NPS Form 10-900
United States Department of the Interior
National Park Service
OMB No. 1024-0018

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Nat. Register of Historic Places
National Park Service

962

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Wicker Apartments
Other names/site number: Bellevue Apartments; VHDR No. 127-6794
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 3905-4213 Chamberlayne Avenue, 4210-4232 Old Brook Road
City or town: Richmond State: VA County: Independent City
Not For Publication: N/A Vicinity: N/A

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 _X_B _X_C ___D

Julie V. Langan 11-19-15

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**

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:) _____

Patrick Andrus 1/5/2016

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	☐
Public – State	☐
Public – Federal	☐

Category of Property

(Check only **one** box.)

Building(s)	☐
District	X
Site	☐
Structure	☐
Object	☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
17	0	buildings
0	0	sites
0	0	structures
0	0	objects
17	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling/Apartment Building

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling/Apartment Building

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, WOOD, SLATE, CONCRETE

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

Summary Paragraph

The Wicker Apartments, now known as the Bellevue Apartments, are garden apartments built between 1945 and 1947 by developer Earl H. Wicker. Located on Richmond's north side between Chamberlayne Avenue and Old Brook Road, the Wicker Apartments were one of several garden apartment complexes built in Richmond at the end of World War II that received funding from the Federal Housing Administration. Designed by architect W. Harrison Pringle in the Colonial Revival style, the sixteen two-story, brick buildings contain 144 units and utilize the precepts of garden apartment design that emphasized low mass, low height and low lot coverage to create moderate-density buildings sensitively sited within the landscape. There are four building types, A, B, C, and D, that display slight variations in layout and fenestration while being unified by similar materials, massing, and rooflines. The twelve buildings that face Chamberlayne Avenue are arranged in a series of courts of large three-part buildings flanked by single buildings. The section that faces Old Brook Road, which was the second section built, follows a simpler plan and consists of three three-part buildings, without the flanking single buildings, and one single building. There is one utility building, contemporaneous with the apartments, on the grounds. The Wicker Apartments retains a high degree of architectural integrity. All of the original apartment buildings and the utility building remain standing and the layout of the buildings and their spatial relationship remains the same (landscape, design, setting). The buildings have experienced few alterations and the interior floor plans are unchanged (materials and workmanship). Overall, the Wicker Apartments retains its sense of

feeling and association. There are seventeen contributing buildings: sixteen apartment buildings and one utility building; the property has no non-contributing resources.

Narrative Description

Layout and Landscaping

The Wicker Apartments occupy 7.48 acres on three-fourths of a long city block that is bounded on the west by Chamberlayne Avenue, on the east by Old Brook Road, and on the north by Westminster Avenue. Most of the buildings face Chamberlayne Avenue, historically one of Richmond's important north/south corridors. The apartments are located near city services and shopping, with a Richmond firehouse located at the southern end of the block at Chamberlayne and North Avenue, and Ginter Park Elementary School located across North Avenue from the fire station. In 1960, the new John Marshall High School was built across Old Brook Road from the apartments and later still Henderson Middle School was built next to the high school. Shopping is two blocks away on Bellevue Avenue.

Following the tenets of the garden apartment movement, there are spacious grounds, landscaping and mature trees, sidewalks, and paved parking to the rear of the buildings. The buildings occupy only 20 percent of the land. Two large open courts formed by alternating building types are located in the center of the block. These courts are formed by the placement of smaller buildings perpendicular to the large three-part buildings that face Chamberlayne Avenue and are set well back from the street. Both courts feature raised diamond-shaped planting beds in the center. Sited in what is essentially a straight line of buildings north and south of the central courts, the use of alternating building types and facades avoids creating a repetitious appearance for the apartment complex. South of the central courts, a slightly smaller building with gable-roof end bays stands between each of the large three-part buildings with a recessed center section. In contrast to the larger buildings, these smaller buildings have an almost flat façade.

At the north end of the block, the apartment buildings face Old Brook Road while the Chamberlayne Avenue side is occupied by private homes and duplexes. The 4200 blocks of Chamberlayne Avenue and Old Brook Road were the last section of the Wicker Apartments to be built and with less land available at this end, the buildings facing Old Brook Road are sited closer to the street with parking to the rear. Concrete steps and a brick retaining wall mediate the level change from the public sidewalk to the buildings at this end of the block.

Buildings

The Wicker Apartment complex consists of sixteen two-story buildings and a one-story utility building that is contemporaneous with the apartment buildings. All are constructed of block with a brick veneer laid in six-course amendment bond on all sides. The buildings have a variety of roof types; gable, hipped, and flat. Both the gable and hipped roofs are covered with slate while the flat roofs have a membrane roof. Some porch roofs also have slate roofing. Most buildings

have exterior-rear or interior brick chimneys from boilers in the basement. The basement entrances are exterior entrances on the rear of type A and B buildings but type C buildings have an interior entrance to the basement. The exterior entrances have metal pipe railings.

All buildings have symmetrical facades and each building typically has a central entrance where most of the decorative features are concentrated. The exception is the type B buildings, which have single entrances to individual apartments on each end of the façade as well as the central entrance. There are a variety of window types and a majority of the original window sash survive. Original windows are true divided light double-hung wood sash windows in eight-over-eight, six-over-six, and four-over-four-light configurations. All windows have brick rowlock sills. Each living room has a paired six-over-six-light window. Single windows on the facades and rear, which typically lighted the dining room (on the rear) and bedrooms (front and rear) are eight-over-eight-light windows. Windows on building ends have a six-over-six-light configuration. The small four-over-four-light rear windows are kitchen windows. The four buildings that face Old Brook Road have vinyl replacement windows in the original light configuration. Elsewhere in the complex, random windows have been replaced. All entrance doors are wood with multiple lights above panels.

W. Harrison Pringle was the architect for the Wicker Apartments and he used different features to add variety to the fairly plain Colonial Revival style of the buildings. Most decoration was focused on the entrances with a variety of porches, including a grand two-story, one-level portico and one-story gable or flat roof porches. Different window sizes also enlivened the exterior with both paired and single windows, wide eight-over-eight-light windows, smaller six-over-six-light windows, and diminutive four-over-four-light windows on the rear. Most other decorative elements are restricted to the cornice with concrete bands and coping and triangular projections on the flat roof buildings or dormers on the gable and hip-roofed buildings.

The Wicker Apartments have a wider variety of floor plans than most garden apartments of this period in Richmond. There are four different floor plans at the Wicker apartments: one-bedroom small, one-bedroom large, two bedrooms, and three-bedroom units. All three-bedroom apartments are two-story townhouses; all other floor plans are flats. Regardless of the number of bedrooms, all apartments have only one bathroom. Except for the townhouse units, which have individual front and rear entrances, the main entrance for the flats is from a central corridor or central stairwell. Depending on the building type, first floor flats may also have a separate rear entrance. All buildings that housed flats had either a central corridor with front and rear stairs or front and rear stairs rising immediately from the entrance with no corridors.

Most of the apartment buildings in the complex retain their original finishes. The central corridors and stairwells have textured walls with chair rail, quarry tile floors, solid stair balustrades with wooden caps, wooden handrails, original window and door surrounds with architrave trim, and original one- or two-panel solid wood doors. Depending upon the building type, the rear stairs and sometimes the front stairs are concrete and most front stairs have been carpeted.

The apartment units also retain most of their original finishes. They feature plastered walls and ceilings, original hardwood floors, door and window surrounds, and baseboards. Windows and doors have architrave trim. The buildings in the earliest section built, the southern portion, have an additional cornice above the living room and dining room windows. The apartments typically have an arched opening between the living room and dining room or between the living room and hallway. The stairs in the townhouse units have a slender round newel, rectangular pickets, and decorative scroll-sawn stair brackets. All living rooms and bedrooms have closets. Interior bedroom and closet doors are flush doors. Most of the bathrooms retain their original black and white ceramic tile floors and white tile wainscot with black trim. The kitchens have sustained the most changes, with updated floor coverings, countertops, cabinets, and appliances.

Building Types

The Wicker Apartments have four different types of apartment buildings: A through D, with A having the largest footprint and D the smallest. There are eight type A buildings, five type B buildings, two type C buildings and only one type D building. Type A buildings are the most numerous and largest and form the backbone of the complex. Type B buildings, the next largest in size, are typically located between the type A buildings and in one instance are sited perpendicular to a type A building to form the largest court. The two type C buildings are also located perpendicular to a type A building to form a court. The lone type D building is located at the northern end of the apartments that face Chamberlayne Avenue as the block transitions to predominantly duplexes that are not part of the Wicker Apartments.

