

**From:** Scala, Mary Joy  
**Sent:** Thursday, December 29, 2016 1:59 PM  
**To:** Spurzem, Richard  
**Cc:** 'mark@henningsenkestner.com'  
**Subject:** BAR Action - 1600 Grady Avenue - Dec 20, 2016

December 29, 2016

Henningsen Kestner Architects  
ATTN: Mark Kestner  
1108 E High Street  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**

BAR 16-12-03

1600 Grady Avenue

Tax Parcel 050110000

Neighborhood Investments-PC, LP, owner/ Henningsen Kestner Architects, Inc, applicant  
Apartment Renovation, fire escape removal and patio addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 20, 2016. The following action was taken:

**Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for Demolition, Mr Mohr moved to find that the proposed replacement of four fire escapes with entry porticos and other associated renovations, and the addition of eight patios satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application with the proviso that the following are submitted for administrative approval when done: details for railings, window selection, and options on porticos. Mr Sarafin seconded. The motion passed (8-0).**

This certificate of appropriateness shall expire in 18 months (June 20, 2018), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

If you have any questions, please contact me at [434-970-3130](tel:434-970-3130) or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall – 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
December 20, 2016**



**Certificate of Appropriateness Application**

BAR 16-12-03

1600 Grady Avenue

Tax Parcel 050110000

Neighborhood Investments-PC, LP, owner/ Henningsen Kestner Architects, Inc, applicant  
Apartment Renovation, fire escape removal and patio addition

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**Background**

1600 Grady Avenue (Preston Court Apartments) was built in 1928 and designed by Stanislaw Makielski. It is individually listed on the National Register and is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District. (Survey attached)

September 18, 2012 - The BAR accepted (6-0) the applicant's (Lynn Hall Ward and Barbara Lucas) request for deferral of request to remove six trees (3 magnolias and 3 poplars) intended to correct an ongoing water infiltration problem in the basement.

The BAR asked for spot elevations; show how drainage will make the fall from the foundation area to the storm drain or daylight; show a conservation plan for the Beech and Pecan trees.

November 2012 - The BAR allowed staff to administratively approve removal of one Poplar tree to allow completion of the waterproofing of the building, with the removal of the other five trees to come back to the BAR.. The BAR stated their intent to require the care and protection of the Pecan, Ash, and Beech trees, and replacement of the six trees to be removed. They noted the replacement trees should be big trees, and Poplars are especially suited to the site.

June 18, 2013 - Barbara Lucas spoke under *Matters from the public not on the agenda*, and asked to remove a large Ash tree from 1600 Grady Avenue, in order to correct a problem with root infiltration in a sanitary sewer line. The BAR consensus was not to allow the tree to be removed. The applicant was advised to follow the regular BAR application procedure, to prepare a plan and a more compelling submittal.

November 19, 2013 - Discussion (no action) : Willingness to allow removal of two remaining Poplars, Ash, and Magnolia #2 on the west side, but first need to show the BAR a grading and landscape plan [including how drainage will be addressed] informed by tree planting in aerial photo of 1937 (large shade trees); look at saving other Magnolias on sides; prefer post and chain fence, but want to see final.

May 6, 2014 - Staff and the BAR Chair met on site with applicant.

August 19, 2014- The BAR denied (7-0) the application as submitted because the applicant did not submit the requested grading and landscape plan.

December 15, 2015 - Knott moved to find that the BAR denies the proposed removal of two trees (Ash and Magnolia) as submitted. DeLoach seconded. Motion passes (8-0).

February 1, 2016 - The City Council upheld (4-1 with Galvin opposed) the BAR decision of December 15, 2015 to deny the proposed removal of two trees.

### **Application**

The property is under new ownership.

The applicant proposes to remove the four rear fire escapes located in the courtyard, and to replace them with four new entry porticos that lead to new lobbies, then to existing interior stairs. Each new portico will require that one ground floor level window is replaced with a door, and six doors above (two per floor) are changed into windows.

On the street elevations, a total of eight below-grade patios will be added, with 3 feet high metal guardrails along the top.

### **Criteria, Standards and Guidelines**

#### **Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

#### **Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

#### **Pertinent Guidelines for Rehabilitations include:**

##### **C. WINDOWS**

*Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.*

*Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.*

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) Retain original windows when possible.*
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) Replace historic components of a window that are beyond repair with matching components.*
- 7) Replace entire windows only when they are missing or beyond repair.*
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) Reconstruction should be based on physical evidence or old photographs.*
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17) Storm windows should not damage or obscure the windows and frames.*
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.*
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
- 21) The size of the shutters should result in their covering the window opening when closed.*
- 22) Avoid shutters on composite or bay windows.*

- 23) *If using awnings, ensure that they align with the opening being covered.*
- 24) *Use awning colors that are compatible with the colors of the building.*

#### D. ENTRANCES, PORCHES, and DOORS

*Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.*

*The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.*

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
2. *Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*
7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding decorative elements incompatible with the existing structure.*
9. *In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
  - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
  - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *Original door openings should not be filled in.*
14. *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
15. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
16. *Retain transom windows and sidelights....*

#### L. REAR of BUILDINGS

*The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.*

- 1) *Meet all handicapped accessibility requirements.*
- 2) *Consolidate and screen mechanical and utility equipment in one location when possible.*
- 3) *Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.*
- 4) *Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.*
- 5) *Note building and ADA codes when and if changing dimensions or design of entrance.*
- 6) *Windows define the character and scale of the original façade and should not be altered.*
- 7) *If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.*
- 8) *If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.*
- 9) *Remove any blocked-in windows and restore windows and frames if missing.*
- 10) *Security grates should be unobtrusive and compatible with the building.*
- 11) *Avoid chain-link fencing.*
- 12) *If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.*
- 13) *Ensure that the design of the lighting relates to the historic character of the building.*
- 14) *Consider installing signs and awnings that are appropriate for the scale and style of the building.*
- 15) *Design and select systems and hardware to minimize impact on the historic fabric of the building.*
- 16) *Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.*
- 17) *Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.*

**Pertinent Standards for Review of Demolitions include:**

*(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:*

- (1) The age of the structure or property;*
  - (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;*
  - (3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;*
  - (4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;*
  - (5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and*
  - (6) The degree to which distinguishing characteristics, qualities, features or materials remain;*
- (b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.*

- (c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;*
- (d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and*
- (e) Any applicable provisions of the city's Design Guidelines.*

### **Design Review Guidelines – Demolition Review Criteria**

- 1. The standards established by the City Code (see above).*
- 2. The public necessity of the proposed demolition.*
- 3. The public purpose or interest in land or buildings to be protected.*
- 4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
- 5. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*
- 6. The reason for demolishing the structure and whether or not alternatives exist.*
- 7. Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

### **Discussion and Recommendations**

It is important that the building is updated to allow its successful, continued use. The building has been well-documented through the National Register individual nomination.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for Demolition, I move to find that the proposed replacement of four fire escapes with entry porticos and other associated renovations, and the addition of eight patios satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted (or with the following modifications...).

# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 1600 Grady Avenue	<b>HISTORIC NAME:</b> Preston Court
<b>MAP &amp; PARCEL:</b> 5-110	<b>DATE / PERIOD:</b> 1928
<b>CENSUS TRACT AND BLOCK:</b>	<b>STYLE:</b> Colonial Revival
<b>PRESENT ZONING:</b> R-3	<b>HEIGHT (to cornice) OR STORIES:</b> 3 storeys
<b>ORIGINAL OWNER:</b> Preston Court, Inc.	<b>DIMENSIONS AND LAND AREA:</b> 193' x 140' (27,104 sq. ft.)
<b>ORIGINAL USE:</b> Rental Property (35 apartments)	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Rental Property (35 apartments)	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Preston Court, Inc.	<b>DATE OF SURVEY:</b> Summer 1983
<b>ADDRESS:</b> c/o Mrs. J. L. Hartman	<b>SOURCES:</b> City/County Records
P. O. Box 254	
Charlottesville, VA 22902	

## ARCHITECTURAL DESCRIPTION

This 3-storey Colonial Revival apartment building, by far the largest of the half dozen erected in this area in the 1920's, is a C-shaped building with a rear courtyard excavated to basement level. The facade is 14 bays wide and the side elevations seven bays. Walls and foundation are constructed of cinderblock faced with brick laid in Flemish bond. The brick used in the foundation is a darker, brownish red, and there is a moulded brick water table. Stone quoins mark the corners of the building and frame the porches. The building has a flat roof. There is a wooden entablature on the parapet and another wooden cornice and frieze just below the third storey windows. On the parapet, at the center of the facade, there is a panel of pierced concrete blocks flanked by low relief concrete consoles with an Art Deco flavor. There are four capped interior chimneys. Windows are double-sash, 6-over-6 light, with moulded surrounds and louvered shutters, the same height at all levels, including the basement. First and second storey windows have jack arches with stone keystones, and first storey windows also have paneled spandrels. A band of concrete extending around the building serves as a common lintel for the third storey windows. Basement windows are segmental-headed; some are 6-over-6 and some are half-sized hinged sash. There are two 2-storey, flat-roofed, Ionic porticoes five bays wide on the facade and one on each side elevation. Three columns support a flat roof with an entablature with modillions and cushion frieze with Chinese Chippendale pierced vents. A metal awning now shelters the deck on the roof of each portico. There are porches with wrought iron balustrades at both levels in the side bays of the porticoes. Access to the porches is by paired French doors. There is an entrance in the center bay of each portico, between the porches, at the level of the stair landing between the basement and first storey. The paneled door has an entablature with shouldered architrave, deep cushion frieze, and dentiled cornice on consoles supported by pilasters. Above the entrance, on the upper landing, is a circular-headed multi-light window with Chinese Chippendale wrought iron balustrade. Access to the rear courtyard is by a pair of 2-flight stairs from the top of the fieldstone retaining wall. The rear elevation is somewhat more simply detailed. Each apartment has a back door opening onto a fire escape.

## HISTORICAL DESCRIPTION

The Preston family had reserved a large tract of land around the house when the rest of the Wyndhurst estate was subdivided. This too was later subdivided, and in 1927 J. L. Hartman bought the two lots that made up the front yard of the Preston home (City DB 59-246). Ownership was transferred to Preston Court, Inc., the next year. Preston Court Apartments, designed by U.Va. architecture professor Stanislaw Makielski, were built in 1928.

Additional References: City DB 60-184, 61-322.



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Preston Court Apartments  
Charlottesville, Virginia

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**7. SUMMARY DESCRIPTION:**

Located at 1600 Grady Avenue in the city of Charlottesville, Virginia, Preston Court Apartments is sited on the north side of Grady Avenue east of its intersection with Rugby Road. A remarkably well-preserved example of a garden-style apartment, Preston Court Apartments was constructed in 1928 after a design by University of Virginia architecture professor, Stanislaw Makielski, and was built by and for the Frank E. Hartman Company. The three-story, C-shaped, Classical Revival-style, reinforced concrete building is faced with brick and is the largest apartment building of its era in the City of Charlottesville. It is also one of the first multi-story apartment buildings in the City that was constructed for family living using the modern technologies of the period. Since its construction, the property has remained in the Hartman family and is still used as rental apartments. The surrounding yard and rear courtyard contain mature plantings that add to the building's residential character and further enhance the property's integrity.

**DETAILED DESCRIPTION:**

The Preston Court Apartments is one of the largest and most intact of a series of apartment buildings constructed in this part of Charlottesville during the 1920s in order to accommodate the burgeoning population of the City. Situated within a half mile of the Rotunda, the building's location in close proximity to the University as well as its easy accessibility to downtown was meant to attract not only the faculty population and students but also business professionals. Advertisements from when Preston Court Apartments opened in 1929 tout its modern characteristics including that of being fireproof (**Figure 1**). This appeal to safety and modern conveniences and the way those features are incorporated into the building are what set Preston Court Apartments apart from other contemporary apartment buildings in Charlottesville.

Designed by University of Virginia architecture professor Stanislaw Makielski, Preston Court Apartments was owned and constructed by the Frank E. Hartman Company, run by brothers Leonard and Frank Hartman. In 1931 Frank Hartman, who was trained as a civil engineer, became superintendent of buildings and grounds at the University of Virginia, a position he held until 1957. The Hartman family is still the majority owner and a granddaughter of Leonard Hartman is the manager and operates the rental units at Preston Court Apartments, which cost \$220,000 to construct in 1928.<sup>1</sup>

Located on the north side of Grady Avenue one block east of Rugby Road, the three-story

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building is C-shaped with a rear courtyard excavated to the basement level. Constructed using cast-in-place reinforced concrete with concrete tile partitions, the building is faced with brick with cast stone detailing.<sup>2</sup> The facade, which faces south onto Grady Avenue, is now somewhat obscured by mature magnolia trees that wrap around all sides of the building, yet still addresses the street effectively (**Photo 1**). Measuring nearly 150 feet in length, the fourteen-bay front façade features two large multi-level porticos, each containing an entrance into the building. This pattern is echoed on the east and west elevations although they are narrower, measuring roughly 105 feet in length, seven bays wide, and containing only one portico each (**Photo 2**). The light-colored monumental porticos contrast with the dark brick walls and give the building a stately presence among the neighboring buildings that are primarily single-family residences or fraternities. Low fieldstone gateposts with a marble plate inscribed with "Preston Court Apartments" are located on either side of the west entrance to Preston Place, the street that runs alongside and behind the building (**Photo 3**).

The Preston Court Apartments is faced with brick laid in a Flemish-bond pattern on all sides. The bricks used in the foundation, which are a darker color than the red bricks of the walls, feature a molded brick water table (**Photo 4**). Cast stone quoins mark the corners of the building as well as frame the porches. The three-story building has a flat roof with a brick parapet topped by a wooden entablature and cornice. Another wooden cornice and frieze is located just below the third-story windows. On the parapet at the center of the Grady Avenue facade is a panel of pierced concrete blocks, which match those in the cornice of the portico, flanked by low-relief concrete consoles with an Art Deco motif. The building contains four capped interior brick chimneys along the front and two each on the side elevations.

Two, two-story, five-bay, flat-roofed Ionic porticos are located on the front of Preston Court Apartments, each measuring 47 feet in width. The side elevations contain one of the same style of portico. Six, stuccoed, Ancient Ionic columns support a flat roof with a modillioned entablature and a cushion frieze decorated with Chinese Chippendale pierced vents (**Photo 5**). A metal awning shelters a deck on the roof of each portico. Porches with wrought iron balustrades are found at both levels of the portico and are accessible from the apartments by paired French doors. Another level of porches is found on the roof of the porticos for a total of twenty-four balconies. The portico columns are supported by a raised brick foundation at the basement level that contains segmental-arched two-light windows that provide light into the basement.

Entrances into the building are located at the center bay of each portico, between the porches, at the level of the stair landing between the basement and first story (**Photo 6**). The walkways are

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paved with flagstone. The paneled entrance doors have an entablature with shouldered architrave, deep cushion frieze, and denticulated cornice on consoles supported by pilasters. Above the entrance on the upper landing is a round-headed multi-light window with rounded brick arch and keystone that is fronted by a Chinese Chippendale balustrade. Unlike other similar apartment buildings of this era in Charlottesville, Preston Court stands out as the only one that incorporated multiple entrances. Nearby on University Way, the Lyndhall (1915), and on University Circle, the Wentenbaker (1916), and Rugby Apartments (ca. 1925) all have one main entrance as does the Altamont (1928), located on Altamont Circle closer to downtown. Raleigh Apartments (1927) located on University Circle contains two front entrances, but none on the side. Not only do multiple entrances disperse the tenants and provide more privacy, they are also a fire safety feature.<sup>3</sup>

The wooden windows are double-hung, six-over-six-sash with molded surrounds and louvered wooden shutters. The first- and some of the second-story windows have brick jack arches with stone keystones, and the first-story windows also have paneled wooden aprons. The second-story windows have cast stone jack arches, and a band of cast stone extending around the building acts as a common lintel for the third-story windows. Basement windows are segmental-headed; some are six-over-six-sash and some are half-sized two-light hinged sash. Some of the rear windows facing the courtyard contain eight-over-eight wood sash.

