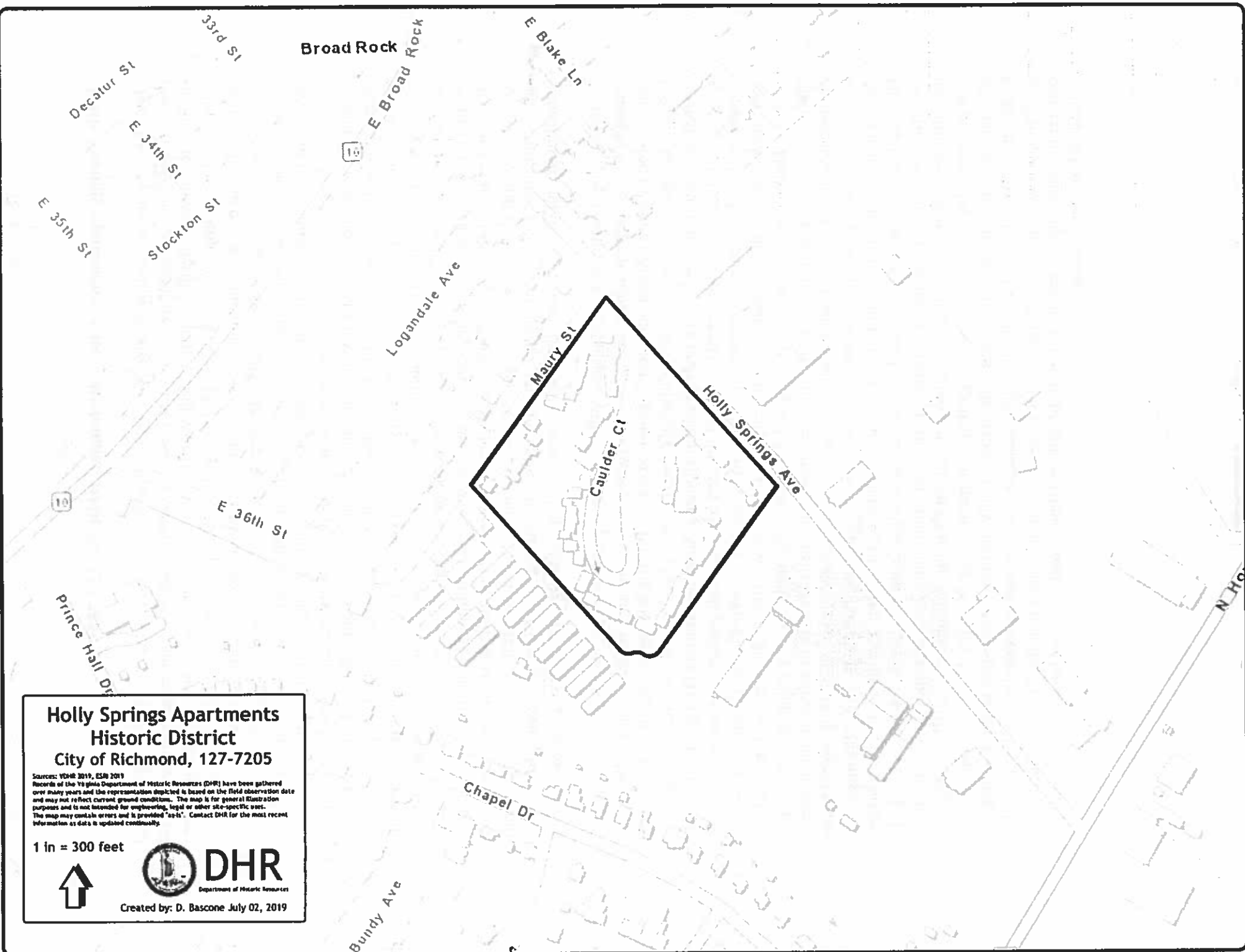


Holly Springs Apartments, City of Richmond, DHR No. 127-7205

The Holly Springs Apartments, designed by prolific Richmond architect E. Tucker Carlton and built in 1947, are an example of a Federal Housing Administration–financed garden apartments built in Richmond after the end of World War II to house returning veterans and their growing families. The contractor was William D. Maxey, Inc. The apartments were built on a flat, rectangular-shaped lot containing 6.78 acres in a recently annexed section of South Richmond at the intersection of Maury Street and Holly Springs Avenue. The complex consists of twenty-three two-story, frame buildings containing 122 apartments, all of which are townhouses. The design of this complex utilizes the precepts of garden apartment design that emphasized low mass, low height, and low lot coverage to create moderate-density buildings sensitively sited within the landscape. Stylistically, the apartments embody the Colonial Revival style, which has been popular in Richmond since the 1890s. The buildings feature flat facades, with ornamentation concentrated around the entry, and a mix of materials. While only a few buildings have porches, three of the larger buildings have a shallow two-story, one-level, pedimented portico reminiscent of Mount Vernon, further evoking colonial America. The apartment complex retains all of the original buildings and layout and all of the buildings feature their original floor plans and many of the original finishes. While the original weatherboard siding was covered with synthetic siding about fifteen years ago, it will be removed in an upcoming renovation. Overall, the architectural integrity of the apartment complex remains good. There are twenty-four contributing buildings: twenty-three apartment buildings and the original pump house.

Holly Springs Apartments (present-day Village South Apartments) is a well-preserved local example of a garden-apartment complex constructed in Richmond, Virginia, south of the intersection of Maury Street and Holly Springs Avenue. Prolific Richmond architect E. Tucker Carlton designed the complex, and William D. Maxey, Sr., a local contractor and developer, owned and built it in 1947–1948 under Federal Housing Administration (FHA) guidelines and funding. Holly Springs Apartments is one of thirteen FHA-insured garden apartments constructed in the Richmond metropolitan area in the early post-World War II period between 1945 and 1950. Of the thirteen, Carlton designed at least seven (the architects for three are not known). Holly Springs Apartments is a good example of the middle-class urban apartment type that FHA encouraged from the 1930s into the immediate postwar years to alleviate the nation's chronic housing shortage. Carlton, who was active as an architect from 1939 until shortly before his death in 1974, primarily designed residential and commercial buildings. Holly Springs Apartments is eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places under Criteria A and C. The period of significance is 1947–1948, the period of construction. Under Criterion A (Social History and Community Planning and Development), the complex is eligible as a locally significant Federal Housing Administration (FHA) project that promoted the agency's support of garden-apartment design from the 1930s into the 1950s to alleviate housing shortages throughout the nation. Holly Springs Apartments is eligible under Criterion C (Architecture) as a locally significant and well-preserved example of a Richmond garden-apartment complex. It characterizes the essential principles that the FHA espoused concerning landscaping, construction, light and ventilation, and low-rise, harmonious buildings without lobbies or elevators.



