

**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 PropertyHistoric name: Talbot Park ApartmentsOther names/site number: DHR No. 122-6482

Name of related multiple property listing:

Garden Apartment Complexes of Norfolk, Virginia

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

2. LocationStreet & number: 118 Warren StreetCity or town: Norfolk State: VA County: Independent CityNot 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

Signature of certifying official/Title:**Date**Virginia Department of Historic Resources**State or Federal agency/bureau or Tribal Government**

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

Signature of commenting official:**Date**

Title:**State or Federal agency/bureau
or Tribal Government**

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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>33</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>33</u>	<u>1</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

DOMESTIC – Secondary Structure

Current Functions

(Enter categories from instructions.)

DOMESTIC – Multiple Dwelling

DOMESTIC – Secondary Structure

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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: BRICK, CONCRETE, ASPHALT,
SYNTHETICS – Vinyl

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 11.0370-acre Talbot Park Apartments complex is located in a suburban environment in the Talbot Park neighborhood in Norfolk, Virginia. The complex is located on an irregularly shaped parcel roughly situated between Granby Street to the east and Newport Avenue to the west, with its northern boundary following the border of a marshy area extending from the Lafayette River. It is bound by Harvard Street and the large Granby Street High School parcel to the south. The property contains a total of 34 resources, which includes 33 contributing Colonial Revival-style apartment buildings and 1 non-contributing, non-historic laundry building. The Talbot Park Apartments retain a relatively high degree of the seven aspects of integrity, as there have been few alterations since its development in 1942-1943. Located in its original location, the property retains integrity of setting, and its landscape remains largely unchanged with all 33 original apartment buildings remaining and the addition of only one small laundry building to the complex; these factors demonstrate that Talbot Park Apartments retains integrity of feeling and association in relation to its original function as a World War II suburban apartment development in Norfolk. Additionally, the development retains integrity of materials, design, and workmanship, as there have been minimal alterations to the buildings since their construction, and the majority of the original materials on both the exterior and interior remain intact.

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Narrative Description

Setting and Landscape

The 11.0370-acre Talbot Park Apartments complex is located in a suburban environment in the Talbot Park neighborhood in Norfolk, Virginia. The complex occupies an irregularly shaped parcel roughly situated between Granby Street to the east and Newport Avenue to the west. Its northern boundary follows the border of a marshy area extending from the Lafayette River. The southern boundary borders Harvard Street and the large Granby Street High School parcel. While there are a few blocks, or grids, to the degree that the parcel allows, much of the development is laid out following the shape of the parcel, particularly along the northern border.

The buildings are irregularly situated throughout and are oriented in different directions depending on the block and street. On the south end of the development, there are three blocks situated between Harvard Street and Warren Street to the north and south and Remsen Street and Newport Avenue to the east and west. The blocks are divided by Ralph Street and Marcy Street. A small block is located at the northwestern end of the property and is situated between Wilby Street, Marcy Street, Remsen Street, and Warren Street. The largest concentration of resources is located along the northern border of the parcel oriented along the curved Marcy Street and continuing along Warren Street.

Although there are a limited number of mature trees spaced throughout the development, it has a designed landscape with extensive open space, large grass lawns, and shrubs and flowering bushes around the perimeter of each building. The largest concentration of mature trees is located along the northern border of the property separating the development from the Lafayette River marsh. Parking is largely limited to street parking; however, there are a few small single-row lots, cut into the block, spread throughout the development that can accommodate roughly eight to fourteen cars depending on the size. Concrete paths border each block and provide access from the street or parking to each building. The sidewalks also indirectly connect buildings to one another, but the layout of Talbot Park's sidewalks seems less intended for interconnectivity than is typical with garden apartments, as the primary path of each leads back to the street or parking area instead of to the neighboring apartment building. Concrete ribbon driveways are located on each block or spaced every three or four buildings along Marcy Street and Warren Street, which lead to dumpster enclosures. Since building numbers are located on the buildings themselves, signage is limited to a small free-standing sign for the Talbot Park office at 118 Warren Street and a small free-standing entrance sign at 7202 Newport Avenue.

Description

The property contains a total of 34 resources, which includes 33 contributing apartment buildings and 1 non-contributing modern laundry building. There are 296 units total, and the number of units in each building varies and includes eight, sixteen, and twenty units. With the exception of the non-historic laundry building, all of the apartment buildings are Colonial Revival-style with brick veneer and have cohesive design characteristics. There are three large U-shaped buildings and a few T-shaped buildings, but the majority of the buildings are rectangular, two-story, nine-

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bay buildings of a similar size and scale. With the exception of the U-shaped buildings, each building has an entrance on both the façade and rear elevations, providing access to units on both sides of the building. Although each building is similar, there are slightly different building types to add character, interest, and visual contrast throughout the development. As a result of the survey conducted on February 7th, 2024, thirteen different building types were identified in compliance with DHR's request for a building type classification system for apartment complexes. Types were identified based on the exterior wall condition, including painted vs. unpainted, the presence of quoins, etc., and the different entry enclosures and door surrounds. Each type is described below, and the buildings of that type are identified.

Type A - Contributing



Figure 1: Building Type A Example – 118 Warren Street (CPG)

Type A is a nine-bay, two-story, rectangular, masonry building with a raised brick foundation and brick water table. This type has unpainted stretcher-bond brick walls with unpainted brick quoins and a brick soldier course along the top of the wall. It has a hipped asphalt-shingle roof with flat stock trim and a semi-circular roof vent at one end and a parged brick chimney on the other. While placed symmetrically on the facade, the windows vary in size and include both single and paired with a brick sill. Nearly all window sash have been replaced over time, but some retain an earlier one-over-one configuration with an aluminum frame while others have been replaced with simulated six-over-six, vinyl sash.

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Consistent with the Colonial Revival style, the entrance is the focal point of the building. In Type A, there is a centrally located one-story, one-bay enclosed entry porch with an asphalt-shingle, hipped roof, and flat stock trim. The unpainted brick walls match the rest of the building and feature matching brick quoins. The entry features a simple door surround with very narrow profile/flat pilasters and very minimal architrave trim. The single-leaf doors have been replaced on most Type A buildings and vary between a modern single-leaf wood-and-glass French door and a modern aluminum-and-glass door. A brick stoop, with a single wrought-iron railing on one side, leads to the enclosed entryway.

Some of the Type A buildings feature a traditional basement/cellar access on a secondary elevation, while others have a small, modern attached shed that either serves as cellar access or as storage. The traditional basement/cellar access has brick sidewalls and a sloped plywood covering with a central single-leaf plywood door. The small shed additions have a concrete block foundation, vinyl siding, an asphalt-shingle shed roof, and a single-leaf modern six-panel hollow-core door.

One of the more common building types throughout the property, 5 of the 33 apartment buildings are categorized as Type A. These include **118 Warren Street, 310 Warren Street, 304 Harvard Street, 7219 Ralph Street, and 136 Harvard Street.**

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Type B - Contributing



Figure 2: Building Type B Example – 7245 Wilby Street (CPG)

Building Type B is one of three U-shaped buildings throughout the complex and is much different from the majority of the resources. This thirteen-bay, two-story, masonry building can be divided into three main sections. The central section consists of a five-bay rectangular block with a side gable asphalt-shingle roof and three gable dormers clad in vinyl siding. There is an L-shaped wing flanking the central section on each side that has a flat roof with a brick parapet and metal coping. The Type B building has a raised brick foundation, a brick water table, and unpainted stretcher-bond brick walls. The side wings feature unpainted brick quoins at each corner, but the central section does not. Additionally, a single exterior brick chimney is centrally located on the rear elevation. Windows have both single and paired one-over-one aluminum-sash replacement windows with brick sills and are situated symmetrically on the façade.

Due to the size of this building, there are three entrances on the façade. The primary central entrance is the focal point, as is consistent with the Colonial-Revival style. It has a one-story, three-bay, partial-width entry porch with a flat roof, simple entablature, square columns, and concrete decking accessed by brick steps. A simple vinyl-clad, low-pitched pedimented frame surrounds the single-leaf modern aluminum-and-glass door and sidelights. Two additional entrances provide direct entry to each wing. These include a circular, concrete platform accessed by two brick steps and surrounded by a brick half-wall capped with concrete coping. An asphalt-shingle, cantilevered, hipped awning covers each side entrance. The entrance itself features a modern single-leaf aluminum-and-glass door with a simple classical surround. Unlike the

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majority of the buildings throughout the complex, there are no entrances on the rear elevation of the building.

A very small one-bay, one-story shed addition, which serves either as a covered cellar access or storage, is located on the rear elevation of the central section. It has a concrete block foundation, vinyl siding, an asphalt-shingle shed roof, and a single-leaf modern six-panel hollow-core door.

Although it is similar to the other two U-shaped buildings (Types J and L), there is only one example of Type B in the complex, and it is located at **7245 Wilby Street**.

Type C – Contributing



Figure 3: Building Type C Example – 7277 Remsen Street (CPG)

Type C is the most common building type throughout the property with 8 of the 33 apartment buildings categorized as Type C. As one of two of the main building types, it features many of the same general design characteristics as Type A. Also, a nine-bay, two-story, rectangular, masonry building with a raised brick foundation and brick water table, its main difference from Type A is that it has painted stretcher-bond brick walls with painted brick quoins. Like Type A, it also has a brick soldier course along the top of the wall beneath the flat stock trim. The hipped asphalt-shingle roof has a semi-circular roof vent at one end and a parged brick chimney on the other. The windows also vary in size and include both single and paired and each has a brick sill. Nearly all windows have been replaced over time, but some retain an earlier one-over-one configuration with an aluminum frame while others have been replaced with six-over-six and eight-over-eight vinyl sash.

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Consistent with the Colonial Revival style, the entrance is the focal point and consists of a one-story, one-bay enclosed entry porch with an asphalt-shingle, hipped roof. The painted brick walls match the rest of the building and feature matching brick quoins. Most of the entries feature a simple door surround with plain pilasters with molded capitals and flat architrave trim. However, two of the buildings (**207 Warren Street** and **7218 Marcy Street**) feature fluted Doric pilasters with triglyphs on the entablature which may represent the original configuration. The single-leaf doors have been replaced on most and vary between a modern single-leaf wood-and-glass French door and a modern aluminum-and-glass door. A brick stoop, with concrete decking and a single wrought-iron railing on one side, leads to the enclosed entryway.

The Type C buildings feature a traditional basement/cellar access on a secondary elevation. Each has brick sidewalls and a sloped plywood covering with a central single-leaf plywood door. In addition to the two mentioned above, these include **7257 Wilby Street**, **7277 Remsen Street**, **218 Warren Street**, **208 Harvard Street**, **7243 Remsen Street**, and **7249 Remsen Street**.

Type D – Contributing



Figure 4: Building Type D Example – 7269 Marcy Street (CPG)

Type D differs slightly from the rest of the complex but still shares the same overall characteristics. This nine-bay, two-story, masonry building is T-shaped. It has an unpainted raised brick foundation and brick water table, unpainted stretcher-bond brick walls, and a flat roof with metal coping. There is evidence of a former feature, possibly a cornice or awning, at the top of the exterior walls above the second-story windows. Like the other types, the windows

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vary in size and include both single and paired, but they are oriented symmetrically on the façade, and each has a brick sill. The windows have one-over-one aluminum-frame, vinyl-sash replacement windows.

The centrally located entrance perhaps stands out more on this building type than others. It consists of a one-story, one-bay front-gabled enclosed entry with a slate-shingle roof, aluminum siding, and simple classical door surround and entablature with square pilasters and square columns at each corner of the enclosure. The single-leaf door has been replaced with a modern single-leaf wood-and-glass French door. A brick stoop, with concrete decking and a single wrought-iron railing on one side, leads to the enclosed entryway. An additional brick step is located in front of the door.

Type D features a traditional basement/cellar access on a secondary elevation. It has brick sidewalls and a sloped plywood covering with a central single-leaf plywood door. There is only one apartment building of this type, and it is located at **7269 Marcy Street**.

