

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Stuart Gardens Apartments

Other names/site number: DHR #121-5562

Name of related multiple property listing: N/A

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

2. Location

Street & number: Garden Drive, Roanoke Avenue, 16th Street, Jebs Place

City or town: Newport News State: VA County: Independent City

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

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

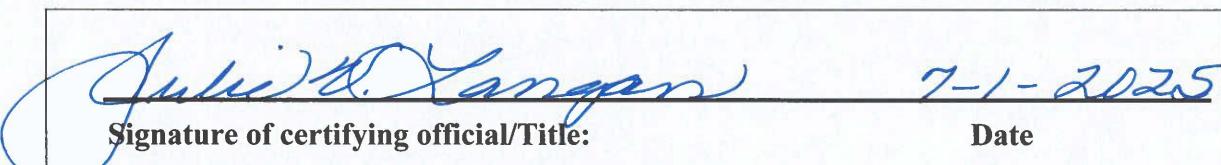
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

 national statewide X local

Applicable National Register Criteria:

X A B X C D

		<u>7-1-2025</u>
<p>Signature of certifying official>Title: <u>Julie D. Langan</u> Date <u>7-1-2025</u></p> <p><u>Virginia Department of Historic Resources</u></p> <p><u>State or Federal agency/bureau or Tribal Government</u></p>		

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

<p>Signature of commenting official:</p> <hr/> <p>Title :</p>	<p>Date</p> <hr/> <p><u>State or Federal agency/bureau or Tribal Government</u></p>
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4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain: _____)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: X

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District X

Site

Structure

Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>109</u>	<u>3</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>109</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE; SYNTHETICS (Vinyl); BRICK; ASPHALT; METAL (Aluminum)

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Stuart Gardens Apartments is a garden-apartment complex constructed in 1941 in southeast Newport News, Virginia. It is a significant local example of a large-scale, publicly financed housing complex, built by the Defense Homes Corporation (DHC) with funds from the Reconstruction Finance Corporation (RFC). The apartments provided rental housing for servicemen and civilian wartime production workers and their families during World War II and were intended to remain a permanent part of the community after the war. The district includes 109 apartment buildings, comprising 490 rental units, and a leasing office/community building on 40.13 acres. The 109 apartment buildings are considered contributing resources to the district. The leasing office/community building and an associated one-story shed and a one-story shelter are considered non-contributing resources to the district. The apartment buildings are angled to offer water views of Hampton Roads to the southeast. The district setting is residential, characterized by buildings arranged within courtyards and open spaces, connected by curving streets and a system of concrete pedestrian paths. The one- and two-story vernacular, frame buildings with gable and hipped roofs were designed by Washington, D.C. architect William N. Denton Jr. and feature modest Colonial Revival-style influences. The apartment interiors retain their original floor plans, each with a living room, dining room, kitchen, bathroom, and one, two, or three bedrooms. The district embodies the distinctive characteristics of a garden-apartment complex built for defense workers during World War II with federal funding that followed the FHA guidelines for standardization, economy, and rapid construction.

Narrative Description

Stuart Gardens Apartments comprises 40.13 acres on a flat, grassy site with Hampton Roads to the southeast. Many of the buildings in the complex are angled to offer water views. Between the water and the apartments is Anderson Park, a narrow, linear green space owned by the City of Newport News. Salters Creek flows into Hampton Roads northeast of Anderson Park.

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The Stuart Gardens Apartments are in a residential area of Newport News. To the north and west, there are modest single-family houses. Many of these houses were built contemporaneously with the apartments as part of the larger Stuart Gardens Housing Development by the Defense Homes Corporation (DHC) to provide housing for servicemen and defense industry workers in the Hampton Roads area during World War II. Downtown Newport News and the Newport News Shipyard are roughly three miles northwest of the apartments.

The areas around the Stuart Gardens Apartments, including the single-family houses developed as part of the same housing project, are characterized by a traditional city grid pattern. In contrast, the site design of the apartment complex breaks with the grid, with angled buildings and curving streets, incorporating grassy open spaces and U-shaped courtyards with parking often in the center. A system of concrete pedestrian paths provides access to each unit and connects the units to other areas on site.

Stuart Gardens Apartments comprises 109 apartment buildings, totaling 490 dwelling units. The complex has seventeen different building types made up of several combinations of one-bedroom, two-bedroom, and three-bedroom units that are one or two stories. The various building types are symmetrically arranged around U-shaped courtyards.

The vernacular apartment buildings feature modest Colonial Revival-style influences. The frame buildings stand on concrete foundations and are sheathed in horizontal and vertical vinyl siding. The buildings originally featured beveled siding, vertical boards and battens, and flush siding. Gable roofs predominate, however, there are also examples of hipped roofs, which provide some variation. Asphalt shingles cover the roofs. Triangular, louvered vents are on the front, side, and rear roof planes. The double-hung windows create a regular rhythm on the building elevations. Some of the windows are paired but most are single. The windows for the bathrooms and kitchens are on the rear elevations and are smaller than the other windows. The original 6/6 wood sash windows have been replaced with 1/1 aluminum sash windows. The front and side elevation windows have shutters, which are not original features of these buildings. Each unit has a main and secondary rear entrance approached by brick stoops and metal handrails. The main entrances for many of the one-story units are on the side elevations of the building. The original six-panel doors have been replaced with flush metal doors. Although the original windows and doors have been replaced, the openings retain their original placement, size, and rhythm.

The most common building type, Type 1, comprises a central two-story section containing two two-bedroom units, with two projecting one-story side wings containing one-bedroom units. There are twenty-nine examples of this building type. The two-story and one-story sections have gable roofs. The main entrances to the two-story units are on the front, while the entrances to the one-story units are on the sides. A variation of this building type, Type 16, appears identical to Type 1 on the exterior. However, the interior contains one three-bedroom unit and three one-bedroom units. There are three examples of Type 16.

The second most common building type, Type 2, includes a wide two-story section containing two three-bedroom units and two two-bedroom units. There are nineteen examples of this building type. The one-story side wing includes two one-bedroom units. Both the one- and two-story sections have hipped roofs. All main entrances are on the front elevation, except for one of the one-bedroom units, which has its main entrance on the side.

The third most common building type, Type 4, comprises two one-story sections containing two one-bedroom units and two two-bedroom units. There are sixteen examples of this building type. These buildings have hipped roofs. All main entrances are on the front elevation.