**Holly Springs Apartments
Historic District
City of Richmond, 127-7205**

Sources: VDH 2019, ES&I 2017
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation data and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

1 in = 300 feet



DHR
Department of Historic Resources

Created by: D. Bascone July 02, 2019

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: Holly Springs Apartments

Other names/site number: VDHR #127-7205

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: 801 Holly Springs Avenue

City or town: Richmond 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

<p>_____ Signature of certifying official/Title: <u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------

<p>In my opinion, the property <u>X</u> meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>State or Federal agency/bureau or Tribal Government</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:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>24</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>24</u>	<u>0</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/Apartment Building

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling/Apartment Building

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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: WOOD, SYNTHETICS, BRICK, CONCRETE

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

The Holly Springs Apartments, designed by prolific Richmond architect E. Tucker Carlton and built in 1947, are an example of a Federal Housing Administration-financed garden apartments built in Richmond after the end of World War II to house returning veterans and their growing families. The contractor was William D. Maxey, Inc. The apartments were built on a flat, rectangular-shaped lot containing 6.78 acres in a recently annexed section of South Richmond at the intersection of Maury Street and Holly Springs Avenue. The complex consists of twenty-three two-story, frame buildings containing 122 apartments, all of which are townhouses. The design of this complex utilizes the precepts of garden apartment design that emphasized low mass, low height, and low lot coverage to create moderate-density buildings sensitively sited within the landscape. Stylistically, the apartments embody the Colonial Revival style, which has been popular in Richmond since the 1890s. The buildings feature flat facades, with ornamentation concentrated around the entry, and a mix of materials. While only a few buildings have porches, three of the larger buildings have a shallow two-story, one-level, pedimented portico reminiscent of Mount Vernon, further evoking colonial America. The apartment complex retains all of the original buildings and layout and all of the buildings feature their original floor plans and many of the original finishes. While the original weatherboard siding was covered with synthetic siding about fifteen years ago, it will be removed in an upcoming renovation. Overall, the architectural integrity of the apartment complex remains good. There are twenty-four contributing buildings: twenty-three apartment buildings and the original pump house.

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Narrative Description

LAYOUT/LANDSCAPE

Holly Springs Apartments are located on the edge of residential areas in South Richmond. The residential areas to the north, south, and west include both single-family houses with a newer apartment complex immediately behind Holly Springs. The area across Holly Springs Avenue to the east and southeast of the apartment complex is a light industrial swath that extends from Maury Street to U.S. Route 1 and wraps around Maury Cemetery, which is located one-quarter-mile east of the apartments. The McGuire Veterans Administration Medical Center is about one-half-mile southwest of the apartments.

The complex retains its original layout as designed by E. Tucker Carlton. Most of the apartment buildings are sited along and face the one-way, U-shaped Caulder Court that intersects with Holly Springs Avenue just southeast of Maury Street. Additional blocks of buildings face Holly Springs Avenue and Maury Street, giving an elongated S-shape to the complex. The buildings are set back from the streets they face, creating spacious front yards with well-kept lawns and foundation plantings. The land within the U of Caulder Court has a mowed lawn with mature deciduous trees and remnants of an original play area. The parking lots are located to the rear of the buildings and there is also street parking on Caulder Court. Concrete sidewalks are located along each street and connect to each entrance on both the front and rear of the buildings. A modern decorative metal fence is located along Maury Street. The largest buildings are sited to face the street with projecting or recessed ends that break up their long facades. Smaller individual buildings are sited at a right angle at the ends of the larger buildings, further enhancing the dynamic layout for the complex.

DESCRIPTION

The notable feature of the Holly Springs Apartments is the mix of materials, roof types, window sizes, porches, and siting that creates a lively yet cohesive appearance while embodying the Colonial Revival style. All of the apartment buildings are two-story, frame buildings on common-bond brick foundations. The buildings feature a mix of materials, including brick-veneer on the first stories and brick-clad end walls on some of them, while most are sheathed with siding, as is the rear of all of the buildings. Gable roofs predominate although enough buildings have hipped roofs to make it interesting. Two of the larger buildings have eyebrow dormers on the front slope of the roof while several of the others have hipped-roof wall dormers on the front. Some rear roofs are articulated with shallow shed-roof dormers. Other roofs feature a pediment centered on the façade. All of the buildings have triangular-shaped, louvered vents on the rear or ends and brick chimney flues pierce the rear slope of the roof. Front and rear windows have either six-over-six lights or eight-over-eight lights while the rear bathroom windows have four-over-four-light sash windows. All window sash have been replaced with metal double-paned windows with grid between the glass panes. The replacement sash, however, continue to have the same light configurations as the original sash. The first-story façade windows have

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shutters while the second-story and rear windows do not. The placement of the different-sized windows is designed to create an active facade.

All ornamentation is focused on the buildings' facades and around the entrances. The rear of all of the buildings is plain. While most facades are fairly flat, three have a two-story, one-level, pedimented portico with modillioned cornice. Most porches are small, single-bay, hipped or flat-roof porches and are tucked in where two buildings or walls of the same building intersect. Frequently, there is a stoop with no roof at all or a small pent above the door. The porches and stoops have concrete floors and steps with a metal handrail. Some buildings have gable-end entrances. Almost all front entrances have ornamentation that consists of pilasters, denticulated cornices, and either a pediment or pulvinated frieze above the front doorway.

The interior of the apartments retains the original floor plan. Each apartment contains approximately 795 square feet, with a front and rear entrance and a living room, dining area, and galley kitchen on the first floor and two bedrooms and a bath on the second floor. The apartments retain their original hardwood flooring except for in the kitchens and bathrooms. Most of the kitchen and bathroom flooring has been replaced but some baths retain their original ceramic tile floors. The kitchens have been updated with modern cabinets and appliances. Each unit's stairs have a solid balustrade. The window and door trim are simple; however, to alleviate the simplicity, the top piece extends slightly beyond the ends of the vertical pieces.

Building Types

The apartment complex is composed of four different building types. The largest building type contains eight townhouses and consists of a center section with four units and a projecting wing on each end that contains two units in each wing. All sections have gable roofs. This building type has a central wall pediment in the center section and paired central doors with a single-bay, flat-roof porch. There are several alternatives for the remaining entrances for this building type, including a pent roof over the two remaining entrances on the center section. Otherwise, the entrances are located at each end of the central section and share a single-bay, hipped porch with a wing entrance at the intersection of the wings and central section. The wing walls at the intersection of the two sections are typically brick. The projecting wings may or may not have wall dormers. There are seven buildings of this type.

The second building type is similar but only contains six units. This type has single-unit wings that are recessed from the center section. It features the tall, two-story, two-level, pedimented portico that shelters the paired center entrances. The entrances to the other two center-section units are located on each end of the center section, while the entrances to the wings are on each side of the wings. All sections of this type have hipped roofs and the ends of the center section are brick. There are two of this type of building.

The third type is an L-shaped building that consists of two rectangular blocks set at a right angle to each other and connected at one corner. There are four of these buildings and they are located at both ends of the second type of building. There are four units in this building type, two in each

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block. This building has gable roofs. One block has brick gable ends with an entrance on each end with a pulvinated frieze in the entablature. The other attached block has two entrances on the front, both with pediments above the entrance. The fourth type is a single rectangular block that contains three units. This type is located at one end of the first type of building. They have three units and two different variations. The hipped-roof single block has three entrances on the front with pediments over the end doors and a pulvinated frieze above the central door. The second variation has a gable roof, wall dormers, brick on one end wall with an entrance on that end, and two entrances on the long side. There are eight buildings of this type.

In addition to the apartment buildings, there is one outbuilding that originally served as a pump house. It is located in an open area behind the apartments that face Holly Springs Avenue. It is a one-story, one-bay, frame building on a brick foundation and is sheathed with weatherboards that are now covered with synthetic siding. It has a pyramidal roof of asphalt shingles and a six-panel door. Now used for storage, it originally housed a pump with a water reservoir in a below-ground basin as deep as the building is tall.