Type E – Contributing



Figure 5: Building Type E Example – 7211 Ralph Street (CPG)

Although similar to Types A and C in its basic characteristics as a nine-bay, two-story, rectangular, masonry building with a raised brick foundation and brick water table, Type E primarily differs with its side-gable roof. Type E has painted stretcher-bond brick walls and an asphalt-shingle, side gable roof with flat stock trim. The windows vary in size and include both single and paired, but they are oriented symmetrically on the façade and each has a brick sill.

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Nearly all windows have been replaced over time, but this type retains an earlier one-over-one configuration with an aluminum frame.

Type E is also Colonial Revival and features a prominent front entry as the focal point of the building. The one-story, one-bay front-gable, enclosed entry has painted brick walls and an asphalt-shingle roof. Most of this type feature a simple classical door surround with plain square pilasters and a pent roof above the door. However, one of the examples of this type (**7219 Marcy Street**) has fluted pilasters and dentils along the pent roof. The single-leaf door has been replaced on each, but most now have a modern single-leaf wood-and-glass French door, while **7211 Ralph Street**, has a modern aluminum-and-glass door. An unpainted brick stoop, with concrete decking and a single wrought-iron railing on one side, leads to the enclosed entryway.

Just like most of the other buildings, Type E also has a traditional basement/cellar access on a secondary elevation. It has painted brick sidewalls and a sloped plywood covering with a central single-leaf plywood door. In addition to the two mentioned above, **7261 Marcy Street**, is another example of this resource type.

Type F – Contributing



Figure 6: Building Type F Example – 302 Warren Street (CPG)

Type F is almost identical to Type E except that it has unpainted brick, a brick soldier course at the top of the wall, and a single interior parged brick chimney. It features the same window configuration and front-gabled entry accessed by a brick stoop. Most of this type feature a simple classical door surround with plain square pilasters and a pent roof with a molded

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entablature above the door. However, one of the examples of this type, **7253 Marcy Street**, has fluted pilasters and triglyphs on the entablature under the pent roof.

This building type also has a traditional basement/cellar access on a secondary elevation, but it is unpainted brick like the rest of the building. Other buildings of this type include **302 Warren Street**, **216 Harvard Street**, and **7255 Remsen Street**.

Type G - Contributing



Figure 7: Building Type G Example – 7237 Marcy Street (CPG)

Type G is very similar to both Types E and F. It is possible that it used to be identical to Type E, but it has been categorized separately due to the addition of painted quoins, which give it a distinctly separate appearance. Type G is a nine-bay, two-story, masonry, rectangular, building with a side gable asphalt-shingle roof. It has a painted brick foundation, a brick water table, and painted stretcher-bond brick walls like Type E. However, it has contrasting faux-painted quoins on the main walls and walls of the enclosed entry mimicking the quoins on Type C. It features the same window configuration and front-gabled entry with the simple classical door surround, with pilasters and an entablature and pent roof above the door, like Type E. It is accessed by a brick stoop with an iron railing on one side. Ghost marks above the entry showing the outline of a triangular pediment also suggest it is possible that it may previously have been more like Type K (described below). This building type also has a traditional basement/cellar access on a secondary elevation. **7237 Marcy Street** and **7208 Marcy Street** are the only two buildings of this type.

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Type H - Contributing



Figure 8: Building Type H Example – 208 Warren Street (CPG)

Type H, similar to Type D, is a nine-bay, two-story, T-shaped, masonry building. It has an unpainted raised brick foundation and brick water table, unpainted stretcher-bond brick walls, and a flat roof with metal coping. Unlike Type D, however, Type H has unpainted brick quoins and a projecting brick stringcourse above the windows. The windows vary in size and include both single and paired, but they are oriented symmetrically on the façade and each has a brick sill. The windows have one-over-one aluminum-frame, vinyl-sash replacement sash.

The entrance is the primary feature and is centrally located on both the front and rear elevations of the building, providing access to units on both sides. It consists of a one-story, one-bay, rectangular, enclosed entry with a flat roof and concrete coping. The entry has a classical door surround and entablature with fluted pilasters and a pent roof above the door. The door surround on the east entrance also features triglyphs in the entablature. The single-leaf door has been replaced with a modern aluminum-and-glass door. A brick stoop, with brick and concrete steps and a single wrought-iron railing on one side, leads to the enclosed entryway. An additional brick step is located in front of the door.

Like the rest of the building types, Type H also has a traditional basement/cellar access on a secondary elevation. It has brick sidewalls and a sloped plywood covering with a central single-leaf plywood door. There is only one apartment building of this type, and it is located at **208 Warren Street**.

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Type I - Contributing



Figure 9: Building Type I Example – 7236 Newport Avenue (CPG)

Type I is very similar to Type H and is the third T-shaped masonry building type on the parcel. Like Types D and H, it also has an unpainted raised brick foundation and brick water table, unpainted stretcher-bond brick walls with unpainted brick quoins, and a flat roof with metal coping. The window sizes and configuration are similar to both Type H and Type D; however, they have been replaced with six-over-six and eight-over-eight vinyl-sash windows.

Like all of the Colonial Revival buildings on the parcel, the central entrance is the focal point and provides access on both sides of the building. The one-story, one-bay, rectangular entry has unpainted brick walls with unpainted brick quoins, a soldier course at the top of the wall, and a low-sloped, flat roof with a simple cornice and frieze. It has a classical door surround and entablature with fluted Tuscan pilasters and a triangular denticulated pediment above the door. The single-leaf door has been replaced with a modern aluminum-and-glass door. Like the others, a brick stoop, with brick and concrete steps and a single wrought-iron railing on one side, leads to the enclosed entryway. An additional brick step is located in front of the door.

The traditional basement/cellar access is located on a secondary elevation and has parged brick sidewalls and sloped plywood covering with a central single-leaf plywood door. There is only one apartment building of this type, and it is located at **7236 Newport Avenue**.

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Type J - Contributing



Figure 10: Building Type J Example – 7202 Newport Avenue (CPG)

Building Type J is two stories and eighteen bays and is similar to both building Type B and L (see below) but serves as one of the more prominent buildings at the western entrance to the complex. Like Type B, it shares the same U-shaped layout with the rectangular, side-gabled section flanked by two L-shaped wings. Its design characteristics are similar; however, this type features a painted raised brick foundation and water table, painted stretcher-bond brick walls, and contrasting painted quoins on the wing corners. The central, rectangular side-gable section is larger than Type B, with ten bays instead of five, and features six gable dormers and two prominent front entrance porches of a similar design to Type B. Even more representative of the Colonial Revival style, the two one-story, three-bay partial-width entry porches have square Tuscan columns with a defined capital and base, a more pronounced entablature, a flat roof, and brick decking. While the original entrance door has been replaced with a modern single-leaf aluminum-and-glass door, the entry retains the sidelights and classical wooden surround with pilasters and an entablature. There is a side entrance at the inside corners of each side wing with the same cantilevered awning, aluminum-and-glass door, and classical surround as Type B. However, they differ in that the curved half-walls are painted in keeping with the rest of the building.

The window configuration differs a little from Type B and Type L. The latter features single and paired windows of the same size and scale with brick sills; however, these have been replaced with six-over-six and eight-over-eight vinyl-sash windows. Like Type B, it has a very small

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one-bay, one-story shed addition, which serves either as a covered cellar access or storage, located on the rear elevation of the central section. The shed has a concrete block foundation, vinyl siding, an asphalt-shingle shed roof, and a single-leaf modern six-panel hollow-core door. Although it is similar to Types B and L, there is only one example of Type J in the complex, and it is located at **7202 Newport Avenue**.

Type K – Contributing



Figure 11: Building Type K Example – 7218 Ralph Street (CPG)

Type K is almost identical to Type G. It has a painted brick foundation, a brick water table, and painted stretcher-bond brick walls like Type G, and it has the same contrasting faux painted quoins on the main walls and walls of the enclosed entry. This type also has an asphalt-shingle side gable roof and the same window configuration.

The main difference from Type G is the front entry and the color of the trim paint. Unlike Type G, the flat stock trim along the main roofline and that of the entry is painted to match the brick, whereas it is painted a contrasting color on Type G for a visual contrast similar to Type C. Furthermore, instead of a simple classical door surround with a pent roof, the entry on Type K features a more elaborate classical entry with fluted pilasters and a triangular pediment. There are two resources of this type. **7218 Ralph Street** has a closed triangular pediment with a fan motif, whereas the entry bay at **204 Harvard Street** includes a broken triangular pediment with dentils.

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Type K, unlike Type G, also has an interior parged chimney. Just like the rest of the complex, this building type has the traditional basement/cellar access on a secondary elevation with painted brick sidewalls and a plywood door.

Type L - Contributing



Figure 12: Building Type L Example – 7205 Remsen Street (CPG)

Building Type L is very similar to Type J and Type B. Type L is U-shaped and shares the same layout with the central section flanked by two L-shaped wings. It is the same size as Type J with eighteen bays, and the central, rectangular side-gable section is ten bays instead of five and features six gable dormers. It has two prominent front entrance porches of the same design as Type B. The side entrances at the inside corners of each side wing have the same curved wall and cantilevered awning as Type B. Type L also shares the same general design characteristics as Type B, such as the unpainted brick foundation, water table, and unpainted stretcher-bond brick walls with unpainted quoins on the wing corners. Additionally, it has the same window configuration and also has an exterior brick chimney. Unlike Type B and the majority of the buildings on the site, there is no cellar/basement access.

7205 Remsen Street is the only building of this type throughout the complex.

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Type M – Contributing



Figure 13: Building Type M Example – 7241 Marcy Street (CPG)

For the most part, Type M could almost be categorized as the unpainted version of Type K. Like Type K is to Type G, Type M is similar to Type F, but the main differences lie in the entrances. Type M has an unpainted brick foundation, a brick water table, and unpainted stretcher-bond brick walls. It also has an asphalt-shingle, side gable roof with flat stock trim, and an interior parged chimney. Windows are both single and paired and primarily include one-over-one aluminum sash with brick sills. **7241 Marcy Street** differs in that it has six-over-six and eight-over-eight vinyl-sash replacement windows.

The main difference from Type F is the front entry. Instead of a simple classical door surround with a pent roof, the entry on Type M, like Type K, features a more elaborate classical entry with pilasters and a triangular pediment. There are three resources of this type and each features a slightly different triangular pediment entry configuration. **7241 Marcy Street** has flat Tuscan pilasters with a full, but simple, entablature and a broken pediment. **7237 Remsen Street** is the most elaborate of the three with fluted Tuscan pilasters, a full entablature, and a denticulated broken pediment. Despite its high-style nature, ghost marks on the wall behind the pediment suggest that the pediment might be a replacement. **7236 Marcy Street** has a closed triangular pediment with a fan motif.

The entrance doors include a combination of single-leaf modern wood-and-glass French doors and modern aluminum-and-glass replacement doors. This type also features the traditional basement/cellar access on a secondary elevation.

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Interior

The interior plans of the apartment buildings are largely divided into four types (1-4), and each retains the same interior plan based on building shape: each of the rectangular buildings has the same plan, as do each of the T-shaped buildings. Additionally, there is one interior plan type for the larger U-shaped buildings and one for the smaller U-shaped building. Except for the U-shaped buildings, each building contains eight apartment units, with four on each floor, and a basement.

Type 1 includes all of the rectangular buildings. The rectangular building plan has four one-bedroom units on each side of the building (two on each floor) with a separate central entry accessing each side. The central entryway provides access to each first-floor unit on each side of a central staircase that leads to the second floor. On the second floor, each unit is accessed from a central landing. Within this type, each apartment has the same layout mirrored on each side of the building. Each unit opens to a living room and kitchen area. The kitchen is separated from the main living area by a full wall with a large pass-through window. A small corridor leads to the bathroom and the bedroom at the end of the unit. While most of these units retain their original plan, some of the units have had minor plan changes, such as the conversion of the kitchen pass-through wall to a bar-height wall.