Type A is the large three-part building that consists of a recessed center section with gable roof flanked by projecting flat-roof sections. Each section measures 60 ft. by 31 ft. 5 in., creating a buildings that is 180 feet long. The center section has a tall two-story, one-level, one-bay pedimented gable-roof portico with paired paneled posts on a flat concrete slab. Four gable-roof dormers that serve as vents flank the central portico. Each end of the gable roof has a raised brick parapet with a central false chimney. The projecting blocks have a central triangular pediment that projects above the flat roofs, a circular concrete motif below the pediment, and a cast-concrete band at the cornice line on the front. Cast-concrete coping tops the roof parapet. The flat-roof sections have a centrally located single-bay, flat-roof porch that once sported a wood balustrade. Most of the porch roof balustrades were removed from the Chamberlayne Avenue buildings at the behest of the City of Richmond building inspector but they survive on the buildings that face Old Brook Road. These front porches have paired posts on a concrete slab and a two-part wood cornice. The entrance consists of a single-leaf door with multiple lights above one or two panels that is flanked by sidelights above a single panel. A single six-over-six light window above the porch provides light into the stairwell or central corridor.

The exterior ends of the flat-roof sections are three bays deep with a smaller central window flanked by two full-size windows on both floors. The smaller windows light the bathrooms. The gable end of the center section has two bays visible from the rear, containing a bedroom and slightly smaller bathroom window. A full-size window also lights the attic of the center section.

The rear of each section of the three-part type A building is the same. All three sections have a one-story, three-bay, shed-roof porch with rectangular wooden posts, a solid brick balustrade with concrete coping, and brick steps. The porch shelters the individual rear entrances to the two first-floor units and a central entrance to the second floor stairs. All doors are wooden with four lights above two panels. Adjacent to the doors of the first-floor units are small four-over-four-light windows for the kitchens. The second-floor kitchen windows are larger with six-over-six lights. There is a brick chimney on the rear of the center section of these buildings. The buildings with chimneys also have basements where the heating system is located.

Each section of type A buildings have four two-bedroom units, with two on each floor for a total of twelve units per building. All units feature a living room, dining room, galley kitchen, and two bedrooms with bath between them. Each section has a central interior corridor with a front and rear stair and entrance into each unit. The first-floor units have secondary rear exterior entrances; however, the second-floor units have only one entrance.

Type B buildings measure approximately 98 ft. by 26 ft. 8 in. and are nine bays long with a two-bay block on each end that projects slightly from the five-bay center section. The projecting end sections are 22 ft. 5 in. wide and the center section is 54 ft. 3 in. long. These buildings have a cross-gable roof with a gable roof on each end section perpendicular to the roof of the center block. The front-facing gable roofs have wood vents in each gable and there are two gable dormer vents on the roof of the main block. The entrance for the center block is centered on the façade and features a one-story, one-bay, pedimented gable-roof porch supported by single posts on a flat concrete slab. The entrance consists of a single-leaf wood door with multiple lights above two panels flanked by sidelights. A single window above the porch lights the interior stairwell. Each end bay has a separate entrance that is reached by brick steps with wrought-iron railings. The entrance has a pedimented doorway and pilasters.

Unlike the front, the rear of these buildings is flat with no projections. There are three porches; a center porch and one for each end unit. The central porch, like that of the type A buildings, is a three-bay, shed-roof porch with solid balustrade and concrete steps that shelters the first-floor units' rear entrance and the access to the center rear stair for the second-floor units. Each of the end units of type B buildings has a separate one-bay, shed-roof porch with a solid brick balustrade and concrete steps. All rear doors are the same: four lights above two panels. There is a chimney on the rear near the central porch. Each end of these buildings features three windows on the first floor but only one window on the second floor.

The center section of type B buildings contain four of the large one-bedroom apartments, with two per floor. There is a front and rear stair but no central corridor. The end units in this type of building are three-bedroom townhouses and each townhouse has a private front and rear entrance. The townhouses have a living room, dining room and kitchen on the first floor and three bedrooms and a bath on the second. The stair to the second floor rises along the outside wall.

There are only two Type C buildings and they flank and are sited perpendicular to one of the three-part Type A buildings to form one of the two main courts in the complex. Type C buildings measure 72 ft. by 37 ft. and are seven bays long and four bays deep. They have a hipped roof with center front peak flanked by gable-roof dormer vents. Type C buildings are the only buildings to have dormers on both the front and rear. A circular vent is located beneath the central peak. There is a centrally located single-bay gable-roofed, front porch accessed by concrete steps. The pedimented porch roof has a raised triangle in the center. The door, like other entries in the complex, is a single-leaf door with multiple lights above two panels and is flanked by sidelights. A unique feature of this building type is the raised wood panel below the middle façade windows as well as the two center windows on both floors of the western end that faces Chamberlayne Avenue. The opposite end facing the parking lot has no window panels. The rear of type C building features a central entrance sheltered by a one-story, single-bay, flat roof porch on concrete slab. The plan for the C Buildings features a central corridor with front and rear stairs and eight small one-bedroom units, with four on each floor.

There is only one Type D building in the entire complex and it is located at the northern end of the property on the western, Chamberlayne Avenue side. The remainder of the block transitions to duplexes and smaller more domestic building types. The Type D building measures 44 ft. 9 in. by 26 ft. 6 in. and is four bays long. Each end bay has a gable peak in what otherwise is a hipped roof. There is a small vent beneath each roof peak. Each entrance is reached by brick steps and features a denticulated segmental pediment, pilasters, and a solid six-panel door. The rear features a single-bay shed-roof porch with a concrete floor and steps. Unlike the other rear porches, it has a wooden balustrade of vertical pickets on each side. Also unlike the other buildings, paired windows light the rear dining room instead of the usual single window. This building houses two three-bedroom townhouse units and has no chimney or basement.

Utility Building

In addition to the apartment buildings, a utility building is located to the rear of 3941 Chamberlayne Avenue. It is a one-story, three-bay, brick veneer building with the brick laid in a six-course American bond. Asphalt shingles cover the gable roof. There is a double-leaf wooden door on the western side flanked by a single window on each side. All windows and what appears to be another door on the eastern side are covered with boards. The windows have row-lock sills like the apartment buildings.

Inventory

The following inventory lists all of the buildings associated with the Wicker Apartments. All of the buildings are classified as contributing resources as they were constructed within the property's period of significance and retain integrity of location, setting, materials, workmanship, design, feeling, and association.

Chamberlayne Avenue

3905-3909 Chamberlayne Avenue127-6794-0017 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

3911-3915 Chamberlayne Avenue 127-6794-0016 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

3917-3921 Chamberlayne Avenue127-6794-0015 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

3923-3927 Chamberlayne Avenue 127-6794-0014 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

3925-3933 Chamberlayne Avenue 127-6794-0013 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

3935 Chamberlayne Avenue 127-6794-0012 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

3937-3941 Chamberlayne Avenue127-6794-0011 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

3942 Chamberlayne Avenue 127-6794-0010 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

3943 Chamberlayne Avenue 127-6794-0009 *Other DHR Id#:*
Primary Resource: **Outbuilding,Domestic (Building), Stories 1, Style: Colonial Revival, 1947**
Contributing *Total:* 1

4201 Chamberlayne Avenue 127-6794-0008 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1947**
Contributing *Total:* 1

4203-4207 Chamberlayne Avenue 127-6794-0007 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1947**

Contributing *Total:* 1

4209 Chamberlayne Avenue 127-6794-0005 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1947**
Contributing *Total:* 1

4211-4213 Chamberlayne Avenue 127-6794-0004 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

Old Brook Road

4210-4214 Old Brook Road 127-6794-0006 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1947**
Contributing *Total:* 1

4216-4220 Old Brook Road 127-6794-0003 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

4222-4226 Old Brook Road 127-6794-0002 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

4228-4232 Old Brook Road 127-6794-0001 *Other DHR Id#:*
Primary Resource: **Apartment Building (Building), Stories 2, Style: Colonial Revival, 1946**
Contributing *Total:* 1

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.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [x] B. Property is associated with the lives of persons significant in our past.
- [x] 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

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
SOCIAL HISTORY

Period of Significance
1945-1947

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
Wicker, Earl Hencil

Cultural Affiliation
N/A

Architect/Builder
Pringle, W. Harrison (Architect)
Wicker, Earl H. (Builder/Developer)

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.)

Wicker Apartments (present-day Bellevue Apartments) is a rare and well-preserved local example of a garden-apartment complex constructed in Richmond, Virginia. Richmond architect W. Harrison Pringle designed the complex, and Earl H. Wicker, a prolific local contractor and developer, owned and built it in two phases in 1945–1947 under Federal Housing Administration (FHA) guidelines. Wicker Apartments is one of only three World War II–era garden-apartment complexes in Richmond that FHA funded. It is a good example of the middle-class urban apartment type that FHA encouraged from the 1930s into the immediate post–World War II years to alleviate the nation's chronic housing shortage. Pringle, who was active from 1917 until at least 1948, designed residential and commercial buildings. Wicker, whose career extended from 1922 until at least the mid-1970s, constructed and sometimes designed residential, commercial, and religious properties. Wicker Apartments is locally significant under Criterion A (Social History and Community Planning and Development) as a Federal Housing Administration (FHA) project that promoted the agency's support of garden-apartment design from the 1930s into the 1950s to alleviate housing shortages throughout the nation. The complex is locally significant under Criterion B (Community Planning and Development) for its developer and builder, Earl H. Wicker, a carpenter-designer-contractor who constructed a large number of Richmond buildings over a career spanning more than half a century. He also played a central role in the 1950s in defeating the City of Richmond's plans to construct a juvenile detention center near the apartments that threatened neighborhood property values. Wicker Apartments is locally significant under Criterion C (Architecture) as a well-preserved example of a Richmond garden apartment complex. It characterizes the essential principles that the FHA espoused concerning landscaping, construction, light and ventilation, and low-rise, harmonious buildings without lobbies or elevators. The period of significance is 1945–1947, the period of construction.

