

United States Department of the Interior
National Park Service

LISTED ON:	
VLR	06/16/2011
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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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Kent Road Village
other names/site number DHR File No. 127-6514

2. Location

street & number 920-924 N. Hamilton Street and 905-935 Kent Road

N/A

 not for publication
city or town Richmond

N/A

 vicinity
state Virginia code VA county Independent City code 760 zip code 23221

3. State/Federal Agency Certification

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

I hereby certify that this 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 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 local

 _____
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:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	building(s)
<input type="checkbox"/>	object

Contributing	Noncontributing	
11	2	buildings
0	0	sites
0	0	structures
0	0	objects
0	0	buildings
11	2	Total

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

Number of contributing resources previously listed in the National Register

Federal Housing Administration-Insured Garden
Apartments in Richmond, Virginia, 1942-1950

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC / multiple dwelling = apartment building

DOMESTIC / multiple dwelling = apartment building

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH and EARLY 20TH CENTURY

REVIVALS:

Colonial Revival

foundation: BRICK
walls: BRICK

roof: STONE: slate
other: WOOD

Kent Road Village

Name of Property

Richmond, Virginia

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

See continuation sheets

Narrative Description

See continuation sheets

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

SOCIAL HISTORY (FEDERAL HOUSING ADMINISTRATION)

Period of Significance

1942-1943

Significant Dates

1942-1943 (Construction)

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

E. Tucker Carlton (architect)

Muhleman & Kayhoe, Inc. (builder)

Criteria Considerations

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

Property is:

- 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.

Period of Significance (justification)

The property's period of significance is 1942-1943, encompassing the months during which the opposition campaign to the construction of the Kent Road Village apartment complex was mounted through the completion and initial occupation of the units.

Criteria Considerations (explanation, if necessary)

N/A

Kent Road Village
Name of Property

Richmond, Virginia
County and State

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

See continuation sheets

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

See continuation sheets

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

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 # _____

Primary location of additional data:

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

Name of repository: Virginia Department of Historic Resources

Historic Resources Survey Number (if assigned): 127-6514

10. Geographical Data

Acreage of Property 3.421
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>18</u>	<u>280553</u>	<u>4160389</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The property is defined as City of Richmond tax parcel W0001711016.

The northwestern boundary of the property is formed by the sidewalk directly in front of the complex along Kent Road. The northeastern boundary is an alley running between Kent Road and North Hamilton Street. The southeastern boundary is formed by the sidewalk directly in front of the complex along North Hamilton Street. The southwestern boundary runs along the edge of the parking lot of the adjoining commercial property at 900 North Hamilton Street.

Boundary Justification (explain why the boundaries were selected)

The boundaries of the Kent Road Village apartments are those historically associated with the complex.

11. Form Prepared By

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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 18 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.

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Kent Road Village

Richmond, Virginia

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7. Summary Description

Summary

Kent Road Village is comprised of the original group of eleven two-story brick, Federal Housing Administration-financed garden apartment buildings built in 1942-1943 on a flat, wedge-shaped, 3.4-acre property in Richmond's near West End. Recently rehabilitated, the complex also includes two recently built town house buildings. These new townhouse buildings are of similar size, scale, and materials as the historic buildings, and are differentiated from the historic buildings through the simplification of architectural details. New town house buildings have a simpler fenestration pattern (all windows are double-hung, one-over-one windows of the same size), and different entry door designs. The eleven historic buildings exhibit a high degree of architectural integrity, and embody the dominance of the Colonial Revival style in Richmond. Similar to the Chamberlayne Gardens apartment complex designed in 1945-1946, the Kent Road Village Apartments are, "among the earliest of the FHA-sponsored housing constructed in Richmond and are an excellent example of the FHA's emphasis between the 1930s and the 1950s on the garden apartment design that would provide comfortable accommodations for middle-class residents in an urban setting within a carefully landscaped setting."¹ The Kent Road Village Apartments were designed by prominent Richmond architect E. Tucker Carlton for the owner, Kent Road Corporation, and constructed by local building and development firm, Muhleman & Kayhoe, Inc.

Detailed Description

The Kent Road Village property is bounded on the northwest by Kent Road, on the northeast by an alley running between Kent Road and North Hamilton Street, on the southeast by North Hamilton Street, and on the southwest by the parking lot of the adjoining commercial property at 900 North Hamilton Street. The complex is distinguished by mature plantings of hardwoods and indigenous shrubs, high-quality materials applied to a Colonial Revival idiom, and a high degree of architectural integrity. The buildings are similarly sited with parallel north-south axes. Narrow concrete sidewalks traverse the property from Kent Road to North Hamilton Street. Bordering the property on the north and west are single family houses, most of which were built in the late 1930s and early 1940s. To the east is a continuous row of similarly scaled apartment buildings (Georgetown Apartments) dating to 1960, and on the south is a small-scale office development built in 1962.

