are an economical way to provide single-family housing in urban areas. Despite the traditional association of row houses and urban areas, the population surge experienced in Washington, D.C. and Arlington County during the mid- to late 1930s made the row house an attractive *suburban* venture for developers and a more affordable option for home buyers looking to live outside the city. Arlington County, beginning in June 1938 just after building permits were issued for the construction of Monroe Courts, enacted special zoning prohibitions to curtail the construction of row houses, despite their urban popularity and economical construction costs. Thus, Monroe Courts remains one of the few examples of row house developments in the county.

## **HISTORICAL BACKGROUND**

### ARLINGTON COUNTY

Arlington is a twenty-six-square-mile county located in Northern Virginia across the Potomac River from Washington, D.C. The county is bounded by Fairfax County to the north and west, the City of Alexandria to the south, and the Potomac River to the east. The county's association with Washington, D.C. dates back to 1791, when Virginia ceded approximately thirty-one square miles of land, now known as Arlington County and the City of Alexandria, as part of the site for the nation's capital. Arlington was a small crossroads community with only scattered development within its environs at the time of the national capital's founding. When Virginia officially ceded the land in 1801, the population of the county was 5,949 with all but 978 people living in Alexandria.<sup>2</sup>

During this period, Arlington became part of the County of Alexandria of the District of Columbia. Referred to as the "country part" of the county, Arlington remained rural with strong agricultural interests. Throughout this period, a few large plantations maintained and improved the land. The Alexander-Custis plantation, known as Abingdon, and the George Washington Parke Custis plantation, also known as Arlington Plantation, were the most notable plantations at the time. Small plots held by farmers and tenants primarily comprised the remainder of cultivated land in the county. The population of the Arlington area continued to increase in the early nineteenth century, with the majority of the county's population concentrated in Alexandria. Of the 8,552 who lived in the county in 1810, only 1,325 lived in the rural part of the county. By 1820, the rural population had increased by only 160 persons to 1,485, a small portion of the 9,703 total county residents living outside the town limits.<sup>3</sup>

Following a referendum among its citizens in 1846-1847, Alexandria County, including the City of Alexandria and present-day Arlington County, voted to return to the Commonwealth of Virginia. Alexandria remained the area's center of

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commerce, trade, and domestic development, spurred on by the construction of canals, railroads, and trading routes. Improved roadways and the railroad further encouraged commercial prosperity by providing the necessary links between farms and commercial centers. The railroads, however, did not cross the river until after the Civil War (1861-1865), when Union forces laid rails along the Long Bridge, which is now the site of the 14<sup>th</sup> Street Bridge.<sup>4</sup>

In the decades leading up to the Civil War, the population of Alexandria County continued to grow, reaching 9,573 residents in 1830. By 1840, the population increased by only 394 residents. Census records show a steady increase from 10,008 in 1850 to 12,652 in 1860. Those living in the rural part of the county in this period remained in the minority, numbering 1,332 residents in 1830 and 1,508 residents in 1840, with a decline to 1,274 residents in 1850.<sup>5</sup> The 1850 census listed most of those employed in rural areas as farmers or laborers, although other professions included teachers, merchants, papermakers, carpenters, millers, shoemakers, clerks, tollgate keepers, blacksmiths, and clergymen. The Civil War and the period of Reconstruction that followed weakened the local government of Arlington, allowing corrupt local politicians to dominate from 1870 to about 1900. It was during this period that the county seat moved from Alexandria City to the site of the present-day Arlington Courthouse. G. M. Hopkins's *Atlas of Fifteen Miles around Washington including the Counties of Fairfax and Alexandria, Virginia*, published in 1879, documented just a handful of commercial establishments and a few blacksmith shops in Arlington.