Access to the rear sunken courtyard along the north side of the building is by a pair of two-flight stairs from the top of a fieldstone retaining wall that is located close to the rear property line (Photo 7). The rear elevation of Preston Court Apartments is more simply detailed than the other sides of the building and serves as the service entrance. Each apartment has a back door from the kitchen that opens onto a fire escape that leads down into the well-landscaped rear courtyard (Photo 8). The four, three-bay, four-story, hip-roofed, steel fire escape units each contain a central staircase flanked by landings with a balustrade. Each level of the escape serves two apartments. The detailing on the escapes is minimal and the steel is painted black. As with the other elevations, mature magnolias are located in the courtyard, providing shade and privacy (Photo 9).

fire escapes

Although Preston Court Apartments was the largest building on the street when constructed in 1928, Makielski's judicious use of Classical design elements on the exterior allows the building to fit into the neighborhood. The exterior massing of what could have been an out of scale and bulky structure is de-emphasized and broken down into a more intimate scale by the use of multiple porticos with entrances, the contrasting use of brick and cast stone to call attention to

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the individual architectural elements, and the use of horizontal banding to minimize the building's height.

Apartment buildings were a relatively new phenomenon in Charlottesville during this time. Potential tenants, who would move there from single-family dwellings, would appreciate a more intimate and residential scale to which they were accustomed. An article in the April 3, 1928 edition of the Daily Progress about the construction of the Preston Court, presents the building as a "modern 26-family fireproof structure." The exterior design is linked to the "Colonial" type "so exemplified in the major buildings at the University." Its location is touted including its high and attractive siting that faces south, east and west "with an attractive court in the center." Modern amenities are described, some of which, including the roof garden, were not realized presumably because of cost overruns:

....All floors and walls, both exterior and roof will be strictly fire proof and the roof will be used as a roof garden and in addition to being insulated with corkboard to keep apartments cool,...sprinklers to spray the roof in extremely warm weather...Kitchens will be equipped with both gas and electricity, automatic gas, water heaters, and electric ranges, and an individual electric refrigerator in each kitchen.<sup>4</sup>

Preston Court Apartments contains thirty-five units, making it the largest historic apartment complex in the area.<sup>5</sup> Of the twenty-four balcony level apartments, six contain three bedrooms and two bathrooms, twelve contain two bedrooms and one bath, and six contain one bedroom and one bath, and all back up to the interior rear courtyard. The basement level contains eleven courtyard apartments as well as the utility rooms. Although the interior has had modest upgrades over the years, the general floor plans are the same with the exception of some of the basement apartments (**Figure 2**). Upgrades have been made to some of the bathrooms and kitchens as well, although overall, the building is remarkably well preserved. The built-up roof has been resurfaced on several occasions and other minor service upgrades to the apartments have been made.

Each of the four entrances to the building leads to a vestibule with a set of dog-leg stairs up to the upper-story apartments and down to the basement apartments. The floor, landings, and stairs treads are covered in light-colored marble and the metal rectangular prickets, wooden handrail, and turned newels are painted black (**Photo 10**).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Preston Court Apartments  
Charlottesville, Virginia

Section   7   Page   5  

The apartments fall into the one-, two-, or three-bedroom category and all generally follow the same plan. The exception is the basement level apartments, which are less formal than the upper story ones. Reserved for students and directly adjacent to the mechanical rooms, one major difference is that unlike the upper story units, these do not feature an entrance vestibule.

Generally, each unit includes a small entrance vestibule with the living room at the front of the apartment containing doors that lead out to the porch. The dining room is located behind the living room and offers a view to the rear courtyard. The adjacent kitchen has a back door out to a small landing on the fire escape, providing a secondary service entrance to the apartment. The bedrooms are located off the living room area and center around the bathroom which includes a sink, toilet, and usually a window. Wooden floors are found throughout the apartments with the exception of the bathrooms that are tiled and the kitchens that contain linoleum. Corkboard is found within the floors and walls providing not only insulation but noise abatement between the units. The plastered walls and ceilings in the vast majority of the apartments as well as the painted wooden crown mold, baseboard, and window and door trim are intact. The most formal space in each unit is the living room, which contains a fireplace with mantel (Photo 11). According to a newspaper article after Preston Court Apartments opened in February of 1929, the Classical Revival style mantels, featuring fluted Doric pilasters supporting a frieze with applied reliefs and a stepped mantelshelf, were manufactured by the Breecher Company of Louisville, Kentucky.<sup>6</sup>

Preston Court Apartments is architecturally significant as an exceptionally well-preserved example of a Classical Revival garden-style apartment from the mid-1920s in the City of Charlottesville, Virginia. The "modern and fireproof" building, designed by architect Stanislaw Makielski, successfully addresses apartment living while appealing to single-family residential characteristics including smallness of scale, privacy, light, and modern amenities as well as providing for secondary service entrances into each unit. Preston Court's architectural sophistication reflects the desire of the architect and the original owner and builder, Frank E. Hartman Company, to address these concerns.

### ENDNOTES

<sup>1</sup> John E. Wells and Robert E. Dalton. *The Virginia Architects, 1835-1955, a Biographical Dictionary*. [Richmond: New South Press, 1997], 277.

<sup>2</sup> Although the interior structural walls are not visible, this information was gleaned from the 1929 Sanborn Map,



**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

**RECEIVED**

NOV 29 2016

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130

NEIGHBORHOOD DEVELOPMENT SERVICES  
Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	Neighborhood Investments-PC, LP	Applicant Name	Henningsen Kestner Architects, Inc.
Project Name/Description	Preston Court Apartments Renovation	Parcel Number	050110000
Project Property Address	1600 Grady Ave., Charlottesville, VA 22903	CHRIS HENNINGSEN	

**Applicant Information**

Address: 1108 East High St., Charlottesville, VA 22902  
Email: chris@henningsenkestner.com  
Phone: (W) (434) 971-7202 (C) \_\_\_\_\_

**Property Owner Information (if not applicant)**

Address: 810 Catalpa Ct., Charlottesville, VA 22903  
Email: richard@neighborhoodprops.com  
Phone: (W) (434) 923-8900 (C) \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits for this project? To be determined

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature Chris Henningsen Date 11-28-16

Christian E. Henningsen, AIA  
Print Name Date

**Property Owner Permission (if not applicant)**

I have read this application and hereby give my consent to its submission.

Signature Richard T. Spurzem Date 11/28/16

Richard T. Spurzem  
Print Name Date

**Description of Proposed Work (attach separate narrative if necessary):** Addition of below grade patios & guardrails for basement units (on front and sides of building). Removal of steel fire escapes, reconfiguration of exterior doors and windows, and addition of entry porticos (in rear courtyard).

**List All Attachments (see reverse side for submittal requirements):**

Cover sheet, existing photos, existing plans, proposed plans, existing and proposed elevations, 3D renderings of proposed below grade patios, site plan.