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The fourth most common building type, Type 3, includes a central two-story section containing two two-bedroom units, with projecting one-story side wings, each containing two-bedroom units. There are ten examples of this building type. The one-story wings have hipped roofs, and the entrances are on the front. A variation of this building type, Type 17, appears identical to Type 3 on the exterior. However, the interior contains one three-bedroom unit, two two-bedroom units, and one one-bedroom unit. There is one example of Type 17.

The remaining eleven building types comprise less than thirty percent of the complex. These types include various combinations of one- and two-story sections containing one-, two-, or three-bedroom units. Some of these types are represented by only one or two buildings in the district. All that distinguishes one building type from another in some instances are roof forms or window configurations. While most building types are arranged in a linear configuration with some sections slightly projecting forward or backward, a limited number of building types are arranged in an L-shaped configuration to add variation.

The interiors of the apartments retain their original floor plans. There are at least five basic floor plans repeated throughout the complex. The one-story apartments contain one or two bedrooms, and the two-story apartments contain one, two, or three bedrooms. Each unit includes a main and secondary entrance, a living room, a dining area, and a galley kitchen on the first floor. The one-story units also include a bathroom and one to two bedrooms on the first floor. The two-story units include a bathroom and one to three bedrooms on the second floor. Most of the apartments retain their original hardwood flooring. While carpet and vinyl flooring have been installed in some units, the wood flooring often remains intact underneath. The bathrooms have ceramic tile floors and tiled walls around the bathtubs. The kitchens have been updated with vinyl flooring and modern cabinets and appliances. The window and door trim were replaced during the 1980s renovation. The original stairs and railings in the two-story units remain.

New construction within the district's boundaries is limited to a one-story brick building containing the leasing office and community center. There is also an associated one-story shed and a one-story shelter. The leasing office/community center stands at the northeast edge of the district, on the east side of Garden Drive. Constructed circa 1980, the leasing office/community center and associated structures are considered non-contributing resources.

Statement of Integrity

Stuart Gardens Apartments reflects the history of this distinct section of the greater Stuart Gardens Housing Development, which was built to provide economical defense housing during World War II. The district retains its integrity of location as the proposed boundary encompasses the physical area originally associated with the rental housing units of Stuart Gardens, which were laid out in an angular pattern that is distinctly different from the grid pattern of the single-family houses in the development. The district also retains its original siting and layout. The Newport News Shipyard and other defense housing developments from the same period also remain proximate to the district. Therefore, the district retains its integrity of setting, feeling, and association. Although the original wood siding, windows, and doors have been replaced, the overall form, massing, fenestration pattern, interior plans, and essential finishes remain intact to provide sufficient integrity of design, materials, and workmanship. As noted in the MPD for FHA-Insured Garden apartments in Richmond, 1942-1950, "Garden apartments are not defined by their architectural style, ornamentation, and detailing but rather by their massing, setting, landscape, and interior plan, which provides for multi-family units." Therefore, the Stuart Gardens Apartments retain sufficient integrity overall to convey significance as a mid-20th century garden-apartment complex built with federal funds to provide defense housing for servicemen and civilian wartime production workers and their families.

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during World War II, which also typifies the FHA standards for defense housing.

INVENTORY

The following inventory lists the resources within the Stuart Gardens Apartments Historic District. It is organized alphabetically by street name and then numerically by street number. Each entry provides the address, building name (if applicable), date of construction, architectural style, current building use, VDHR File number, and the contributing status within the district. Whether a building is considered contributing or non-contributing was determined based on its physical integrity (intact historic materials) as it supports the district's significance under Criterion A (Politics/Government) and Criterion C (Architecture) during the Period of Significance (1941-1944). Resources are keyed to the Sketch Map/Photo Key by the last four digits of their eleven-digit DHR inventory number (e.g., -0001, -0002, etc.).

16th Street

1100-1006 16th Street	121-5562-0001	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1108-1114 16th Street	121-5562-0002	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1248-1254 16th Street	121-5562-0003	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1256-1262 16th Street	121-5562-0004	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1264-1270 16th Street	121-5562-0005	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1272-1278 16th Street	121-5562-0006	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1280-1286 16th Street	121-5562-0007	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1288-1294 16th Street	121-5562-0008	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		Contributing	Total: 1

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1296-1306 16th Street	121-5562-0009	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1
1308-1314 16th Street	121-5562-0010	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1
Garden Drive			
901-909 Garden Drive	121-5562-0011	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1
908-918 Garden Drive	121-5562-0012	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1
911-917 Garden Drive	121-5562-0013	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1
919-927 Garden Drive	121-5562-0014	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1
920-926 Garden Drive	121-5562-0015	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1
940-942 Garden Drive	121-5562-0016	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1
1000-1006 Garden Drive	121-5562-0017	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1
1001-1007 Garden Drive	121-5562-0018	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1
1008-1018 Garden Drive	121-5562-0019	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>			Contributing
			Total: 1

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1009-1015 Garden Drive	121-5562-0020	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1017-1023 Garden Drive	121-5562-0021	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1020-1026 Garden Drive	121-5562-0022	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1025-1031 Garden Drive	121-5562-0023	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1028-1038 Garden Drive	121-5562-0024	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1040-1046 Garden Drive	121-5562-0025	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1048-1058 Garden Drive	121-5562-0026	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1060-1066 Garden Drive	121-5562-0027	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1068-1078 Garden Drive	121-5562-0028	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1100-1106 Garden Drive	121-5562-0029	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1101-1107 Garden Drive	121-5562-0030	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1108-1118 Garden Drive	121-5562-0031	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1

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1109-1115 Garden Drive	121-5562-0032	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1117-1123 Garden Drive	121-5562-0033	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1120-1126 Garden Drive	121-5562-0034	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1125-1131 Garden Drive	121-5562-0035	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1128-1138 Garden Drive	121-5562-0036	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1133-1139 Garden Drive	121-5562-0037	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1140-1146 Garden Drive	121-5562-0038	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1141-1147 Garden Drive	121-5562-0039	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1148-1158 Garden Drive	121-5562-0040	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1149-1155 Garden Drive	121-5562-0041	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1157-1163 Garden Drive	121-5562-0042	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1160-1166 Garden Drive	121-5562-0043	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1