STATEMENT OF INTEGRITY

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. It is important that the landscaping plan be predominantly intact as it appeared when the complex was completed to ensure integrity of setting, location, and feeling. Replacement of windows in garden apartment complexes are typical and should not be a sole determining factor for integrity of design, workmanship, and materials. Instead, the retention of the original fenestration pattern that reflected the building's use as multi-family housing, the opening size, and the proportional divisions found in the original lights are important.¹

The Holly Springs Apartments have good integrity. All of the apartment buildings and the original pump house remain standing and the layout of the buildings and their spatial relationship remains the same (landscape, design, setting) as when the complex was built. The interior floor plans and most interior finishes are unchanged (materials and workmanship). The buildings have experienced a few alterations including covering the original siding with synthetic siding and the replacement of the window sash. The synthetic siding will be removed during upcoming renovations. The window sash while metal replacements, retain their original location and are the same size and light configuration as the window type specified in the original architect's drawings. Overall, Holly Springs retains its sense of feeling and association as a mid-twentieth century apartment complex constructed to accommodate military veterans returning from World War II and their families, and to meet the Federal Housing Administration's nationally promulgated financing and guidelines for design of garden apartment complexes.

¹ Laura Trieschmann and Andrea Schoenfeld, "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954 (2011 Amendment)," DHR File No. 000-8825, National Register of Historic Places Nomination Form, February 2, 2011, Sec. F, p. 36.

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INVENTORY

The following inventory lists all of the buildings associated with Holly Springs Apartments. All buildings are classified as contributing resources as they were constructed within the property's period of significance and retain integrity of location, setting, workmanship, design, feeling, and association, but for the alterations to the window sash and exterior siding as noted above.

3801-3815 Caulder Court Other DHR Id# 127-7205-0001

Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival 1947**
Contributing Total: 1

3817-3831 Caulder Court Other DHR Id# 127-7205-0002

Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival 1947**
Contributing Total: 1

3833-3837 Caulder Court Other DHR Id# 127-7205-0003

Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival 1947**
Contributing Total: 1

3839-3845 Caulder Court Other DHR Id# 127-7205-0004

Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival 1947**
Contributing Total: 1

3847-3857 Caulder Court Other DHR Id# 127-7205-0005

Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival 1947**
Contributing Total: 1

3859-3865 Caulder Court Other DHR Id# 127-7205-0006

Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival 1947**
Contributing Total: 1

3867-3871 Caulder Court Other DHR Id# 127-7205-0007

Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival 1947**
Contributing Total: 1

3873-3887 Caulder Court Other DHR Id# 127-7205-0008

Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival 1947**
Contributing Total: 1

3889-3893 Caulder Court Other DHR Id# 127-7205-0009

Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival 1947**
Contributing Total: 1

3895-3909 Caulder Court Other DHR Id# 127-7205-0010

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Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3911—3825 Caulder Court Other DHR Id# 127-7205-0011

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3927-3931 Caulder Court Other DHR Id# 127-7205-0012

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3933-3937 Caulder Court Other DHR Id# 127-7205-0013

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3939-3953 Caulder Court Other DHR Id# 127-7205-0014

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3955-3959 Caulder Court Other DHR Id# 127-7205-0015

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

801-815 Holly Springs Avenue Other DHR Id# 127-7205-0016

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

817-827 Holly Springs Avenue Other DHR Id# 127-7205-0017

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3200-3204 Maury Street Other DHR Id# 127-7205-0018

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3206-3220 Maury Street Other DHR Id# 127-7205-0019

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3222-3226 Maury Street Other DHR Id# 127-7205-0020

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3400-3406 Maury Street Other DHR Id# 127-7205-0021

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Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3408-3418 Maury Street Other DHR Id# 127-7205-0022

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

3420-3426 Maury Street Other DHR Id# 127-7205-0023

Primary Resource: Apartment Building (Building), Stories 2, Style: Colonial Revival 1947
Contributing Total: 1

Pump House Other DHR Id# 127-7205-0024

Secondary Resource: Storage Building (Building), Stories 1, Style: Colonial Revival DATE
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.)

SOCIAL HISTORY
COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance
1947-1948

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation
N/A

Architect/Builder
Carlton. Eugene Tucker (Architect)
Maxey Sr., William D. (Builder/Developer)

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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.)

Holly Springs Apartments (present-day Village South Apartments) is a well-preserved local example of a garden-apartment complex constructed in Richmond, Virginia, south of the intersection of Maury Street and Holly Springs Avenue. Prolific Richmond architect E. Tucker Carlton designed the complex, and William D. Maxey, Sr., a local contractor and developer, owned and built it in 1947–1948 under Federal Housing Administration (FHA) guidelines and funding. Holly Springs Apartments is one of thirteen FHA-insured garden apartments constructed in the Richmond metropolitan area in the early post-World War II period between 1945 and 1950. Of the thirteen, Carlton designed at least seven (the architects for three are not known). Holly Springs Apartments is a good example of the middle-class urban apartment type that FHA encouraged from the 1930s into the immediate postwar years to alleviate the nation's chronic housing shortage. Carlton, who was active as an architect from 1939 until shortly before his death in 1974, primarily designed residential and commercial buildings. Holly Springs Apartments is eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places under Criteria A and C. The period of significance is 1947–1948, the period of construction. Under Criterion A (Social History and Community Planning and Development), the complex is eligible as a locally significant Federal Housing Administration (FHA) project that promoted the agency's support of garden-apartment design from the 1930s into the 1950s to alleviate housing shortages throughout the nation. Holly Springs Apartments is eligible under Criterion C (Architecture) as a locally significant and well-preserved example of a Richmond garden-apartment complex. It characterizes the essential principles that the FHA espoused concerning landscaping, construction, light and ventilation, and low-rise, harmonious buildings without lobbies or elevators.

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

Eugene Tucker Carlton, the architect who designed Holly Springs Apartments, was born in Roanoke, Virginia, on July 10, 1900. He served in World War I as a U.S. Navy electrician and radio operator first class at the radio compass station at Mantoloking, New Jersey. He graduated from Virginia Military Institute in 1924, where he was a member of Kappa Alpha fraternity, with a degree in electrical engineering, and began working as a draftsman in Richmond. He was a general contractor from 1928 to 1933, and in February 1930 received a permit to construct two small frame dwellings that still stand at 2615 and 2617 Northumberland Avenue in Richmond's North Side. In 1933 he began to work as an estimator for City Building Corporation. In 1934, he was bankrupt and involved in the court-ordered sale of a property at 4022 Mount Vernon Street in the Bellevue neighborhood in Richmond's North Side. He ceased his work as an estimator and became a registered architect in 1939. During World War II, he was commissioned a lieutenant commander in the U.S. Navy Reserves and ordered to the U.S. Maritime Training Station at

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Boston in August 1942. After the war, he was in private practice until 1968, when he founded and became a partner in Carlton, Taylor and Clark at 206 East Cary Street.²

When Carlton began his architectural career in 1939, the nation was beginning to emerge from the depths of the Great Depression and the construction industry was showing signs of life again. In 1940, Carlton designed a manufacturing plant for Seaboard Bag Corporation in Scott's Addition at 3408 West Moore Street. The company's name is painted on the rear (Norfolk Street) facade of the building, which occupies almost a full block. In 1941, Avery Homes employed Carlton to design frame "bungalows" that were constructed in the 1700 and 1800 blocks of North 25th Street, north of Church Hill. Carlton designed similar dwellings for Roslyn Homes in the 500 block of Craigie Avenue in Highland Park, also in 1941. In that same busy year, he designed still more bungalows for Muhleman and Kayhoe (Albert K. Muhleman and Matthias E. Kayhoe), contractors. They are located in the 1300 and 1400 blocks of South Meadow Street, east of Byrd Park in an area to be called Maymont Gardens. It must have appeared to him that his career as an architect was well under way.³