**For Office Use Only**

Received by: J. Barmore  
Fee paid: \$125.00 Cash/Ck. # 2056  
Date Received: 11/29/2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

Revised 2016

P16-0179

PROPOSED RENOVATION

# PRESTON COURT APARTMENTS

1600 GRADY AVENUE, CHARLOTTESVILLE, VIRGINIA 22903

BOARD OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION PACKAGE  
FINAL

29 NOVEMBER 2016

**HK**  
HENNINGSEN KESTNER  
ARCHITECTS  
1100 EAST HIGH STREET, CHARLOTTESVILLE, VA 22902  
PHONE (609) 775-8321 FAX (609) 255-5410 HENNINGSENKESTNER.COM

RENOVATION  
**PRESTON COURT**  
1600 GRADY AVE, CHARLOTTESVILLE, VA 22903

NO.	DATE	DRAWING RELEASE
1	11/29/16	INITIAL SUBMISSION

NO.	DATE	REVISION

PRESTON COURT  
CERT. OF APPROPRIATENESS  
APPLICATION PACKAGE  
PROJECT NO. 16/6 FILE NO. 16/6-BAR/01

BAR.01



EXISTING CONDITIONS - SOUTHEAST COURTYARD



EXISTING CONDITIONS - SOUTH COURTYARD



EXISTING CONDITIONS - SOUTH COURTYARD



EXISTING CONDITIONS - SOUTHEAST CORNER



TYPICAL ENTRY - EAST ELEVATION



EXISTING CONDITIONS - SOUTH ELEVATION



EXISTING CONDITIONS - SOUTH ELEVATION



EXISTING CONDITIONS - WEST ELEVATION



EXISTING CONDITIONS - NORTHWEST CORNER

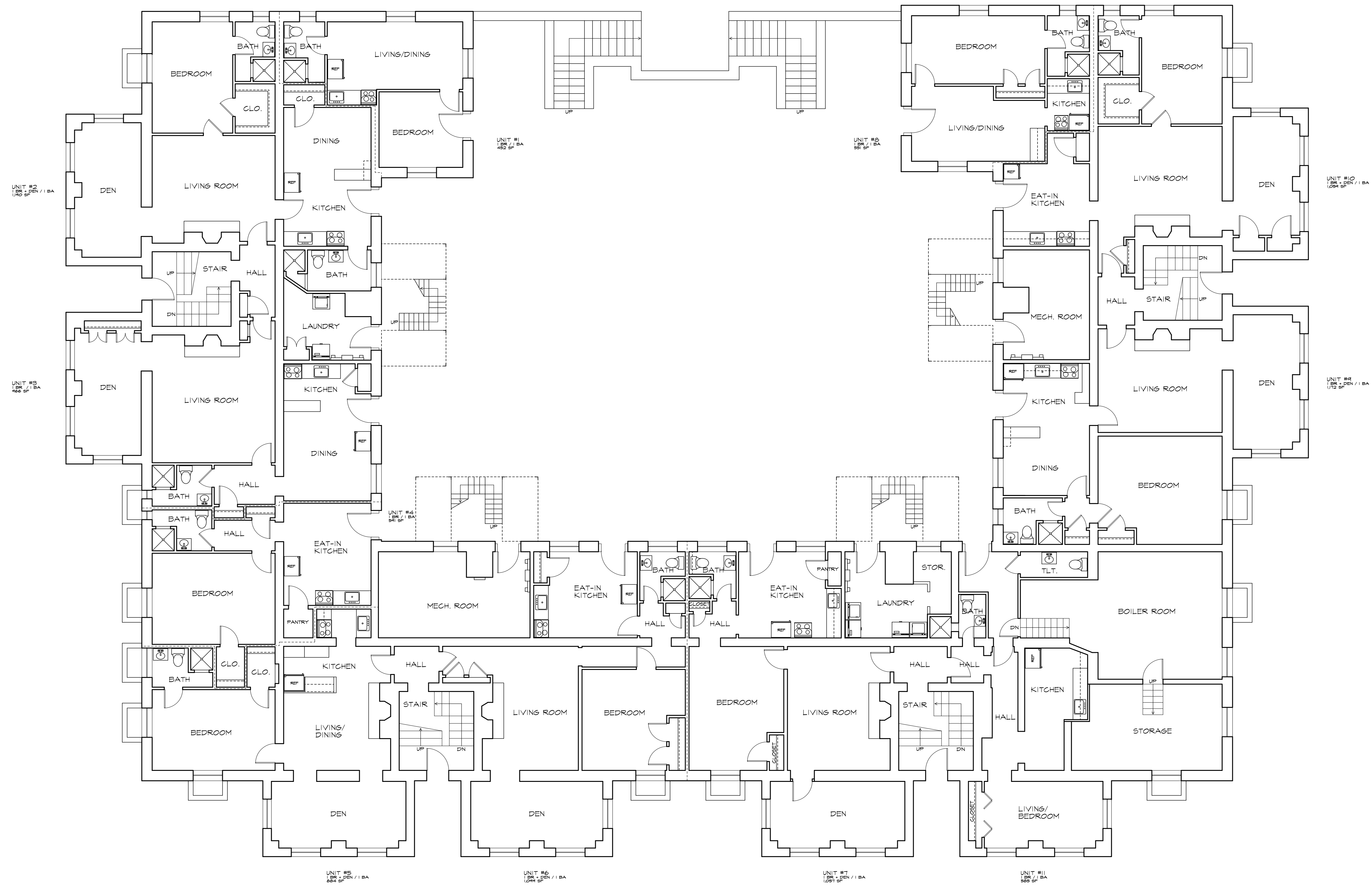
RENOVATION  
**PRESTON COURT**  
1600 GRADY AVE, CHARLOTTESVILLE, VA 22903

NO.	DATE	DRAWING RELEASE	
		INITIAL	SUBMISSION

NO.	DATE	REVISION	FILE NO.

PRESTON COURT  
CERT. OF APPROPRIATENESS  
APPLICATION PACKAGE  
PROJECT NO. 1616 FILE NO. 1616-BAR11





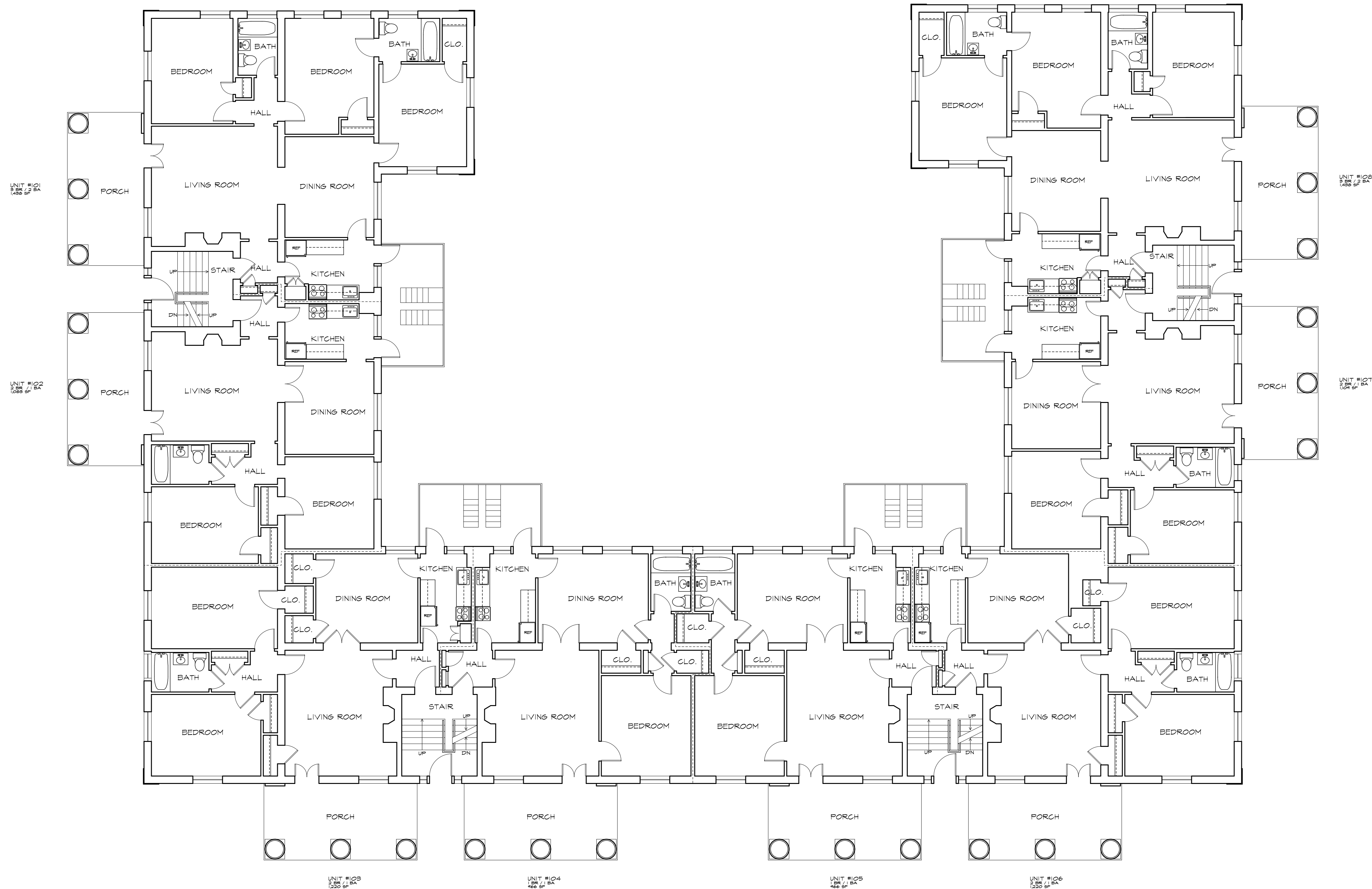
1 EXISTING GROUND FLOOR PLAN - 11,875 SF