Arlington County remained predominantly rural throughout the eighteenth and nineteenth centuries with only insignificant changes in population. It was not until World War I (1914-1918) and the ensuing widespread growth in all government offices, which attracted employees from across the country to the Washington, D.C. area, that Arlington witnessed any large-scale growth. Between 1910 and 1920 the population of the county grew by 60%. The influx of workers created a shortage of housing in Washington, D.C. and people began to look to the commuting suburbs. Between 1920 and 1930, Arlington County continued to grow at a steady pace, with the population increasing by 40% within those ten years. To attract residents to the area, Arlington County government began a number of county-wide improvement projects. In 1923, construction began on the first county sewage system and, by 1930, the whole of the county had been designated a single sanitary district. By 1927, the construction of a county water system was underway.

During the 1930s, county-wide improvements were made for public transportation. Buses transported county residents to and from Washington, D.C. and had replaced most of the railroads. The importance of the automobile increased and new routes between Arlington County and the nation's capital began appearing. Construction of the Memorial Bridge began in 1932, and soon thereafter, the George Washington Memorial Parkway was expanded, and major thoroughfares were constructed throughout the county.

The Great Depression, commonly marked by the stock market crash in October of 1929, created widespread unemployment throughout the United States. In an attempt to jump-start the economy and provide employment for all classes of Americans, the Roosevelt administration created the New Deal programs, which more than doubled the number of available civilian government jobs between 1930 and 1940. The Works Project Administration, launched in 1935, created an enormous demand for professional and white-collar workers in Washington, D.C. Additionally, the Public Works Administration needed a large number of construction and blue-collar workers.

The promise of work brought thousands to the Washington, D.C. area. Arlington County, with its new public water and sewer systems and easy commute to and from Washington, D.C., was an attractive alternative to living in the city, where available housing was already scarce. The population of Arlington County more than doubled between 1930 and 1940,

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with 43% of the total population working for the United States government. The new population of Arlington in 1940 was young: 85% of the residents were under fifty years of age. They were also educated, with 20% holding college degrees.<sup>6</sup>

Along with the government-sponsored work programs, the Federal Housing Administration (FHA) was created in 1934. Through this administration, the federal government provided insurance on long-term mortgage loans made by private lenders. Large portions of the FHA-insured loans were made for new residential subdivisions in the Washington, D.C. suburbs, including Arlington County. This ensured the continual development of subdivisions and the buying and selling of real estate in Arlington County.

### **DEVELOPMENT OF MONROE COURTS**

During the interwar years, the construction of row houses increased in the Washington, D.C. area because of the rising housing demand, rapid increase in population, high land costs, and limited building space in proximity to public transportation. The push for home ownership and government housing policies, such as those established by the FHA, helped create a larger purchasing market – slowly shifting the tendency from renting to purchasing. Washington-area developers began tailoring the siting and architectural details of their row houses to approximate homebuyers' notions of what houses should look like, symbolize, and provide for their owners.<sup>7</sup> Although most Americans considered the freestanding single dwelling to be the ideal housing type, Washington builders and developers had long striven to make the row house an affordable and equally appealing urban alternative to the freestanding single dwelling in the late nineteenth and early twentieth centuries.

Row houses became increasingly popular with middle-class homebuyers in the first decades of the twentieth century because of their affordability. An *Evening Star* article from January 1926 explained the advantages of constructing large-scale post-World War I (1914-1918) row house developments. These large-scale building operations decreased construction costs and passed the overhead savings onto the purchaser. The construction savings also allowed builders to use better materials and employ less labor.<sup>8</sup> Thus, row houses, which offered the same improvements, conveniences, and modern construction as freestanding and semi-detached dwellings, could be purchased at a fraction of the cost.

Despite the ubiquitous association between the row house and urban localities, the increased demand for housing after World War I, coupled with the acceptance of row houses from the urban middle class, encouraged developers like Charles W. Gosnell, Inc. to attempt to introduce the row house form into the suburban setting of Arlington County in order to meet the housing needs of the fast-growing population around the nation's capital during the 1930s.