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1165-1171 Garden Drive	121-5562-0044	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1168-1178 Garden Drive	121-5562-0045	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1173-1179 Garden Drive	121-5562-0046	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1180-1186 Garden Drive	121-5562-0047	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1181-1187 Garden Drive	121-5562-0048	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1188-1198 Garden Drive	121-5562-0049	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1189-1195 Garden Drive	121-5562-0050	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1199-1201 Garden Drive	121-5562-0051	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1200-1206 Garden Drive	121-5562-0052	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1205-1211 Garden Drive	121-5562-0053	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1208-1218 Garden Drive	121-5562-0054	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1213-1219 Garden Drive	121-5562-0055	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1

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1220-1226 Garden Drive	121-5562-0056	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1221-1227 Garden Drive	121-5562-0057	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1228-1238 Garden Drive	121-5562-0058	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1229-1235 Garden Drive	121-5562-0059	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1237-1243 Garden Drive	121-5562-0060	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1240-1246 Garden Drive	121-5526-0061	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1245-1251 Garden Drive	121-5562-0062	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1248-1258 Garden Drive	121-5562-0063	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1260-1266 Garden Drive	121-5562-0064	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1268-1278 Garden Drive	121-5562-0065	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1280-1286 Garden Drive	121-5562-0066	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>
1288-1298 Garden Drive	121-5562-0067	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>	<i>Contributing</i>		<i>Total: 1</i>

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1300-1306 Garden Drive	121-5562-0068	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1308-1318 Garden Drive	121-5562-0069	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1320-1326 Garden Drive	121-5562-0070	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1326C Garden Drive	121-5562-0071	<i>Other DHR Id#:</i>	
<i>Primary Resource: Office/Office Building (Building), Stories 1.5, Style: No discernible style, Ca 1980</i>		<i>Non-contributing</i>	<i>Total: 1</i>
<i>Secondary Resource: Shed (Building)</i>		<i>Non-contributing</i>	<i>Total: 1</i>
<i>Secondary Resource: Shelter (Building)</i>		<i>Non-contributing</i>	<i>Total: 1</i>
1328-1338 Garden Drive	121-5562-0072	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1340-1346 Garden Drive	121-5562-0073	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1348-1358 Garden Drive	121-5562-0074	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
Jebs Place			
1116-1124 Jebs Place	121-5562-0075	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1126-1136 Jebs Place	121-5562-0076	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1138-1144 Jebs Place	121-5562-0077	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1146-1156 Jebs Place	121-5562-0078	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>

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1158-1164 Jebs Place	121-5562-0079	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1166-1176 Jebs Place	121-5562-0080	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1178-1184 Jebs Place	121-5562-0081	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1186-1196 Jebs Place	121-5562-0082	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1198-1204 Jebs Place	121-5562-0083	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1206-1216 Jebs Place	121-5562-0084	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1218-1224 Jebs Place	121-5562-0085	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1226-1236 Jebs Place	121-5562-0086	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1238-1246 Jebs Place	121-5562-0087	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
Roanoke Avenue			
1300-1306 Roanoke Avenue	121-5562-0088	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1
1301-1307 Roanoke Avenue	121-5562-0089	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		Contributing	Total: 1

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1308-1314 Roanoke Avenue	121-5562-0090	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1309-1315 Roanoke Avenue	121-5562-0091	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1316-1322 Roanoke Avenue	121-5562-0092	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1317-1329 Roanoke Avenue	121-5562-0093	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1324-1330 Roanoke Avenue	121-5562-0094	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1331-1337 Roanoke Avenue	121-5562-0095	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1332-1338 Roanoke Avenue	121-5562-0096	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1339-1351 Roanoke Avenue	121-5562-0097	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1340-1346 Roanoke Avenue	121-5562-0098	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1348-1354 Roanoke Avenue	121-5562-0099	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1353-1357 Roanoke Avenue	121-5562-0100	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>
1356-1362 Roanoke Avenue	121-5562-0101	<i>Other DHR Id#:</i>	
<i>Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941</i>		<i>Contributing</i>	<i>Total: 1</i>

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1359-1365 Roanoke Avenue	121-5562-0102	<i>Other DHR Id#:</i>	
Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941			Contributing
			Total: 1
1364-1370 Roanoke Avenue	121-5562-0103	<i>Other DHR Id#:</i>	
Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941			Contributing
			Total: 1
1367-1373 Roanoke Avenue	121-5562-0104	<i>Other DHR Id#:</i>	
Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941			Contributing
			Total: 1
1372-1378 Roanoke Avenue	121-5562-0105	<i>Other DHR Id#:</i>	
Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941			Contributing
			Total: 1
1500-1506 Roanoke Avenue	121-5562-0106	<i>Other DHR Id#:</i>	
Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941			Contributing
			Total: 1
1508-1514 Roanoke Avenue	121-5562-0107	<i>Other DHR Id#:</i>	
Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941			Contributing
			Total: 1
1516-1522 Roanoke Avenue	121-5562-0108	<i>Other DHR Id#:</i>	
Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941			Contributing
			Total: 1
1524-1530 Roanoke Avenue	121-5562-0109	<i>Other DHR Id#:</i>	
Primary Resource: Multiple Dwelling (Building), Stories 1, Style: Colonial Revival, 1941			Contributing
			Total: 1
1532-1538 Roanoke Avenue	121-5562-0110	<i>Other DHR Id#:</i>	
Primary Resource: Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, 1941			Contributing
			Total: 1

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
POLITICS/GOVERNMENT

Period of Significance

1941-1944

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Denton, William N. Jr. (architect)
Defense Homes Corporation (builder)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Stuart Gardens Apartments in Newport News, Virginia, were constructed in 1941 by the Defense Homes Corporation (DHC) with funds from the Reconstruction Finance Corporation (RFC) in response to the critical need for housing for the military and defense-industry workers during World War II. The approximately 500-unit apartment complex is located within the larger 280-acre Stuart Gardens housing development, comprising 980 single- and multi-family dwelling units built for military officers, non-commissioned military personnel, and civilian defense workers. Unlike many wartime housing projects, the Stuart Gardens apartments – along with the rest of the larger Stuart Gardens housing development – were built as permanent dwelling units. Designed by Washington, D.C. architect William N. Denton Jr., the Stuart Gardens apartments reflect garden-apartment design principles with groups of low-density one- and two-story buildings arranged around courtyards and green spaces that allow for natural light and air circulation. The repetitive forms and interior plans, as well as the minimal Colonial Revival detailing, adhered to the Federal Housing Administration (FHA) requirements for standardization that promoted economical and rapid construction while providing quality housing within the traditional architectural vocabulary of Virginia. The site design for the apartment complex is also notable for its deviation from the regular grid pattern of the surrounding area, incorporating curving streets, courtyards, and angled buildings that take advantage of waterfront views.