1/8"=1'-0"

RENOVATION  
**PRESTON COURT**  
 1600 GRADY AVE, CHARLOTTESVILLE, VA 22903

NO.	DATE	DRAWING RELEASE
1	11.29.16	INITIAL SUBMISSION
NO.	DATE	REVISION

PRESTON COURT  
 CERT. OF APPROPRIATENESS  
 APPLICATION PACKAGE  
 PROJECT NO. 1616 FILE NO. 1616-BA402



1 TYPICAL EXISTING UPPER FLOOR PLAN - 9,928 SF

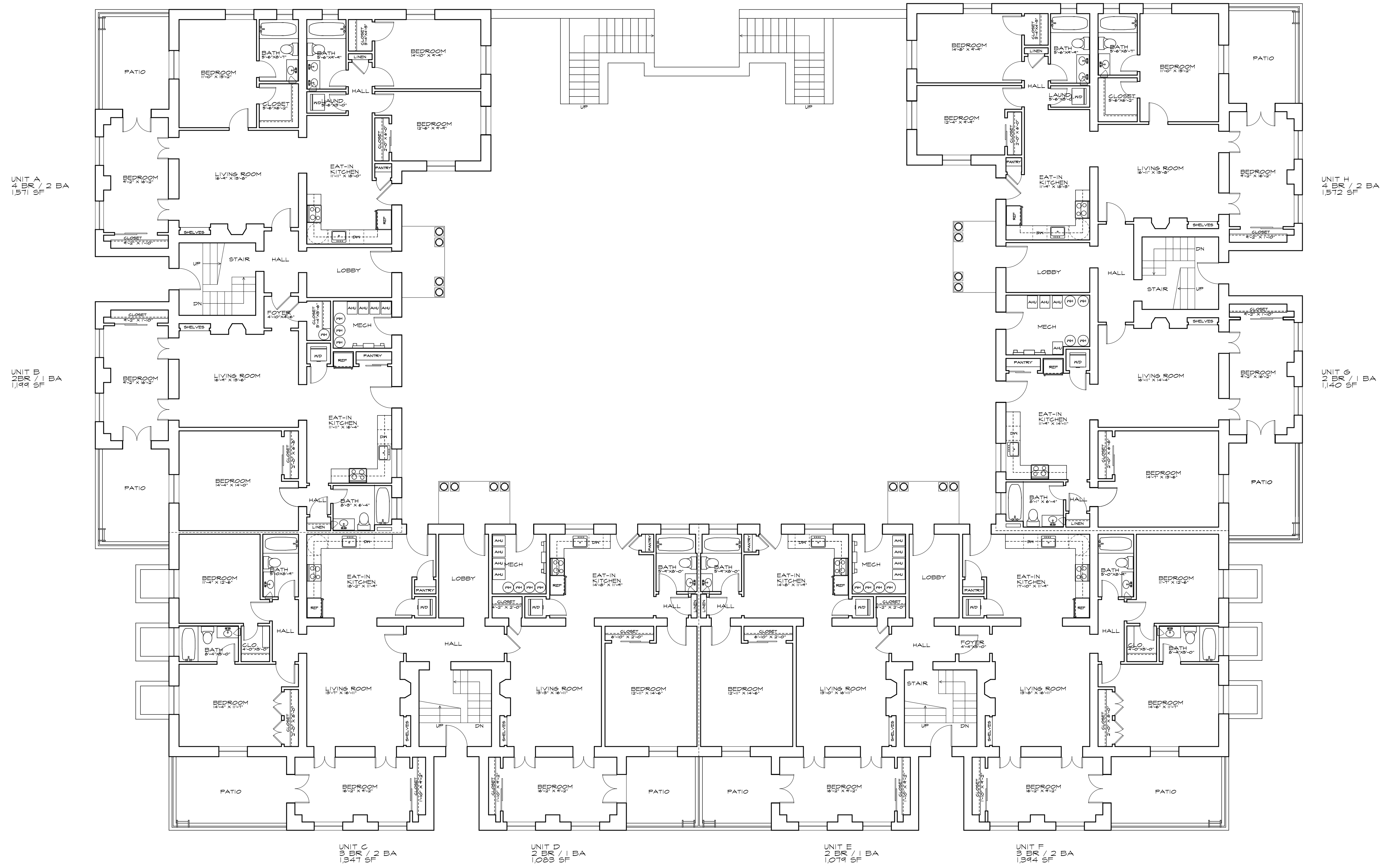
1/8"=1'-0"