All eleven of Kent Road Village's original two-story, red brick, Colonial Revival style apartment buildings have the same rectangular footprint, with an enclosed porch with brick stoop centered on the two long elevations (north-south), both of which are primary facades. All the buildings and their porches have continuous brick foundations and red brick walls laid up in six-course American bond. The roofs are Buckingham slate, and each building has two symmetrical interior brick (running bond) chimneys with corbelled caps. All eleven original apartment buildings are considered contributing resources to the property.

The complex of buildings includes three different exterior treatments—designated on the original drawings as "A," "B," and "C"—which are variations on the Colonial Revival theme. All share the same pattern of window

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and door openings, wood double-hung windows, and eight-paneled wood entry doors. Original windows and entries remain in place. Most windows have six-over-six sash, while the smaller kitchen and bathroom windows add variety and pattern to the elevations.

The four "A" and 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, the enclosed porches of which originally were topped with wood balustrades. The loss of these balustrades is the only significant change to the buildings' exteriors.

While the buildings have different exterior architectural treatments, the original floor plans and interior finishes of the buildings were identical. Each of the buildings contained eight one-bedroom apartments (four per floor), their entries flanking a wide center stair. The centered entries opened into an identical vestibule on the north and south fronts of the building. The vestibules were lit by fixed six-light windows flanking the entry. Each apartment had a living room, a short corridor, kitchen, bedroom, and bath with identical two-panel wood doors, window and door casings, and baseboard moldings. Plaster walls and oak floors were the standard finishes for living and bedrooms. The bathroom walls were simple black and white ceramic tile.

Until the rehabilitation of the Kent Road Village apartments in 2010, the only significant changes to the apartment interiors included the replacement of kitchen fixtures and cabinets, and the addition of mechanical closets. The recent rehabilitation has allowed for the continued use of the buildings as residential apartments without loss of historic character or significant features. An original, non-contributing brick shed, located near the far north end of the site near the alley, was removed. In addition, two new town house buildings were built on the site. These new town house buildings are of similar size, scale, and materials as the historic buildings, while differentiation was achieved through the simplification of architectural details. The two new town house buildings, constructed in 2010, are considered noncontributing, because they were constructed outside the period of significance. A new parking area was also added off the alley at the north end of the complex.

The plans for seven of the eleven existing buildings have remained virtually unchanged, the most significant alterations consisting of modifications to closets and the creation of new openings in the partitions between kitchens and living rooms. Four of the historic buildings were converted to two-bedroom apartment units during the recent tax credit rehabilitation of the complex. This conversion involved simple alterations to closets and apartment entries, and was achieved through one of two methods. In the first method, a small section of the wall near the HVAC closet was removed, creating an opening to a second bedroom (which was previously in another apartment). A second approach involved the conversion of a living room to a bedroom, and connection to the adjacent apartment through closet walls. This second method also required that one of the two apartment entry doors be fixed in place (one apartment entry on each floor was fixed in place). The four historic buildings that were modified each contain six apartments (four, two-bedroom apartments and two, one-bedroom

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apartments). The remaining seven historic buildings retain their exact original configuration and contain eight, one-bedroom apartments. All the building's original exterior doors were preserved. All interior apartment entry doors were also retained in place, but a total of eight apartment entry doors were fixed in a closed position.

Throughout the complex, significant fabric of all eleven original buildings has been preserved, including the masonry walls historic facades, roofs, historic casings, and details, while existing wood stairs, doors, and windows have been retained in place. Astoundingly, with the exception of the installation of new ceramic tile floors in kitchens and bathrooms, all the buildings' historic interior finishes remain unchanged. New mechanical, electrical, and plumbing systems have been installed to comply with code requirements. HVAC equipment was installed in existing closets and the attic, where it has a minimal physical impact on historic spaces.