Then, on December 7, 1941, the Japanese attack on Pearl Harbor and the resulting entry of the United States into the war wrought dramatic changes as construction materials were diverted to support the war effort. Instead of designing and building single-family dwellings, many architects and contractors turned to apartment construction when sufficient material and labor could be found, as federal funding became available through the Federal Housing Administration (FHA). In 2006, Bryan Clark Green described the evolution of the FHA in his National Register of Historic Places Multiple Property Documentation Form, "Federal Housing Administration—Insured Garden Apartments in Richmond, Virginia, 1942–1950." The Housing Act of 1934 created the agency and established the policies that revolutionized the residential mortgage industry, insured savings accounts, provided for longer mortgages, and enabled builders and homeowners to borrow with confidence. The FHA especially encouraged the construction of apartment buildings as a fast remedy for the shortage of modern housing. First, however, the longstanding public antipathy toward apartment dwelling needed to be overcome.⁴

For many decades, the public largely envisioned apartments as located at one end or the other of a spectrum: either the squalid, overcrowded, walk-up tenements that the muckrakers and popular press excoriated, or the luxurious New York high-rises seen in motion pictures. A few of the

² "Eugene Tucker Carlton," Find a Grave, on www.findagrave.com, accessed Oct. 31, 2018; "E. Tucker Carlton, Architect, Dies at 74," *Richmond Times-Dispatch*, Dec. 27, 1974; *ibid.*, "Western Union Head Here Commissioned," Aug. 11, 1922; *ibid.*, "Permits for Seven Jobs to Cost \$10,875 Issued," Feb. 18, 1930; *ibid.*, "Trustee's Auction Sale of 4022 Mt. Vernon Street," Sept. 2, 1934.

³ Kimberly M. Chen, Erika Schmelzer, and Mary Porzio, "Scott's Addition Historic District," DHR File No. 127-6136, National Register of Historic Places Registration Form, June 28, 2005; Library of Virginia, "A Guide to the Richmond (Va.) Bureau of Permits and Inspections, Building Permit Architectural Blueprints and Specifications, 1907–1949," Library of Virginia, Richmond, VA. Unless otherwise noted, Carlton's single buildings such as the bag factory, as well as most of his bungalows and other dwellings, still stand.

⁴ Bryan Clark Green, "Federal Housing Administration—Insured Garden Apartments in Richmond, Virginia, 1942–1950," DHR File No. 127-6191, National Register of Historic Places Multiple Property Documentation Form, Nov. 30, 2006.

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latter places did exist, such as architect William Lawrence Bottomley's 1932 River House on the Hudson in New York City. FHA policies encouraged the development of a relatively new type of apartment concept, however: the garden apartment. Green describes the evolution of the concept from "garden city" planning, in which buildings of two or three stories, without elevators or lobbies, were artfully arranged on a crafted landscape with consideration for light, air, and views. Because of the requirement for open space for construction, such apartment complexes were better suited for suburban than urban environments. Garden apartments, then, offered the green space associated with suburban houses but at an affordable cost to renters. As World War II began, the garden-apartment concept gained traction in Richmond.⁵

Kent Road Village, located on North Hamilton Street in Richmond's West End, was the first of four FHA-financed garden-apartment complexes that received construction permits in Richmond before the end of World War II, and the only one completed during the war. Contractors Muhleman and Kayhoe, for whom Carlton had designed bungalows the year before, retained him to design Kent Road Village. The new development included eleven two-story Colonial Revival-style brick buildings containing eighty-eight one-bedroom apartment units. Construction began in 1942 and was completed in 1943 over the strenuous opposition of nearby residents who feared that "FHA-financed" meant "low-cost" and would damage property values. Kent Road Village was listed in the National Register of Historic Places in 2011.⁶

Richmond's next two FHA-financed garden-apartment projects were constructed simultaneously on Chamberlayne Avenue in the city's North Side. Both were begun in the first half of 1945, before the end of World War II, and were completed by 1947. At the northern end of the avenue, just short of the city's boundary, Chamberlayne Gardens received city permits in 1945. Old Brook Corporation and Watkins Corporation created the development, which contained 156 apartment units. Bernard B. Spigel, a Norfolk, Virginia, architect, designed the brick, two-story, Colonial Revival-style buildings. The other development occupied two full blocks on the eastern side of Chamberlayne Avenue, from Westminster Avenue on the south and Watkins Street on the north, and Old Brook Road on the east. By December 1, 1946, the project was nearing completion despite being "delayed considerably by the scarcity of materials and labor," with between twenty-five and thirty units rented and occupied, and with the remainder of the apartments expected to be ready by January 1947.⁷

⁵ Ibid.

⁶ Mary Harding Sadler and Llewellyn Hensley, "Kent Road Village," DHR File No. 127-6514, National Register of Historic Places Registration Form, Feb. 17, 2011; "Guide to the Richmond (Va.) Bureau of Permits," Permit No. 27194 (1945), FHA Project 051-60019.

⁷ "Guide to the Richmond (Va.) Bureau of Permits," Permit Nos. 27161 (1945; 4301 Chamberlayne Ave.), 27863 (1946; 4315-4327 Chamberlayne Ave. and 4314-4326 Old Brook Rd.), and 21828 (1946; 4801-4819 Chamberlayne Ave., 4800-4818 Old Brook Rd., 900-902 Westbrook Ave., and 901-903 Watkins Rd.), FHA Project 051-60020; Green, "Federal Housing Administration," 2006; Bryan Clark Green, "Chamberlayne Gardens," DHR File No. 117-182, National Register of Historic Places Registration Form, Nov. 30, 2006; *Richmond Times-Dispatch*, Mar. 31 and Dec. 1, 1946. Of the 13 FHA-funded garden apartment complexes constructed in Richmond and adjacent Henrico County (the Richmond metro area) between 1945 and 1950, Carlton designed seven: Malvern Manor, Hammond Court, Holly Springs, Kensington Place, Keswick Gardens, Laburnum Manor, and Glenwood Farms. Bernard Spigel designed Chamberlayne Gardens. W. Harrison Pringle designed Wicker Apartments.

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Contractor Earl H. Wicker constructed the second FHA-financed garden-apartment project on Chamberlayne Avenue, immediately south of Chamberlayne Gardens. W. Harrison Pringle designed the complex, which was called Wicker Apartments. Like Chamberlayne Gardens, the Wicker Apartments were brick, two-story, Colonial Revival-style buildings. Wicker also faced shortages of materials, especially interior-finish products such as plaster and wallboard, which delayed construction. He built the apartments in two phases, completing the second phase by June 1947. Such was the demand for new housing that all of the units in the first phase, completed in mid-December 1946, were leased before they were finished.⁸

Carlton continued to design small frame bungalows in 1942 and 1943 for two developments before the wartime shortages of materials and labor fully took hold. Woodside Court was located between the 4400 and 4500 blocks of Larchmont Lane and Midlothian Turnpike in South Richmond. It was demolished about 1971 and the Midlothian Village Apartments replaced it. The other development was Westover Court, located in the southwestern corner of the intersection of Forest Hill Avenue and Jahnke Road, also in South Richmond.⁹

As soon as the war ended and labor and materials became available, a housing boom got underway and Carlton soon undertook numerous projects. In 1945, he designed a garage for Overnite Transportation Company on Mayo Island in the James River. He continued designing bungalows in 1946 in the Washington Park and Oak Grove neighborhoods in North and South Richmond, respectively, as well as other areas of the city. In the same year, Carlton expanded his repertoire to include two-story brick dwellings, at 4304–4310 and 5206–5208 Cary Street Road in Richmond's fashionable West End, as well as at 6200–6208 and 6104–6120 Patterson Avenue (called Westview Manor) close by the same area.¹⁰

In 1946 and 1947, Carlton turned much of his attention to FHA-funded apartment complexes. He first designed Malvern Manor, a garden-apartment complex located on North Malvern Avenue between West Cary Street on the south (the very upscale Windsor Farms is just across Cary

Marcellus E. Wright designed Hanover Arms. The designer of the remaining three—Crestview Apartments, Hilliard Apartments, and Suburban Apartments—have not been identified.