RENOVATION  
**PRESTON COURT**  
 1600 GRADY AVE, CHARLOTTESVILLE, VA 22903

NO.	DATE	DRAWING RELEASE
1	11.29.16	INITIAL SUBMISSION

PRESTON COURT  
 CERT. OF APPROPRIATENESS  
 APPLICATION PACKAGE

PROJECT NO. 16-6  
 FILE NO. 16-6-BARG3



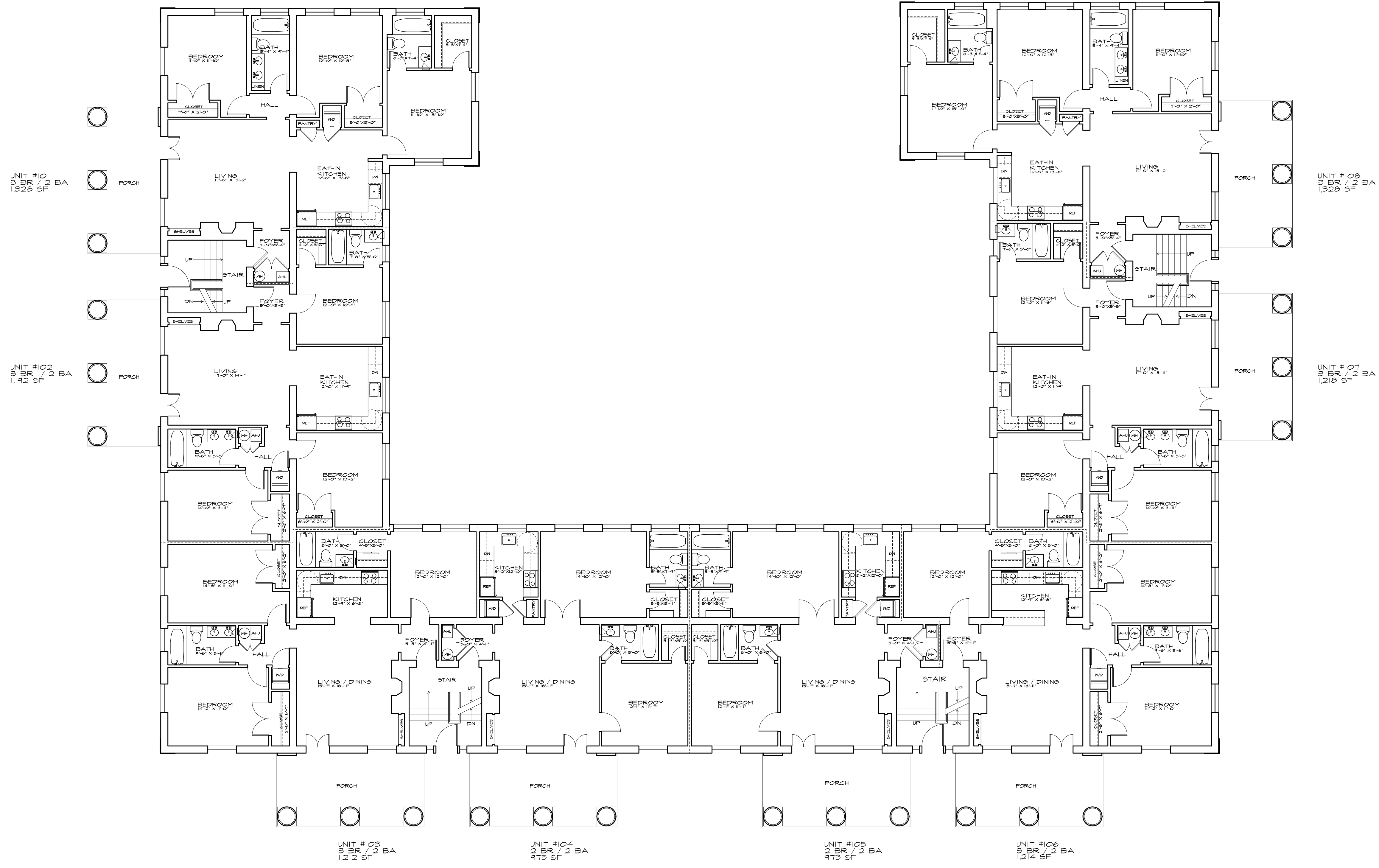
PROPOSED GROUND FLOOR PLAN

1/8"=1'-0"

RENOVATION  
**PRESTON COURT**  
 1600 GRADY AVE, CHARLOTTEVILLE, VA 22903

NO.	DATE	DRAWING RELEASE
1	11.24.16	INITIAL SUBMISSION
NO.	DATE	REVISION

PRESTON COURT  
 CERT. OF APPROPRIATENESS  
 APPLICATION PACKAGE  
 PROJECT NO. 1616 FILE NO. 1616-BARG-4



1 TYPICAL PROPOSED UPPER FLOOR PLAN

1/8"=1'-0"

RENOVATION  
**PRESTON COURT**  
 1600 GRADY AVE, CHARLOTTESVILLE, VA 22903

NO.	DATE	DRAWING RELEASE	INITIAL	SUBMISSION
1	11/29/16			

NO.	DATE	REVISION



1 EXISTING SOUTH ELEVATION

1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION

1/8"=1'-0"

RENOVATION  
**PRESTON COURT**  
 1600 GRADY AVE, CHARLOTTESVILLE, VA 22903

NO.	DATE	DRAWING RELEASE	INITIAL	SUBMISSION
1	11.29.16			
NO.	DATE	REVISION		

PRESTON COURT  
 CERT. OF APPROPRIATENESS  
 APPLICATION PACKAGE

PROJECT NO. 1616 FILE NO. 1616-BAR07



1 EXISTING EAST ELEVATION

1/8"=1'-0"



2 EXISTING WEST ELEVATION

1/8"=1'-0"



3 PROPOSED EAST ELEVATION

1/8"=1'-0"

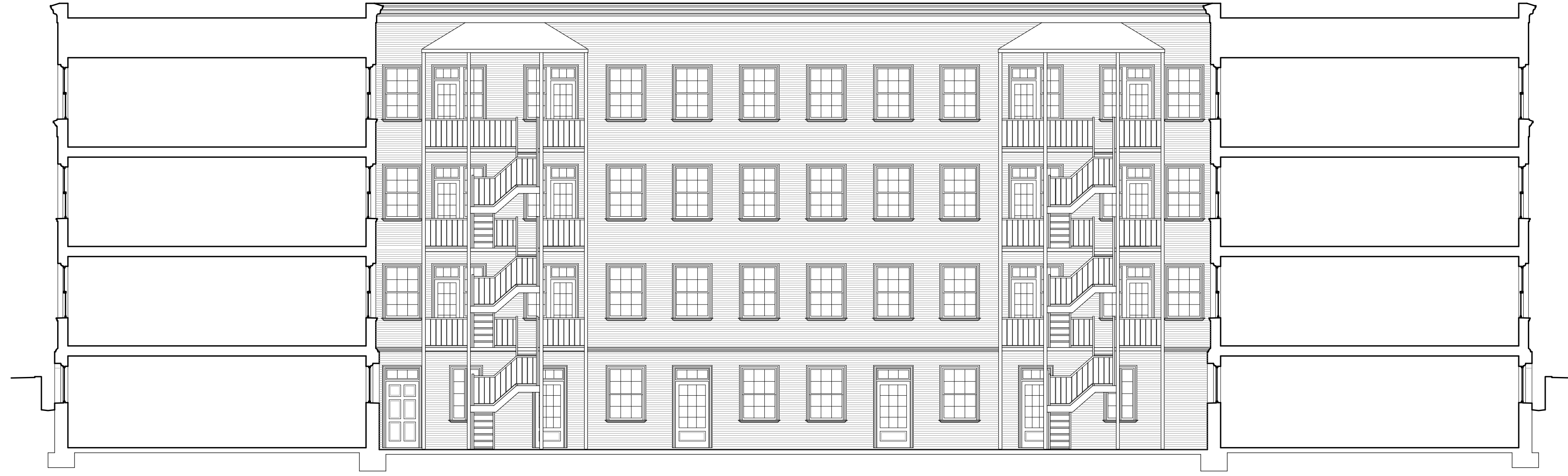


4 PROPOSED WEST ELEVATION

1/8"=1'-0"

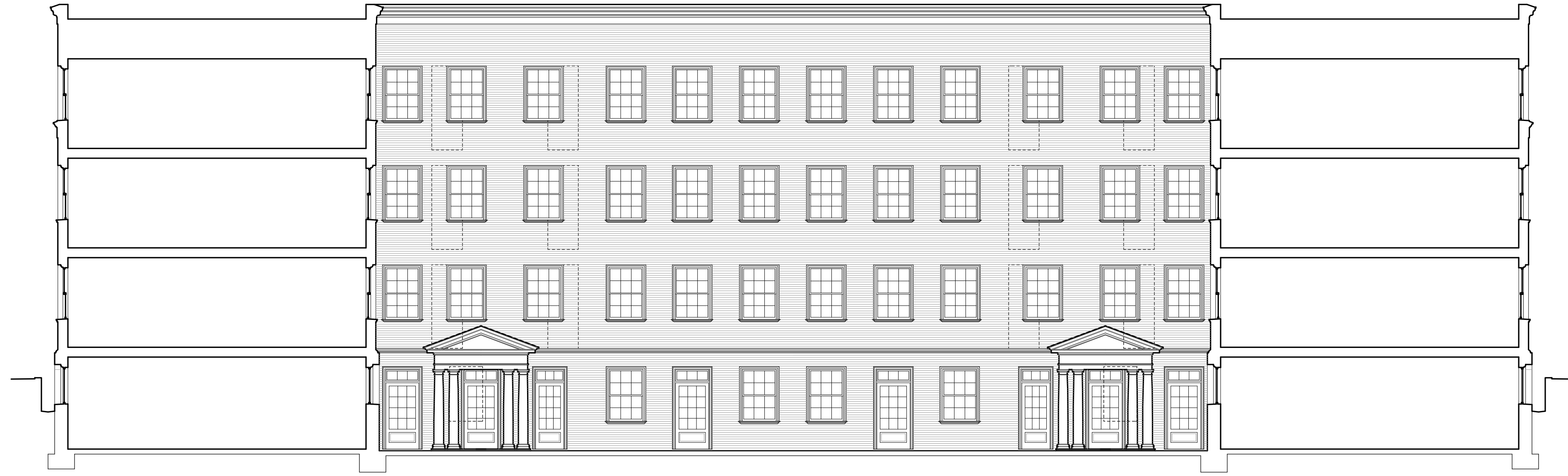
NO.	DATE	DRAWING RELEASE
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NO.	DATE	REVISION