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The Stuart Gardens Apartments are eligible for listing on the National Register under Criterion A with significance on the local level in the area of Politics/Government as an example of federally funded public housing for the military and defense workers that was an integral part of President Roosevelt's programs to promote military preparedness during World War II. The construction of the apartments with federal funding by the Defense Homes Corporation (DHC) with local sponsorship by the Newport News Housing Authority also represents the acceptance by the federal and local governments of a shared responsibility to support military operations and defense-related industries by providing much-needed housing. The design of the apartment complex by architect William N. Denton Jr. is eligible under Criterion C in the area of Architecture as it embodies the distinctive characteristics of the garden-apartment complex built for defense workers during World War II with federal funding that followed the FHA guidelines for standardization, economy, and rapid construction. The period of significance begins in 1941, with the design and construction of the apartment complex, and ends in 1944 to encompass the years it was owned by the Defense Homes Corporation and served as wartime housing for the military and defense-industry workers.

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

Historical Background

Beginning with the extension of the Chesapeake & Ohio (C&O) Railroad from Richmond in 1881 by Collis P. Huntington and the establishment of the Newport News Shipbuilding & Dry Dock Company in 1896, the port of Newport News has served as a strategic center for shipping and shipbuilding for over a century. Established as a city in 1896, Newport News grew exponentially during World War I with the population increasing by seventy-six percent from 20,205 in 1910 to 35,596 in 1920.¹ Operating as a port of embarkation, a number of military encampments were located in the area. One of those encampments was Camp Stuart, a World War I troop-handling facility for the Hampton Roads Port of Embarkation, which was the largest in the country at the time.² Following the war, the site was occupied by the Horace E. Dodge Boat and Plane Corp. and a golf course in the 1930s before the Defense Homes Corporation laid out the Stuart Gardens Housing Development on the former Camp Stuart site in 1941.

As Newport News continued to serve as a major center for military contracts, shipbuilding, and military mobilization, the population increased exponentially again during World War II. Employment at Newport News Shipbuilding & Dry Dock Company more than tripled from 10,000 to approximately 32,000 between 1939 and 1941.³ In addition to the increased military activity at nearby Langley Field, Fort Monroe, Fort Eustis, Camp Patrick Henry, and the Naval Depot at Yorktown, the Hampton Roads Port of Embarkation was reactivated from 1942 to 1946 with the headquarters in Newport News employing more than 7,000

¹ US Census, 1920; <https://www2.census.gov/prod2/decennial/documents/06229686v44-49ch2.pdf>; US Census, 1900; <https://www2.census.gov/library/publications/decennial/1900/bulletins/demographic/51-population-va.pdf>

² Bethel Chapter, UDC, "Camp Stuart," (Historical Marker, Newport News, VA, 1969).

³ Committee on Housing and Slum Clearance, *Study and Recommendations on Housing for the Lower Peninsula of Virginia, March 1946*, (Newport News, VA, 1946), p. 10.

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civilians.⁴ During the war, approximately 1.5 million people and 15 million tons of freight passed through the port of Newport News.⁵

Due to this escalation of wartime production and mobilization, the population of the Newport News area increased by 77.2 percent between 1940 and 1943.⁶ This rate of population increase made Newport News the second-fastest growing city in the country with Mobile, Alabama ranking first.⁷ The 1940 census recorded a population of 93,400 in the Newport News and Lower Peninsula area and a 1946 report on housing recommendations to the Lower Peninsula Planning Commission estimated this would increase to approximately 125,000 by 1950. The 1940 census also reported that a total of 32,695 new dwelling units were under construction that year in the area.⁸

As the wartime population continued to surge, at least thirty-four public and private housing developments costing nearly \$40 million were constructed in Newport News and the Peninsula between 1940 and 1945. Many of these developments were intended to be temporary.⁹ Records of the Newport News Redevelopment and Housing Authority reported in 1942 that nine public housing projects consisting of 9,473 dwelling units that provided housing for 37,892 military personnel and defense workers and their families had been built in a two-year period beginning in September 1940.¹⁰ In order to support this rapid increase in population, the public infrastructure of Newport News required significant investment. With the assistance of federal funding, the city improved and expanded its water and sewer systems as well as electrical service, roads, public transportation, sanitation, and communication systems. New public buildings – including schools, fire stations, a hospital, and a health clinic – were also constructed during this period.¹¹

In order to make city utilities and services immediately available, the City annexed the 280 acres of the former Camp Stuart property in Warwick County in December 1940 and began construction of the Stuart Gardens housing development in March 1941, with units ready for occupancy by July.¹² Built by the Defense Homes Corporation with federal funding from the Reconstruction Finance Corporation, the 980-unit development cost approximately \$5 million and consisted of a mixture of single- and multi-family houses, townhouses, and the approximately 500-unit apartment complex.¹³ Stuart Gardens was the only defense housing project to be occupied by military officers in addition to non-commissioned military personnel and civilian defense-industry workers in the Newport News area.¹⁴

After reaching a peak in 1943, the construction of new housing for military personnel and defense workers slowed in 1944 and ceased entirely by 1945 with the end of World War II. Unlike some other funding sources, which built temporary housing projects for wartime use only, the Defense Home Corporation

⁴ Committee on Housing, *Study and Recommendations*, p. 7; Annie Lash Jester, et al., *Newport News During the Second World War*, (History Commission, World War II, of Newport News, Newport News, VA: 1948), p. 71.

⁵ Commonwealth Preservation Group, *Architectural Survey of the Newport News Redevelopment & Housing Authority – Marshall Court*, February 2023, p. 7.

⁶ Committee on Housing, *Study and Recommendations*, p. 7.

⁷ Jester, et al., *Newport News*, p. 69.

⁸ Committee on Housing, *Study and Recommendations*, p. 10.

⁹ “40 Millions Spent Here on War Housing,” *Daily Press*, May 10, 1945, p. 4.

¹⁰ “9,473 Units Give Housing for 37,982,” *Daily Press*, October 10, 1942, p. 2.

¹¹ Jester, et al., *Newport News*, pp. 76-83.

¹² Committee on Housing, *Study and Recommendations*, p. 10; Jester, et al., *Newport News*, p. 70; “9,473 Units Give Housing,” p. 2.

¹³ “An RFC-FHA Collaboration,” (*Architectural Record*, Volume 90, Number 5, [November 1941]), pp. 88-89.