Type 2 includes all of the T-shaped buildings. Like the rectangular building type, this plan has four units on each side (front and back) of the building. One half of the building has one-bedroom units while the side with the T has two-bedroom units. Like Type 1, the central entryway provides access to each first-floor unit on each side of a central staircase that leads to the second floor. On the second floor, each unit is accessed from a central landing. Each apartment has the same layout mirrored on each side of the building. The layout is very similar to Type 1 in that each unit opens to a living room and kitchen area with a small corridor that leads to the bathroom and the bedroom(s) at the end of the unit. The one-bedroom units have the same living room/kitchen layout as Type 1 with the kitchen separated by a full wall with a large pass-through window. The two-bedroom units are slightly different in that they have a larger kitchen that, despite also having a pass-through wall, is more separate from the living room.

The third plan type represents the smallest of the U-shaped buildings. This plan has eight one-bedroom apartment units on each floor. The central section opens to an entry hall with an open-well staircase that provides access to each of the two units on the first and second floors. These units open to a small corridor that leads to the living room at the front and the kitchen at the back. Unlike Type 1 and 2, the kitchen is separate from the living room in these units and is separated from an associated breakfast area by a full-height wall. A cased opening in the living room leads to a small corridor that connects the bathroom and bedroom and houses the closets. The units on the wings are accessed by their own separate entrance and each features a larger entry hall with access to three units on each floor on each side. Type 3 units have varying layouts, but each opens either to the living room or a small corridor that leads to the living room. With the exception of those that have been modified to accommodate a bar that has opened the space, the kitchens are separated from the living rooms with a full-height wall and a cased opening for access.

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The fourth plan type represents the two larger U-shaped buildings. Instead of eight, it has ten units on each floor. Type 4 largely features the same unit layouts for each apartment type as Type 3; however, it contains two additional units in the central section and has two primary central entrances instead of one. Just like Type 3, each central section opens to an entry hall with an open-well staircase that provides access to two units on the first and second floors. Like Type C, the kitchen is separate from the living room and features a small breakfast room that is separated from the kitchen by a full-height wall. A cased opening in the living room leads to a small corridor that connects the bathroom and bedroom and houses the closets. The side entries are the same and access three units on each floor of each wing. The layout of the wing units is similar to that of Type C; however, the location of the kitchens varies a little. With the exception of those that have been modified to accommodate a bar that has opened the space, the kitchens are separated from the living rooms with a full-height wall and a cased opening for access.

Throughout the complex, public spaces, including stairwells and entryways, are largely intact. While some stairwells have been covered with carpet, the first-floor landing typically retains its original tile floors. In many, the wooden staircases remain exposed. Within the apartment units, while kitchens have been updated and for the most part contain updated appliances and cabinets, a few of the kitchens retain their original cabinetry (see **Figures 14 and 15** below). Most units have smooth drywall walls and ceilings with simple wood base trim. While nearly all units retain their original hardwood floors, they have been covered with modern carpet or luxury vinyl tile (LVT) in many of the units. While bathrooms have also been updated, as is common, some still retain the original ceramic-tile wainscoting.

Doors accessing units largely include single-leaf flush wood doors with modern hardware, although some have been replaced with modern six-panel fiberglass doors. Within units, interior doors largely include modern hollow-core, flush wood doors with simple trim. Throughout nearly all units, the original base trim and window trim appear to be intact. The original radiators are retained in most units.

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Figure 14: Historic photo showing the original cabinetry in the Talbot Park Apartments (Bill Inge)



Figure 15: Example of Kitchen that retains its original cabinetry – Building 2, Unit 1 (CPG)

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Laundry Building – Non-contributing

The laundry is housed in a non-historic, one-story, three-bay, rectangular frame building with a concrete block foundation, vinyl siding, and a front-gable asphalt-shingle roof with wide eaves. Windows have short one-over-one vinyl-sash windows. Fixed shutters are located on the front and rear elevation windows. A central single-leaf, single-light fiberglass entry door is located on both the front and rear elevations.

On the interior, the building has a tile floor, drywall walls, and a drywall ceiling with flush fluorescent lighting. The plan is largely open, but there is a small closet in the northwest corner and there is a central half-wall for washers to connect to outlets.

Integrity Analysis

The Talbot Park apartments retain the seven aspects of integrity, as there have been few alterations since its development in 1942-1943. Located in its original location, the property retains integrity of its setting, and its landscape remains largely unchanged with all 33 original apartment buildings remaining and the addition of only one small laundry building to the complex. Furthermore, the surrounding landscape has been altered little as it is still bordered by the prominent institutional buildings along Granby Street, additional apartments to the west, and the Lafayette River, bordered by trees, to the north. These factors demonstrate that Talbot Park Apartments property retains integrity of feeling and association in relation to its original function as a World War II suburban apartment development in Norfolk. Alterations to the buildings include replacement windows, replacement roofing, and the addition of vinyl trim. Despite these minor alterations, the buildings retain a high degree of integrity as they still retain their character-defining features including their historic form, roof form, fenestration pattern, and primary materials. Overall, the majority of the original materials on both the exterior and interior remain intact. Therefore, the development retains integrity of materials, design, and workmanship.

Historic District Inventory

Harvard Street

136 Harvard Street **122-6482-0019**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing *Total:* 1

204 Harvard Street **122-6482-0022**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing *Total:* 1

208 Harvard Street **122-6482-0021**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing *Total:* 1

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216 Harvard Street **122-6482-0020**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

304 Harvard Street **122-6482-0018**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

Marcy Street

7208 Marcy Street **122-6482-0030**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7218 Marcy Street **122-6482-0028**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7219 Marcy Street **122-6482-0029**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7236 Marcy Street **122-6482-0032**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7237 Marcy Street **122-6482-0007**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7241 Marcy Street **122-6482-0013**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7253 Marcy Street **122-6482-0031**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7261 Marcy Street **122-6482-0005**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7269 Marcy Street **122-6482-0004**
Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

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Marcy Street 122-6482-0014

Primary Resource: **Wash House (Building), Stories 1, Style: Colonial Revival, Ca 2003**
Non-contributing Total: 1

Newport Avenue

7202 Newport Avenue 122-6482-0010

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7236 Newport Avenue 122-6482-0009

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

Ralph Street

7211 Ralph Street 122-6482-0017

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7218 Ralph Street 122-6482-0011

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7219 Ralph Street 122-6482-0016

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

Remsen Street

7205 Remsen Street 122-6482-0012

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7237 Remsen Street 122-6482-0027

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7243 Remsen Street 122-6482-0025

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

7249 Remsen Street 122-6482-0024

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**
Contributing Total: 1

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7255 Remsen Street

122-6482-0026

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**

Contributing Total: 1

7277 Remsen Street

122-6482-0003

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**

Contributing Total: 1

Warren Street

118 Warren Street

122-6482-0015

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**

Contributing Total: 1

207 Warren Street

122-6482-0034

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**

Contributing Total: 1

208 Warren Street

122-6482-0008

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**

Contributing Total: 1

218 Warren Street

122-6482-0023

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**

Contributing Total: 1

302 Warren Street

122-6482-0006

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**

Contributing Total: 1

310 Warren Street

122-6482-0001

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**

Contributing Total: 1

Wilby Street

7245 Wilby Street

122-6482-0002

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**

Contributing Total: 1

7257 Wilby Street

122-6482-0033

Primary Resource: **Apartment Building, Stories 2, Style: Colonial Revival, Ca 1942**

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

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1942-1943

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Spigel, Bernard B. – Architect

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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.)

Commissioned by Fred C. Trump and James Rosati of Talbot Park Apartments, Inc., the Talbot Park Apartments were constructed in c.1942-1943 in response to the Norfolk housing shortage spurred by the dramatic population increase in Norfolk in the 1930s and 1940s. The apartments were built by the Harvard Housing Corp. and designed by Norfolk architect Bernard B. Spigel, a regional architect, often chosen for garden-style apartment developments. Funded with the assistance of Federal Housing Administration (FHA) Insured Mortgages, Talbot Park was developed for White residents during the height of World War II. The complex is one of the original fourteen garden apartment complexes built by private developers, with FHA support, in Norfolk between 1942 and 1949. The second largest garden-style apartment complex in the city, it is one of nine extant privately constructed 1940s garden apartment complexes. The Talbot Park Apartments is locally significant under Criteria A and C and is being nominated under the *Garden Apartment Complexes of Norfolk, Virginia* Multiple Property Document (MPD). The Talbot Park Apartments property is significant under **Criterion A** in the area of **Community Planning and Development** for its association with the tremendous increase in private housing in Norfolk in response to the city's population growth and housing shortages during World War II, as well as FHA's role in financing Norfolk's garden apartment complexes constructed during this period. It is also locally significant under **Criterion C** in the area of **Architecture** for its design elements of wartime garden-style apartment buildings. This also includes FHA's role in the design, materials, and construction of the apartments. The period of significance (POS) for the property is 1942-1943, which encompasses the construction period of the development as there have been no significant changes to the property since it was constructed. The Talbot Park Apartments also meets the Registration Requirements set forth in the *Garden Apartment Complexes of Norfolk, Virginia* MPD.

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

The Talbot Park Apartments property was built in 1942-1943 as one of the privately developed, FHA-insured, World War II garden-style apartment complexes constructed during the population boom in Norfolk. Commissioned by Fred C. Trump and James Rosati of New York, under Talbot Park Apartments, Inc., the complex was designed by Norfolk architect Bernard B. Spigel and built by the Harvard Housing Group. The apartment complex included 33 buildings, with a total of 296 units, for a total cost of \$627,000.

History

The land selected for the future Talbot Park Apartments was once part of a 2,000-acre property owned by Minton Talbot, who is considered to have owned the largest expanse of property in Norfolk, Virginia, at one time. The land, which was at one point part of Norfolk County prior to the Great Annexation of 1923, was situated between Tanners Creek and Ocean View along Granby Street, Chapel Street, and Cottage Toll Road. Minton inherited the land from his great-grandfather, Thomas Talbot, and was born in Talbot Hall, which is located on the southern

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portion of his former land at present-day 6651 Talbot Hall Court. The area encompassing his land became part of the City of Norfolk as part of the 1923 annexation. Over the years, bits and pieces of the land were sold due to taxes and other expenses. By the time of his death in 1950, Minton had sold off much of the property, the majority of which was sold in the last ten or fifteen years prior to his death. This led to the developments now seen along Granby Street such as the Talbot Park neighborhood, the Talbot Park Apartments, Granby High School and Elementary School, De Paul Hospital, the Catholic High School, and a portion of the Belvedere.¹ The Talbot Family is the namesake for the apartment complex and these other nearby resources that were developed on the former Talbot Family land.

In 1937, much of Minton's land remained undeveloped, consisting primarily of open farmland, but by 1939, the land had already been subdivided into three major blocks between Granby Street and Newport Avenue with a block for the future Granby High School already selected and labeled "Junior-Senior High School Site" (see Figure 16). This central block was bound by what would become Oxford Street and Harvard Street. The area of the future Talbot Park Apartments was still noted as "M.W. Talbot" at this time.² By 1945, the land that once had belonged to Minton Talbot had been further subdivided and developed. More streets were located between Granby Street and Newport Avenue east/west as well as to the north and south of Granby High School. The section of land furthest north, where the Talbot Park Apartments are located, was developed by this point. The *1945, Revised 1951 Norfolk and Vicinity Map* lists the "Talbot Apartments" and shows the same street pattern that is present today (see Figure 17).³

¹ "Minton Talbot, 81, Land Owner, Dies." *The Virginian-Pilot* (March 29, 1950); Norfolk 1923 Annexation – Talbot Park Neighborhood. SMC Publication.