⁸ Ashley Neville and John S. Salmon, "Wicker Apartments," DHR File No. 127-6794, National Register of Historic Places Registration Form, May 28, 2015.

⁹ "Guide to the Richmond (Va.) Bureau of Permits," Permit Nos. 26715 and 26785 (1942; 4408 Midlothian Turnpike and 4401–4415 and 4501–4521 Larchmont Lane); *ibid.*, Permit Nos. 26707, 26720, 26772, 26781, 26782, 26813, and 26814 (1942–1943; 5100–5108 Forest Hill Ave., 5110–5118 Forest Hill Ave., 5120–5128 & 5200–5208 Forest Hill Ave., 5101–5121 & 5100–5118 Court Dr., and 1305–1307 Dorchester Rd., and 1200–1206 Jahnke Rd. and 5100–5132 & 5101–5113 Dorchester Rd.); *Richmond Times-Dispatch*, "\$12.1 million renovation work begins at Midlothian Village Apartments," Aug. 1, 2018.

¹⁰ "Guide to the Richmond (Va.) Bureau of Permits," Permit No. 27455 (1945; Mayo Island); *ibid.*, Permit No. 28312 (1946; 509, 607–609, & 610–612 Jasper Ave.; 505–513, 512, 706, 710–712, & 803–811 Walker Ave.; 506–508, 806–808, 815–817, & 902 Lincoln Ave.; and 508–510, 805, 810, 813–815, 814, & 819–821 Cheatwood Ave., Washington Park); *ibid.*, Permit Nos. 23287 and 28776 (1946–1947; 1100–1110 & 1200–1212 East 16th and 17th Streets, Oak Grove); *ibid.*, Permit Nos. 27742–27746 (1946; 4304–4310 & 5206–5208 Cary Street Rd.) and 27895 (1946; 6200–6208 & 6104–6120 Patterson Ave.). The Patterson Ave. houses, called Westview Manor, were advertised for sale in the *Richmond Times-Dispatch*, July 6, 1947, for \$11,500 each.

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Street) and Grove Avenue on the north. These Colonial Revival–style two-and-one-half-story brick buildings feature architectural details lacking in later, stripped-down garden apartments in the same general style. In 1947, among other projects Carlton designed the Bon Haven Apartments, a large collection of one-story brick-veneer buildings located in South Richmond on Jefferson Davis Avenue. When prolific developer Earl H. Wicker constructed his second garden-apartment complex, Kensington Place Apartments between Kensington and Stuart Avenues on the north and south, and Thompson and Nansemond Streets on the west and east, Carlton was his architect. Carlton also designed two low-rise apartment complexes the same year, the Willa Apartments on West Grace and North Tilden Streets and Westminster Apartments on Chamberlayne Avenue. He designed two garden apartments, Hammond Court in North Richmond on Chamberlayne Avenue south of Brookland Park Boulevard, and Holly Springs Apartments on Richmond’s South Side, at the intersection of Holly Springs and Maury Streets. Holly Springs Apartments, which Carlton designed for contractor William D. Maxey, Sr., differed from the other FHA-funded garden apartments in that they were of frame-and-brick construction instead of brick alone.¹¹

William Dabbs Maxey, Sr., was born in Mecklenburg County, Virginia, on May 10, 1903. The State Corporation Commission issued a charter for Maxey’s business, William D. Maxey Construction Company, Inc., on May 5, 1931. The company operated in Clarksville, in the southwestern part of the county. In 1937, Maxey inspected the county courthouse in Boydton because the 1839 building had sagging floors, and he recommended that steel beams be added to strengthen them. By 1940, Maxey had moved to Westover Hills in present-day South Richmond (at the time it was part of northern Chesterfield County), where he resided for the rest of his life. Maxey was especially active in South Richmond in the post-World War II years. In 1946 he constructed FHA-financed Raleigh Court, off Jahnke Road west of Forest Hill Avenue, which consisted of 64 frame bungalows that were sold to veterans. Construction was underway by June and completed in December. In April 1949, Maxey advertised similar frame bungalows for sale in the 3800 block of Maury Street, adjacent to Holly Springs Apartments. He also constructed small brick houses in the 3200 block of Garrett Street north of the James River in the Carillon area of Richmond. Maxey died in Richmond on May 23, 1976.¹²

Holly Springs, Inc., together with Maxey and his wife, Billie Meade Maxey, purchased the 8.89-acre Holly Springs Apartments tract from the Broad Rock Springs Beverage Corporation on June 2, 1947. The beverage company had bought the property from the Broad Rock Springs Land Company on July 1, 1933. The 1947 transfer was subject to two restrictions: that no wells or septic tanks would be utilized, and that the property would be for residential use only “and shall

¹¹ *Ibid.*, Permit Nos. 28399 and 28436 (Malvern Manor), Permit Nos. 29097, 29100, and 29101 (Bon Haven), 29093 (Kensington Place), 28995 (Willa), 28454 (Court), 29114 (Westminster), and 28741 (Holly Springs). *See also* Ashley Neville and John S. Salmon, “Wicker Apartments,” DHR File No. 127-6794, National Register of Historic Places Registration Form, May 28, 2015.

¹² “Certificate of Death, Virginia Bureau of Vital Records and Health Statistics, May 23, 1976, William D. Maxey, Sr.,” Ancestry.com, accessed Oct. 26, 2018; “William Dabbs Maxey,” Find a Grave Index, Ancestry.com, accessed Feb. 7, 2019; U.S. Census, 1930, Virginia, Mecklenburg County, Ancestry.com, accessed Feb. 7, 2019; *ibid.*, 1940; *Richmond Times-Dispatch*, May 6, 1931; *ibid.*, Feb. 26, 1937; *ibid.*, June 28 & 30, 1946; *ibid.*, Sept. 22, 1946; *ibid.*, Apr. 6, 1948; *ibid.*, Apr. 10, 1949; *ibid.*, Feb. 18, 1952; *ibid.*, May 24, 1976.

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not be sold to persons not of the caucasian race.” Restrictive covenants concerning race were at that time legal, and very common, in Richmond. When the Holly Springs Apartments project was planned, the land on which it was to be constructed was zoned for light industry. Maxey filed an application for a permit to build the 122-unit apartments there, and the Richmond Zoning Appeals Board approved it on June 30, 1947. Construction got underway immediately, and by May 1948 the project was far enough advanced that 39 families had moved in; another 22 were expected to move in by June 1. That left 61 units vacant, although Maxey expected to lease them by July 15. Units were renting for “\$69 per month restricted to war veterans.” The remaining apartments were opened for public inspection on September 5. One “new” apartment was advertised for rent on December 2, with “possession December 6th,” suggesting that the complex may have been almost fully leased by then.¹³

In 1947, in addition to Carlton’s work on Holly Springs Apartments, he also designed a marble monument that was installed in Maury Cemetery in South Richmond to honor the memory of 128 men from that area who had died in World War II. The sixteen-foot-high monument, which still stands, is topped with a bronze eagle and lists the men’s names on the front. In that same year, Carlton also designed an A&P Super Market at 3014 Meadowbridge Road in the Highland Park area of North Richmond, as well as more bungalows for various builders. He designed three other FHA-funded apartment complexes in 1948 and 1949. One, Old Colony Apartments, is a low-rise complex located in Richmond at 3313–3327 Cutshaw Avenue off West Broad Street. The other two, both garden apartments, were located in Henrico County just outside the Richmond city limits. One was Keswick Gardens, at the corner of Willow Lawn Drive and Monument Avenue in the West End, and the other was Laburnum Manor Apartments in the East End near present-day Richmond International Raceway on Laburnum Avenue. Each has since been demolished. A condominium development, Monument Square, has replaced Keswick Gardens, and Essex Village (recently renamed St. Luke Apartments) replaced Laburnum Manor.¹⁴