¹⁴ “9,473 Units Give Housing,” p. 2.

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(DHC) financed defense housing developments that were designed and built to be permanent and become part of the community after the war.¹⁵ Therefore, as a DHC-financed project, Stuart Gardens was likely designed to be permanent and to continue providing quality housing for Newport News after the war ended. In 1944, the DHC sold Stuart Gardens to a local private corporation for over \$3 million.¹⁶ Purchased by a group of Jewish businessmen, the apartment complex quickly became a Jewish community after the war.¹⁷ In the early 1980s, Virginia Beach developer Robert Collins sold the complex to the Virginia Federal Savings and Loan Association with management provided by the Newport News Redevelopment and Housing Authority. The complex was renovated at that time with guaranteed rent subsidies for tenants.¹⁸ The Stuart Gardens Apartments are currently owned by Vitus, an affordable housing provider that intends to renovate the property.

Criterion A: Government/Politics

Public Housing in World War II

As the Industrial Revolution of the late 19th and early 20th century drew workers to the densely populated urban centers, living conditions for many consisted of overcrowded and substandard tenement houses often plagued by poverty and disease. In response, the Progressive Movement began to advocate for better housing. However, it was not until the dire circumstances of the Great Depression when there was a ninety percent decline in house construction between 1925 and 1933 that the federal government started to become involved in the provision of adequate and affordable housing. Recommendations from the 1931 Conference on Home Building and Home Ownership also began to pave the way for federal funding of public housing.¹⁹ As a result, President Hoover established the Reconstruction Finance Corporation (RFC) in 1932 to finance projects with low-interest loans from the federal government. This was followed by the 1933 enactment of the National Industrial Recovery Act (NIRA) which provided funding for the Public Works Administration (PWA) to provide work relief through construction projects – including low-cost housing and slum clearance. The PWA was enabled to build its own projects, award grant funds to local and state governments, or make loans to limited dividend corporations – such as the RFC.²⁰ Between 1934 and 1936, the PWA directly financed, developed, and operated their own housing projects.²¹

By 1940, the United States began to prepare war preparations as the English and French appeared to be no match against the Nazi blitzkrieg and France fell to German occupation. With military personnel and defense-industry workers flocking to strategic centers of military operations and war production, the need for wartime housing was critical – especially given the housing shortage coming out of the Great Depression. As a result, the federal government as well as local and state housing authorities shifted their focus from low-cost public housing for the poor to defense workers' housing.²²

¹⁵ Gail H. Baker, *Fairlington Apartments*, (National Register of Historic Places Nomination Form, September 1998), section 8, p. 49.

¹⁶ “40 Millions Spent Here,” p. 4.

¹⁷ “Stuart Gardens Once Popular Place to Live,” *Daily Press*, April 7, 1979, p. 3.

¹⁸ Ralph Cornelis, “Renovation Planned for Stuart Gardens Apartment Complex,” *Daily Press*, April 7, 1979, p. 3.

¹⁹ Paul R Lusignan, Judith Robinson, Laura Bobczko, and Jeffrey Shrimpton, *Public Housing in the United States, 1933-1949*, (Draft National Register of Historic Places Multiple Property Documentation Form (MPDF), [Unpublished manuscript], December 2004), section E, p. 16.

²⁰ *Ibid*, section E, p. 18.

²¹ *Ibid*, section E, pp. 23-31.

²² *Ibid*, section E, p. 53.

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The Defense Homes Corporation (DHC) was incorporated on October 23, 1940, under the administration of the RFC to assist in alleviating the housing shortage. As part of the early federal efforts to fund construction of wartime housing, DHC filled the void when the financial risk was too great for private development.²³ Originally capitalized with \$10 million in stock from President Roosevelt's Emergency Fund, this investment was later reimbursed by appropriations from the Lanham Act and further supplemented by loans from an RFC authorization of \$65.7 million as well as operating revenues from the development projects.²⁴ Unlike some other funding sources, DHC financed defense housing developments that were designed and built to be permanent and become part of the community after the war.²⁵

In February 1942, President Roosevelt established the National Housing Agency (NHA) by executive order and the capital stock of DHC was transferred. The NHA created the Federal Housing Administration (FHA), the Federal Home Loan Bank Administration, and the Federal Public Housing Authority (FPHA) by consolidating sixteen housing agencies to serve specific constituent groups and streamline federal funding and development of defense housing.²⁶ The commissioner of the FPHA also served as president of the Defense Homes Corporation.²⁷ As the war ended in 1945, and there was no longer a need for defense housing, DHC ceased operations and liquidated its assets with any remaining assets transferred to the RFC in 1948.²⁸

Newport News suffered a shortage of quality and affordable housing even before the massive influx of military personnel and defense workers during World War II. A 1936 survey of housing in the city reported the sub-par living conditions of many of its residents. Of the 12,437 dwelling units recorded, fifty percent were considered to be sub-standard with 3,000 uninhabitable or needing major repairs while an estimated 5,000 units did not have private baths and another 3,000 had no toilets at all.²⁹ In response to this dire situation, city council established the Newport News Redevelopment and Housing Authority in 1938 to address the issues of slums and to take advantage of federal funding provided by the United States Housing Authority.³⁰ The first public housing project planned by the Housing Authority was Harbor Homes. However, by the time it was completed in May 1941, the low-income requirements for residents were lifted to accommodate the influx of military personnel and defense workers associated with World War II.³¹ Similar to local, state, and federal housing agencies across the country, the Newport News Housing Authority shifted its focus and resources from slums and blight removal to address the need for emergency military and defense workers' housing – particularly given its role as a center for strategic military operations and war production.³²

In response to the sudden wartime surge in population, the Newport News Housing Authority either directly built or sponsored numerous projects for defense workers' housing. By March 1943, more than 57,000

²³ National Housing Agency, *4th Annual Report, 1945-1946*, (Washington, DC: 1946), p. 206.

²⁴ *Ibid*, p. 206.

²⁵ Baker, *Fairlington Apartments*, section 8, p. 49.

²⁶ "President Merges Housing Agencies," *The Tampa Times*, February 25, 1942, p. 16.

²⁷ National Housing Agency, *4th Annual Report*, p. 206.

²⁸ National Archives, *Records of the Reconstruction Finance Corporation [RFC]*, (Washington, DC: National Archives and Records Administration, 1995), <https://www.archives.gov/research/guide-fed-records/groups/234.html>.