With lower land costs in Arlington County and decreased building costs for row houses, a suburban row house development could be an economical and profitable way to provide middle-class housing. However, after 1927 developers had to contend with new zoning ordinances in Arlington County that made it progressively more difficult to erect row houses. The Arlington County Zoning Commission was established at a special session of the Virginia Assembly in January 1927. By June of that year, the Arlington Chamber of Commerce Zoning and Planning Committee appealed to the board of supervisors for the immediate appointment of a zoning commission.<sup>9</sup> The new laws limited the Virginia Park and Planning Commission's ability to rule on zoning issues, making it imperative for the county to install zoning commissioners. Members of the Arlington County Zoning Commission were appointed on July 11, 1927, paving the way

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for a comprehensive zoning plan.<sup>10</sup> The Zoning Commission spent two years working with Allen J. Saville, an engineer from Richmond, Virginia, to develop a comprehensive zoning plan. Saville's plan sought to "regulate the use of land construction, height and location of buildings, to establish building lines and also to provide for the enforcement of such regulations." The plan created six classes of districts: two types of residential districts (A and B), local business districts (C), general business districts (D), light industrial districts (E), and heavy industrial districts (F).<sup>11</sup>

The Arlington County zoning plan was officially adopted in April 1930. The future site of Monroe Courts was zoned as a 'B' residential district.<sup>12</sup> According to the 1938 *County of Arlington Virginia Zoning District Map*, the majority of Arlington County was zoned for 'A' residential districts, with only a few small and scattered areas zoned as 'B' residential districts at the time permits were issued to developer Clarence Gosnell, Inc. for the construction of Monroe Courts. The permits were issued in three phases during March, April, and June of 1938. The 'B' residential districts regulations provided for semi-detached houses, duplex dwellings, apartment houses, and family hotels.<sup>13</sup> Semi-detached dwellings were defined in the ordinance as "two dwelling (*sic*) on separate lots using a common party wall along the dividing lot line."<sup>14</sup> Although zoning for residential district 'B' did specify row houses as an approved mode of domestic construction, the ordinance also did not prohibit the construction of row houses. Thus, developers were able to construct row house developments in 'B' residential districts during the 1930s.

Constructed in late 1938, Monroe Courts was conceived as a low-cost solution to the increasing demand for affordable middle-class housing. The developer, Clarence W. Gosnell, worked in concert with architect John D. Cobb to design and build the row house complex. Clarence W. "Goody" Gosnell was an active builder and real estate developer in the Washington area and even served on the Washington Board of Trade.<sup>15</sup> Gosnell was president of two firms: Clarence W. Gosnell, Inc. and the Monroe Development Corporation of Alexandria. Working in the area for 34 years, Gosnell held posts such as national director of the National Association of Home Builders and director of the Washington Homes Builders Association, and was a member of Mount Vernon Bank and Trust Company, Washington Real Estate Board, and the Kiwanis Club. Gosnell received many local and national building awards for the quality of his real estate developments.<sup>16</sup> Gosnell worked on several projects in Northeast and Southeast Washington, D.C. including apartment houses, commercial buildings, and freestanding single dwellings during the mid-1930s.<sup>17</sup>

Gosnell enlisted the architectural services of John D. Cobb, a local, self-employed architect to design a small development of row houses in the Ballston-Virginia Square neighborhood of Arlington County. In 1934, Cobb was a partner in the firm Cobb and Farrar, which received praise for the house they designed in Bradley Hills, Maryland. The *Washington Post* described the house as "an unusual adaption (*sic*) of French provincial architecture" and "unusually fine."<sup>18</sup> Sponsored by Garden Homes, Inc., Cobb was asked to design a dwelling for their 1938 exhibit house in Northwood Park, Maryland. The entirely gas-equipped house was part of the American Gas Association's national builder's contest. The *Washington Post* made note of the dwelling's exterior artistry.<sup>19</sup> In September 1938, just after the construction of Monroe Courts, Gosnell collaborated again with John D. Cobb to construct two freestanding single-family developments in Southeast Washington, D.C.<sup>20</sup>

In order to create harmony between the Monroe Courts row house development and the surrounding freestanding single dwellings, Cobb employed the Colonial Revival style. The Colonial Revival style became and remained highly popular in the United States from 1880 to 1955. The style draws heavily on American Georgian and English Adam inspired precedents. The single-most defining characteristic of the Colonial Revival style is an emphasis on the main entrance's door surround. Entrance surrounds often feature pilasters supporting a pediment or entablature following a Georgian-style

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precedent or a fanlight above the door following an Adam-style precedent.<sup>21</sup> The enduring popularity of the Colonial Revival style throughout the United States explains the pervasiveness of this style in Arlington County.