² Norfolk and Vicinity Map. City Planning Commission. March 1921, Revised April 1939

³ 1937 Aerial Photograph, Courtesy of SMC.; Norfolk and Vicinity Map. City Planning Commission. March 1921, Revised April 1939; Norfolk and Vicinity Map. City Planning Commission. June 1945, Revised January 1951

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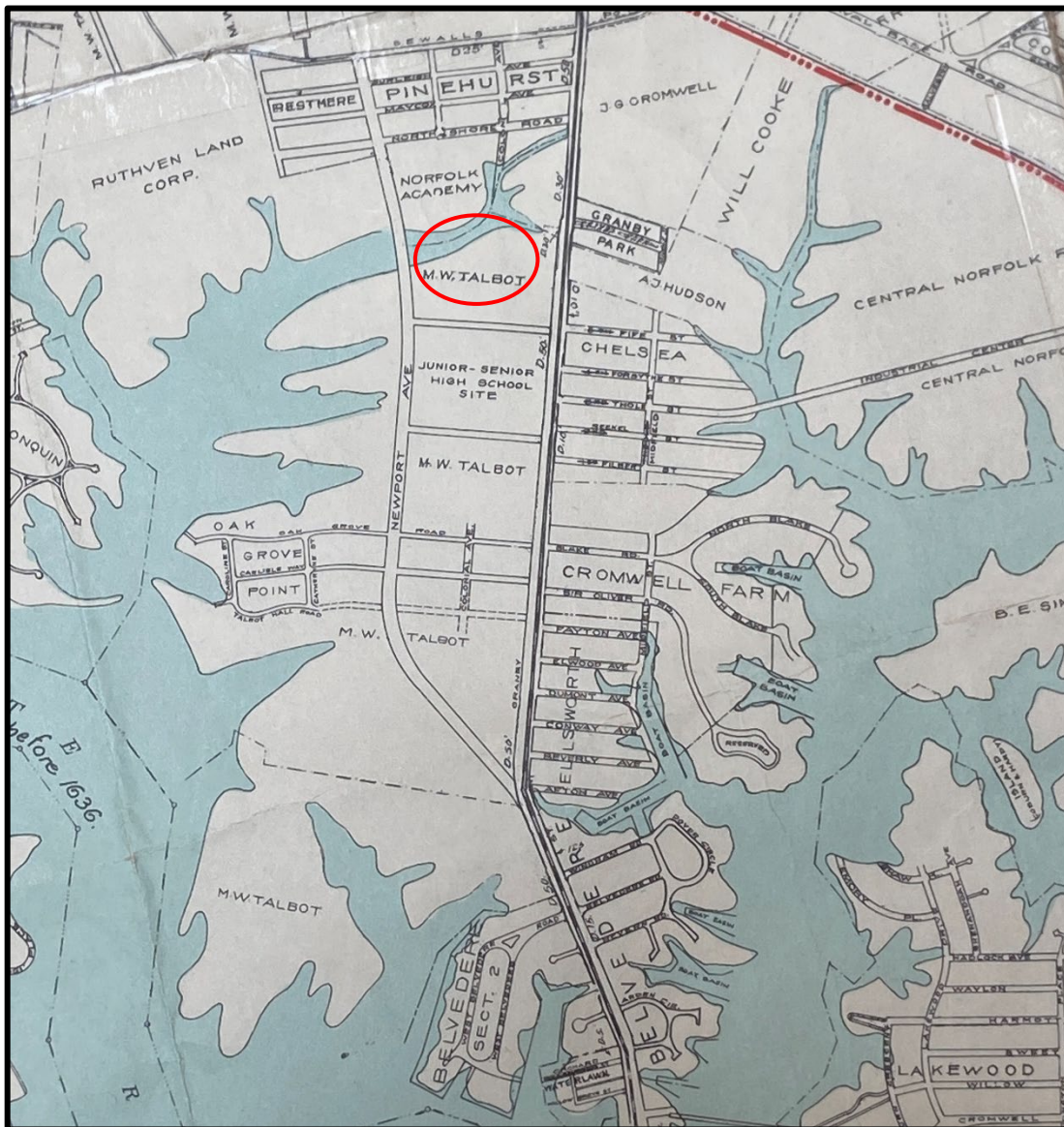


Figure 16: Norfolk and Vicinity Map of March 1921, Revised 1939 (Image courtesy of SMC)

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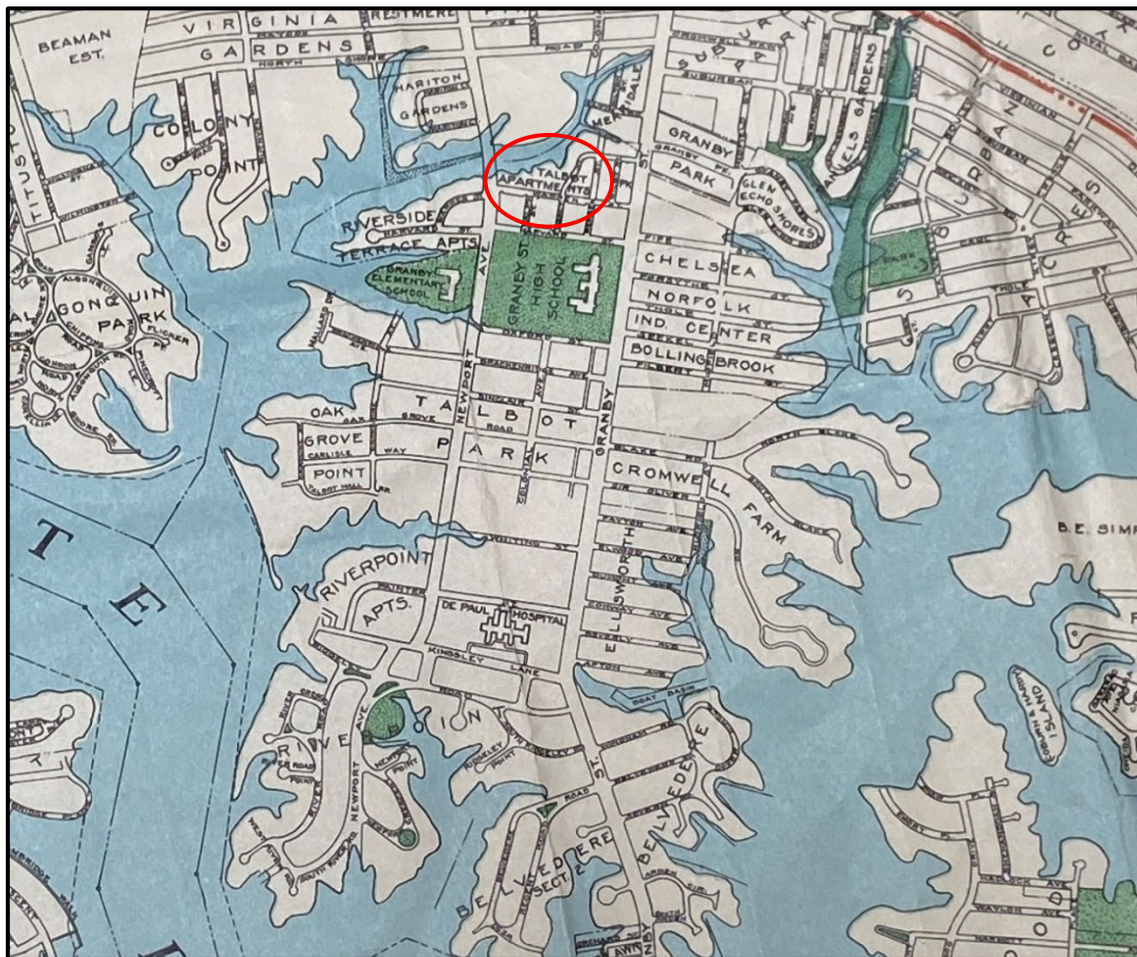


Figure 17: Norfolk and Vicinity Map of June 1941, Revised 1951 (Image courtesy of SMC)

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The plan for the apartments began in November 1942 when James Rosati, under the name “Talbot Park Apartments,” submitted proposed plans to the city building inspector proposing 33 apartment buildings with 296 units. The complex was to include 27 eight-unit apartment buildings at \$17,000, 3 eight-unit apartment buildings at \$18,000 each, two 20-unit buildings at \$40,000 each, and one 16-unit building at \$34,000. The plans, which identified Bernard B. Spigel as the architect and Harvard Housing Company as the construction company, were quickly approved by the Department of Public Works and the project was already underway by the beginning of December 1942. James Rosati, the lead developer, formed a corporate entity named “Talbot Park Apartments, Inc.” to hold ownership of the 16-acre property. Rosati served as president of the company and Fred C. Trump, father of Donald Trump, served as secretary.⁴

⁴ “Big Apartment Plan Provides Homes for 296: Project in Talbot Park Estimated to Cost \$627,000” *The Virginian-Pilot* (November 5, 1942) pg. 22; “\$627,000 Cost of Housing At Talbot Park” *Norfolk Ledger Dispatch* (December 14, 1942) pg. 2

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The project, which was approved by the Federal Housing Authority, included 200 units earmarked for use by families designated by the Hampton Roads Port of Embarkation, the third largest of eight such ports in the United States during World War II that were designated for sending out military troops, equipment, and material.⁵ The remaining 96 were reserved for general tenancy and restricted to immigrant (i.e., not native to Norfolk) war workers. By mid-June 1943, the Talbot Park Apartments were nearly complete with only another four weeks of projected work to bring the project to a close, which included having the units fully occupied. By this point, 85 families were already living in the project occupying one of the three larger U-shaped buildings on site, 7205 Remsen Street, and others were expected to move in as soon as the buildings and roads were completed. Construction of the Talbot Park Apartments was noted as representing a good step toward alleviating Norfolk's housing crisis.⁶

By 1946, before the property had been paid off, Fred C. Trump and James Rosati sold the Talbot Park Apartments. The Dade Realty Company, Inc., which included Washington D.C. and Virginia investors, purchased the property with cash but subject to a mortgage of \$1,000,000. According to a 1946 newspaper article, the Talbot Park Apartments were considered "one of the finest such developments in the city" at this time.⁷ The 1970 Sanborn map shows that the layout of the complex, number of buildings, units, and materials had remained unchanged since its construction in 1942-1943. Around 2003, a small laundry building was added in the center of the complex. Beyond that, there have been no other buildings added or significant changes to the site or resources since construction in 1942-1943.

Criterion A – Community Planning and Development

The Talbot Park Apartments is locally significant under Criterion A in the area of Community Planning and Development as it embodies the characteristics of the federally financed, privately developed garden-style apartment complexes built in Norfolk between 1942 and 1949 in response to the city's population growth and housing shortages during World War II. This area of significance includes the Federal Housing Administration's role, through the agency's Title VI Mortgage Insurance program (also known as the "War Housing Insurance Fund") as the main source of financing for Norfolk's garden apartment complexes constructed between 1942 and 1949.

As the MPD explores in greater detail, Norfolk's garden apartment complexes developed within the context of a longstanding housing shortage, the need to provide housing for military personnel and defense workers, and the need to invest in public infrastructure at an unprecedented rate. The FHA played a major role in the financing of many of the garden apartment complexes identified to date, although some complexes were built with private financing. The City of Norfolk eagerly embraced federal programs that provided much-needed financing and funding for infrastructure and housing construction, despite the misgivings of the

⁵ Chester Wardlow. *The Technical Services—The Transportation Corps: Responsibilities, Organization, And Operations. United States Army In World War II*. Washington, DC: Center Of Military History, United States Army. LCCN 99490905, 1999.

⁶ "Talbot Park Apartment Project To Be Completed, Filled Shortly" *The Virginian-Pilot* (June 20, 1943) pg. 3; "Another Answer to Housing Shortage" *The Virginian-Pilot* (June 20, 1943) pg. 14

⁷ "Housing Projects Involved in Sales" *The Virginian-Pilot* (January 23, 1946) pg. 10

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local real estate development community, who remembered how the city's real estate market had crashed after World War I. Local newspaper articles provide information about specific infrastructure projects that were constructed in response to the development of specific garden apartment complexes, providing a rare opportunity to document the intermarriage of these two important activities and how they shaped the city's physical development.

