

Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #:
Property Name(s): <u>Kent Road Village</u>	
Property Date(s): <u>1942</u> <input type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to the Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property Address: <u>920-924 N. Hamilton Street and</u> City: <u>Richmond</u> Zip: <u>23221</u> <u>905-935 Kent Road</u>	
County or Ind. City: <u>Richmond</u> USGS Quad(s): <u>Richmond</u>	

Physical Character of General Surroundings	
Acreage: <u>3.383</u> Setting (choose one): <input type="checkbox"/> City <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor <u>acres</u>	
Site Description Notes/Notable Landscape Features: Kent Road Village is sited in a wedge-shaped lot spanning Hamilton Street and Kent Road in Richmond's near West End. Each of the 11 buildings is accessed via a network of sidewalks. The grounds of this garden apartment complex are planted with mature hardwoods and indigenous shrubs including azaleas, rhododendrons, and forsythias.	
Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property: Adjacent to the alley behind Monument Avenue is a small single-story red brick service building (perhaps a generator building) with a gabled composition shingle roof. The building has been expanded but the original block appears to be contemporary with the apartments.	
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal	
Individual Resource Information	
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc...	
Garden apartments	
What is the current use? (if other than the historical use) <u>Garden apartments</u>	
Architectural style or elements of styles: <u>Colonial Revival</u>	
Architect, builder, or original owner: Architect: E. Tucker Carlton; Builder: Muhleman & Kayhoe; Original Owner: Kent Road Corporation (subsidiary of Muhleman & Kayhoe)	
# of stories <u>2</u> Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated	
Are there any known threats to this property? Yes. Previous potential owners have threatened to demolish the buildings in order to construct taller apartment buildings.	

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete.
The buildings and their porches have continuous brick foundations.

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known.
The buildings have red brick walls. The brick are laid up in 6-course American bond.

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.
The walls are a mix of unpainted red brick and whitewashed red brick.

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced?
All buildings retain rehabilitated original windows in fair to good condition. Most of the windows are 6-over-6 double-hung wood sash. Six-light wood windows flank the entries. Patterned circular windows are centered over the entry in several of the buildings.

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details.
Each of the buildings has an enclosed porch with a brick stoop centered on the two long elevations (the buildings each have two primary facades). There is no roof over the stoop.

Roof: Describe the roof, listing the shape and the covering material.
Roughly two-thirds of the buildings have hipped and the other buildings have gable roofs. The roofs are Buckingham slate. The hipped roofs are penetrated by triangular louvered vents.

Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible.
Each of the buildings has two symmetrical interior brick (running bond) chimneys with corbelled caps.

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated)*

Summary

Kent Road Village is a group of eleven two-story, brick garden apartment buildings built in 1942 on a flat, wedge-shaped, 3.4 acre property in Richmond's near West End. There is a single secondary resource, a one-story brick shed at the north end of the property. Architecturally the buildings, which have a very high degree of integrity, represent the dominance of the Colonial Revival style in Richmond. They were designed by Richmond architect E. Tucker Carlton for owner Kent Road Corporation, a subsidiary of local builder and developer, Muhleman & Kayhoe. Original and current drawings for the project are enclosed.

Setting

Kent Road Village is distinguished by mature plantings of hardwoods and indigenous shrubs, high quality materials applied to a Colonial Revival idiom, and a high degree of integrity. The buildings are similarly sited with parallel north-south axes. Narrow concrete sidewalks span the property from Kent Street to Hamilton Street. Bordering the property on the north and west are single family houses built during the same general period (most were built in the 1930s and 1940s). On the east is a continuous row of the similarly scaled 1960 Georgetown Apartments and on the south is a small-scale office development built in 1962.

Exterior

All eleven of Kent Road's two-story, red brick, Colonial Revival style buildings have the same rectangular footprint with a brick stoop centered on the north and south elevations. The three exterior treatments, labeled on the original drawings as "A," "B," and "C," are variations on the Colonial Revival theme. All share the same pattern of window and door openings, the same wood double-hung windows, and the same 8-paneled wood entry doors. Original windows and entries remain in place. Most windows have six-over-six sash; the smaller kitchen and bathroom windows add variety and pattern to the elevations. Original one-story frame tool sheds are appended to the west ends of each of the buildings.