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

Earl Hencil Wicker was born on October 21, 1901, in Richmond, Virginia, and died there on May 21, 1993. His father was Elisha Wicker (ca. 1872–April 29, 1932), of Hanover County, who married Mary ("Lillie") W. Adams (1874–1954) on November 17, 1897. Elisha Wicker worked as an electrician, and he and his wife resided at 711 North 27th Street on Church Hill when their son was born. Earl Wicker lived there with his parents and three sisters, and later resided at 3314 P Street. When he was fourteen, he left school and began working for a relative as a carpenter's apprentice, earning five cents an hour, to help support his family.[1]

[1] "Earl H. Wicker," crestleaf.com genealogical research site, accessed Apr. 9, 2015; *Richmond Times-Dispatch*, May 22, 1993, Earl H. Wicker death notice; U.S. Census, 1870, Virginia, Hanover County, on familysearch.org, accessed Apr. 15, 2015; *Richmond Times-Dispatch*, Mar. 6, 1955; ibid., Apr. 30, 1932, Elisha Wicker death notice; *Richmond, Virginia, City Directory*, 1901, p. 991, on Ancestry.com, accessed Apr. 18, 2015; *Richmond Times-*

When Wicker turned twenty-one, "old enough to sign contracts," he started his own construction firm. After a few years, however, he decided to go to Florida, which was in the midst of a construction boom, and took a job as a "building superintendent" for a Pittsburgh firm constructing offices and apartments in Coral Gables. He returned to Richmond in 1927, married Alice Ruth Moore (ca. 1904–September 11, 1996), and started his second construction company, with a focus on the North Side of the city. He built several houses on Seminary Avenue for $4,000–$5,000 and made a comfortable profit of $200–$300 on each one. After the stock market crash of 1929 and the ensuing Great Depression, Wicker learned how to eke out a living despite the hard times. He "did most of his own engineering, architectural design, and, for a long time, his own accounting." He later claimed to have been "Richmond's largest home builder in 1931," when he constructed eight houses.[2]

In 1937, Wicker drew the plans and then constructed a "two-story flat" in Ginter Park at 3614 Noble Avenue, a brick dwelling, for W. K. Robinson. He built the Seventh Day Adventist Church at 3901 Patterson Avenue in 1938, and later constructed the South Side Seventh Day Adventist Church and Richmond Junior Academy. In 1942, a few blocks east of Noble Avenue, he built several virtually identical small frame houses at 3701–3713 Edgewood Avenue, for W. D. Scott and L. W. Nuckols; the architect was Richard F. Taylor. All of the Noble Avenue and Edgewood Avenue houses survive today. In 1942, Wicker received building permits in his name and that of Edge Park Realty to construct several one-story brick residences at 208 West Laburnum Avenue, 204-06-08-10 North Avenue, 3800-05 Park Drive, and 3800-04 Alma Avenue, east of Ginter Park near present-day Laburnum Shopping Center. Either all of the houses have been demolished and replaced with frame dwellings, or else Wicker constructed frame instead of brick houses. In April 1943, Wicker, by then a successful "building contractor," joined the Richmond Chamber of Commerce.[3]

During World War II, the slowdown in the housing market that had begun during the Great Depression continued despite increasing prosperity because of construction materials and labor shortages. Contractors such as Wicker turned to building apartments as federal funding became available through the Federal Housing Administration (FHA). The Housing Act of 1934 created the agency and established the policies that revolutionized the residential mortgage industry, insured savings accounts, provided for longer mortgages, and enabled builders and homeowners to borrow with confidence. The FHA especially encouraged the construction of apartment

Dispatch, May 31, 1970; *Richmond, Virginia, City Directory*, 1921, p. 1159, on Ancestry.com, accessed Apr. 18, 2015.

[2] *Richmond Times-Dispatch*, May 31, 1970; ibid., Sept. 12, 1996, Alice Ruth Wicker death notice.

[3] Library of Virginia, "A Guide to the Richmond (Va.) Bureau of Permits and Inspections, Building Permit Architectural Blueprints and Specifications, 1907–1949," Permit Nos. 24116 (1937), 24786 (1938), 26762 (1942), 26794–26799 (1942), Library of Virginia, Richmond, VA; *Richmond Times-Dispatch*, Mar. 6, 1955; ibid., Apr. 24, 1943.

buildings as a fast remedy for the shortage of modern housing. First, however, the longstanding public antipathy toward apartment dwelling needed to be overcome.[4]

For many decades, the public largely imagined apartments at one end or the other of a spectrum: either the squalid, overcrowded, walk-up tenements that the muckrakers and popular press excoriated, or the luxurious New York high-rises seen in motion pictures and made into reality by such architects as William Lawrence Bottomley, with his 1932 River House on the Hudson as a premiere example. FHA policies encouraged the development of a relatively new type of apartment concept, however: the garden apartment. Garden apartments reflect the FHA standards adopted for the creation of attractive planned residential communities with the benefits of modern, efficient interior floor plans for people of moderate means. The garden apartment provided for multiple-family, moderately-priced housing to alleviate the country's chronic housing shortage. Wicker Apartments was one of three garden apartment complexes built in Richmond during World War II, with Kent Road Village (NRHP 2011; #127-6514) and Chamberlayne Gardens (NRHP 2007; #127-6182) the other two.

Kent Road Village, located on North Hamilton Street in Richmond's West End, was the first of three FHA-financed garden-apartment complexes that received construction permits in Richmond before the end of World War II, and the only one completed during the war. Local architect E. Tucker Carlton designed the project, which consisted of eleven two-story Colonial Revival–style brick buildings containing eighty-eight one-bedroom apartment units, for the construction firm of Muhleman & Kayhoe (Albert K. Muhleman and Matthias E. Kayhoe). Construction began in 1942 and was completed in 1943 over the strenuous opposition of nearby residents who feared that "FHA-financed" meant "low-cost" and would damage property values.[5]

Richmond's next two FHA-financed garden-apartment projects were constructed more or less simultaneously on Chamberlayne Avenue in the city's North Side. Both were begun in the first half of 1945, before the end of World War II, and were completed by 1947. At the northern end of the avenue, just short of the city's boundary, Chamberlayne Gardens received city permits in 1945. Old Brook Corporation and Watkins Corporation created the development, which contained 218 apartment units. Bernard B. Spigel, a Norfolk, Virginia, architect, designed the brick, two-story, Colonial Revival–style buildings. The development occupied two full blocks on the eastern side of Chamberlayne Avenue, from Westminster Avenue on the south and Watkins Street on the north, and Old Brook Road on the east. By December 1, 1946, the project was nearing completion despite being "delayed considerably by the scarcity of materials and labor,"

[4] Bryan Clark Green, "Federal Housing Administration–Insured Garden Apartments in Richmond, Virginia, 1942–1950," DHR File No. 127-6191, National Register of Historic Places Multiple Property Documentation Form, Nov. 30, 2006.
[5] Mary Harding Sadler and Llewellyn Hensley, "Kent Road Village," DHR File No. 127-6514, National Register of Historic Places Registration Form, Feb. 17, 2011; "Guide to the Richmond (Va.) Bureau of Permits," Permit No. 27194 (1945), FHA Project 051-60019.

with between twenty-five and thirty units rented and occupied, and with the remainder of the apartments expected to be ready by January 1947.[6]

As World War II entered its last months in 1945, Wicker began to construct Richmond's third FHA-financed garden-apartment project, his largest residential undertaking to that point: Wicker Apartments, located on Chamberlayne Avenue and designed by Richmond architect William Harrison Pringle. Pringle was born in Brookneal, Campbell County, Virginia, on August 17, 1893, the son of William E. Pringle and Olney Frances Holt Pringle. By 1917 he was living at 207 East Franklin Street in Richmond, where he worked as an architectural draftsman for Hallett and Pratt, architects and engineers. He married Ruth Wheat Roberts in 1918, and the couple had a daughter, Iris Ann Pringle, who was born in 1922 but died the same year. Also by 1922, if not earlier, Pringle had become an architect associated with Muhleman & Kayhoe, although he also executed commissions for other clients. In the 1930s, as the Great Depression crushed the private housing industry, Pringle worked as an architect for the Federal Housing Administration. By 1942, Pringle and his wife resided at 221 Sunset Drive in Henrico County just outside the western boundary of the city. On September 25, 1954, Pringle married for the second time (Ruth Pringle had died on December 8, 1951); his second wife was Vivian Ruth Marks Haynes.[7]