The September 1939 onset of World War II in Europe triggered a much faster and more extensive growth rate for Norfolk and its military installations. Largely because of the strong military presence in the city, the local population ballooned from 140,000 in 1940 to 200,000 by 1943. In addition, 168,000 military personnel were stationed in Norfolk at the peak of the local war effort in December 1943, while the workforce at the Norfolk Naval Shipyards skyrocketed to an unprecedented 42,893 workers who "repaired, altered, converted, or otherwise accomplished work on 6,850 naval vessels" and "built 101 new ships and landing craft" between 1940-1945.⁸ The housing shortage in Norfolk, along with other Hampton Roads localities, that had begun during the 1930s became so critical that all resistance to public funding for housing projects disappeared. As an FHA-insured private housing development, the Talbot Park Apartments were required to house families who worked in industries related to the war effort, at least until the end of the war.

Additionally, FHA financing required that apartment units be racially segregated, based on the assumption that White residents resulted in a less risky investment. Talbot Park Apartments was reserved for White tenancy. Established by a 1941 amendment to the National Housing Act of 1934, the Federal Housing Administration Title VI mortgage insurance program was intended to assist with the financing of housing for war workers during the war but persisted for a short time afterward. Its Section 608 program allowed private developers to construct multi-family and group housing rental projects.⁹ The Section 608 program was ultimately shut down in 1950 due to rumors of fraud and corruption. In 1955, the Senate Committee on Banking and Currency formally investigated the program and found that private developers, with the help of FHA officials, had received inflated mortgages in excess of land and building costs.¹⁰

Prior to the creation of the 1932 Federal Home Loan Bank Act (FHLB), federal involvement in housing had been limited to the 1916 Federal Land Bank system and the construction of military housing during World War I. The FHLB, which was later incorporated into the Home Owners Loan Corporation (HOLC), was influential in the establishment of subsequent housing legislation, such as the 1933 Home Owners Loan Act and the Housing Act of 1934. The HOLC, which also aimed at mortgage assistance through loans, was one of the initial drivers in an appraisal rating system based on factors such as the condition of the property, the location in the city, the neighborhood, racial homogeneity, land-use controls, and deed restrictions used to determine the viability of providing financial assistance. While the highest value was given to all-White neighborhoods, the lowest appraisal value was given to African-American

⁸ "Shipyards: Norfolk: History: Roots," Naval Sea Systems Command, <https://www.navsea.navy.mil/Home/Shipyards/Norfolk/About-Us/History/Roots/#9>.

⁹ Franklin D. Richards, *Sixteenth Annual Report of the Federal Housing Administration* (Washington: United States Government Printing Office, 1950), 144.

¹⁰ Arnold R. Hirsch, "'The Last and Most Difficult Barrier': Segregation and Federal Housing Policy In The Eisenhower Administration, 1953-1960," 2005, pp. 11-14.

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neighborhoods, the effect of which devalued minority and racially diverse neighborhoods, thereby disqualifying them from government-insured private investment funds.¹¹ This discriminatory rating system was driven primarily by the long-accepted opinion among real estate agents, appraisers, brokers, and mortgage bankers that the movement of African Americans into White neighborhoods would undermine property values, contribute to neighborhood deterioration, and lead to other negative consequences. Such leaders in the real estate and lending industries were also influential in the development of several critical policies in the Housing Act of 1934 that formed the elements of the FHA that contributed to racially discriminatory housing practices.¹² As explored further in the MPD, this practice, as it relates to the establishment of the Talbot Park Apartments, is representative of the role that the FHA played in furthering the policy of racial segregation among public and private housing.

The FHA's financing policies, coupled with state and local Jim Crow segregation laws already in place in Virginia and Norfolk, further entrenched segregated housing patterns in Norfolk. New suburban neighborhoods were open only to White tenants and homeowners and contributed to divestment in the city's historic core. The city expended millions of dollars, much of it made available through federal and state funding mechanisms, to extend new infrastructure such as public water and sewer systems into the suburbs, expand wastewater treatment facilities and reservoirs, and build new road networks that served primarily White commuters who continued to work in downtown office buildings. Utility companies followed suit by extending telephone and electrical service to capture the new, wealthier customer bases in the suburbs. Starting in the 1950s, these wartime trends became integral to the Urban Renewal movement, which resulted in the razing of huge swaths of older neighborhoods within and encircling downtown Norfolk and the displacement of thousands of Black residents. Those neighborhoods that were not entirely removed often endured demolitions to make way for new high-speed roads built for suburban commuters. The city's physical development patterns that began during World War II, therefore, shaped postwar planning policies and contributed significantly to the city's continued development through the remainder of the twentieth century.

Criterion C – Architecture

The Talbot Park Apartments complex is locally significant under Criterion C in the area of Architecture for its association with the FHA design, materials, and construction requirements for World War II housing developments.

The Role of the Federal Housing Administration in Design

As explored in greater depth in the MPD, the Talbot Park Apartments are significant under Criterion C in the area of Architecture, as a 1942-1949 garden apartment complex. Considered significant as a resource type, these multiple-family housing units were designed and constructed in accordance with FHA guidelines and through FHA financing.

¹¹ K. Gotham, "Racialization and the State: The Housing Act of 1934 and the Creation of the Federal Housing Administration," *Sociological Perspectives* 43, no. 2 (2000): pp. 305-306, <https://doi.org/10.2307/1389798>.

¹² K. Gotham, "Racialization and the State: The Housing Act of 1934 and the Creation of the Federal Housing Administration," *Sociological Perspectives* 43, no. 2 (2000): pp. 301-303, <https://doi.org/10.2307/1389798>.

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Most of Norfolk's World War II and postwar apartment complexes were funded with FHA-guaranteed loans. As an FHA-insured property, all design, materials, and construction methods required the approval of the agency, providing insight into the standards of development during the period. In contrast to low-income public World War II housing developments, which were seen as temporary and meant to be torn down after the war, privately developed World War II housing was in most cases intended to be permanent. As a result of this, as well as the role of the FHA in approving material choices and construction practices, the basic construction of the privately developed housing units largely featured more long-lasting materials despite the haste in which they were constructed. Many of the public housing developments featured asbestos and Transite siding, which was often damaged easily, according to residents. In contrast, the private developments primarily featured brick, concrete, and concrete block as the primary materials.¹³

With regard to architectural design, the complexes incorporated all of the FHA minimum guidelines for square footage per person, provision of modern electrical, plumbing, and heating systems, affordable and readily available construction materials, and stylistic designs that were suitable for their suburban setting. In Norfolk (as in much of Virginia) the style considered most appropriate was Colonial Revival. Not only was the style widely popular throughout Virginia, but the mode was considered in harmony with the existing surroundings.

Harkening back to earlier Colonial Virginian heritage, early Colonial Revival houses were largely produced by builders based on English pattern books and using readily available materials such as wood and high-quality brick. At first, more similar to academically correct reconstructions of past colonial resources, the mode eventually evolved to a variegated vocabulary of high-style colonial elements that, collectively, were representative of the Colonial Revival style. In Virginia, the Colonial Revival resources constructed up until the end of World War II (1880s-c.1945) featured a distinguishable design of decorative front entrance doors with a pediment or two-story portico supported by columns. The 1893 Chicago World's Fair contributed to the two-story-with-prominent-columns-portico design that came to be associated with the Colonial Revival in the South. Virginia's Colonial Revival architecture expressed high-style variations that included a relatively standard set of characteristics. In contrast to the earliest resources referencing the colonial past, which were primarily based on pattern books, Colonial Revival buildings during this period were more often architect designed. Such buildings were usually one or two stories and had a symmetrical façade with a central, decorative entry that often featured sidelights or a fanlight. Common roof forms included hipped, front or side gable, or gambrel. Windows were symmetrically placed and most often featured shutters. In addition to the pediment or portico, some variations also featured full-width porches.¹⁴ Some architects of apartment complexes opted to integrate aspects of International Style into their designs, too, a choice that enhanced public perception that these complexes were entirely modern in terms of amenities and functionality.

¹³ "Peninsula Housing: Siding", *Daily Press*, July 1990, p. 2; "Talbot Park Apartment Project To Be Completed, Filled Shortly" *The Virginian-Pilot* (June 20, 1943) pg. 3

¹⁴ *Classic Commonwealth* p. 19; *New Dominion Virginia* p. 26.

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The design of the Talbot Park Apartments conformed to the stylistic attributes of the Colonial Revival movement as it had evolved by the early 1940s. Elaboration on the style was curtailed due to wartime labor and materials shortages, as well as the need to build new housing as quickly as possible for military personnel and civilian defense workers. Consequently, the design of Talbot Park Apartments includes some of the best-known Colonial Revival elements, such as symmetrical fenestration, centered entries with ornamental surrounds, multiple-pane sash, red-brick walls with white trim, and decorative brickwork. These features are, however, quite restrained in execution, especially when compared to the architect-designed Colonial Revival buildings of the 1900s-1920s, such as the Lafayette Grammar and High School (NRHP 1983, NRIS 83003298; DHR ID 122-0043), the Jamestown Exposition Buildings (NRHP 1974, NRIS 75002114; DHR ID 122-0054), and assorted dwellings in the eclectic Chesterfield Heights Historic District (NRHP 2003, NRIS 03000443; DHR ID 122-1201). The relative simplicity of the Colonial Revival stylistic features at Talbot Park Apartments also is in keeping with a larger trend toward simplification of the style that began during the 1930s and accelerated rapidly after World War II.¹⁵

Garden Apartments

More than Richmond, Norfolk embraced the garden-style apartment type with more than a dozen large examples constructed within a decade to accommodate the huge influx of population during and after World War II. As noted on page 41 of the MPD, the garden apartment concept focused on a higher quality of life for residents by providing well-designed living spaces in a format that allowed developers to maintain profits through the inclusion of numerous multiple-unit buildings. Typically designed in restrained versions of the Colonial Revival style, garden apartment buildings are typically two- or three-story rectangular buildings with common-bond brick- or stretcher-bond brick-veneer walls with limited design details such as string courses of headers and stretchers, a simple corbeled cornice, a water table, soldier-brick flat arches, and brick windowsills. They often have either side gable or hipped roofs with simple trim. Larger complexes also feature buildings with side wings or U-shaped buildings with front or rear wings. Consistent with the Colonial Revival style, the focal point of the building is the front entry. Commonly centered on the façade, they often feature classical door surrounds or simple, yet decorative, one-story, partial-width entry porches. Porches feature decorative elements such as columns, a plain frieze, and/or a gable pediment. In lieu of a porch, some properties have concrete stoops and decorative door surrounds consisting of a molded wood surround with a plain frieze or pediment, a transom, or sidelights. The roofing material is normally asphalt shingles, which is likely original given the construction period of these units and the materials available at that time, as well as the cost of higher-style materials such as slate or tile. Today, most windows have replacement vinyl sash with one-over-one or six-over-six configurations, but the original window openings remain.¹⁶

¹⁵ *Classic Commonwealth* p. 90-91; *New Dominion Virginia* p. 26-27.

¹⁶ National Register Nomination, Multiple Property Document, "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954," Virginia Department of Historic Resources Archives File 000-8825, Richmond.; National Register Nomination, Multiple Property Document, "Federal Housing

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Additionally, a significant feature of garden apartment complexes is the decorative landscape, which typically features large interior green spaces with trees, shrubs, gardens, courtyards, and walkways paved with concrete. These amenities contributed to an attractive and enjoyable recreational and outdoor living space for the residents. Practical concerns, such as central laundry facilities and dedicated parking sites, were addressed but their appearance was minimized through careful siting and unobtrusive design. The apartment buildings themselves were situated on the site in such a way as to maximize open space and were also limited to a height of typically two or three stories so as not to obstruct light and maintain an open feeling. Individual apartment units were designed to have views of the interior green spaces rather than utilitarian resources such as parking, trash collection, electrical sheds, and laundry buildings. Natural light and ventilation also were prioritized in the siting of the buildings and interior floor plans.