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8. Statement of Significance

Summary

A surviving, intact example of a World War II-era garden apartment complex, the Kent Road Village Apartments are eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C (architecture) as a well-preserved example of a garden apartment complex in Richmond that embodies the principles espoused by the Federal Housing Administration. Until the 1920s, most multi-family housing in American cities consisted of narrow and deep buildings on confined urban lots, with little access to light or adjoining yards. By contrast, garden apartment developments were characterized by groups of two- or three-story buildings harmoniously arranged in a landscaped, suburban setting. The design of the buildings themselves, with central entrances and no lobbies or elevators, provided for ample light, ventilation, and pleasant views, while allowing ready access to the surrounding outdoor space.² Franklin D. Roosevelt's Housing Act of 1934 established the Federal Housing Authority (FHA), which would play a major role in encouraging the proliferation of the garden apartment developments throughout the country. Kent Road Village is also locally significant under Criterion A (Social History and Community Planning and Development) as one of the earliest examples of a Federal Housing Administration-financed multi-family housing project in Richmond, a property type detailed in Bryan C. Green's National Register of Historic Places Multiple Property Documentation Form: "Federal Housing Administration-Insured Garden Apartments in Richmond, Virginia, 1942-1950" (2006). Dr. Green notes: "The FHA promoted the use of the garden apartment design from the 1930s through the 1950s as a model for housing the rapidly-expanding numbers of middle- and lower-middle class Americans who were moving to cities for jobs, but were not able to purchase their own homes there."³ In Richmond, Kent Road Village is an intact example of a garden apartment complex built with FHA financing during World War II. The initial planning and construction of Kent Road Village was extraordinarily well documented as the result of a vigorous and well-publicized effort by a citizens' group to block its construction in their upper-middle-class, near West End neighborhood.

Recognizing the pressing need for affordable rental housing, the FHA financed construction loans to developers who built multi-family housing units. The agency took an active role in overseeing these projects, controlling the density of new apartments and their integration into the surrounding neighborhood, ensuring that rents were in line with existing local rates, and even specifying floor plans and room sizes. This unprecedented government intervention in the design and construction of multi-family housing happened to coincide with the growing popularity of the garden apartment model, which sought to balance the need for reasonably priced housing with the desire to improve living conditions for renters. The result was a surge in garden apartment developments across the country. Kent Road Village is a well-preserved example of the garden apartment type. Constructed in 1942-1943, the complex fits into this planning trend that impacted communities across the nation. When completed in the spring of 1943, the 88 apartment units provided urgently needed accommodations for Richmond residents facing an acute wartime housing shortage. Having recently undergone a careful rehabilitation, the historic apartments and the associated landscape retain a high degree of architectural integrity. The property's period of significance is 1942-1943, encompassing the months during which the opposition campaign was mounted through the completion and initial occupation of the apartments.

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Narrative Statement of Significance

Eugene Tucker Carlton (1900-1974)

Kent Road Village was designed by E. Tucker Carlton, a prolific Richmond-based architect and four-term member of the Virginia House of Delegates (1956-1964) whose practice flourished from the 1940s through the 1960s. A native of Roanoke, he graduated from the Virginia Military Institute (VMI) in 1924 with a degree in electrical engineering. Early in his career he worked as an architectural draftsman and as a general contractor and building estimator. Registered as an architect in 1939, he practiced in Richmond until his retirement in 1968.⁴

Carlton's architectural work focused on institutional projects, but he also designed a wide variety of other building types, including residential, commercial, religious, educational, and recreational facilities. A veteran himself, having served in the U.S. Navy in both world wars, he designed the 618 units of "River Village," the Capehart program military family housing built at Fort Belvoir, Virginia, in the late 1950s.⁵

The Kent Road Village project was one of Carlton's early commissions. He would go on to design a number of other Richmond apartment complexes, including:

- ♦ Willa Apartments: 4 buildings, 1946, 3300-3304 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, 3313-3327 Cutshaw Ave.
- ♦ Whitcomb Court: 1957, 2300 Block of Carmine St.⁶

Of these, the Willa Apartments, Hammond Court Apartments, Kensington Place, Keswick Gardens, and Westminster Apartments (5 of the 7 complexes) received FHA financing.

Kent Road Village demonstrated Carlton's sure grasp of the Colonial Revival style, the popularity of which was grounded in Richmonders' fascination with the city's early history and John D. Rockefeller's extensively publicized "restoration" of Colonial Williamsburg which began in the late 1920s. In contrast, Carlton's later projects were increasingly spare in ornament and articulation.

Muhleman & Kayhoe, Inc.

Kent Road Village was built by Muhleman & Kayhoe, Inc., a well-known Richmond firm that developed neighborhoods in the western suburbs of the city from 1914 through the late 1940s. The company was founded by A. Kenton Muhleman and Matthias E. Kayhoe, real estate developers, architects, and contractors who often provided all these services on the same project. Although they concentrated primarily on residential