Carlton also designed buildings that were constructed well outside the Richmond city limits. In April 1939, he designed a Classical Revival–style chapel for the State Industrial Farm for Women (present-day Virginia Correctional Center for Women), a state prison located west of Richmond near Maidens in Goochland County. In about 1940, he designed a store and apartment building constructed in Norfolk at the intersection of 21st Street and Omohundro Avenue. In 1947, he designed Glenwood Farms, a mixed development of garden apartments, duplexes, and single-family dwellings located east of Richmond and the Mechanicsville Turnpike. Back in Carlton’s hometown of Roanoke, he designed Carlton Terrace, a ten-story, 150-unit apartment building in the 900 block of Jefferson Avenue. It opened in 1950, complete with air conditioning

¹³ Richmond Circuit Court, Deed Book 109, pp. 40–43, recorded June 5, 1947, Circuit Court Clerk’s Office, John Marshall Courts Building, Richmond, Va.; *Richmond Times-Dispatch*, July 1, 1947, and May 23, Aug. 22, and Dec. 2, 1948. It is unclear whether all of the units were restricted to veterans, or whether it was the \$69-per-month rent—perhaps a lower rate—that was limited to veterans.

¹⁴ *Richmond Times-Dispatch*, Dec. 10, 1951; “Guide to the Richmond (Va.) Bureau of Permits,” Permit No. 29073 (1947; A&P Super Market); *ibid.*, Permit No. 29699 (1948; Old Colony); *ibid.*, Permit No. 29093 (1947; Kensington Place); *Richmond Times-Dispatch* [Keswick Gardens], Feb. 14, 1947, and Apr. 17 & May 9, 1948; *ibid.*, July 18, 1948, and June 19, 1949.

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and, anticipating the future, with “an outlet for television . . . in every apartment.” In 1951, Carlton designed three houses in Norfolk, at 7454, 7458, and 7464 Millbrook Road.¹⁵

In the years following the end of World War II, there was an acute need for new housing on military bases as the armed forces struggled to retain highly and expensively trained enlisted men and officers who could be lured away by better jobs and better housing in the civilian sector. In 1951, Carlton teamed with fellow architect A. Ray Pentecost, Jr., in Norfolk to design Camp Allen Apartments (four hundred units) and Little Creek Apartments (also four hundred units). Later in the decade, Carlton designed Capehart housing (618 units) in the River Village area of Fort Belvoir, in Northern Virginia.¹⁶

Aside from his architectural career, Carlton had varied interests. In 1948, he was an active member of the Richmond Optimist Club, a sponsor of the Richmond Home for Boys. He had the idea to organize a tobacco festival to raise money for the home. The club enthusiastically supported Carlton, who organized the festival and served as its first chairman. He recruited M. P. Watkins, an insurance agent and club member with whom Carlton had played football while at the Virginia Military Institute, to serve as cochairman. By the time the first festival took place in 1949, it had expanded to four days of parades and other events, including a collegiate football game. At halftime, singer Frank Sinatra crowned tobacco queen Dorothy Kirsten. The festival, officially named the National Tobacco Festival, continued until 1984, when increasing anti-tobacco sentiment brought it to an end.¹⁷

In 1955, Carlton decided to run for a seat in the Virginia House of Delegates, to be one of the seven members representing Richmond. After he won his primary contest in July, the *Richmond Times-Dispatch* endorsed him and noted that Carlton had said that “he would be the first architect to serve in the General Assembly since THOMAS JEFFERSON.” Carlton was elected to the House of Delegates on November 8, 1955. During the campaign, he as well as the other white candidates had supported racial segregation in the public schools. Carlton anticipated that desegregation would occur but thought the state should work to control how and when it would come. In January 1956, Carlton and the other members of the Richmond delegation agreed with the vast majority of the House to pass a resolution protesting school desegregation and recommending state interposition to prevent it. On February 28, however, Carlton voted in the minority to oppose a resolution that Speaker of the House E. Blackburn Moore had offered that would postpone school desegregation until after the 1956–1957 term, in defiance of the U.S. Supreme Court’s order that desegregation should proceed with “all deliberate speed.” Carlton

¹⁵ *Richmond Times-Dispatch*, Apr. 30, 1939; “Guide to the Norfolk (Va.) Building Inspection Office, Architectural Drawings and Plans, 1898–1980,” Control No. 206 (ca. 1940; Store and Apartment Building); *Richmond Times-Dispatch* [Glenwood Farms], Feb. 14 and Aug. 24, 1947; *Roanoke Times*, “Carlton Terrace Grand Opening Slated Monday,” Sept. 24, 1950; “Guide to the Norfolk (Va.) Building Inspection Office, Architectural Drawings and Plans, 1898–1980,” Permit Nos. 65202, 65203, & 65204 (1951; Millbrook Rd. houses). It is not clear whether the chapel and the store/apartment building still stand. Many if not all of the Glenwood Farms buildings have survived. Carlton Terrace has been demolished and replaced by a hospital. The three Norfolk houses still stand.

¹⁶ Rogers Dey Whichard, *The History of Lower Tidewater Virginia* (New York: Lewis Historical Publishing Co., 1959), 3:41; Sadler and Hensley, “Kent Road Village.”

¹⁷ *Richmond Times-Dispatch*, Oct. 13, 1968; *ibid.*, Dec. 11, 1956.

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asserted that Moore, a supporter of “massive resistance,” was substituting “all deliberate delay” for speed. Carlton also said that the resolution “defies openly the Supreme Court ruling.” Moore’s resolution nonetheless passed the House 62 to 34.¹⁸

During his terms in the House, Carlton was assigned to the committees on Public Institutions, Roads and Internal Navigation, Finance, and Officers and Offices at the Capitol. His combined political and architectural careers drew the attention of the Virginia Chapter of the American Institute of Architects in May 1962, when it gave him an award “for public service to the chapter as a member of the Virginia House of Delegates.” Carlton served on the Capitol Renovation Commission, which in June 1962 recommended replacing some steps and adding two elevators in the Capitol building. Carlton continued to win reelection to the House until, citing “the press of personal business,” he announced on March 21, 1963, that he would not seek another term.¹⁹

Carlton had continued with his “personal business,” his architectural practice, during his tenure in the House of Delegates. In June 1961, construction was underway on a one-story ranch-type house he had designed for builder Robert E. Kurtz with the endorsement of the Portland Cement Association. It was the first of several houses to be constructed near the intersection of Bon View and Whittington Drives in the area of Bon Air, a nineteenth-century suburb of Richmond south of the James River. Although it resembled a typical ranch house, it was constructed not of brick but of concrete blocks in the shape of bricks, with “air cells inside to act as insulation.” It was ready for viewing by September 14, as part of the real estate promotion called the Parade of Homes.²⁰

In 1962, Carlton designed an array of buildings. The first was a large warehouse in the Manchester area of South Richmond, for Overnite Transportation Company, to be constructed next to Overnite’s office building on Ninth Street near Gordon Avenue. In July, plans for the George C. Marshall Library at Virginia Military Institute were underway. General Omar Bradley, president of the Marshall Research Foundation, announced the selection of Carlton to make the working drawings from a conceptual design by Alonzo H. Gentry, a Kansas City architect who had designed the Truman Library in Independence, Missouri. Carlton also designed two groups of “garden-type” apartments in Richmond, one located in Lakeside in North Richmond near the Lakeside and Hermitage Country Clubs, and the other in Henrico County northwest of the city, south of Parham Road between Dancer and Skipwith Roads. By December,

¹⁸ Ibid., Feb. 13, May 27, July 13, Nov. 6, 1955; *ibid.*, Jan. 28, Feb. 29, 1956; *ibid.*, May 6, 1962; *Greensboro (N.C.) Daily News*, Feb. 29, 1956.