²⁹ Housing Authority of the City of Newport News, *Better Homes for Newport News*, (Newport News, VA: 1946), p. 9.

³⁰ *Ibid*, p. 9.

³¹ *Ibid*, p. 12.

³² Commonwealth Preservation Group, *Architectural Survey of the Newport News*, p. 7.

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dwelling units, including trailers and dormitories, had been built in the area with more than 29,000 of these federally funded and the remainder insured through FHA-backed mortgages.³³ At least thirty-nine public and private housing developments were constructed around the Lower Peninsula by the end of the war in 1945.³⁴ These projects represented an investment of nearly \$40 million with funding provided by the Federal Public Housing Authority (FPHA), the Newport News Redevelopment and Housing Authority (NNRHA), and the Defense Homes Corporation (DHC), as well as FHA-insured mortgage loans for private developments. Given the demand for rapid and economical construction, many of the dwelling units were intentionally designed and built to be temporary so not to permanently impact the post-war real estate market.³⁵ Additionally, there was a concern by public housing advocates that the quickly constructed wartime housing would become slums after the war and reverse the progress in public housing made during the New Deal era.

With most defense housing developments on the Lower Peninsula comprising between fifty and 250 units, the 980-unit Stuart Gardens, including the approximately 500-unit apartment complex, was the fourth largest of the wartime housing developments in the area. Only Copeland Park (3195 units), Ferguson Park (1200 units), and Newsome Park (1591 units for Black residents) were larger; however, these housing projects consisted of pre-fabricated, demountable units that were designed to be temporary and removed after wartime housing was no longer necessary.³⁶ By contrast, Stuart Gardens, including the apartment complex, was designed to be of quality construction, intended to provide permanent housing following the war. Of the thirty-nine developments, at least five were intended to be temporary and eight are known to be demolished or removed from their site. Unlike other defense housing developments for White non-commissioned military and civilian workers supporting wartime production in the area, the Stuart Gardens housing development provided housing for military officers as well.³⁷

The Stuart Gardens housing development was also one of the larger projects of the Defense Homes Corporation (DHC) at the time of its construction in 1941. DHC built twenty-six housing projects in the nation, twenty-one of which were family-dwelling projects that included individual homes and apartments.³⁸ Stuart Gardens appears to have been the only DHC project in Newport News.

Criterion C: Architecture

The Design of Garden Apartments and FHA Standards for Defense Housing

Many federally funded public housing apartment complexes across the country employed the principles of the garden apartment model that are well-suited for a cost-effective design that meets the standards of the FHA and other federal housing agencies. The garden apartment model was based on the principles of the Garden City Movement, which gained popularity in the United States in the 1920s. This movement generally encouraged migration away from overcrowded urban areas to small, planned cities in rural environments where residents could have access to fresh air and open green spaces. The same principles would later serve to guide the design of cost-effective public housing to provide improved living conditions in more urban areas for the poor in the 1930s and 1940s as well as meet the demands for rapidly constructed

³³ Housing Authority, *Better Homes*, p. 17.

³⁴ "9,473 Units Give Housing", p. 2; "40 Millions Spent Here", p. 4.

³⁵ Housing Authority of the City of Newport News, *Better Homes*, p. 15.

³⁶ Jester, et al., *Newport News*, p. 72-73.

³⁷ "Housing Projects, 9,473 Units Give Housing for 37,982 Persons Here," *Times Herald*, October 9, 1942, p. 1.

³⁸ Baker, *Fairlington Apartments*, section 8. p. 54.

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defense housing during World War II. The federal government promoted the construction of garden apartments for public housing through FHA-insured mortgage loans and the various financing programs of other government housing agencies. The fundamental goal shared by all public housing programs was to ensure that “within the constraints of federal cost controls each project met minimum standards of appearance and livability and provided a ‘quality of domesticity’ and human scale that would enhance the attitude of the families living in the project and increase its economic value to the community.”³⁹

Garden apartments fit especially well with FHA housing standards, which encouraged lower-density developments with collections of low-rise buildings sited efficiently amidst ample green space to allow for maximum natural light and air circulation as well as space for outdoor recreation.⁴⁰ Additionally, the site plan for the housing development utilized repetitive forms and connections between buildings through a network of sidewalks, calming roads, and green spaces to create a unique sense of communal identity within the development that distinguishes it as a separate entity from the surrounding neighborhood.⁴¹ While Functional Modernism was the most common style for the garden apartment, it was not unusual to employ a stripped interpretation of a more traditional revival style that reflected the architectural heritage of the region as in the case of the Colonial Revival in Virginia. A combination of materials and colors could also be used to break up the scale and monotony of large housing developments.⁴² The focus of public housing on cost-effective and efficient design and rapid construction to meet minimum standards, particularly for wartime housing, benefitted from the garden apartment model with its repetitive building forms and minimalist interior plans that maximized cost efficiency. The interior plans avoided the wasted space of lobbies and hallways while interior finishes were also minimal and durable with painted or plastered concrete block walls and either asphalt-tile or linoleum floors.

As a federally funded public housing project for wartime military personnel and defense industry workers in Newport News, the design of the Stuart Gardens Apartments followed both the principles of the garden apartment model as well as the FHA standards for standardized, economical, and rapid construction. The November 1941 issue of the *Architectural Record* described Stuart Gardens as “an exemplification of FHA standards for defense housing.”⁴³ These guidelines emphasized standardization of plans, economy of materials, and speed of construction.⁴⁴ Washington, D.C. architect William N. Denton Jr., whose portfolio included several FHA-insured housing projects, designed the approximately \$5 million development that included single-family houses and around 500 rental apartment units. The project, built to house the families of White defense workers and servicemen, began in March 1941 with units occupied by July 1941.⁴⁵

Denton employed the principles of the Federal Housing Administration’s (FHA) garden apartment model for the rental housing in the development with groups of low-density one- and two-story buildings arranged around courtyards and green spaces, allowing for natural light and air circulation. The building forms and five basic floor plans are repeated throughout the apartment complex and generally feature limited ornament and detailing, resulting in an economical design. Variations were achieved through different combinations

³⁹ National Housing Agency, Federal Public Housing Authority, *Standards for Defense Housing, Lanham Act Projects*, (Washington, D. C.: Government Printing Office, 1942), p. 2. quoted in National Park Service, *Public Housing*, sec. F, p. 72.

⁴⁰ Miles L. Colean, “Multiple Housing Under FHA,” (*Architectural Record* Volume 84, Number 3 [September 1938]), p. 97.