The Colonial Revival style is identifiable by four principle characteristics. These houses often featured accentuated front doors with pilasters supporting pediments or one-story, one-bay entry porches, fanlights and sidelights framing the entrance, symmetrical fenestration on the façade, and multi-pane double-hung sash windows, which are frequently paired. Although these common characteristics unify the style, there are multiple variations. Such dwellings can be one, two, or three stories in height with side gable, hipped, and gambrel (signaling the Dutch Colonial style) roofs. Some Colonial Revival dwellings have asymmetrical facades, while others feature a second-story jetty reminiscent of post-medieval English dwellings. The principal areas of decoration on a Colonial Revival dwelling are the entrances, windows, and cornices.<sup>22</sup> Although the row houses of Monroe Court are modest interpretations of this style with minimal ornamentation, the houses allude to the Colonial Revival style with their symmetrical fenestration and door surrounds. Using the same stylistic features as its freestanding neighbors, the row house dwellings of Monroe Courts sought to appeal to the middle-class with an attractive alternative to the more expensive freestanding single dwellings.

Two other row houses developments, Foxcroft and GlebeWood Village, were built in Arlington County around the time Gosnell was constructing Monroe Courts. The row houses in Foxcroft were constructed by Boulevard Properties, Inc. in February and March 1938. The small-scale development is located south of Southgate Road and north of Columbia Pike along South Oak, Orme, and Ode streets. GlebeWood Village, which is a larger row house development constructed by Mace Properties, Inc. between 1937 and 1938, consists of 104 dwellings. Mace Properties, Inc. used three different interpretations of the Colonial Revival style to break up the uniformity of the two-story, two-bay brick-clad dwellings of GlebeWood Village. Similarly, Monroe Courts used three forms that allude to the Colonial Revival style to provide variety and interest to the otherwise uniform two-story, two-bay brick-clad row houses. Row houses developments aimed to provide more housing on less land but were a less popular solution than the garden apartment complexes being constructed through the county.

Constructed on a much smaller scale, Monroe Courts stands in stark contrast to the large-scale garden apartment complexes constructed throughout Arlington County during the 1930s and 1940s to meet the increased demand for housing. "Between 1935 and 1942 more than three hundred garden apartment complexes were built in Washington and its suburbs, constituting one of the most important collections of this type of apartment house in the United States."<sup>23</sup> Garden apartments stress a non-urban setting and avoid street frontage, orienting buildings toward a central courtyard. These apartments offered improved air circulation, agreeable views, and better light in each apartment. A focus of apartment construction between 1934 and 1954 was the need to construct affordable, cost-efficient, permanent, and attractive housing.<sup>24</sup> The FHA and developers took advantage of Gustav Ring's success with Colonial Village, the first FHA-backed garden apartment complex, and used it as a model for promoting future projects. Ring's use of the Colonial Revival style became the preferred style for garden-apartment buildings, especially in the Washington, D.C. area.<sup>25</sup> Gosnell attempted to construct equally affordable, cost-efficient, permanent, and attractive housing but in the form of row houses. The siting of Monroe Courts did not allow for the buildings to avoid street frontage and face inward; the row houses front directly onto North Monroe and North Nelson streets with little setback from these streets. In fact, North Monroe Street was extended north of North Fairfax Drive, circa 1938, to increase vehicular access to the development, effectively increasing the street frontage. Monroe Courts did, however, use the Colonial Revival style, which was the preferred style for garden apartment complexes.