¹⁹ Cynthia M. Leonard, comp., *The General Assembly of Virginia, July 30, 1619–January 11, 1978: A Bicentennial Register of Members* (Richmond: Virginia State Library, 1978), 713–732; E. Griffith Dodson, *The General Assembly of the Commonwealth of Virginia, 1940–1960, Register and Biographies of Members of the General Assembly and 1945 and 1956 State Constitutional Conventions* (Richmond: State Publication, 1961), 511; *General Assembly of Virginia, Manual of the Senate and House of Delegates, Session 1958* (Richmond: Division of Purchase and Printing, 1958), 116, 217; *ibid.*, *Session 1960*, pp. 116, 217–218; *ibid.*, *Session 1962*, pp. 123, 231–232; *Richmond Times-Dispatch*, May 6 and June 30, 1962, and Mar. 22, 1963.

²⁰ *Ibid.*, June 4 and Sept. 14, 1961.

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he had completed designs for “Senior Girls’ Dormitory Cottages” for the Virginia State School in Hampton.²¹

Carlton designed alterations to existing buildings in 1963, including to dormitory cottages at the Janie Porter Barrett School for Girls (earlier called the Virginia Industrial Home School for Colored Girls and later called the Barrett Juvenile Correctional Center, among other names) in Hanover County, north of Richmond. The Virginia Department of Juvenile Justice mothballed the institution in 2007; it was listed in the NRHP in 2016. By November 1963, Carlton had completed a design for a three-story addition to the northern side of the Chesterfield County office building in the courthouse complex. The building, which has a parking garage on the ground floor, was completed in December 1964 and still stands, although the exterior facades have been remodeled.²²

In 1965, Carlton designed one of his most iconic buildings (sadly, demolished in 2001), the “clamshell” showroom for Lawrence Chrysler-Plymouth at the northeastern corner of West Broad Street and Staples Mill Road in Richmond. He also designed Williamsburg Park Apartments in the same year. The townhouse-type apartments, part of a large planned community in the West End near the new Westland Shopping Center, are located on Hungary Spring Road.²³

Carlton continued to design garden apartments, such as Westover Plaza in Chesterfield County on Erich Road off U.S. Route 60 (Midlothian Turnpike). The two-story, Colonial-style buildings, completed in 1967, still stand. He also designed Williamsburg’s new municipal building, constructed in 1967 on North Boundary Street near the old colonial capital and then demolished about 2014.²⁴

In 1968, Carlton founded a new architectural firm— Carlton, Taylor and Clark—with partners Wayne E. Taylor and Robert H. Clark at 206 East Cary Street. The firm designed low-rent apartment buildings for the Richmond Redevelopment and Housing Authority in 1968. Rather than consisting of “projects,” the new housing was scattered throughout Richmond. Several units were constructed in South Richmond at Decatur and 10th Streets, for example. Just north of downtown, a high-rise building for the elderly and disabled was constructed at 1202 North 1st Street. The Decatur Street apartments were demolished by September 2003, but the high-rise building still stands.²⁵

²¹ Ibid., Feb. 28, July 18, Sept. 16, and Dec. 16, 1962. The warehouse has been demolished, as have the apartments in Lakeside (it is not clear that they were ever constructed). The Virginia State School in Hampton, the Virginia School for the Deaf, Blind, and Multi-Disabled, closed in 2005 and was demolished in about 2017.

²² Ibid., Feb. 17 and Nov. 14, 1963, and June 7 and Dec. 18, 1964; Maria W. Rippe, Kimberly Chen, and Karen A. Ford, “Virginia Industrial Home School for Colored Girls,” DHR File No. 042-0126, National Register of Historic Places Registration Form, Apr. 17, 2015.

²³ Kollatz, Harry, Jr. “The Big 3-0: 30 Years of Lost Architecture,” May 28, 2009, *Richmondmag*, on website www.richmondmag.com, accessed Oct. 26, 2018; *Richmond Times-Dispatch*, Sept. 12, 1965.

²⁴ Ibid., Jan. 15 and Mar. 2, 1967.

²⁵ Ibid., Jan. 28, 1968.

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The firm designed Gaskins Village in 1969, which still stands in the southwestern corner of the intersection of Patterson Avenue and Gaskins Road in Henrico County just west of Richmond. If Carlton was associated with the project, it may have been his final design. On Friday, October 3, 1969, he was mugged near his home on Canterbury Road, robbed of his billfold, and “beaten severely on the face, possibly with a pipe.” He was treated at nearby St. Mary’s Hospital and released. He and his wife continued to reside at the same address until 1974, when they moved to Imperial Plaza, a high-rise retirement community located at 1717 Bellevue Avenue in North Richmond. Carlton died there on December 26, 1974. He is buried in Richmond’s Hollywood Cemetery.²⁶

Holly Springs Apartments changed ownership several times since it was constructed. Robert B. Brown, trustee, conveyed the property to Roy Timothy Tepper Jr. and C. L. Major, trustees for a Tepper family irrevocable trust, on April 13, 1993. Tepper and Major, as trustees, sold it to Holly Springs and Associates LLC, on March 25, 1997. Holly Springs and Associates LLP purchased 6.781 acres of the tract on November 13, 2000. The owners will rehabilitate the property and continue to lease the units as affordable housing.²⁷

ARCHITECTURAL CONTEXT

Various architectural historians have defined the garden apartment as a complex of similar multi-unit buildings situated on a large and frequently irregular-shaped lot. Each building contained at least four self-sufficient dwelling units and was at least two but not more than three stories tall. They generally did not have elevators and had few interior public corridors. The common building entrance faced landscaped grounds or courtyards rather than the street. Stylistic ornamentation was secondary to building design and site planning. The buildings were typically and often deliberately modest. Green space in the form of courtyards or greens that were available to all residents was an integral feature. Garden apartments included many of the following characteristics: the superblock site plan, a site of three acres or more, low buildings of two to three stories, few or no common interior corridors, repetition of nearly identical building forms throughout the plan, a lack of stylistic details and ornament, building entrances that faced green space or common courtyards, and parking and vehicular traffic relegated to the perimeter. The park was the backbone of the garden apartment rather than streets.²⁸

²⁶ Ibid., Mar. 10 and Oct. 6, 1969; *ibid.*, “E. Tucker Carlton, Architect, Dies at 74,” Dec. 27, 1974; *Richmond City Telephone Directory*, Dec. 1974.

²⁷ Richmond Circuit Court, Deed Book 343, p. 1159, recorded April 27, 1993, Circuit Court Clerk’s Office, John Marshall Courts Building, Richmond, Va.; *ibid.*, Deed Book 7223, p. 67, recorded April 3, 1997; *ibid.*, Instrument No. 0026944, recorded November 14, 2000.

²⁸ Architectural Resources Group, *Garden Apartments of Los Angeles*, prepared for the Los Angeles Conservancy, October 2012, www.laconservancy.org, accessed 18 May 2015; Simone Monteleone Moffett, “Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954,” DHR File No. 000-8825, National Register of Historic Places Nomination Form, June 2002; Laura Trieschmann and Andrea Schoenfeld, “Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954 (2011 Amendment) DHR File No. 000-8825, National Register of Historic Places Nomination Form, February 2, 2011.