As was the case with Wicker, many of Pringle's early projects were located in Richmond's North Side. They included, for Muhleman & Kayhoe, dwellings at 1602, 1606, 1610, and 1614 Palmyra Avenue, and at 1601, 1605, 1609, 1613, and 1617 Confederate Avenue, all of which received city permits in 1922. Pringle designed them in different Revival styles including Colonial and Tudor. He was particularly adept at the Tudor Revival style. He designed two North Side residences for the firm in 1929, located on Fauquier Avenue, and two in the West End on Stonewall Court. In 1924, he designed a Colonial Revival house for Elmslie G. Higginbotham at present-day 1637 Monument Avenue, at Lee Circle. Between 1926 and 1930, his other projects for Muhleman & Kayhoe included seventeen houses constructed west of Boulevard in the 3400 and 3500 blocks of Hanover Avenue, in the Craftsman style as well as in Colonial Revival and Tudor Revival styles. He designed several Art Deco downtown Richmond commercial buildings, and six dwellings in Petersburg. He also designed a house on behalf of the firm in northwest Washington, D.C. In 1945, Pringle designed two brick Colonial Revival–style apartment buildings for Muhleman & Kayhoe in the western part of the Fan District: 2603–2611 Park Avenue and 2602–2608 Kensington Avenue. The Park Avenue apartments were an FHA

[6] "Guide to the Richmond (Va.) Bureau of Permits," Permit Nos. 27161 (1945; 4301 Chamberlayne Ave.), 27863 (1946; 4315–4327 Chamberlayne Ave. and 4314–4326 Old Brook Rd.), and 21828 (1946; 4801–4819 Chamberlayne Ave., 4800–4818 Old Brook Rd., 900–902 Westbrook Ave., and 901–903 Watkins Rd.), FHA Project 051-60020; Green, "Federal Housing Administration," 2006; Bryan Clark Green, "Chamberlayne Gardens," DHR File No. 117-182, National Register of Historic Places Registration Form, Nov. 30, 2006; *Richmond Times-Dispatch*, Mar. 31 and Dec. 1, 1946.

[7] "William Harrison Pringle, Overview," Ancestry.com, accessed May 8, 2015; "World War I Draft Registration Card, 1917–1918, William Harrison Pringle," Ancestry.com, accessed May 8, 2015; "World War II Draft Registration Card, 1942, William Harrison Pringle," Ancestry.com, accessed May 8, 2015; *Richmond City Directory*, 1938, p. 842; *Richmond Times-Dispatch*, Dec. 10, 1951, and Oct. 1, 1954.

War Housing project (Serial No. 051-60021). Then, in the same year, Pringle completed designs for Wicker's apartments on Chamberlayne Avenue.[8]

Construction on the Wicker Apartments (FHA Project 051-60022) was under way in the spring of 1945, when on April 27 Wicker advertised for twenty-five carpenters and gave instructions to "apply 3900 block Chamberlayne Ave., between 8 A.M. and 4 P.M. or call E. H. Wicker, 4-7745, between 5:30 and 7:30 evenings." He first received a permit to make site improvements and construct the buildings from 3905 to 3921 Chamberlayne Avenue, and then was issued a second permit for 3923–3943 Chamberlayne Avenue. Two years later, he expanded the development northward (FHA Project 051-40008), receiving a permit for more buildings at 4201–4213 Chamberlayne Avenue and just to the east at 4210–4232 Old Brook Road. These buildings were constructed just south of the Chamberlayne Gardens apartments.[9]

Wicker hoped that he could complete construction of the first phase quickly, but it was still going on a year later. When his daughter, Alice Ruth Wicker, married Donald D. Dunn on June 18, 1946, at the Patterson Avenue Seventh Day Adventist Church, the wedding announcement noted that the couple would reside at 3935 Chamberlayne Avenue after they returned from their honeymoon. The project was stymied, however, by a lack of building materials—a problem that had likewise delayed the completion of Chamberlayne Gardens. The administration of President Harry S Truman had declared "a state of housing emergency," especially for veterans newly returned from the war, but according to the Veterans of Foreign Wars and Wicker, by then president of the Richmond Association of Home Builders, the government's program for addressing the shortage was a "failure" and was "approaching a national scandal." Wicker claimed that materials were being wasted on cheap, temporary, prefabricated housing instead of being devoted to the permanent housing that veterans really wanted. Wicker's comments brought a sharp retort from Paul H. Bock, locality expediter for the National Housing Agency in Richmond, who noted the demand for materials from all quarters of the construction industry, and said that prefabricators constituted a small fraction of those who received priority. The controversy resulted in a series of meetings nationwide, including in Richmond, of "home builders, contractors, and building supply dealers" with Federal Housing Administration and Civilian Production Administration leaders to air problems and analyze priorities. Wicker hoped that the Richmond meeting would give builders and suppliers the guidance they needed to "take the best advantage of priorities in order to accelerate the program of completing homes under construction and to build additional dwelling units in the coming months." By September 1946 the supply situation had improved, but because 44 percent of the construction in Richmond was for commercial and industrial buildings, according to Wicker, there was still an enormous

[8] "Guide to the Richmond (Va.) Bureau of Permits," Permit Nos. 10682 (1922; Palmyra Ave.), 10684 (1922; Confederate Ave.), 10261 (1924; Monument Ave.), 16327 (1926; 3423–3433 Hanover Ave.), 18565 (1927: Store, 507 E. Franklin St.), 19766 (1929; 3434–3442 Hanover Ave.), 20762 (1929; 3500–3510 Hanover Ave.), 20942 (1930: Store, 304 E. Grace St.), 21017 (1930: Store, 4th and Grace Sts.), 27233 (1945: Apartment, 2603–2611 Park Ave.), 27514 (1945: Apartment, 2602–2608 Kensington Ave.); *Washington Evening Star*, Oct. 14, 1931 (2962 Northampton St., NW, Washington, D.C.); John E. Wells and Robert E. Dalton, *The Virginia Architects, 1835–1955* (Richmond, VA: New South Architectural Press, 1997), 365 (1928: Petersburg; 1929: Fauquier Ave. & Stonewall Ct.; 1930: 304 E. Grace St.; 1930: 318–322 E. Grace St.).

[9] "Guide to the Richmond (Va.) Bureau of Permits," Permit Nos. 27195 (1945), 27480 (1945), 28475 (1947).

backlog of housing awaiting completion, especially for veterans. Many housing units were standing vacant, he said, because interior-finish materials such as plaster and wallboard remained "two of the building items hardest to find."[10]

Once materials were obtained, however, housing units were snapped up as soon as they were available. By December 8, 1946, Wicker had almost completed the buildings in the 3900 block of Chamberlayne Avenue (he had planned to finish them in May or June, but the scarcity of material and labor slowed the project). Of the forty-six apartment units scheduled to be ready by mid-December, all had been leased and all but sixteen occupants had already moved in. The rents ranged between $57.50 and $78.50 per month, and included "hot-water heat, water and janitor service." Most units were "three rooms or three and one half rooms . . . [but there were] a few five and six-room units."[11]

The increasing availability of materials enabled Wicker to begin work on the second phase of his complex, in the 4200 blocks of Chamberlayne Avenue and Old Brook Road, as soon as the 3900-block buildings were completed. In mid-January 1947, Wicker announced that the second-phase work was underway and that the first units would be completed in June. The eight new buildings would cost $419,000 to build. Two were to be located at 4201–4203 Chamberlayne Avenue, and the other six would face Old Brook Road at 4210 to 4232. The sixty-eight units were to include "12 one-bedroom apartments to rent at $77.50 per month, 48 two-bedroom units to rent at $82.50, and eight three-bedroom units at $98."[12]

The Wicker Apartments and Wicker himself featured prominently in a protracted battle over the proposed location of a city juvenile detention home—it bore similarities to the fight to stop the construction of Kent Road Village more than a dozen years earlier. Beginning about 1951, at the urging of the Richmond Council of Women's Organizations, city officials began planning a new facility "for youngsters detained as runaways or after scrapes with the law." In January 1955, the city selected the former Pine Camp Hospital grounds at 4201 Old Brook Road as the site for the home, which was to house thirty-eight boys. Just after groundbreaking, however, officials discovered that the area had been zoned for single-family residences and asked the Board of Zoning Appeals to grant a variance. On June 19, 1956, the board refused, saying that "the city failed to show that the site selected was necessary above all others in the city and that the city had investigated all other possible sites." Opponents of the site included Wicker as well as other area residents. When the board reversed its decision on July 2, Wicker and his attorney, John W. Keith, Jr., announced that they would seek an injunction from the Law and Equity Court to halt construction, contending among other things that the facility would damage the value of his 144-unit apartment complex by $375,000 to $500,000. Four real estate representatives agreed. On July 6, the court granted Wicker's injunction. When the case was argued in September, the city countered Wicker's claim by stating that the city charter forbade consideration of diminished property values "in establishment of public institutions" but Keith insisted that the Board of Zoning Appeals could not ignore existing zoning. Late in September, the court upheld the city's