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On June 25, 1938, the same month Gosnell's last set of permits were issued for Monroe Courts, Arlington County adopted a new zoning ordinance with a special prohibition in Section 9 stating that "no building [...] commonly known and designated as Row Houses shall hereafter be erected or structurally altered in any District provided for in said Ordinance, whether such District be Residential, Business or Industrial, and such type of construction wheresoever proposed to be located is for all intents and purposes prohibited."<sup>26</sup> A special provision was included in the zoning ordinance for 'B' residential districts requiring the rezoning of a property in order to erect row houses.<sup>27</sup> This provision allowed a process of appeal for developers while allowing the county to control domestic construction. The Section 9 prohibition and the rezoning appeal process did not affect the Monroe Courts project.

Several developers attempted to construct row houses in Arlington County after June 1938. By July 1938, numerous appeals had been made to the Zoning Appeal Board to permit the construction of row houses. These appeal applications requested rezoning areas to permit row houses. In September 1938, eleven of the appeals to build row houses had been denied.<sup>28</sup> The issue of row house construction in Arlington County came to head in October 1938 with a proposal to ban row houses throughout the county. Proponents of the ban wished to prevent the construction of urban-style row houses, which, they believed, would mar the suburban landscape. The county board adopted the amendment to ban row houses by a vote of 3-2 in November 1938. The strongly-worded amendment, as reported in the *Washington Post*, "placed a blanket ban on row-house construction."<sup>29</sup>

The prohibition on row house construction affected residential construction and development throughout the county beginning in the late 1930s. It was not until the early 1960s that the Arlington County Board began to discuss possible zoning modifications to allow for the construction of town houses (row houses). Although the issue was initially tabled, the board finally voted on amending the zoning ordinance to provide for "R-10T One Family Residential – Town House Dwelling District" in May 1965. The measure passed and the ordinance was adopted on June 7, 1965. The ordinance carried several conditions designed to preserve property values by maintaining the feel of freestanding single dwellings in new town house developments. The requirements were put in place to prevent the construction of urban-style row houses that are typically built at the same setback from the street and share a common roofline. Requirements stated that each dwelling must have a minimum gross floor area of 1,500 square feet and a minimum lot area of 1,800 square feet that included enclosed and attached parking. In terms of design, any four abutting town houses could not have a common roofline or the same front setback – the setback must be at least twenty feet and the minimum required variation between the facades of any two abutting houses had to be at least two feet. The rear yards were also subjected to regulation. Rear yards had to be at least twenty feet deep and screened by landscaping, walls, or fences in order to provide privacy. Finally, the County Manager must approve a site plan for the proposed town house development.<sup>30</sup> These regulations indicate the resistance of Arlington County to allow or encourage town house developments, further illustrating the significance of row house developments, such as Monroe Courts, that predate the countywide ban.

Despite the passage of zoning ordinances after 1965 that allow town houses to be built by right and without stringent regulations, the predominant housing form in Arlington County remains the freestanding single dwelling, making the Monroe Courts Historic District significant as a rare example of a row house development in Arlington County. The row houses that comprise Monroe Courts remain entirely intact. Located within the Ballston-Virginia Square neighborhood of Arlington County, the residents of Monroe Courts are conveniently located near two metro stops, Washington-Lee High School, grocery stores, commercial and retail development, the Arlington County Central Library, and Quincy Park. Monroe Courts is a distinctive housing form in Arlington County. Although Monroe Courts stands out as one of the few

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row house developments in Arlington County, the development simultaneously blends with adjacent construction due to its use of the Colonial Revival style.