⁴¹ Lusignan et al., “Public Housing in the United States,” section F, p. 70.

⁴² *Ibid*, section F, p. 71.

⁴³ “An RFC-FHA Collaboration,” (*Architectural Record*, Volume 90, Number 5, [November 1941]), pp. 88-89.

⁴⁴ “Plan Standards for Defense Housing,” (*Architectural Record*, Volume 90, Number 5, [November 1941]), p. 72.

⁴⁵ “Housing Projects, 9,473 Units Give Housing...,” p. 1.

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of exterior siding types and color combinations. The site plan for the apartment complex deviates from the regular grid pattern of the lots for the single-family houses with the angled orientations of the buildings, curving streets and pedestrian paths, courtyards, and open spaces. This site design takes advantage of the site's location along Hampton Roads, providing waterfront views for sixty percent of the apartment units.⁴⁶

The 1941 Stuart Gardens Apartments are significant in the area of Architecture as they continue to possess the distinctive characteristics of public housing designed according to the principles of the garden apartment model as well as FHA standards for rapid and economical, yet permanent, construction during World War II. Despite window and siding replacement, the complex retains its original design as a low-density development of one- and two-story buildings with repetitive forms set within open green space and interconnected with a network of sidewalks, courtyards, parking areas, curvilinear streets, and, most importantly, an angled orientation of the buildings to maximize views of the water that give the apartment complex a unique identity within the larger housing development. Although constructed rapidly and economically during World War II to meet minimum FHA standards for public housing, the intentional design of Stuart Gardens to continue in that function after the war remains evident and differentiates it from many of the other wartime defense housing projects in the city that were either removed immediately after the war or have been either since demolished or renovated beyond recognition.

Comparative Analysis

Of the thirty-nine defense housing developments in the Newport News area documented in the 1946 Survey for the Lower Peninsula Planning Commission, the majority of these were smaller developments with 200 or fewer dwelling units. The Stuart Gardens development, including the approximately 500-unit apartment complex, was the fourth largest after Copeland Park (3195 temporary units), Newsome Park (1591 temporary units for Black residents), and Ferguson Park (1200 units). As these three larger developments have been demolished, Stuart Gardens is now the largest of the federally funded housing developments built for defense workers and military personnel during World War II that remains intact. The remaining thirty-five developments recorded in the 1946 survey include five dormitories, eleven developments with 200 or more units, and nineteen with less than 200 units. Of these, at least three were built as temporary housing to be removed immediately after the war and at least eight others no longer exist. Next to Stuart Gardens, the largest developments were Southampton (540; demolished), Briarfield Manor (504; demolished), Sussex at Hampton (398), Marshall Court (358; proposed for demolition), and Lassiter Courts (350; demolished). Of the surviving complexes, Sussex at Hampton, which was privately developed using an FHA-insured mortgage loan, is the next closest in size to the approximately 500-unit Stuart Gardens Apartments; however, it was developed as duplexes rather than an apartment complex. Although much smaller, Armstrong Gardens (248 units) and Seven Oaks (220 units) also survive as garden apartments for defense workers that were developed privately using FHA-insured mortgage loans. Currently, there are no examples of defense-worker housing developments constructed in the Newport News area during World War II that are listed on the National Register. Based on this comparative analysis, it appears that the Stuart Gardens Apartments best represent the scale and distinctive characteristics of the federally funded garden-apartment complexes designed and constructed following FHA standards during World War II in the Newport News area.

⁴⁶ "An RFC-FHA Collaboration," (*Architectural Record*, Volume 90, Number 5, [November 1941]), pp. 88-89.

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Name of Property

City of Newport News, VA
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9. Major Bibliographical References

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“President Merges Housing Agencies.” *The Tampa Times*, February 25, 1942, p. 16.

“Stuart Gardens Once Popular Place to Live,” *Daily Press*, April 7, 1979.

U.S. Federal Census Records: 1900, 1910, 1920.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: Virginia Department of Historic Resources, Richmond, VA

Historic Resources Survey Number (if assigned): DHR File No. 121-5562

10. Geographical Data

Acreage of Property 40.13

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Stuart Gardens Apartments

City of Newport News, VA
County and State

- A. Latitude: 36.979797 Longitude: -76.404983
- B. Latitude: 36.982219 Longitude: -76.398857
- C. Latitude: 36.980281 Longitude: -76.398918
- D. Latitude: 36.975681 Longitude: -76.402407
- E. Latitude: 36.978312 Longitude: -76.404813

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for the nominated property includes the 21.15- and the 18.98-acre parcels shown on the attached map entitled "Tax Parcel Map" corresponding with Newport News tax parcel numbers 314000204 and 314000201. (Obtained March 10, 2025, from Newport News GIS, <https://maps.nnva.gov/viewer/>).

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Katie Gutshall, Alison Blanton, Kate Kronau

Stuart Gardens Apartments
Name of Property

City of Newport News, VA
County and State

organization: Hill Studio, PC
street & number: 120 Campbell Avenue SW
city or town: Roanoke state: VA zip code: 24011
e-mail: kgutshall@hillstudio.com/ablanton@hillstudio.com
telephone: (540) 342-5263
date: April 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Stuart Gardens Apartments

City or Vicinity: Newport News

County: NA State: VA

Photographer: Kate Kronau

Date Photographed: April 2025

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

1 of 25: VA_NewportNewsCity_StuartGardensApartments_0001
1100 block, 16th Street, view northeast

2 of 25: VA_NewportNewsCity_StuartGardensApartments_0002
Grassy Open Yard between Jebs Place, Garden Drive, and Roanoke Avenue, view
northeast

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3 of 25: VA_NewportNewsCity_StuartGardensApartments_0003
1146-1176 Jebs Place, view northwest

4 of 25: VA_NewportNewsCity_StuartGardensApartments_0004
Jebs Place, view northeast

5 of 25: VA_NewportNewsCity_StuartGardensApartments_0005
1256-1272 16th Street, view southeast

6 of 25: VA_NewportNewsCity_StuartGardensApartments_0006
1200 Blocks of 16th Street and Garden Drive, view southeast

7 of 25: VA_NewportNewsCity_StuartGardensApartments_0007
1200 block, Garden Drive, view southwest

8 of 25: VA_NewportNewsCity_StuartGardensApartments_0008
1296-1314 16th Street, view southwest

9 of 25: VA_NewportNewsCity_StuartGardensApartments_0009
1130 block, Garden Drive, view southeast