[10] *Richmond Times-Dispatch*, Jun. 23, Jun. 30, Sep. 9, Sep. 20, 1946.
[11] Ibid., Dec. 8, 1946.
[12] Ibid., Jan. 15, 1947.

right to construct the home. Wicker, however, in studying the plats, had discovered that the site that Richmond City Council had approved for the facility appeared to be a thousand feet north of the location where construction was about to begin, and petitioned the council to reexamine the issue. On January 28, 1957, the council voted 9–0 to do so, and the next month set March 18 as the date for a public hearing on the matter. In the meantime, Wicker filed an appeal of the Law and Equity Court decision with the Virginia Supreme Court of Appeals. The appeal failed. Opposition to the home site continued to mount, however, with the Greater Richmond Civic Association as well as area residents strongly supporting Wicker's position. Finally, on February 3, 1958, city council instructed the city manager to contact the counties of Henrico, Hanover, and Chesterfield to assess their interest in a regional facility in downtown Richmond. Henrico County was the first to express interest. The Brook Road site was abandoned and the facility was constructed on present-day Oliver Hill Way downtown. Wicker and his supporters had won.[13]

Besides constructing Wicker Apartments, after World War II ended Wicker returned to West Laburnum Avenue and built frame dwellings at 212–214, as well as at 300–302 North Avenue, in 1946. In 1947, he constructed and owned another garden-apartment complex, Kensington Place Apartments between Kensington and Stuart Avenues on the north and south, and Thompson and Nansemond Streets on the west and east. E. Tucker Carlton served as architect. Also in 1947, Wicker and A. W. Ewing Sons were building dozens of houses in the new Westwood subdivision on a former 125-acre golf course located in the northwestern corner of the intersection of Libbie and Monument Avenues in the West End. The dwellings consisted of large two-story brick houses in the "early American and Colonial" styles offered for between $18,500 and $22,500, and smaller brick "semibungalows" for between $12,000 and $13,000. All of the houses had "porches or terraces, slate roofs, oil furnaces, open fireplaces, copper pipes, and screens."[14]

Until early in the 1950s, Wicker concentrated primarily on building houses and apartments. Soon, however, he was constructing mostly offices and other commercial buildings. In 1954, after almost forty years as a carpenter, builder, and developer, Wicker decided to retire. He and his wife took a five-month vacation to Europe and arrived back in the United States on August 13, 1955, aboard the SS *Nieuw Amsterdam*. But Wicker discovered during the long break that he would rather continue working, so he began building again. In partnership with his attorney, John W. Keith, Jr., by 1963 he had constructed office buildings on Westwood Avenue, a brick office building at 4600 West Broad Street, the La Vista Apartments at 2112–2304 Riverside Drive near The Riverside apartments, and was planning a new office building at 8th and Main Streets downtown. In May 1970, Wicker completed the Hartford Building, of which he was also the owner, at 4914 Radford Avenue, just east of Willow Lawn Shopping Center.[15]

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[13] Ibid., Jun. 19, Jul. 4, Jul. 7, Sep. 18, Sep. 29, Sep. 30, Nov. 4, 1956; ibid., Jan. 29, Feb. 12, Nov. 3, 1957; Mar. 8, 1958.
[14] "Guide to the Richmond (Va.) Bureau of Permits," Permit Nos. 28012–28013 (1946), 28475 (1947).
[15] *Richmond Times-Dispatch*, May 31, 1970; New York Passenger and Crew Lists, 1909, 1925–1957, on familysearch.org, accessed Apr. 18, 2015; *Richmond Times-Dispatch*, Apr. 28, 1963 (La Vista Apartments is now named Riverside Apartments, while The Riverside, later named River Towers, is now named 2000 Riverside); ibid., May 24, 1970.

In October 1970, Wicker and Keith proposed constructing three nine-story condominium towers on a ten-acre tract on Robious Road west of Huguenot Road in Chesterfield County. Because of zoning issues, however, the towers were not built. Six years later, Wicker and Keith bought the nearby Briarwood Swim and Racquet Club (now the Atlantic Coast Athletic Club Fitness and Wellness Center) to reorganize it and sell it. Another project, Hathaway Tower Condominiums, resulted in a loss for the partners. As it neared completion in 1974, the housing market suffered setbacks that resulted in the stoppage of construction. Tradesmen filed liens, and Wicker and Keith lost about $2 million before the building was sold to new developers. It was completed in 1977.[16]

In contrast with Wicker, little is known of Pringle's post–World War II career. In 1947, he designed a Colonial Revival–style apartment building for Muhleman & Kayhoe at 2606 Park Avenue, just across the street from his earlier project. He also designed a commercial building on behalf of the firm at 9 North 3rd Street downtown in 1948. The Richmond city directories for 1951 and 1953 list him as an architect for Franklin A. Trice, a local Realtor and builder. The 1954 directory lists him as an architect for J. Kennon Perrin, a Maryland contractor. A member of the American Institute of Architects and a former deacon at River Road Baptist Church, Pringle died on March 12, 1970.[17]

Earl H. Wicker, despite his later financial troubles, had a long and distinguished career as a builder and entrepreneur in Richmond. In 1970, a business associate estimated that Wicker had completed about $50 million in projects to that date. Wicker himself estimated that he had constructed about 2,500 housing units. He also was a founder of Mortgage Investment Corporation, Second National Bank, and the Virginia American Corporation (the Virginia agency of the American Title Insurance Company), and he served on the boards of all three companies. Wicker died on May 21, 1993, and is buried in Forest Lawn Cemetery. A Mason, he was interred with Masonic rites. At the Scottish Rite Temple in Richmond at 4204 Hermitage Road, the Scottish Rite Childhood Language Center for children with speech and language disabilities is located in the Earl H. Wicker Building, named in his honor.[18]

Architectural Context

Various architectural historians have defined the garden apartment as a complex of similar multi-unit buildings situated on a large and frequently irregular shaped lot. Each building contained at least four self-sufficient dwelling units and was at least two but not more than three stories tall. They generally did not have elevators and had few interior public corridors. The common building entrance faced landscaped grounds or courtyards rather than the street. Stylistic ornamentation was secondary to building design and site planning. The buildings were typically

[16] Ibid., Oct. 27, 1970; Jul. 7, 1976; May 15, 1977.
[17] "Guide to the Richmond (Va.) Bureau of Permits," Permit Nos. 28478 (2606 Park Ave., FHA Project 051-40004) and 29641 (Office Building for The Burnie Corp.); *Richmond City Directories*, 1951, p. 597, *1953*, p. 692, and *1954*, p. 693; *Richmond Times-Dispatch*, Mar. 13, 1970.
[18] Ibid., May 31, 1970, and May 22, 1993; Orient of Virginia Home Page, jack33.net, accessed Apr. 18, 2015.

and often deliberately modest. Green space in the form of a courtyards or greens that were available to all residents was an integral feature. Garden apartments included many of the following characteristics: the superblock site plan, a site of three acres or more, low buildings of two to three stories, few or no common interior corridors, repetition of nearly identical building forms throughout the plan, a lack of stylistic details and ornament, building entrances that faced green space or common courtyards, and parking and vehicular traffic relegated to the perimeter. The park was the backbone of the garden apartment rather than streets.[19]

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

When the federal government became involved in housing policy during the Great Depression, many of the ideas of the garden city movement were incorporated into federal programs in order to promote better housing. By providing mortgage insurance for both single- and multifamily construction, the FHA incentivized the use of their standards and planning guides by localities, developers and builders. The FHA encouraged innovative site design and low-density layouts. For large-scale projects the building footprint ratio acreage was limited to 20 to 25 percent.[20] The FHA also recommended room sizes, efficient floor plans, and encouraged maximum cross ventilation to promote better air and light circulation for healthier living.[21]

The Wicker Apartments are one of three World War II-era garden apartments that were built in Richmond under the auspices of the Federal Housing Administration using their guidelines: Kent Road Village, Chamberlayne Gardens, and Wicker Apartments. All the buildings in all three complexes were brick and all were executed in the Colonial Revival style although each had a different architect. Located in Richmond's near West End and completed in 1943, the Kent Road Village was the first. The complex originally contained eleven buildings with eighty-eight one-bedroom apartments on 3.421 acres. Two new buildings were added to Kent Road Village in 2010. The other two World War II-era garden apartments were built on the north side of Richmond and encompassed more land. Both were located adjacent to each other, were under construction at the same time and were completed and occupied by 1947. Chamberlayne Gardens

[19] Architectural Resources Group, *Garden Apartments of Los Angeles*, prepared for the Los Angeles Conservancy, October 2012, www.laconservancy.org, accessed 18 May 2015; Simone Monteleone Moffett, "Garden apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954," VDHR File No. 000-8825, National Register of Historic Places Nomination Form, June 2002,; Laura Trieschmann and Andrea Schoenfeld, "Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954 (2011 Amendment) VDHR File No. 000-8825, National Register of Historic Places Nomination Form, February 2, 2011.
[20] Green, Federal Housing Administration, p. 5.
[21] Architectural Resources, p. 16; Moffett, Sec. F, p. 31.

was the largest of the three apartment complexes with fifty-two buildings attached in sixteen groups housing 218 one- and two-bedroom apartments on 11.7 acres. Both Chamberlayne Gardens and Kent Road Village were listed on the National Register of Historic Places, in 2007 and 2011 respectively.