The four "A" and the four "C" buildings are unpainted red brick with hipped roofs penetrated by triangular louvered vents. The enclosed porches of the "A" buildings have pedimented gable roofs. The three "B" buildings have gable roofs and whitewashed brick walls with quoins. Windows in the "B" buildings have jack arch lintels, and entries are topped with broken pediments. Masonry openings in the "C" buildings are distinguished by Colonial Revival hoods. A patterned circular window is centered over the "C" building entries, whose enclosed porches were originally topped with wood balustrades. The loss of these balustrades is the only significant change to the building's exteriors.

Interior

While the buildings have different exterior architectural treatments, the floor plans and interior finishes of the buildings are identical. Each of the buildings has eight one-bedroom apartments (four on each floor) whose entries flank a wide center stair. The centered entries open into an identical vestibule on the north and south fronts of the building. The vestibules are lit by fixed six-light windows flanking the entry. Each apartment has a living room, kitchen, bedroom and bath with identical window and door casings and baseboard moldings. Original two-panel wood doors and hardware remain throughout (a few apartment doors have been replaced with stock Colonial Revival doors). Plaster walls and oak floors are the standard finishes for living and bedrooms. The bathroom walls are simple black and white ceramic tile. The only significant changes to the apartment interiors have been the replacement of kitchen fixtures and cabinets, and the addition of mechanical closets.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form is forwarded to the State Review Board.

Summary

Kent Road Village Apartments are significant under National Register Criterion C (architecture) because this garden apartment complex is a good example of the work of locally prominent architect E. Tucker Carlton, built by and for locally prominent builder and developer Muhleman & Kayhoe. Kent Road Village is a rare example of an intact garden apartment complex in Richmond. Both the buildings and the landscape have a high degree of integrity. Kent Road Village is also significant under National Register Criterion A, as an example of FHA-financed housing, a property type described in Bryan Green's Multiple Property Documentation Form for FHA-Insured Garden Apartments in Richmond, Virginia, 1942-1950. An August 18, 1942 *Richmond News Leader* article ("Kent Road Owners Plan FHA Fight") and a September 13, 1942 *Richmond Times-Dispatch* article ("Moss to Head Kent Road Organization") state that the project received FHA financing. The property's period of significance is 1943, the year construction was complete and Kent Road Village was first occupied.

Project History

When plans for building Kent Road Village were announced, neighborhood property owners protested construction of the apartments, saying the development would lower their property values. They attempted to prevent FHA financing of the project and lobbied City Hall to defer street improvements and utility hook-ups. Ultimately their protests were quieted as the developers assured the city and the neighborhood that Kent Road Village would be "attractively designed, well planned, and expensively constructed" ("Occupancy Expected in Jan. of Kent Road Village Unit," *The Richmond News Leader*, December 9, 1942).

As stated in Bryan Green's Multiple Property Documentation Form: "Few garden apartments survive in Richmond: the fate of the Keswick Gardens, which stood at the intersection of Monument Avenue and Willow Lawn until the summer of 2005 is typical. Likewise, the demolition of the large garden apartment complex on Staples Mill Road in 2004 exemplifies the fate of most of these garden apartment complexes. That fate will soon be shared by the Kent Road Apartments, a garden apartment complex dating to the late 1940s; it is slated for demolition and replacement." Fortunately, the Kent Village Apartments may now be preserved by owners who hope to complete a tax credit rehabilitation of the property.

Garden Apartments

Garden apartments, like Kent Road Village, are groups of small-scale multi-family dwellings sited to create a deliberately landscaped neighborhood. These buildings, which were designed to house middle-class tenants, were not built with elevators. Their intent was to provide comfortable housing in a garden setting. Unlike urban apartment buildings constructed between the 1910s and 1930s, such as those in Richmond's Monument Avenue and Fan Area Historic Districts, the siting of garden apartments, like Kent Road Village, was intended to result in low density, picturesque groupings. In 1942 when Kent Road Village was built, garden apartments represented a new type of housing.

As noted by Bryan Green, "The design of the garden apartment complex and its relationship to the surrounding landscape represented a distinctly mid-20th century idea of multi-residential living. The small mass, low height and moderate density of each building within the complex set within a landscaped environment separated them from more urban forms of the property type. This sub-type resulted from changing social ideals calling for a healthier approach to residential patterns....(T)he garden apartment allowed for several buildings to be grouped in a pleasing aesthetic plan intended to provide a more hospitable and healthier life for the occupants. A majority of these complexes were designed in the Colonial Revival style with isolated examples designed in the Art Deco style. The sub-type played a major role in the development of public housing ideals of the 1930s through the 1940s and is a critical component of the apartment building type in Richmond."