10 of 25: VA_NewportNewsCity_StuartGardensApartments_0010
1200 Block, Garden Drive, view southwest

11 of 25: VA_NewportNewsCity_StuartGardensApartments_0011
East Boundary, view southwest

12 of 25: VA_NewportNewsCity_StuartGardensApartments_0012
1165-1171 Garden Drive, view northwest

13 of 25: VA_NewportNewsCity_StuartGardensApartments_0013
1108-1118 Garden Drive, view southwest

14 of 25: VA_NewportNewsCity_StuartGardensApartments_0014
1109-1131 Garden Drive, view northwest

15 of 25: VA_NewportNewsCity_StuartGardensApartments_0015
East Boundary, view southeast

16 of 25: VA_NewportNewsCity_StuartGardensApartments_0016
1000 Block, Garden Drive, view southwest

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17 of 25: VA_NewportNewsCity_StuartGardensApartments_0017
1000 Block, Garden Drive, view southeast

18 of 25: VA_NewportNewsCity_StuartGardensApartments_0018
1300 Block, Roanoke Avenue, view northwest

19 of 25: VA_NewportNewsCity_StuartGardensApartments_0019
900 Block, Garden Drive, view southwest

20 of 25: VA_NewportNewsCity_StuartGardensApartments_0020
1317-1351 Roanoke Avenue, view southwest

21 of 25: VA_NewportNewsCity_StuartGardensApartments_0021
1364-1372 Roanoke Avenue, view northeast

22 of 25: VA_NewportNewsCity_StuartGardensApartments_0022
Roanoke Avenue, view southeast

23 of 25: VA_NewportNewsCity_StuartGardensApartments_0023
1135 Garden Drive, Interior, Living Room

24 of 25: VA_NewportNewsCity_StuartGardensApartments_0024
1135 Garden Drive, Interior, Dining Room

25 of 25: VA_NewportNewsCity_StuartGardensApartments_0025
1135 Garden Drive, Interior, Bedroom

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Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Stuart Gardens Apartments Historic District
Newport News, VA
VDHR ID# 121-5562

NRHP Boundary

- A. Latitude: 36.979797 Longitude: -76.404983
- B. Latitude: 36.982219 Longitude: -76.398857
- C. Latitude: 36.980281 Longitude: -76.398918
- D. Latitude: 36.975681 Longitude: -76.402407
- E. Latitude: 36.978312 Longitude: -76.404813

WGS84

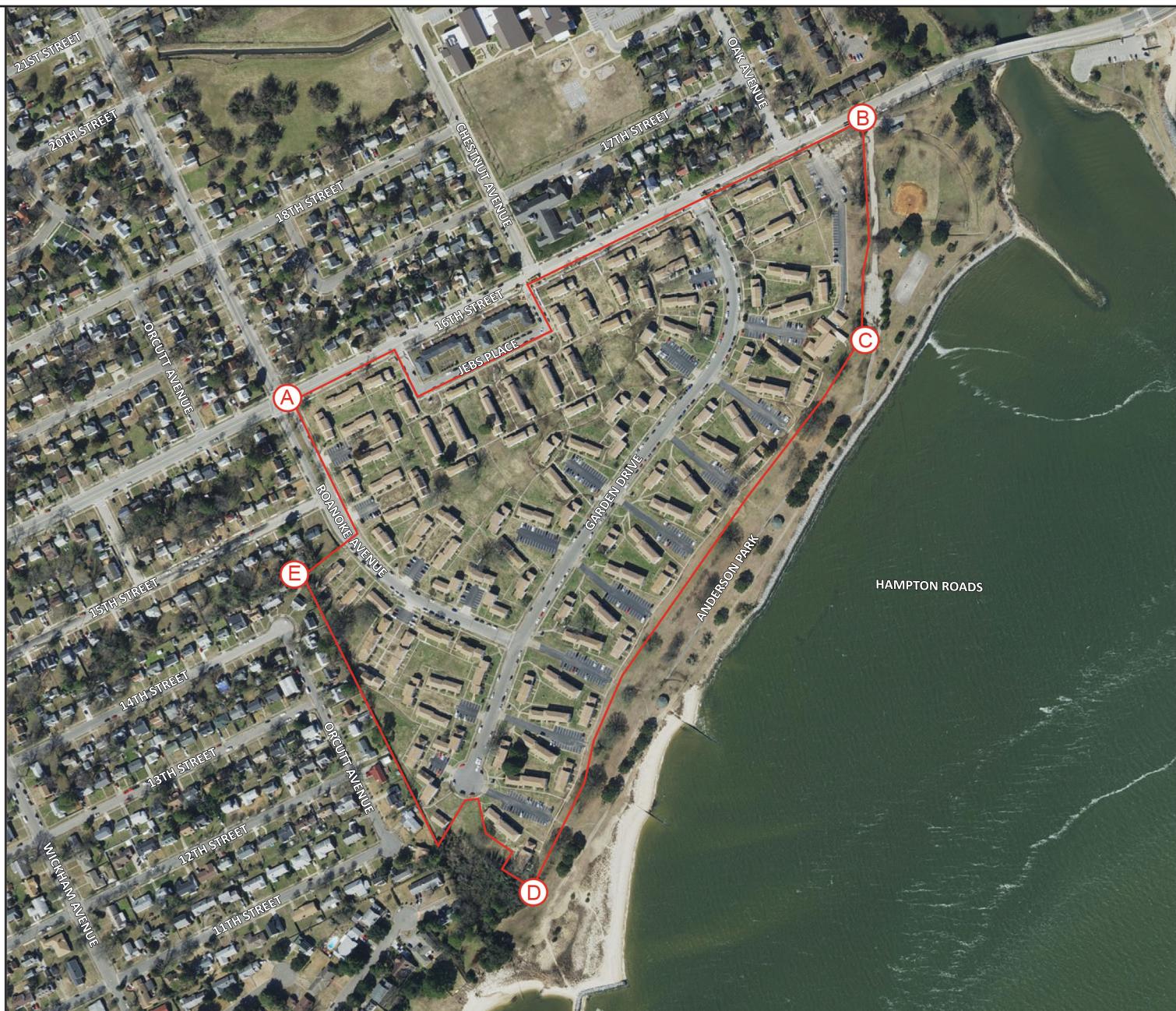
Map Source: VCRIS



Feet

0 200 400 600 800

1:7,028 / 1"=586 Feet



Title: Stuart Gardens Apartments Historic District

Date: 3/4/2025

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

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