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The principles that guided the design of garden apartments emanated from the Garden City Movement in England at the turn of the twentieth century and from the Zeilenbau developed in the late nineteenth century in Germany. In the United States, a group of urban planners and the Regional Planning Association of America (RPAA) worked to solve the significant problem of substandard housing by incorporating the ideas espoused by the English and German models. These ideas were promoted by members of the RPAA and gradually gained acceptance among the American public. The garden apartment allowed for a more hospitable and healthier life for occupants than the existing tenements or rooming houses.

When the federal government became involved in housing policy during the Great Depression, many of the ideas of the garden city movement were incorporated into federal programs in order to promote better housing. By providing mortgage insurance for both single- and multifamily construction, the FHA incentivized the use of its standards and planning guides by localities, developers, and builders. The FHA encouraged innovative site design and low-density layouts. For large-scale projects the building footprint ratio acreage was limited to 20 to 25 percent.²⁹ The FHA also recommended room sizes and efficient floor plans and encouraged maximum cross ventilation to promote better air and light circulation for healthier living.³⁰

Holly Springs Apartments was one of four FHA-insured apartment complexes built or started in 1947 in the city of Richmond and E. Tucker Carlton designed three of them. The four were Holly Springs, Hammond Court, Bon Haven Apartments, and Hanover Arms. Hanover Arms, the only non-Tucker project, was designed by Marcellus E. Wright and is located between Hanover and Stuart Avenues east of North Thompson Street.

While Carlton designed both Hammond Court and Holly Springs, the two complexes are very different. Holly Springs is sited on 6.78 acres with spacious and landscaped grounds in a residential area that developed at the same time as the apartments and has a more suburban feel. The apartment buildings are all two-story and frame with lapped siding and elements of brick on some of the facades and end walls. Hammond Court has more in common with Hanover Arms, which was designed by Wright. Both Hammond Court and Hanover Arms consist of multiple brick buildings with a two- or two-and-a-half story, gable-roofed center block flanked by three-story, flat-roofed blocks. The stylistic details are spare, but they could be considered Colonial Revival in style. Both Hammond Court and Hanover Arms are located in urban areas of the city that were already well established when they were built.

The Bon Haven Apartments are located on Jefferson Davis Highway in South Richmond. This is a large complex of one-story, frame-with-brick-veneer apartment buildings arranged according to the precepts of the garden-apartment movement. Most definitions of garden apartments, however, refer to the apartment buildings as being two-to-three stories in height and all of the Bon Haven buildings are only one story tall. About half of the complex has been demolished.

²⁹ Green, Federal Housing Administration, 5.

³⁰ Architectural Resources, 16; Moffett, Sec. F, 31.

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In the larger universe of garden apartments built in Richmond between 1942 and 1950, Holly Springs is one of the few complexes that are frame—most were brick. Only Brookfield Gardens and Bon Haven Apartments are frame, and neither are typical garden apartments. The buildings at Bon Haven Apartments are only one story and Brookfield Gardens consists of multiple two-story buildings that contain only two apartments each. Most garden apartments built in Henrico County, however, were frame or a mix of frame-and-brick sections.³¹

Holly Springs Apartments is a classic garden apartment with 23 buildings housing 122 units on 6.78 acres for about a 15 percent ratio of buildings to land, with the remaining land open green space or parking. This ratio of buildings to land exceeded the standards the FHA set for projects they financed.³² The buildings are arranged in an elongated S shape as opposed to a grid pattern. The buildings are alternately placed close to the street or situated well back from the street especially the buildings located at the curve of the U-shaped Caulder Court. This creates spacious green space in front of the buildings. Those buildings sited close to the street typically have large rear yards or courts formed by the apartment buildings to the rear. Parking lots are located behind the buildings. Carlton's original drawings called for a 30 ft.-by-50 ft. preschool play area enclosed with a chain link fence to be located on the land inside the U-shape of Caulder Court. He also designed several drying yards, which were located to the rear of the apartment buildings. These contained clotheslines and measured 26 ft. by 30 ft., were paved with concrete, and enclosed with a lattice fence. Trees were to be planted both in front of and behind the apartment buildings. While the amenities of spacious yards, off-street parking, playgrounds, and drying yards, seem spare compared to today's standards, they were typical of FHA-financed post-World War II developments and a significant improvement from pre-war housing.

Typical of many garden apartments, the use of ornamentation on the buildings is spare. What stylistic elements are found at Holly Springs Apartments are in the Colonial Revival style. This was a popular style in Richmond, and one used most often for garden apartments of the World War II and postwar periods in the city. Carlton employed both repeating and alternating motifs such as the size and shape of the buildings, porches, window sizes, and dormers to give the buildings an architecturally cohesive appearance. As was usual with Colonial Revival buildings, Carlton eschewed the use of large porches at Holly Springs. The front porches are small or are just stoops and the rear has only a concrete stoop. Holly Springs Apartments have all the elements of the garden apartment movement, were designed by a noted Richmond architect in the popular Colonial Revival style and are somewhat unusual for Richmond garden apartments in that they are frame or a combination of frame and brick.

³¹ Garden apartments built in Henrico County include Keswick Gardens (1948, brick, demolished) Crestview Apartments (1948, brick and frame), Laburnum Manor Apartments (1949, frame, demolished), Hillard Road Apartments (1946–1950, frame) and Glenwood Farms (1946–1950, frame and brick).

³² For more information on FHA standards for apartments they financed see Bryan Green's "Federal Housing Administration—Insured Garden Apartments in Richmond, Virginia, 1942–1950." DHR File No. 127-6191. National Register of Historic Places Multiple Property Documentation Form. Nov. 30, 2006.

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9. Major Bibliographical References

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

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

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- 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 No. 127-7205

10. Geographical Data

Acreage of Property 6.78

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 37°30'9.44" Longitude: -77°27'41.99"

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

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- | | | |
|----------|-----------|-----------|
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The true and correct historic boundary for Holly Springs Apartments contains 6.78 acres and consists of the City of Richmond tax parcel S0071164001B, as shown on the attached maps.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundaries of the nominated property include all the land and architectural resources that were historically associated with the Holly Springs Apartments since the complex was constructed between 1947 and 1948, as well as the historic landscaped setting.

11. Form Prepared By

name/title: Ashley Neville & John Salmon
organization: Ashley Neville LLC
street & number: 11311 Cedar Lane
city or town: Glen Allen state: VA zip code: 23059
e-mail: ashleyneville@comcast.net
telephone: 804-307-4601
date: July 2019

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

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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: Holly Springs Apartments

City or Vicinity: Richmond

County: Independent City State: Virginia

Photographer: Ashley Neville

Date Photographed: September 2018

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

- 1 of 10. Holly Springs Apartments on Caulder Court, view to the southwest
- 2 of 10. Holly Springs Apartments on Caulder Court, view to the southwest
- 3 of 10. Holly Springs Apartments on Holly Spring Avenue, view to the south
- 4 of 10. Holly Springs Apartments on Caulder Court, view to the northwest
- 5 of 10. Holly Springs Apartments on Caulder Court, view to the west
- 6 of 10. Rear of Holly Spring Apartments including original pump house, view to the northwest
- 7 of 10. Typical apartment interior, living room looking to the front, view to the northwest
- 8 of 10. Typical apartment interior, living room and dining area, looking to the rear, view to the southeast
- 9 of 10. Typical apartment interior, stair, view to the southeast
- 10 of 10. Typical apartment interior, bedroom, view to the northwest

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