Muhleman & Kayhoe

Kent Road Village was developed and built by Muhleman & Kayhoe, a Richmond-based construction company that was active in the developing neighborhoods west of the Boulevard (including the West of the Boulevard Historic District) from the 1910s through the 1940s. The company was founded by A. Kenton Muhleman and Matthias E. Kayhoe. The two men provided design, construction and development services. They built houses in popular revival styles; in later years they experimented with commercial buildings in a modern idiom. They were among the prominent firms who worked in the Laburnum Park Historic District (Richmond) and in the Chandler Court and Pollard Park Historic District (Williamsburg). They developed well-known neighborhoods like Richmond's Stonewall Court (1910s-1940s). Muhleman & Kayhoe specialized in providing middle-class housing in Richmond's ever-expanding West End. Kent Road Village is an excellent example of the company's work from this period.

Eugene Tucker Carlton (1900-1974)

Tucker Carlton was a prolific Richmond-based architect, a General Assembly Delegate from 1956-1963, and a community activist whose practice flourished in the 1940s and 1950s. He was a 1924 graduate of VMI, where his degree was in electrical engineering, and was one of the first members of the VMI Sports Hall of Fame. He founded and chaired Richmond's Tobacco Festival and was a director of the Richmond Chamber of Commerce. His architectural work was focused on multi-family apartment buildings and military housing. He designed hundreds of Capehart and Wherry housing units at Fort Belvoir and in Norfolk.

Carlton's Richmond projects include the following:

- ♦ Kent Road Village Apartments: 11 buildings, 1942, between Kent Rd. and Hamilton St.
- ♦ Willa Apartments: 4 buildings, 1946, 3300-04 W. Grace St.
- ♦ Hammond Court Apartments: 11 buildings, 1947, 2900 Chamberlayne Ave.
- ♦ Kensington Place: 19 buildings, 1948, Kensington Ave. and Thompson St.
- ♦ Keswick Gardens: 18 buildings, 1948, Monument Ave. and Wythe Ave.
- ♦ Westminster Apartments: 4 buildings, 1948, 4300 Block of Chamberlayne Ave
- ♦ Old Colony Apartments: 1948, 3313-27 Cutshaw Ave.
- ♦ Whitcomb Court: 1957, 2300 Block of Carmine St.

Kent Road was the earliest of these projects and demonstrates Carlton's sure grasp of the Colonial Revival style, whose popularity in Richmond was grounded in the city's fascination with its early history and cemented by the John D. Rockefeller's extensively publicized "restoration" of Colonial Williamsburg beginning in the late 1920s. Carlton's later projects were increasingly spare in ornament and articulation. Carlton was adept at the politics of government work and public funding.

Kent Road Village is the built result of a marriage between a successful local developer and a capable architect at the beginning of World War II, when providing apartments for the city's defense industry workers filled a critical need.

Legal Owner(s) of the Property (For more than one owner, please use a separate sheet.)

Mr. Mrs.
Ms. Miss _____ **Kent Road Associates, LLC**
(Name) (Firm)

150 W. Main St, Suite 100 **Norfolk** **VA** **23510**
(Address) (City) (State) (Zip Code)

(Email Address) (Daytime telephone including area code)
(757)

Owner's Signature: _____ Date: _____

• • Signature required for processing all applications. • •

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: **Jeffrey S. Bisger, TGM Realty Investors**

Daytime Telephone: **(804) 697-3409**

Applicant Information (Individual completing form if other than legal owner of property)

Mr. Mrs.
Ms. Miss _____ **Mary Harding Sadler** **Sadler & Whitehead Architects, PLC**
(Name) (Firm)

800 W. 33rd Street **Richmond** **VA** **23225**
(Address) (City) (State) (Zip Code)

sadler@sadlerandwhitehead.com **(804) 231-5299**
(Email Address) (Daytime telephone including area code)

Applicant's Signature: _____ Date: _____

Notification

In some circumstances, it may be necessary for the department to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. Mrs. Dr.
Miss Ms. Hon. _____ **Lou Brown Ali** **City Clerk**
(Name) (Position)

Richmond, VA **900 E. Broad Street, Room 200**
(Locality) (Address)

Richmond **VA** **23219** **(804) 646-7955**
(City) (State) (Zip Code) (Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.
The future owners of the property plan to complete a tax credit rehabilitation of the 11 apartment buildings.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes No

Would you be interested in the easement program? Yes No