PRESTON COURT  
CERT. OF APPROPRIATENESS  
APPLICATION PACKAGE  
PROJECT NO. 1616 FILE NO. 1616-BAR07



1 EXISTING SOUTH COURTYARD ELEVATION

1/8"=1'-0"



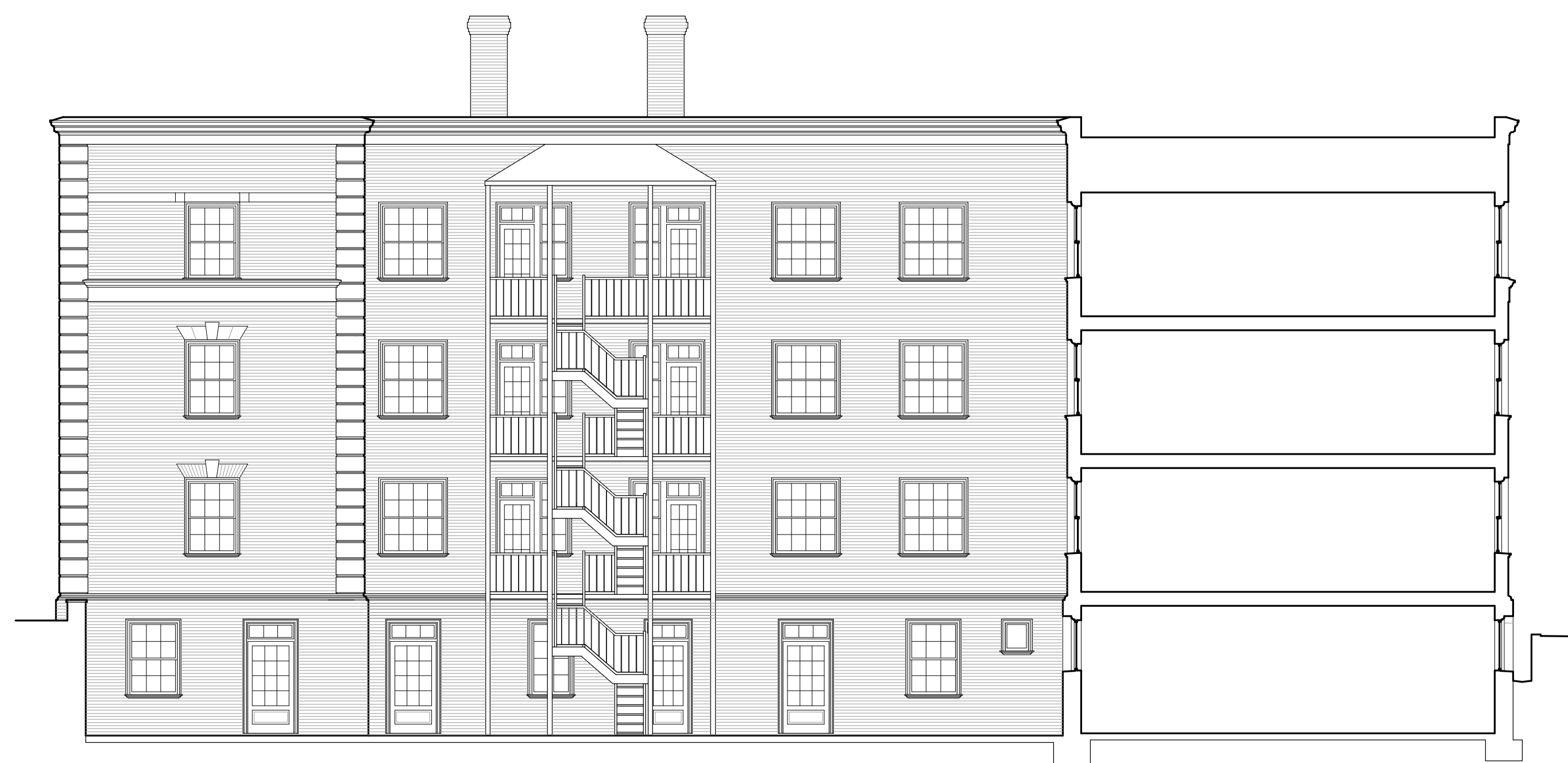
2 PROPOSED SOUTH COURTYARD ELEVATION

1/8"=1'-0"

RENOVATION  
**PRESTON COURT**  
 1600 GRADY AVE, CHARLOTTESVILLE, VA 22903

DRAWING RELEASE		REVISION	
NO.	DATE	NO.	DATE
1	11/24/16		

PRESTON COURT  
 CERT. OF APPROPRIATENESS  
 APPLICATION PACKAGE  
 PROJECT NO. 1616 FILE NO. 1616-BAR09



1 EXISTING EAST COURTYARD ELEVATION

1/8"=1'-0"



2 EXISTING WEST COURTYARD ELEVATION

1/8"=1'-0"



3 PROPOSED EAST COURTYARD ELEVATION

1/8"=1'-0"



4 PROPOSED WEST COURTYARD ELEVATION

1/8"=1'-0"

NO.	DATE	DRAWING RELEASE	INITIAL SUBMISSION	NO.	DATE	REVISION
1	11.29.16					

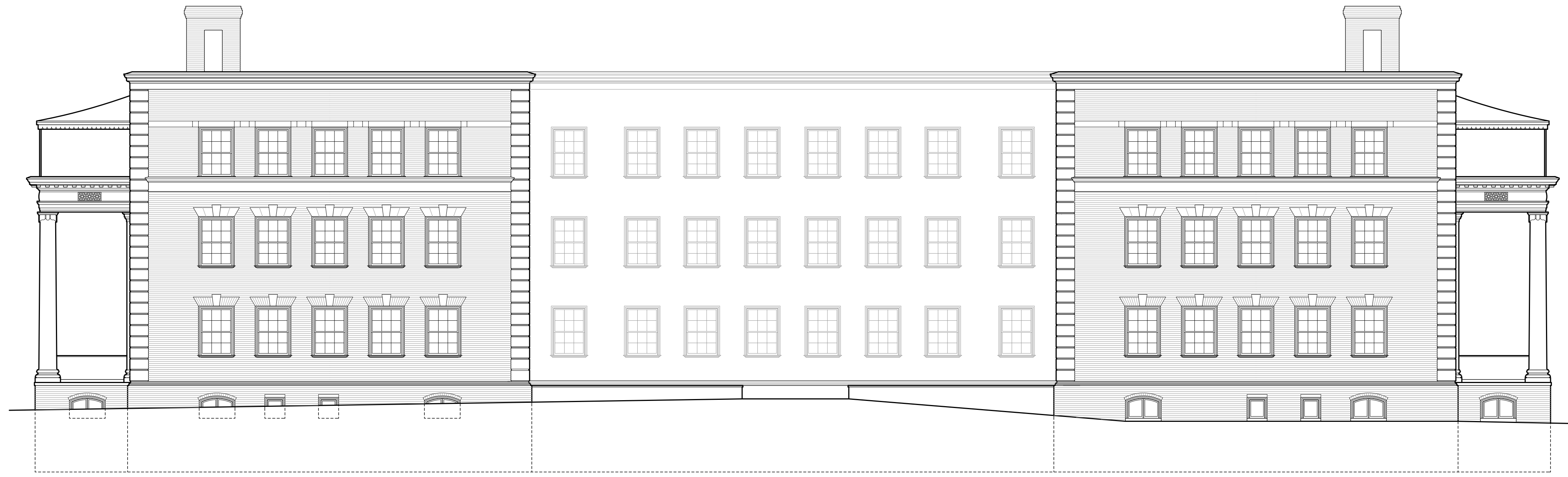
PRESTON COURT CERT. OF APPROPRIATENESS APPLICATION PACKAGE	PROJECT NO. 1616	FILE NO. 1616-BAR-04
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1 EXISTING REAR ELEVATION