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Endnotes

- <sup>1</sup> Nan Netherton and Ross Netherton, *Arlington County in Virginia: A Pictorial History*, (Norfolk/Virginia Beach, VA: The Donning Company Publishers, 1987), 138.
- <sup>2</sup> Arlington County Bicentennial Commission, *Historic Arlington*, Rev. ed. (Arlington, VA: Arlington County Historical Commission, 1976), 3. Of those living in the town of Alexandria, 875 were slaves. Of the 978 living in the country, 297 were slaves.
- <sup>3</sup> Census numbers from 1820 District of Columbia Census, 219.
- <sup>4</sup> Rose, 77, 105.
- <sup>5</sup> 1830 population total from District of Columbia Census, reel 35 and 1840 from District of Columbia Census, reel 932.
- <sup>6</sup> Census numbers from 1940 Arlington County Census.
- <sup>7</sup> Sharon MacDonald, *Row house Construction in Washington, D.C. Between the Wars*. (M.A. Thesis.: George Washington University, 1995), 1-3.
- <sup>8</sup> Morris Cafritz. "Points Out Some Advantages of Row-House Construction," *Evening Star* January 9, 1926: R24.
- <sup>9</sup> "Arlington County Will Ask Selection of Zoning Officials," *Washington Post* June 12, 1927: M18.
- <sup>10</sup> "Supervisors Name Arlington County Zone Commission," *Washington Post* July 12, 1927: 17.
- <sup>11</sup> "Arlington Zoning Ended by Saville," *Washington Post* January 4, 1930:18.
- <sup>12</sup> 1938 *County of Arlington Virginia Zoning District Map*.
- <sup>13</sup> "Arlington Zoning Ended by Saville," *Washington Post* January 4, 1930:18.
- <sup>14</sup> Zoning Ordinance, Arlington County April 26, 1930: 2.
- <sup>15</sup> "An Eye for an Eye – a Dinner for a Dinner," *Washington Post* March 12, 1940: 19.
- <sup>16</sup> "C. Gosnell Dead, Area Developer," *Washington Post* June 17, 1959: B2.
- <sup>17</sup> "Building Permits," *Washington Post* April 8, 1934: R7 and December 12, 1937: R1.
- <sup>18</sup> "Cobb & Farrar Exhibit a Home in Bradley Hills," *Washington Post* Dec. 16, 1934: R3.
- <sup>19</sup> "Gas-Equipped Exhibit Home to Close Sept. 5," *Washington Post* Aug. 28, 1938: R5.
- <sup>20</sup> "Home Building Gain Recorded in Past Month," *Washington Post* September 4, 1938: R1.
- <sup>21</sup> Virginia and Lee McAlester, *A Field Guide to American Architecture*, (New York, New York: Alfred A. Knopf, 1995), 8.
- <sup>22</sup> McAlester, *A Field Guide to American Houses*, 321-324.
- <sup>23</sup> Goode, James M. *Best Addresses*. Washington, D.C.: Smithsonian Press, 1988: 173 - 184.
- <sup>24</sup> "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954 (VDHR File Number 000-8825) Multiple Property Listing, 2003.
- <sup>25</sup> National Register Bulletin. *Historic Residential Suburbs*. Washington, D.C: National Park Service, 2002: 63.
- <sup>26</sup> Arlington County Zoning Ordinance, 1938.
- <sup>27</sup> "Row-House Ban for Arlington Draws Praise," *Washington Post* December 4, 1938: X8.
- <sup>28</sup> "Rezoning Pleas to be Weighed for Arlington," *Washington Post* July 30, 1938: X19; "Arlington Unit Will Get Row House Denial," *Washington Post* September 28, 1938:11; and "5 Row-House Appeals Denied in Arlington," *Washington Post* September 30, 1938:9.
- <sup>29</sup> "County Board of Arlington Votes Ban on Row Houses," *Washington Post* November 30, 1938:16.
- <sup>30</sup> Zoning Ordinance Arlington County, June 7, 1965.

**United States Department of the Interior  
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**Monroe Courts Historic District  
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*County of Arlington Virginia Zoning District Map*, 1938

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*Sanborn Fire Insurance Map*, 1959.

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**United States Department of the Interior  
National Park Service**

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**Monroe Courts Historic District  
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**GEOGRAPHIC DATA**

**Verbal Boundary Description**

Monroe Courts is bounded on the north by Washington Boulevard, to the east by North Lincoln Street, and on the west by North Nelson Street. The southern boundary of the development is created by the adjacent residential lot to the south, as well as the section of North Monroe Street that curves to the east to meet North Lincoln Street. The boundaries are those as shown on the attached scaled map printed from the Arlington County tax assessor's web site and follow the lines of the parcels for only those resources included in the nomination as 1041-1067 North Nelson Street, 1036-1062 North Monroe Street, and 1033-1055 North Lincoln Street.