Wicker Apartments is the classic garden apartment with sixteen buildings housing 144 units on 7.48 acres for a 20 percent ratio of buildings to land, with the remaining land open green space or parking. Although the Wicker Apartments were built in two different phases, the siting of the buildings indicates that it was most likely planned as a single concept. The main open space or siting device used at Wicker, open courtyards or greens with buildings on three sides, is positioned in the middle of the block although the southern courtyard was built in the first section and the northern courtyard was built in the last section. These two courtyards are flanked by a series of three-part buildings separated by single buildings. This scheme falters somewhat on the northern end due to the fact that Earl Wicker did not own all of the northern part of the block.

Typical of many garden apartments, the use of ornamentation on the buildings is spare. What stylistic elements there are, are in the Colonial Revival style. This was a popular style in Richmond and one used most often for garden apartments of the World War II and postwar period in the city. The architect, W. Harrison Pringle, used both repeating and alternating motifs such as the size and shape of the buildings, porches, window sizes and dormers to give Wicker Apartments an architecturally cohesive appearance. Although many of the Colonial Revival buildings eschewed the use of porches, the buildings at Wicker continued to have usable porches on the rear rather than just an entrance shelter like the porches on the front.

At the same time Pringle produced the designs for the Wicker apartments, he was also designing apartments for Muhleman & Kayhoe in the 2600 block of Kensington and Park Avenues. These were not garden apartments but the cryptically named “low-rise” apartments (they would be better described as “low-rise, high-building-density” apartments). While incorporating some of the tenets of garden apartments, they occupied most of the lot and had little landscaping and green spaces. These apartments in the Fan District were also designed in the Colonial Revival style. While simpler than the Wicker Apartments, these apartments use some of the same treatments found on Wicker Apartments.

The Wicker Apartments has a wider variety of unit sizes and floor plans than either Kent Road Village or Chamberlayne Gardens. The floor plans of the Wicker Apartments include two different one-bedroom plans–a large one-bedroom flat and a small one-bedroom flat, two-bedroom flats, and three-bedroom townhouse plans. The different types of floor plans appealed to a wider variety of occupants, including single people and families, and created a more diverse group of occupants.

The Wicker Apartments is an excellent example of the garden apartment in Richmond. It exemplified the ideals of the garden apartment and garden city movement with its low buildings, low building-to-land ratio, and ample green space available to all tenants. As the second largest

World War II-era garden apartment in the city it was well-designed and well-built. Its Colonial Revival style and its variety of apartment sizes and types appealed to middle-class families and returning veterans.

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"World War II Draft Registration Card, 1942, William Harrison Pringle." Ancestry.com, accessed May 8, 2015.

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:
_X__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: Virginia Department of Historic Resources, Richmond VA

Historic Resources Survey Number (if assigned): DHR No. 127-6794

10. Geographical Data

Acreage of Property 7.48 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 37.591271 Longitude: -77.449047

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)
The true and correct historic boundary for Wicker Apartments contains 7.48 acres and consists of the City of Richmond tax parcels N0002351011 and N0002351027, as shown on the attached maps entitled "Tax Parcels" and "Location Map."

Boundary Justification (Explain why the boundaries were selected.)
The historic boundaries of the nominated property include all the land and architectural resources that were historically associated with the Wicker Apartments since the complex was constructed between 1945 and 1947, as well as the historic landscaped setting.

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11. Form Prepared By

name/title: Ashley Neville and John Salmon
organization: Ashley Neville LLC
street & number: 112 Thompson Street, Suite B-1
city or town: Ashland state: Virginia zip code: 23005
e-mail: ashleyneville@comcast.net
telephone: 804-798-2124
date: May 28, 2015

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

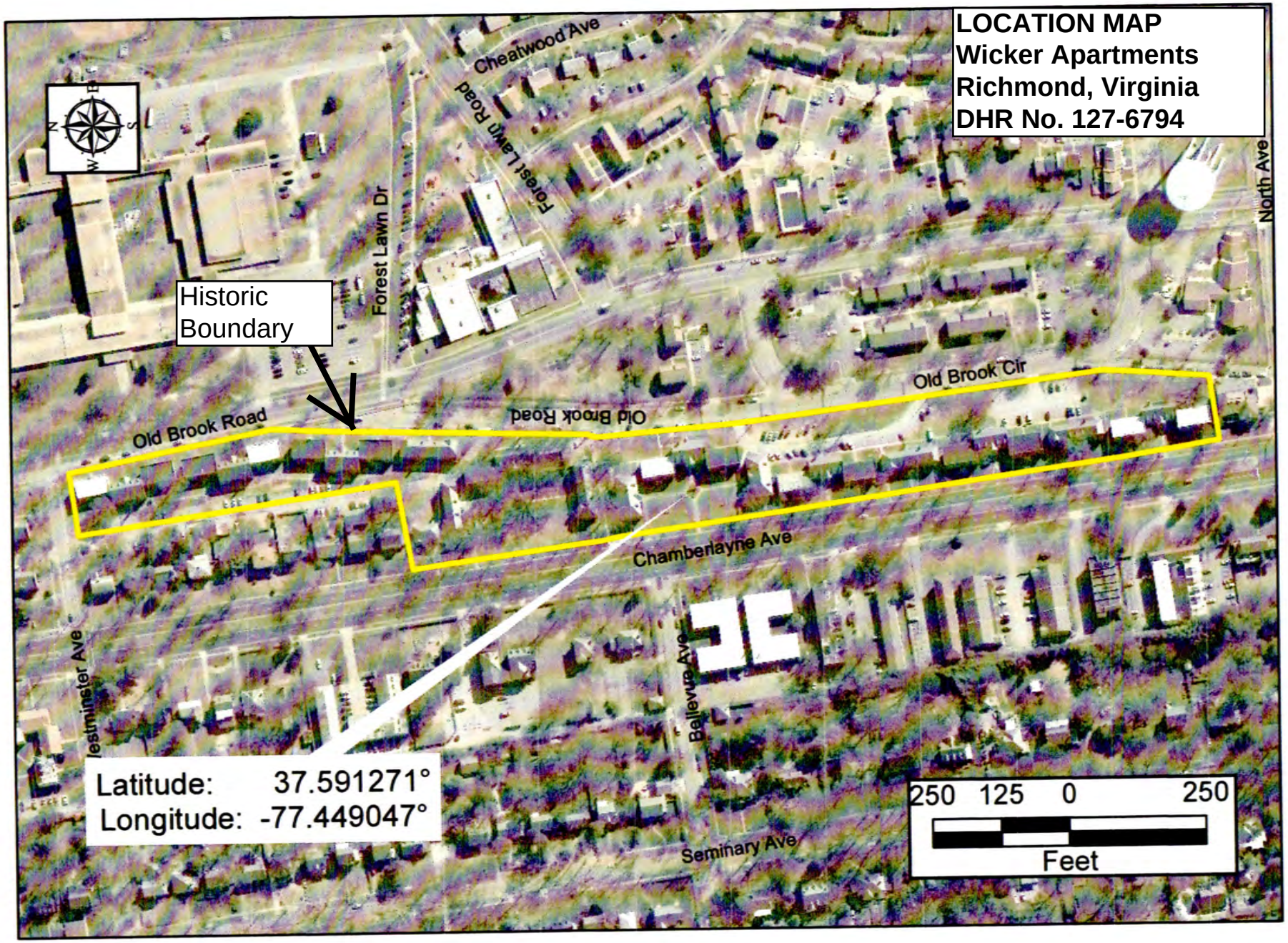
Name of Property: Wicker Apartments
City or Vicinity: Richmond
County: State: Virginia
Photographer: Ashley Neville
Date Photographed: April 2015

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

1 of 14. Northern court, 4203-4209 Chamberlayne Avenue, view to the northeast
2 of 14. Northern court diamond-shaped planting bed, view to the east
3 of 14. Southern court, 3937-3943 Chamberlayne Avenue, view to the northeast
4 of 14. Typical row of apartment buildings in the 3900 block of Chamberlayne Avenue, view to the northeast
5 of 14. Building Type B, 4209 Chamberlayne Avenue, view to the north
6 of 14. Building Type D, 4211-4213 Chamberlayne Avenue, view to the east