1/8"=1'-0"



2 PROPOSED REAR ELEVATION

1/8"=1'-0"

NO.	DATE	DRAWING RELEASE
1	11/24/16	INITIAL SUBMISSION

NO.	DATE	REVISION

PRESTON COURT  
 CERT. OF APPROPRIATENESS  
 APPLICATION PACKAGE

PROJECT NO. 1616 FILE NO. 1616-PARC10



PROPOSED PATIO - TAKEN FROM EAST SIDE OF BUILDING



PROPOSED PATIO - TAKEN FROM SOUTHEAST CORNER OF BUILDING



PROPOSED PATIO - TAKEN FROM FIRST FLOOR BALCONY TOWARDS PRESTON PL



PROPOSED PATIO - TAKEN FROM SOUTHEAST CORNER OF BUILDING

DRAWING RELEASE		INITIAL SUBMISSION	
NO.	DATE	NO.	DATE
REVISION		REVISION	
NO.	DATE	NO.	DATE

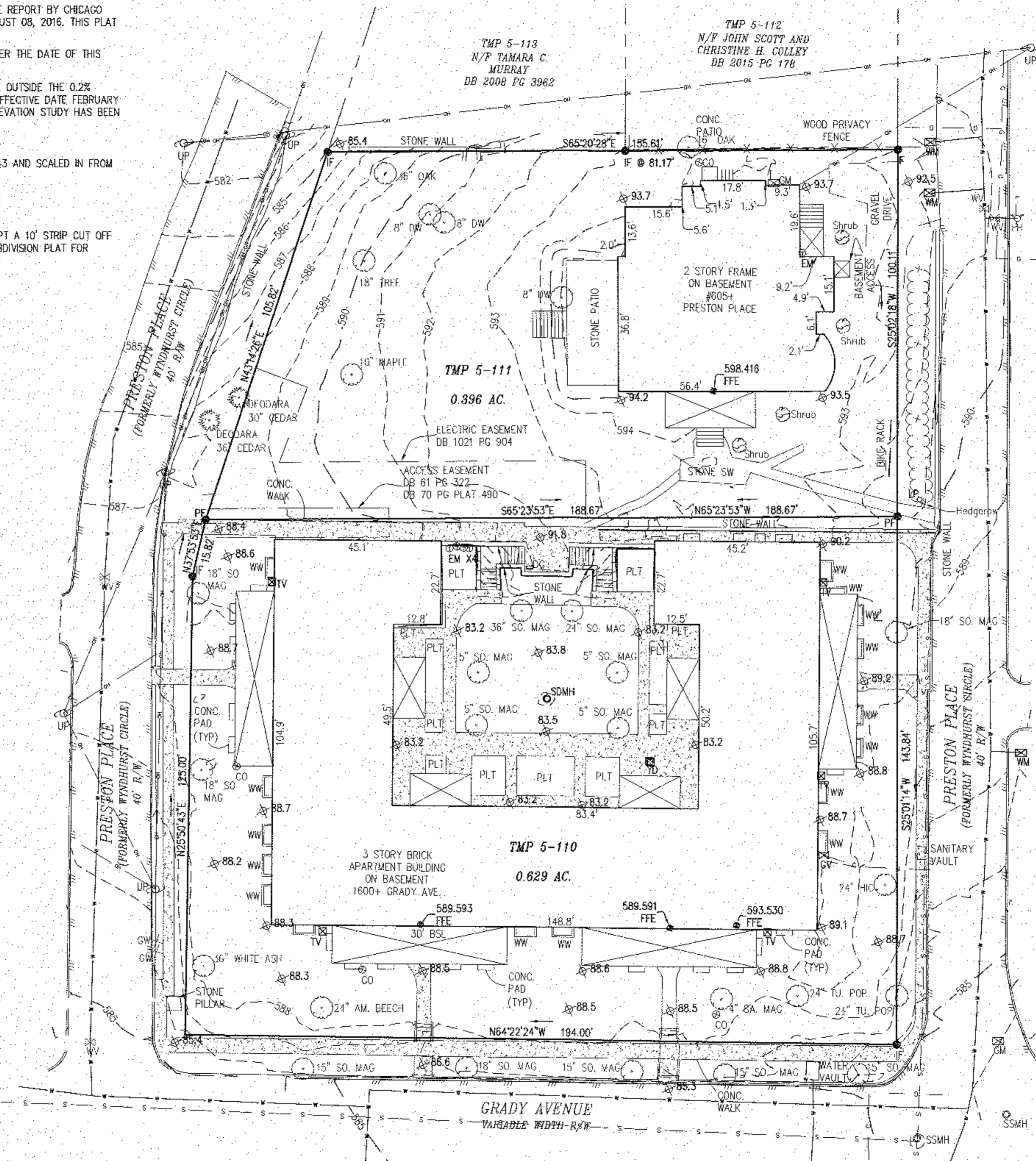
PRESTON COURT  
 CERT. OF APPROPRIATENESS  
 APPLICATION PACKAGE  
 PROJECT NO. 1616 FILE NO. 1616-BAR11

1. A PORTION OF THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 272160151, EFFECTIVE DATE AUGUST 08, 2016. THIS PLAT ADDRESSES ONLY PARCEL ONE OF TITLE REPORT.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FEMA MAP NO 51003C0286D, EFFECTIVE DATE FEBRUARY 4, 2005. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. PROPERTY IS ZONED R-3H.
5. UNDERGROUND UTILITIES MARKED BY MISS UTILITY, TICKET NUMBER B622801343 AND SCALED IN FROM CITY OF CHARLOTTESVILLE GIS.
6. OWNER OF RECORD: NEIGHBORHOOD INVESTMENTS-PC-LP
7. SOURCE OF TITLE: DB 2016 PG 3665.
8. SUBJECT PROPERTY IS COMPRISED OF LOTS 25 AND LOT 26, LESS AND EXCEPT A 10' STRIP CUT OFF THE NORTHERN SIDE OF EACH LOT, OF PRESTON PLACE SUBDIVISION. THE SUBDIVISION PLAT FOR PRESTON PLACE CAN BE FOUND IN DEED BOOK 34, PAGE 478.
9. ONE FOOT CONTOUR INTERVAL
10. VERTICAL DATUM: NAVD 88

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF W.D. SEWARD FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 11-18-16; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS THE MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



LEGEND	
AM	AMERICAN BEECH
BSL	BUILDING SETBACK LINE
IF	IRON PIN FOUND
PF	PIPE FOUND
CO	SANITARY CLEAN-OUT
EM	ELECTRIC METER
G	UNDERGROUND GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
LP	LAMP POST
OH	OVERHEAD UTILITY
PLT	PLANTER
SW	SIDEWALK
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TP	TELEPHONE PEDESTAL
TV	TV PEDESTAL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
WW	WINDOW WELL
YD	YARD DRAIN
SO. MAG	SOUTHERN MAGNOLIA
SA. MAG	SAUCER MAGNOLIA
TU. POP	TULIP POPLAR
HIC	HICKORY
DW	DOGWOOD
DG	DRAIN GRATE



**Dominion Engineering**

172 South Parkside Drive  
Charlottesville, VA 22901  
434.979.6121 (p)  
434.979.1681 (f)  
dominioneng.com

COMMONWEALTH OF VIRGINIA  
W.D. SEWARD  
Lic No. 1934  
11-18-2016  
LAND SURVEYOR

REVISIONS:		CHECKED BY: WDS	
NO.	DESCRIPTION	DATE	SCALE
			AS SHOWN
			SDD
			DRAWN BY:

PROJECT TITLE:  
**TOPOGRAPHIC SURVEY  
 TAX MAP 5  
 PARCEL 110 & 111  
 CITY OF CHARLOTTESVILLE, VIRGINIA**

PROJECT NO: 16.0092  
 SHEET NO:  
**V1**  
 1 OF 1  
 DATE: NOVEMBER 18, 2016

Similar to  
proposed porticos





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