**Boundary Justification**

The boundaries for the Monroe Courts Historic District include the four groups of row houses developed by Clarence Gosnell in 1938. Before the construction of Monroe Courts, North Monroe Street did not extend north of Fairfax Drive and North Lincoln Street did not exist.<sup>31</sup> The extension of North Monroe Street was an integral component of the row house development. The boundaries of the development have not changed since its construction. The original eastern boundary was a parcel belonging to E. Fox, which contained a dwelling and two outbuildings. An alley separated the Fox property from Monroe Courts. Eventually, the Fox parcel was developed and North Lincoln Street was constructed sometime after 1959.<sup>32</sup>

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Endnotes

<sup>31</sup> *Arlington County, Virginia Engineering Department map*, revised June 1935.

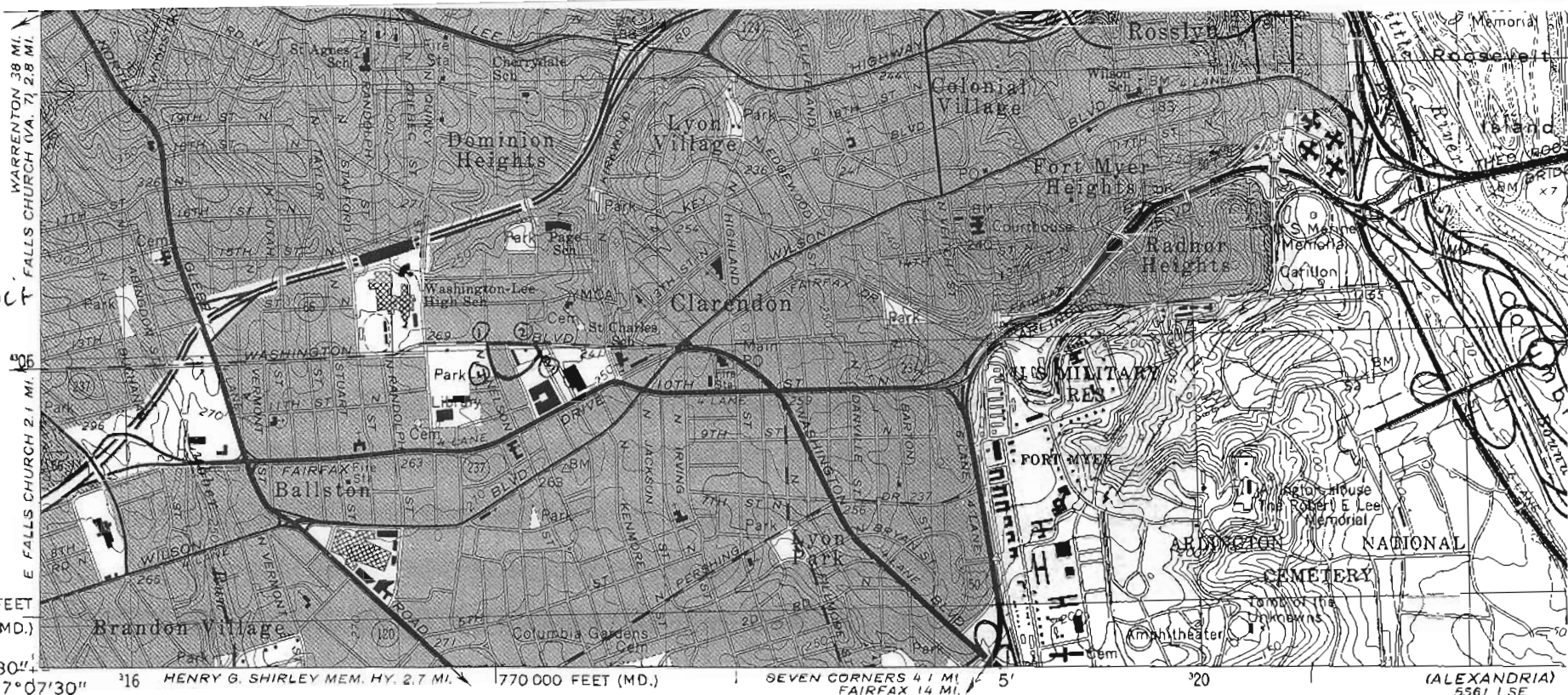
<sup>32</sup> *Sanborn Fire Insurance Map*, 1959 and *Franklin Survey Map of Arlington County*, 1941