The Talbot Park Apartments complex features character-defining elements of garden apartment design, as described on pages 41-42 in the MPD, and, today, is Norfolk's second-largest extant 1940s garden apartment complex. Under Criterion C, Talbot Park is representative of multiple-family housing designed and constructed in accordance with FHA guidelines and, often, through FHA financing. In Talbot Park, the buildings are dispersed across 11 acres, with the entry drive following the curve of the adjacent wetlands and an inlet from the Lafayette River. Although there are a limited number of mature trees spaced throughout the development, it has a designed landscape with extensive open space, large grass lawns, and shrubs and flowering bushes around the perimeter of each building. Parking is largely limited to street parking; however, there are a few small single row lots, cut into the block, spread throughout the development that can accommodate roughly eight to fourteen cars depending on the size. Concrete paths border each block and provide access from the street or parking to each building. With regard to architectural design, the complex incorporates the FHA minimum guidelines for square footage per person, provision of modern electrical, plumbing, and heating systems, affordable and readily available construction materials, and stylistic designs that were suitable for their suburban setting. With the exception of the modern laundry building, all of the apartment buildings have cohesive design characteristics of the Colonial Revival style, which was considered the most appropriate in Norfolk as in much of Virginia. Red-brick veneer, white trim, quoins, molded surrounds, and hipped and gabled roofs are character-defining elements of the style in Virginia. There are three large U-shaped buildings and a few T-shaped buildings, but the majority of the buildings are rectangular, two-story, nine-bay buildings of a similar size and scale. All have centered entries with ornamental elements. Although each building is similar in scale and massing, there are slightly different building types to add character, interest, and visual contrast throughout the development. This includes differences in the exterior wall condition, including painted vs. unpainted, the presence of quoins and other decorative brick elements, and the different entry enclosures and door surrounds.

Administration-Insured Garden Apartments in Richmond, Virginia, 1942-1950," Virginia Department of Historic Resources Archives File 127-6191, Richmond.

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Bernard Betzig Spigel (1895-1968)

Bernard B. Spigel, a prominent local Norfolk architect, designed the Talbot Park Apartment complex, which was one of multiple sets of apartment buildings he designed throughout his career. Spigel graduated from the Carnegie Institute of Technology in Pittsburgh and served in France with the Army Corps of Engineers during World War I. Upon return from the war, he moved from Richmond to Norfolk, Virginia, and set up his own independent architectural firm, which he continued up until 1964. During this time, he designed or renovated numerous public and private buildings in the Norfolk area.¹⁷ Spigel's work most commonly featured Colonial influences, including Spanish and French Colonial, as well as early English influences, such as those found within the Tudor Revival style. Many of his buildings were constructed in the Colonial Revival style, which was consistent with both the state and national trends of the period, as well as the preferred style for FHA-insured garden apartments, of which he designed several. However, despite a primary focus on earlier architectural influences, Spigel did incorporate Modern Movement designs in a limited number of buildings.

Spigel also served as a member of the National Architect Advisory Board, beginning in 1947, which was internationally recognized as a clearinghouse on theatrical architectural matters, and in 1967, he served on the Southeastern Regional Planning Commission.¹⁸ Throughout his architectural career, Bernard B. Spigel had a hand in the design or restoration of well over 40 buildings, the majority of which were located in Norfolk, Virginia. He died in 1968 at the age of 73. At the end of his life, he lived at 2028 Spigel Drive, which is named after him, in Virginia Beach, Virginia. His daughter, Lucy Spigel Herman, established a scholarship honoring her father in 1983, now administered through the Hampton Roads Community Foundation.¹⁹

Bernard B. Spigel Architectural Works: 1921-1965

Bernard B. Spigel began his architectural career in 1921 with the remodeling of the A.C. Hathaway Store and Office Building along Granby Street and Freemason Street at the age of 26. That same year, he also partnered with *Calrow, Wrenn & Tazewell* on the Clubhouse at the Lynnhaven Country Club in Norfolk. Bernard Spigel's first notable solo work of new construction was his design for the Del Argo Company's apartment building in 1922 at a cost of \$72,000. In contrast to the styles seen more commonly in his later works, the Del Argo Company's apartments were described as "Spanish architecture." The U-shaped **Del Argo Apartments** building is located at **940 Gates Avenue** (DHR ID# 122-0893). Officially listed as "Exotic Revival" style in Virginia's Cultural Resource Information System, the building is described as relatively plain with decorative parapets and multi-colored terra cotta details limited to the entrances in each courtyard wing.²⁰ However, the building is far from plain, but consistent

¹⁷ "Architect Spigel Dies; Designed City Buildings" *The Virginian-Pilot* (September 21, 1968) pg. unknown; "Enid W. and Bernard B. Spigel Architectural Scholarship Fund," Hampton Roads Community Foundation, accessed March 20, 2024, <https://hamptonroadscf.org/stories/enid-w-and-bernard-b-spigel-architectural-scholarship-fund>.

¹⁸ "Architect Spigel Dies; Designed City Buildings" (September 21, 1968); "Board Members Named" *The Virginian-Pilot* (March 16, 1967) pg. 80

¹⁹ "Architect Spigel Dies; Designed City Buildings" (September 21, 1968); "Enid W. and Bernard B. Spigel Architectural Scholarship Fund"

²⁰ "Delargo Apartments", Survey Record 122-0893, Virginia Cultural Resource Information System, accessed

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with the architecture of the period, as well as Spigel's work at large, with the majority of the decorative features limited to window and door surrounds on the primary elevation. The Del Argo Apartments feature Mission-style parapets and highly decorative molded cast stone door surrounds with a Mission-style flush pediment resembling the roof parapets. A decorative continuous cast stone surround frames the second- and third-floor window openings above each entrance. The decorative cast stone surround features a base resembling an oriel window that connects to the entrance below. A Spanish-style tile panel, surrounded by twisted cast stone columns, separates the windows between the second and third floors. The name "Del Argo" is written on the stone above each entry. A nod to the garden apartments that Spigel would later design, the building features a central courtyard to maximize natural light within the units. Additionally, it has a decorative landscape with several shrubs lining the interior perimeter and additional mature vegetation, including bushes, shrubs, and a couple of mature trees, framing the central concrete path that leads to the central entrance and branches off to the east and west side entrances.



Figure 18: Del Argo Apartments, 940 Gates Avenue, Façade (2023 Redfin Real Estate Listing)

March 20, 2024.; John E. Wells & Robert E. Dalton. *The Virginia Architects, 1835-1955: A Biographical Dictionary*. New South Architectural Press: Richmond, Virginia, 1997. pg.427-428; National Register Nomination, "Chamberlayne Gardens," Virginia Department of Historic Resources Archives File 117-6182, Richmond.

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Figure 19: Del Argo Apartments, 940 Gates Avenue, Interior Courtyard Details (2023 Redfin Real Estate Listing)

One of the most notable apartment buildings Spigel designed during this period was the **Park Manor** apartment building at **3929 Granby Street** (DHR ID# 122-1090 / 122-5985-0073) in Norfolk. This 60-family apartment building was constructed in 1929 for a total cost of \$250,000.²¹ Described as “early English” in a 1929 newspaper article, the apartment building was considered “Norfolk’s Largest Apartment” building. This large, U-shaped building takes up the entire block surrounded by Granby Street, Pennsylvania Avenue, Delaware Avenue, and Omohundro Avenue. Constructed in the Tudor Revival style, the building was described as featuring stucco panels trimmed in limestone with half timbers.²² The three-story brick building has a complex roof line with hipped, gabled, or parapet roofs above the projecting sections of the building. Stone quoining frames second and third-story windows, as well as the primary entrances and the windows above them. Similar to Spigel’s earlier work, the Del Argo Apartments, the building features the same U-shaped design with an interior courtyard designed to maximize lighting within units. Mature vegetation lines the perimeter of the building, however, the courtyard now contains an asphalt parking lot.

²¹ Wells & Dalton, *The Virginia Architects*, 427-428.

²² “Park Manor, Norfolk’s Largest Apartment, Assured” *The Virginian-Pilot and The Norfolk Landmark* (January 15, 1929) pg. 18

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Figure 20: Park Manor apartments, 3929 Granby Street, Northeast Oblique, February 2020 (CPG)



Figure 21: Park Manor apartments, 3929 Granby Street, Facade, October 2020 (CPG)

Spigel was productive throughout the 1920s, with at least twenty-one known projects attributed to him throughout the decade. He was responsible for the design of at least three other Norfolk apartment buildings during this period. These include the 1923 Mrs. Jno. Norton Webb Apartment Hotel at the corner of Redgate Avenue and Manteo Street, the 1924 Morris Fleisman Apartment Building on Graydon Avenue, and another unidentified 1928 apartment building on Granby Street for a cost of \$200,000. In addition to apartments, Spigel designed eight Glen Cove residences at \$12,000 each, at least two hotels, and several commercial buildings. Notable commercial works include the 1923 Trust Co. of Norfolk Branch Bank Building at 38th Street and Myers Avenue in Lamberts Point and alterations and additions to the Princess Anne County Courthouse and Clerk's Office in Virginia Beach, Virginia, in 1927. Branching off from his typical works, Spigel was also chosen as the architect for a proposed passenger station to be located at the Norfolk Airport.²³

August Zinkl started working under Bernard B. Spigel around 1942 and was joined by Frederick Herman approximately twelve years later. The two would continue to work under Spigel until 1965, when they became partners. Less is known regarding Spigel's work during the 1940s and

²³ Wells & Dalton, The Virginia Architects, 427-428; "Hotel Plans on Display" *The Virginian-Pilot and The Norfolk Landmark* (March 20, 1923) pg. 16; National Register Nomination, "Chamberlayne Gardens," File 117-6182. "Passenger Station for Airport" *The Virginian-Pilot and The Norfolk Landmark* (October 11, 1931) pg. 14

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1950s. Based on what is known, it is likely that Spigel spent the majority of his time on the design for five of Norfolk's 1940s garden apartment complexes. However, Spigel also designed the Merchants and Farmers Bank Building in Smithfield, Virginia. Branching out from his typical style, the bank building was designed in a Modern Movement style that included a "center pylon of Indiana limestone, flanked with cream-colored brick in rustications, and a base of Virginia Greenstone."²⁴ In March of 1956, Spigel designed plans for a new county "Administrative and Cultural Center" in Virginia Beach, Virginia. The plans called for Colonial Revival style buildings to include a new courthouse, expanded Clerk's office, school board building, water commission office, as well as the large cultural center. While much of his proposal never was built, namely the cultural center, it did lead to some immediate construction and expansion of existing buildings.²⁵

Spigel, Carter, Zinkl & Herman

In 1965, Bernard B. Spigel, August Zinkl, and Frederick Herman founded and renamed the Norfolk-based architecture firm *Spigel, Zinkl, and Herman* to accommodate Zinkl and Herman as equal partners in the firm. L. Warren Carter, senior project director at the time of the firm's founding, later became a partner, and the firm changed its name again to *Spigel, Carter, Zinkl & Herman*. With this change, the firm shifted towards a focus on more commercial and municipal resources than residential resources, a change from when Spigel was the sole owner of his firm. Additionally, in keeping with the type of resources, the use of more Modern Movement styles, particularly the International Style, became more prevalent.

Spigel, Carter, Zinkl & Herman is known for works in Norfolk such as the Janaf Office Building and the **Bank of Virginia** at **500 East Plume Street** (DHR ID# 122-6003-0001) in Downtown Norfolk, the United Order of Tents Building, as well as other Virginia buildings including Chesapeake's Public Service Building and Parksley's Accomack County Nursing Home (now Shore Health & Rehabilitation Center). Additionally, the firm is well known for its work as restoration architects, restoring Norfolk buildings such as the **Taylor Whittle House** (NRHP 1971, NRIS 71001059; DHR ID # 122-0021).²⁶

Spigel and his firm are also credited with the design of the Norfolk Public Health Center on Colley Avenue, additions to the Norfolk Community Hospital and Norfolk Municipal Hospital, additions to several Giant Open Air Markets in the Norfolk area, several school buildings in Virginia Beach and Chesapeake, as well as theaters in Virginia and a few other states. The firm also participated in the design of three branches of the Norfolk Public Library and renovated many of the older merchandising firms in the downtown Norfolk area.

²⁴ "New Bank Building Planned in Smithfield" *The Virginian-Pilot* (May 27, 1948) pg. 24

²⁵ National Register Nomination, "Virginia Beach Courthouse Village and Municipal Center Historic District," Virginia Department of Historic Resources Archives File 134-5299, Richmond.