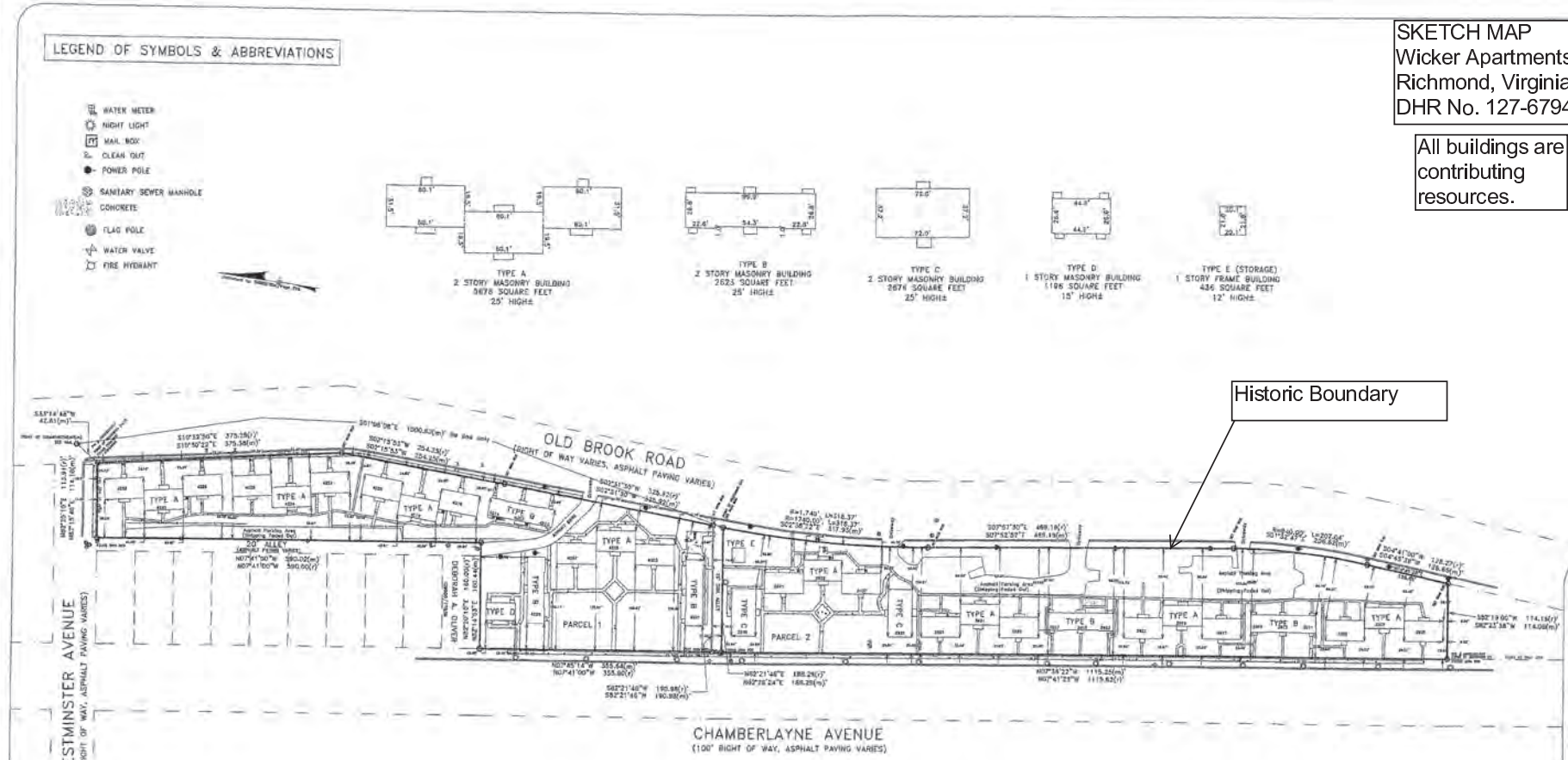
7 of 14. Typical apartment building facing Old Brook Road, 4222-4226 Old Brook Road, view to the southwest
8 of 14 Rear of apartments facing Chamberlayne Avenue, view to the north
9 of 14 Interior corridor in building Type C, view to the south
10 of 14 Two-bedroom apartment interior, living room looking into dining room and hall, view to the southwest
11 of 14 One-bedroom large apartment interior, bedroom looking into hall, view to the southwest
12 of 14 Typical bathroom, view to the west
13 of 14 Stair in three-bedroom townhouse apartment
14 of 14 Utility Building, view to the northeast

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.


LOCATION MAP
Wicker Apartments
Richmond, Virginia
DHR No. 127-6794
Historic Boundary
Cheatwood Ave
Forest Lawn Road
Forest Lawn Dr
Old Brook Road
Old Brook Cir
Old Brook Road
Chamberlayne Ave
Bellevue Ave
Seminary Ave
North Ave
Latitude: 37.591271°
Longitude: -77.449047°
250 125 0 250
Feet

SKETCH MAP
Wicker Apartments
Richmond, Virginia
DHR No. 127-6794

All buildings are contributing resources.



Site Plan
Wicker Apartments
Richmond, Virginia

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
BELLEVUE LAND APARTMENTS PROJECT
DATE: December 6, 2010
NETWORK PROJECT NO. 201002047-1
SHEET 2 OF 2

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road, Akron, Ohio 44333
Phone (800) SURVEYS (787-8397) Fax (330) 666-9668 www.bockandclark.com

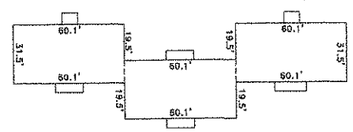
BOCK & CLARK EST. 1973

Photo Key
Wicker Apartments
Richmond, VA
DHR No. 127-6794

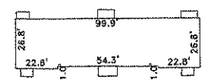
1
Photo Location

LEGEND OF SYMBOLS & ABBREVIATIONS

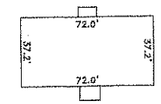
- WATER METER
- NIGHT LIGHT
- MAIL BOX
- CLEAN OUT
- POWER POLE
- SANITARY SEWER MANHOLE
- CONCRETE
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT



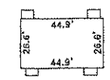
TYPE A
2 STORY MASONRY BUILDING
5678 SQUARE FEET
25' HIGH±



TYPE B
2 STORY MASONRY BUILDING
2623 SQUARE FEET
25' HIGH±

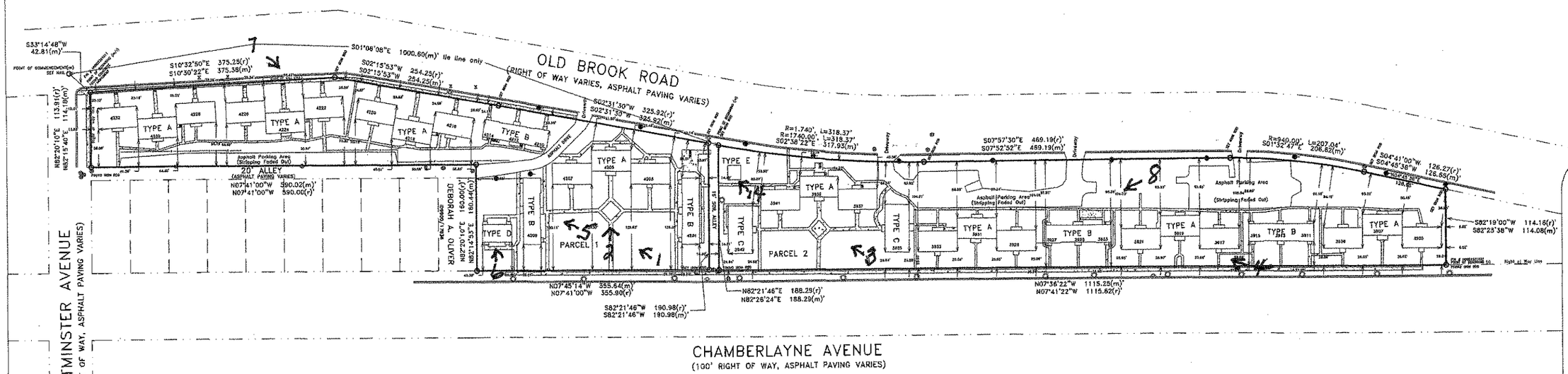


TYPE C
2 STORY MASONRY BUILDING
2676 SQUARE FEET
25' HIGH±



TYPE D
1 STORY MASONRY BUILDING
1196 SQUARE FEET
15' HIGH±

TYPE E (STORAGE)
1 STORY FRAME BUILDING
436 SQUARE FEET
12' HIGH±



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
BELLEVUE LAND APARTMENTS PROJECT
DATE: December 6, 2010
NETWORK PROJECT NO. 201002047-1 SHEET 2 OF 2