Monroe Courts  
Historic District  
(000-4105)

1. 18 317357E  
4306018N
2. 18 317528E  
4306013N
3. 18 317550E  
4305964N
4. 18 317382E  
4305901N

EHT Traces,  
2067 38°52'30"  
77°07'30"

(ANNANDALE)  
5561 / SW



Mapped, edited, and published by the Geological Survey and the National Ocean Service

Control by USGS, NOS/NOAA, NCPS, and WSSC

Compiled by photogrammetric methods from aerial photographs taken 1955. Field checked 1956. Revised 1965

Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes

Mean low water (dotted) line and mean high water (heavy solid) line compiled by NDS from tide-coordinated aerial photographs. Apparent shoreline (outer edge of vegetation) shown by light solid line

Polyconic projection. 10,000-foot grid ticks based on Maryland coordinate system, and Virginia coordinate system, north zone 1000-meter Universal Transverse Mercator grid, zone 18 1927 North American Datum

To place on the predicted North American Datum 1983 move the projection lines 8 meters south and 26 meters west as shown by dashed corner ticks

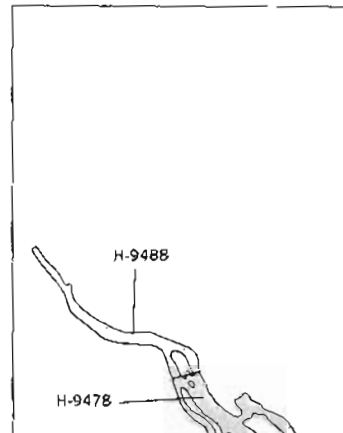
Red tint indicates areas in which only landmark buildings are shown

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Revisions shown in purple and woodland compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1981 and other sources. This information not field checked. Map edited 1983

Purple tint indicates extension of urban areas

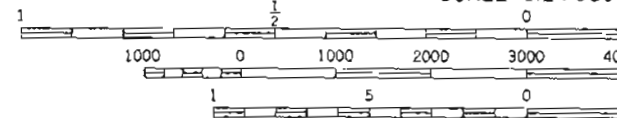
NATIONAL OCEAN SERVICE  
HYDROGRAPHIC SURVEY INDEX



HYDROGRAPHIC SURVEY  
INFORMATION

Survey Number	Survey Date	Survey Scale	Survey Line spacing (Naut. Miles)
H-9478	1977	1:5,000	.01-.08
H-9488	1976	1:5,000	.01-.05

SCALE 1:24 000



CONTOUR INTERVAL 10  
NATIONAL GEODETIC VERTICAL DA  
BATHYMETRIC CONTOUR INTERVAL 1 METER  
0.5 METER CONTOURS—DATUM IS M  
THE RELATIONSHIP BETWEEN THE TWO D  
THE MEAN RANGE OF TIDE IS APPROXIM

BASE MAP COMPLIES WITH NATIONAL MAP  
BATHYMETRIC SURVEY DATA COMPLIES WITH IN  
ORGANIZATION (IHO) SPECIAL PUBLICATION  
AND/OR STANDARDS USED AT THE DA  
FOR SALE BY U.S. GEOLOGI  
DENVER, COLORADO 80225, OR RES  
NATIONAL OCEAN SERVICE, ROCKVIL  
AND VIRGINIA DIVISION OF MINERAL RESOURCES,  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SY