²⁶ "Taylor-Whittle House," SAH Archipedia. Accessed May 9, 2022. <https://sah-archipedia.org/buildings/VA-01-NK50>; National Register Nomination, "Downtown Norfolk Financial Historic District," Virginia Department of Historic Resources Archives File 122-6003, Richmond.

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Figure 22: Bank of Virginia building at 500 East Plume Street, Norfolk, VA. Built in c.1969, this is a Modernist building combining elements of Brutalism at the base with an International Style office tower. This building further represents the firm's (*Spigel, Carter, Zinkl & Herman*) transition to modern styles and materials. April 2022 (CPG) *Bernard B. Spigel Garden Apartments*

As Norfolk's frequently selected regional architect for garden apartment complexes, Spigel was responsible for the design of five out of the fourteen original garden apartments constructed during the 1940s in Norfolk. In addition to the **Talbot Park Apartments**, Spigel was the architect of the **Bondale Apartments** (1943-1944), **Bolling Square** (1945-1946), **Meadowbrook Garden Apartments** (1947-1948), and the **Riverside Terrace Apartments** (1947-1948). Out of the five designed by Spigel, three remain extant. The Bolling Square and Riverside Terrace Apartments have since been demolished.

While all of the Spigel-designed garden apartments were privately developed, all but one were financed with FHA-insured mortgages. The **Meadowbrook Gardens Apartments** (now known as Parkwood Manor) is located at 7703 Major Avenue. The FHA-financed complex was built in 1947-1948 at a cost of \$1 million and included 100 units with seven buildings. While the same primary material, brick, is used, this development is different from the Talbot Park Apartments. Unlike Talbot Park, the buildings reflect more International Style elements including flat roofs with low parapets, horizontal courses of cast concrete, and modest decorative detailing. Furthermore, the Talbot Park Apartments primarily feature rectangular buildings with a much smaller footprint with three U-shaped buildings. Meadowbrook Gardens features larger-scale buildings with a variety of geometric footprints. They also differ in that some have asymmetrical

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layouts, which contrasts with the symmetry of the Colonial Revival style used for the Talbot Park apartments. Constructed after World War II, this development subtly hints at the later shift in Spigel's work from predominantly Colonial-influenced design to Modernist designs featuring International Style and Brutalist influences.

The **Bondale Apartments**, located at the 7600 block of Bondale Avenue, were built from 1943 to 1944 at a total cost of \$750,000 and included 17 buildings housing a total of 200 apartments, with five 8-unit buildings, eight 12-unit buildings, and four 16-unit buildings.²⁷ Unlike the Talbot Park Apartments, the project was financed with private capital under the National Housing Agency's backing. In keeping with the majority of garden-style apartments of the period, buildings were constructed in the Colonial Revival style. All of the two-story buildings have brick veneer, of which approximately half are painted and feature brick quoins at the corners and a brick water table extends along each elevation similar to most of the buildings at Talbot Park. Consistent with the style, as well as the resources at Talbot Park, each building features a centered entry porch with a variety of treatments, including gable, flat, and shed roofs, single and paired, square columns, denticulated friezes, and round arches or pediments. The entries have replacement, 9-light doors with flanking paneled sidelights. Just like those at Talbot Park, the windows have either single or paired sash and vinyl-sash replacements, although the window openings themselves have not been altered. The majority of buildings have side-gable roofs, while four large buildings in the complex's central section have two-story wings with flat roofs that lend an International Style influence.

²⁷ "17 Apartment Buildings Here to Cost \$750,000," *Norfolk Ledger-Dispatch*, October 28, 1943, p. 2. The higher construction cost for Bondale Apartments may indicate wartime inflation but additional research is needed to confirm this supposition.

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Figure 23: Talbot Park Apartments (top), Meadowbrook Gardens Apartments (bottom left), Bondale Apartments (bottom right) – March 2024 (CPG)

Registration Requirements

As per the Registration Requirements established in the MPD, *Garden Apartment Complexes of Norfolk, Virginia*, eligible resources should meet at least one of the Criteria for Eligibility in one or more of the areas of significance identified in the MPD and have the integrity to convey its significance. This includes retention of the majority of the features outlined in the MPD, as well as at least four of the seven aspects of integrity. Consistent with the requirements outlined in the MPD, the Talbot Park Apartments are significant under Criterion A in the area of Community Development & Planning and Criterion C in the area of Architecture.

Located in its original location, Talbot Park Apartments' setting and landscape design remain largely unchanged with all 33 original apartment buildings extant and in their original location,

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with the addition of only one small laundry building to the complex. The complex retains its original design and layout, open green spaces, and decorative landscape features associated with garden apartments, and the original spatial relationships between the apartment buildings, paved pathways, paved parking, and green spaces have been maintained throughout the complex. Furthermore, the apartments were constructed in 1942-1943 to provide rental housing for Norfolk's military and civilian population outside of military installations and public housing, and they continue to be utilized as multi-family housing. Therefore, the Talbot Park Apartments retain integrity of location, setting, feeling, and association in relation to its original function as a World War II suburban garden apartment development in Norfolk.

Additionally, the development retains integrity of materials, design, and workmanship, as there have been minimal alterations to the buildings since their construction, and the majority of the original materials on both the exterior and interior remain intact. This includes the exterior brick walls and their condition (painted vs. unpainted), the decorative elements, the prominent central entrance enclosures, and the classical door surrounds. All of the buildings also retain their original form, size, and scale and have not had any additions. Although the window sash has been replaced, that is not uncommon in apartments. Additionally, the most recent window replacements reinstate the historic window sash pattern of six-over-six and eight-over-eight. While it appears that some of the door surrounds have been modified, each retains a classical entry consistent with the original design and style. The entry doors themselves have been replaced but do not detract from the overall integrity of the resource as they are relatively consistent with the style of the building and the same size as the original doors. Similar to the windows, the most recent modern door replacements seem to more closely match the original door configuration which featured a two-light wood-and-glass door. Furthermore, on the interior, most of the original floor plans remain intact with only minor modifications that are primarily in the kitchen area. Additionally, the historic finishes are mostly intact. While the historic floors have been covered in several locations, they remain intact underneath the modern material. The base trim, window trim, and door trim appear to be largely original. While kitchen and bathroom updates are common, several bathrooms retain the original tile wainscoting, and a few of the kitchens retain their original cabinetry. Furthermore, public spaces, including stairwells and entryways, are also intact throughout the complex.

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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, Norfolk Public Library Sargeant Memorial Collection

Historic Resources Survey Number (if assigned): DHR No. 122-6482

10. Geographical Data

Acreage of Property 11.0370

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: 36.911021 | Longitude: -76.279420 |
| 2. Latitude: 36.910943 | Longitude: -76.275432 |
| 3. Latitude: 36.908289 | Longitude: -76.275569 |
| 4. Latitude: 36.908427 | Longitude: -76.279567 |

Or

Talbot Park Apartments

Name of Property

City of Norfolk, VA

County and State

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 11.0370-acre apartment complex is situated off of Granby Street behind Temple Israel and the Commonwealth Senior Living at the Ballentine and includes the resources situated along Newport Avenue, Harvard Street, Warrant Street, Marcy Street, and Remsen Street. The district boundary follows the parcel line for the complex and includes all of the resources within the parcel. The true and correct historic boundary for the Talbot Park Apartments is shown on the attached scaled Location Map and Sketch Map, which has a bar scale of 1" = 180'.

Boundary Justification (Explain why the boundaries were selected.)

The historic boundary of the Talbot Park Apartments follows the original parcel boundary at the time of construction and encompasses all of the 34 buildings on the parcel. All of the known resources historically associated with the Talbot Park Apartments and its setting have been included in the historic boundary.

11. Form Prepared By

name/title: Victoria Leonard

organization: Commonwealth Preservation Group

street & number: 536 W 35th Street

city or town: Norfolk state: Virginia zip code: 23508

e-mail: admin@commonwealthpreservationgroup.com

telephone: 757-923-1900

date: November 2024

Talbot Park Apartments
Name of Property

City of Norfolk, VA
County and State

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: Talbot Park Apartments

City or Vicinity: Norfolk

County: Independent City State: Virginia

Photographer: Sami Moore

Date Photographed: 2/7/24

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

Photo Number of 33	Description	Camera Direction	Date	Photographer
1	118 Warren Street – Building Type A	N	2/7/24	SM
2	7245 Wilby Street – Building Type B	NW	2/7/24	SM
3	7277 Remsen Street – Building Type C	NW	2/7/24	SM
4	7269 Marcy Street – Building Type D	NE	2/7/24	SM
5	7211 Ralph Street – Building Type E	NE	2/7/24	SM
6	302 Warren Street – Building Type F	W	2/7/24	SM

Talbot Park Apartments

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7	7237 Marcy Street – Building Type G	NE	2/7/24	SM
8	208 Warren Street – Building Type H	W	2/7/24	SM
9	7236 Newport Avenue – Building Type I	NW	2/7/24	SM
10	7202 Newport Avenue – Building Type J	NE	2/7/24	SM
11	7218 Ralph Street – Building Type K	E	2/7/24	SM
12	7205 Remsen Street – Building Type L	NW	2/7/24	SM
13	7241 Marcy Street – Building Type M	NW	2/7/24	SM
14	Modern Laundry Building	W	2/7/24	SM
15	Overall View, Intersection of Remsen Street and Marcy Street	S	2/7/24	SM
16	Overall View, Marcy Street	N	2/7/24	SM
17	Overall View, Warren Street	E	2/7/24	SM
18	Overall View, Intersection of Harvard Street and Ralph Street	N	2/7/24	SM
19	Overall View, Harvard Street	SE	2/7/24	SM
20	118 Warren Street/Building 1 Interior, Unit 7, Kitchen	S	2/23/24	MP
21	118 Warren Street/Building 1 Interior, Unit 7, View Into Corridor	E	2/23/24	MP
22	118 Warren Street/Building 1 Interior, Unit 4, Kitchen	S	2/23/24	MP
23	7245 Wilby Street/Building 2, Interior, Entry Hall and Stairs	NW	2/23/24	MP
24	7261 Marcy Street/Building 31, Basement Entry	E	2/23/24	MP
25	7261 Marcy Street/Building 31, Interior, Basement	N	2/23/24	MP
26	7261 Marcy Street/Building 31, Interior, Unit 7, Bedroom	NE	2/23/24	MP
27	7202 Newport Avenue/Building 22, Interior, North Entry Hall and Stairs	E	2/23/24	MP
28	7202 Newport Avenue/Building 22, Interior, Unit 28, Bathroom	S	2/23/24	MP
29	7211 Ralph Street/Building 20, Interior, Entry Hall and Stairs	S	2/23/24	MP
30	7218 Ralph Street/Building 18, Interior, Attic Structure	NA	2/23/24	MP
31	208 Harvard Street/Building 16, Interior, Public Area/Corridor	W	2/23/24	MP
32	Laundry Building Interior	W	2/23/24	MP

Talbot Park Apartments
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Embedded Images Log

Figure No.	Caption
1	Building Type A Example – 118 Warren Street (CPG)
2	Building Type B Example – 7245 Wilby Street (CPG)
3	Building Type C Example – 7277 Remsen Street (CPG)
4	Building Type D Example – 7269 Marcy Street (CPG)
5	Building Type E Example – 7211 Ralph Street (CPG)
6	Building Type F Example – 302 Warren Street (CPG)
7	Building Type G Example – 7237 Marcy Street (CPG)
8	Building Type H Example – 208 Warren Street (CPG)
9	Building Type I Example – 7236 Newport Avenue (CPG)
10	Building Type J Example – 7202 Newport Avenue (CPG)
11	Building Type K Example – 7218 Ralph Street (CPG)
12	Building Type L Example – 7205 Remsen Street (CPG)
13	Building Type M Example – 7241 Marcy Street (CPG)
15	Example of Kitchen that retains its original cabinetry – Building 2, Unit 1 (CPG)
16	Norfolk and Vicinity Map of March 1921, Revised 1939 (Image courtesy of SMC)
17	Norfolk and Vicinity Map of June 1941, Revised 1951 (Image courtesy of SMC)
18	Del Argo Apartments, 940 Gates Avenue, Façade (2023 Redfin Real Estate Listing)
19	Del Argo Apartments, 940 Gates Avenue, Interior Courtyard Details (2023 Redfin Real Estate Listing)
20	Park Manor apartments, 3929 Granby Street, Northeast Oblique, February 2020 (CPG)
21	Park Manor apartments, 3929 Granby Street, Facade, October 2020 (CPG)
22	Bank of Virginia building at 500 East Plume Street, Norfolk, VA. Built in c.1969, this is a Modernist building combining elements of Brutalism at the base with an International Style office tower. This building further represents the firm's (<i>Spigel, Carter, Zinkl & Herman</i>) transition to modern styles and materials. April 2022 (CPG)
23	Talbot Park Apartments (top), Meadowbrook Gardens Apartments (bottom left), Bondale Apartments (bottom right) – March 2024 (CPG)