Bock & Clark's National Surveyors Network
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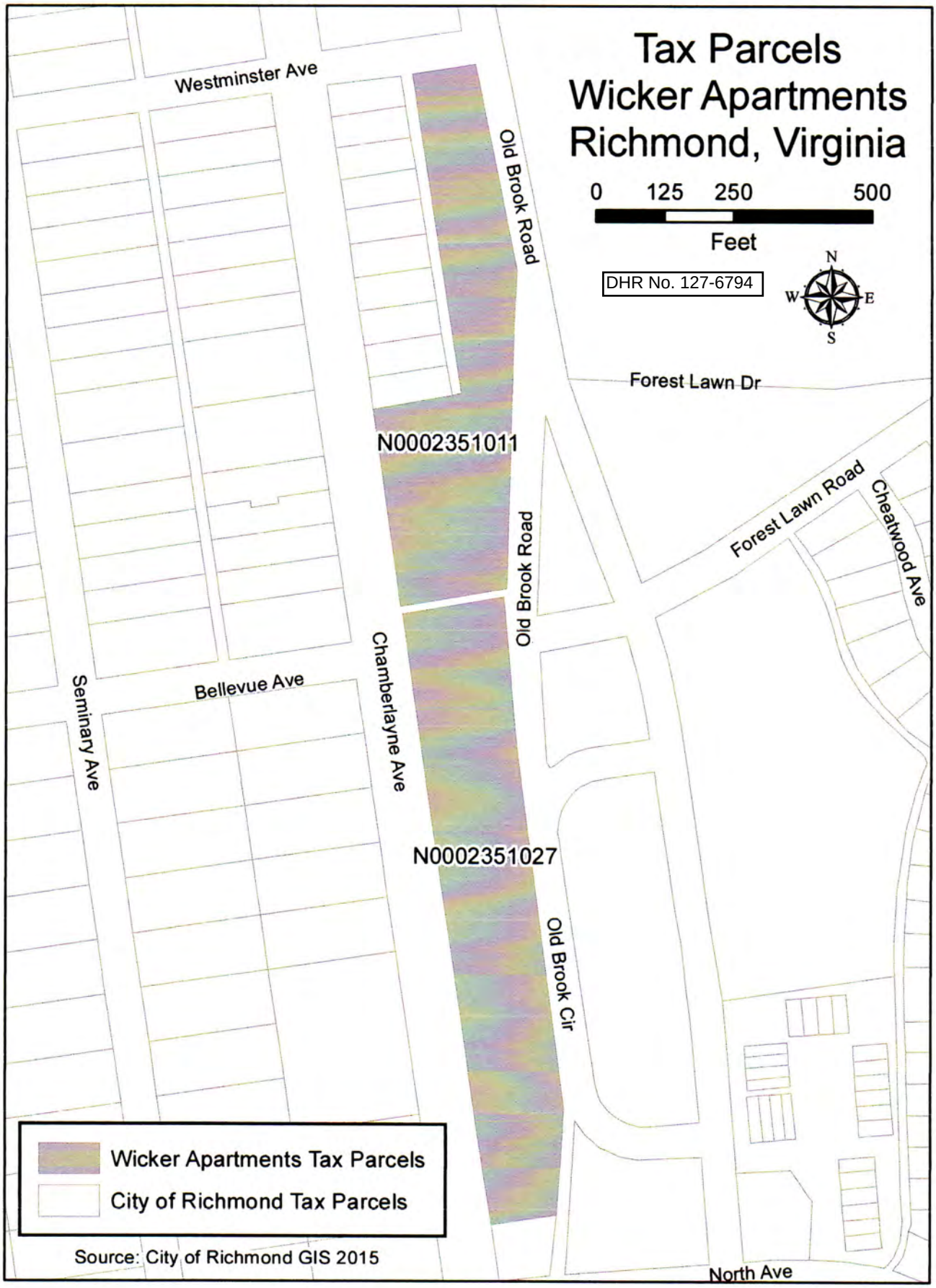
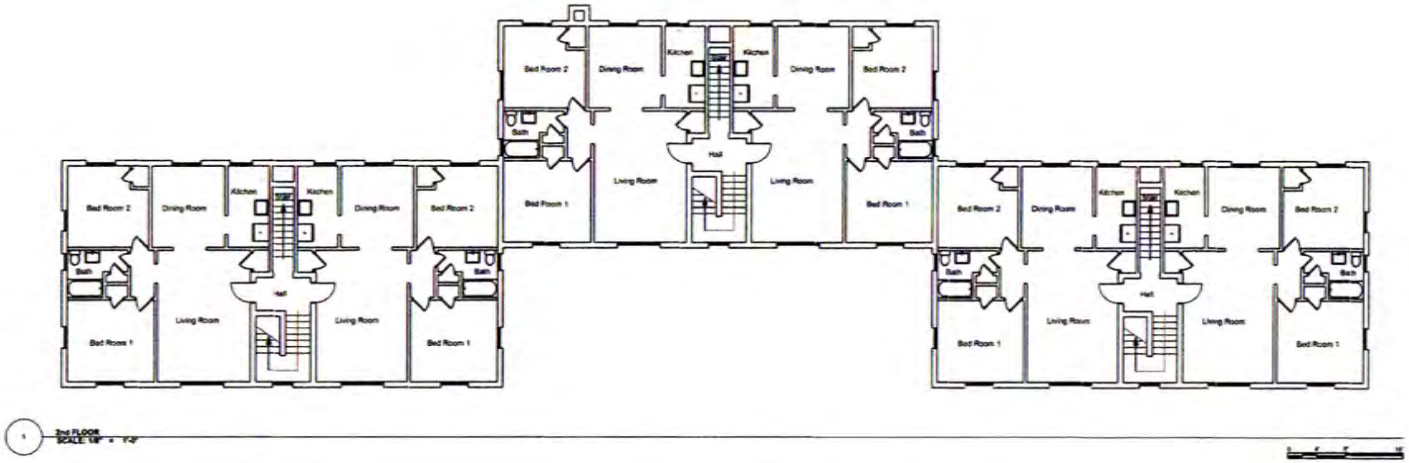
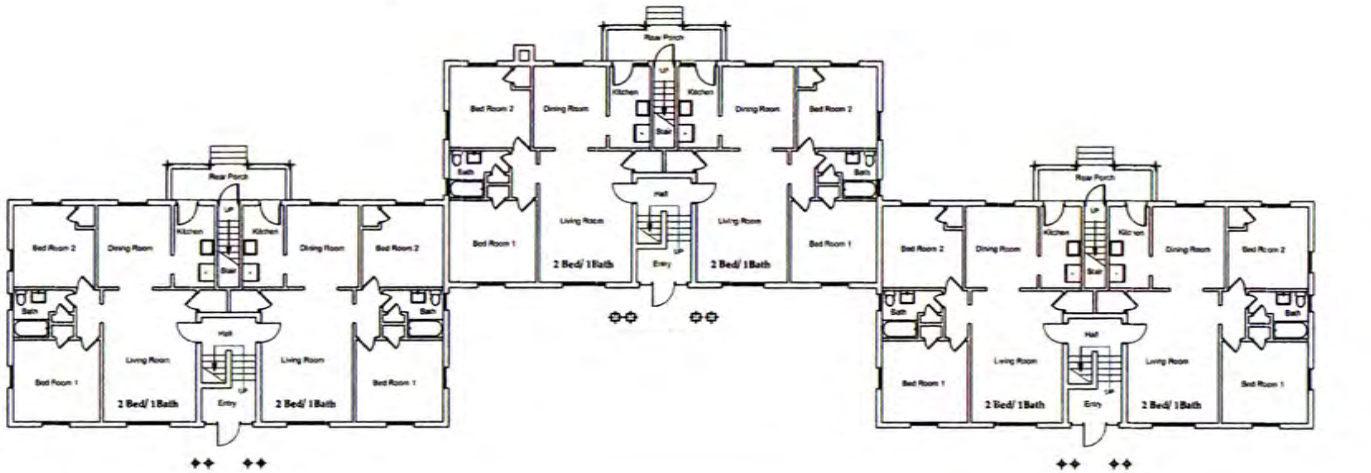
BOCK & CLARK EST. 1973


Tax Parcels
Wicker Apartments
Richmond, Virginia
0 125 250 500
Feet
DHR No. 127-6794
N
W
E
S
Westminster Ave
Old Brook Road
Forest Lawn Dr
N0002351011
Forest Lawn Road
Cheatwood Ave
Old Brook Road
Chamberlayne Ave
Bellevue Ave
Seminary Ave
N0002351027
Old Brook Cir
Wicker Apartments Tax Parcels
City of Richmond Tax Parcels
Source: City of Richmond GIS 2015
North Ave

ADDITIONAL DOCUMENTATION:
FLOOR PLANS
Wicker Apartments
Richmond, Virginia
DHR No. 127-6794



1 2nd FLOOR
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR
SCALE: 1/8" = 1'-0"

WICKER APARTMENTS
Chamberlayne Ave,
Richmond, Virginia

REVISIONS	
TAG	DATE

walter PARKS
ARCHITECT

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
T: 644-4761 / F: 644-4763

PROJECT #: 15.18
DATE: 4/30/15

BLDG A FLOOR
PLANS
A.201

ADDITIONAL DOCUMENTATION:
FLOOR PLANS
Wicker Apartments
Richmond, Virginia
DHR No. 127-6794

WICKER APARTMENTS
Chamberlayne Ave,
Richmond, Virginia

REVISIONS
TAG | DATE

walter PARKS
ARCHITECT

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
T. 644-4761 | F. 644-4763

PROJECT #: 15.18
DATE: 5/1/15

BLDGS B, C & D
FLOOR PLANS
A.202

Thank You