Historic Images Log

Figure No.	Caption
14	Historic photo showing the original cabinetry in the Talbot Park Apartments (Bill Inge)

Talbot Park Apartments

Name of Property

City of Norfolk, VA

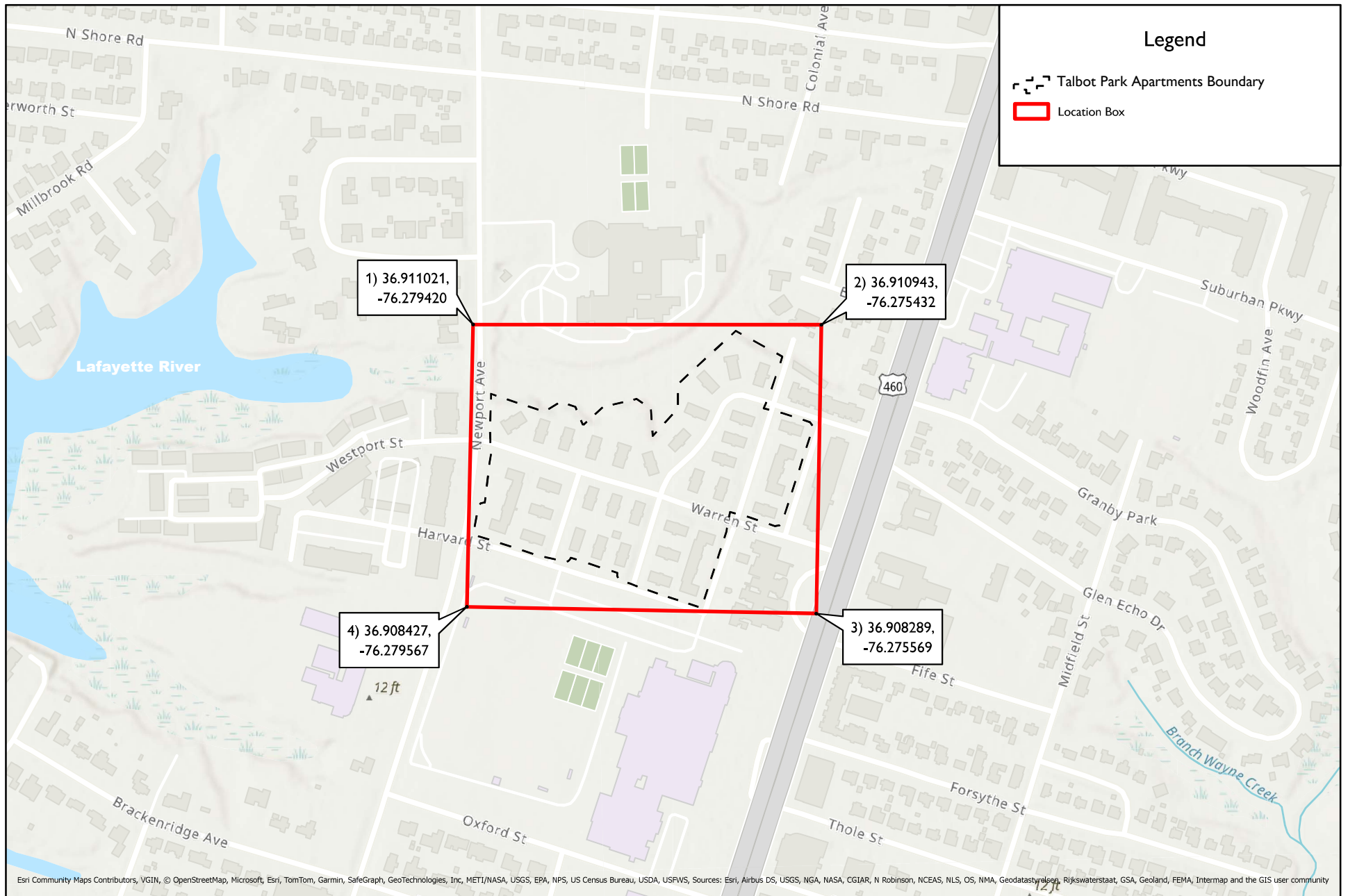
County and State

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

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.



Location Map
DHR ID #: 122-6482

Talbot Park Apartments
Norfolk, Virginia
2024

0 780
Feet



Legend



Talbot Park Apartments Boundary



Parcels



Outside of Boundary



Contributing



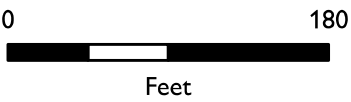
Noncontributing

DHR ID: 122-6482-XXXX Building Type: (Type X)

- 1: 122-6482-0009 - 7236 Newport Ave (Type I)
- 2: 122-6482-0001 - 310 Warren St (Type A)
- 3: 122-6482-0006 - 302 Warren St (Type F)
- 4: 122-6482-0023 - 218 Warren St (Type C)
- 5: 122-6482-0008 - 208 Warren St (Type H)
- 6: 122-6482-0007 - 7237 Marcy St (Type G)
- 7: 122-6482-0013 - 7241 Marcy St (Type M)
- 8: 122-6482-0031 - 7253 Marcy St (Type F)
- 9: 122-6482-0005 - 7261 Marcy St (Type E)
- 10: 122-6482-0004 - 7269 Marcy St (Type D)
- 11: 122-6482-0003 - 7277 Remsen St (Type C)
- 12: 122-6482-0026 - 7255 Remsen St (Type F)
- 13: 122-6482-0024 - 7249 Remsen St (Type C)
- 14: 122-6482-0025 - 7243 Remsen St (Type C)
- 15: 122-6482-0032 - 7236 Marcy St (Type M)
- 16: 122-6482-0027 - 7237 Remsen St (Type M)
- 17: 122-6482-0033 - 7257 Wilby St (Type C)
- 18: 122-6482-0002 - 7245 Wilby St (Type B)
- 19: 122-6482-0015 - 118 Warren St (Type A)
- 20: 122-6482-0010 - 7202 Newport Ave (Type J)
- 21: 122-6482-0016 - 7219 Ralph St (Type A)
- 22: 122-6482-0011 - 7218 Ralph St (Type K)
- 23: 122-6482-0034 - 207 Warren St (Type C)
- 24: 122-6482-0029 - 7219 Marcy St (Type E)
- 25: 122-6482-0028 - 7218 Marcy St (Type C)
- 26: 122-6482-0012 - 7205 Remsen St (Type L)
- 27: 122-6482-0017 - 7211 Ralph St (Type E)
- 28: 122-6482-0014 - Laundry Building
- 29: 122-6482-0030 - 7208 Marcy St (Type G)
- 30: 122-6482-0018 - 304 Harvard St (Type A)
- 31: 122-6482-0020 - 216 Harvard St (Type F)
- 32: 122-6482-0021 - 208 Harvard St (Type C)
- 33: 122-6482-0022 - 204 Harvard St (Type K)
- 34: 122-6482-0019 - 136 Harvard St (Type A)



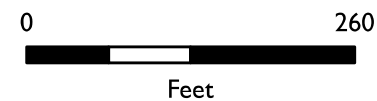
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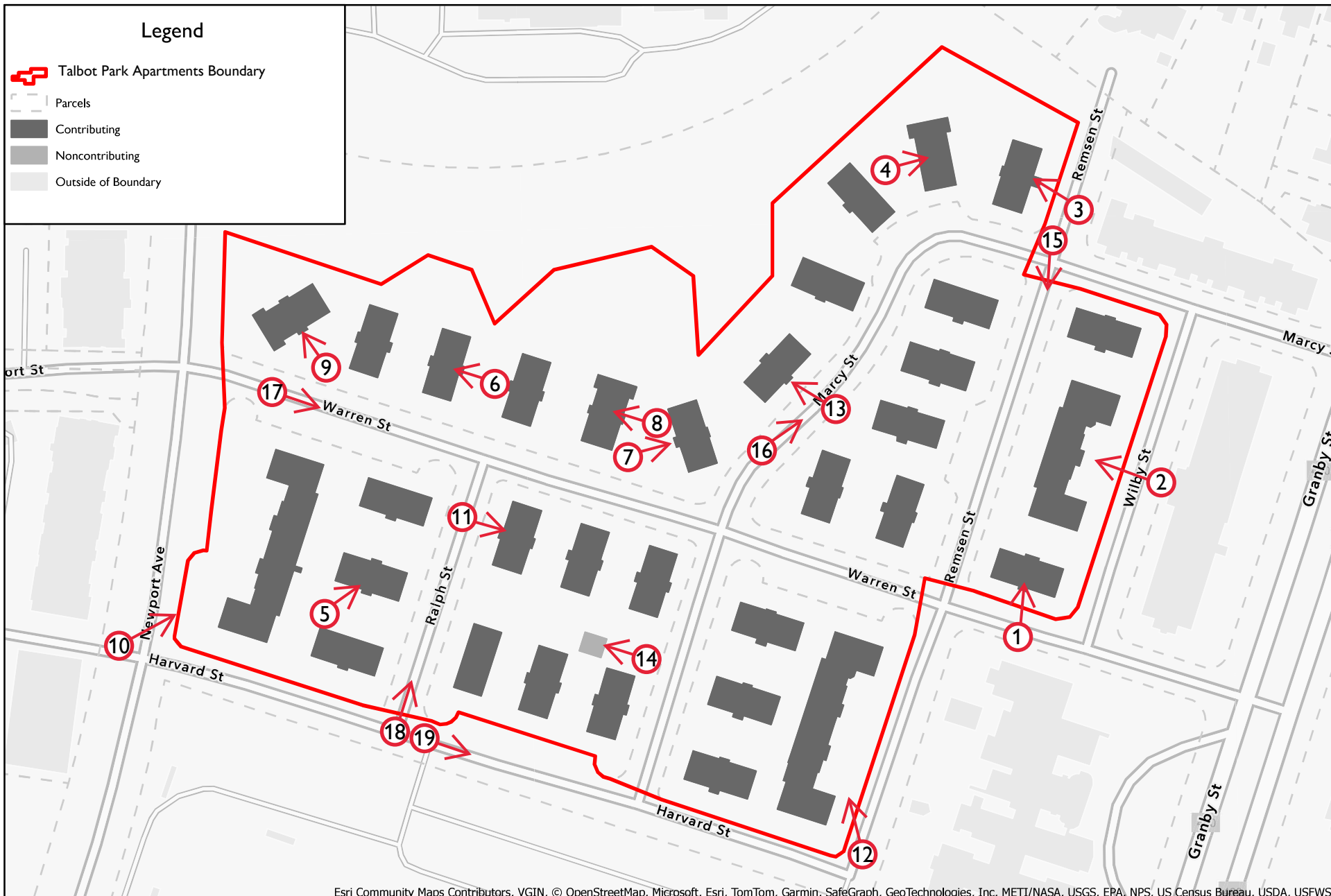


Building Type Key
DHR ID #: 122-6482

Talbot Park Apartments
Norfolk, Virginia
2024



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Photo Key Map

DHR ID #: 122-6482

Talbot Park Apartments

Norfolk, Virginia

2024

