



Department of Planning and Development Review  
Planning and Preservation Division

Section 106 Review – Notice of Adverse Effect  
for the Demolition at **1333 North 27<sup>th</sup> Street**

Notice on October 7, 2011 is hereby given, primarily via electronic mail, regarding the Section 106 review of a federal undertaking at the above-referenced address that will result in a finding of Adverse Effect. The proposed demolition is an undertaking because it is taking place in an area that may receive such funding in the future. The undertaking will result in an adverse effect because it will result in the demolition of a contributing property in the Church Hill North Historic District.

**The building has been declared an imminent hazard to public safety, and the demolition is proceeding immediately on an emergency basis (see the attached documentation).**

The City is taking steps to address the adverse effect in accordance with procedures set forth in the Richmond Programmatic Agreement (PA), for the Section 106 Review of HUD-related undertakings. Attached you will find a copy of the information packet for the undertaking. As a consulting party or historic preservation stakeholder you are being given the opportunity to comment on this adverse effect.

If you have any comments pertaining to this adverse effect, please forward them to me **no later than November 9, 2011.**

You can contact me, with your questions or comments, by electronic mail at [Thomas.Potterfield@Richmondgov.com](mailto:Thomas.Potterfield@Richmondgov.com) or by phone at 804-646-6364. You can also write or visit me in Richmond City Hall at the address listed below.

Sincerely

A handwritten signature in blue ink, appearing to read "T. Tyler Potterfield". The signature is stylized and somewhat cursive.

T. Tyler Potterfield  
Planner II



# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Douglas W. Domenech  
*Secretary of Natural Resources*

Kathleen S. Kilpatrick  
*Director*

Tel: (804) 367-2323  
Fax: (804) 367-2391  
TDD: (804) 367-2386  
[www.dhr.virginia.gov](http://www.dhr.virginia.gov)

September 7, 2011

Tyler Potterfield, Planner II  
City of Richmond  
Department of Community Development  
900 East Broad Street, Room 510  
Richmond, VA 23219

Re: Demolition of 1333 N. 27<sup>th</sup> Street  
City of Richmond  
DHR File No. 2011-1508

Dear Mr. Potterfield,

On August 18, 2011 the Virginia Department of Historic Resources (DHR) received information regarding the above referenced project for review and comment pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

DHR understands that the dwelling located at 1333 N. 27<sup>th</sup> Street has been declared an imminent threat to public safety by the Commissioner of Buildings and demolition will proceed on an emergency basis to address unresolved property maintenance code violations. As you know, 1333 N. 27<sup>th</sup> Street (DHR ID# 127-0820-0677) contributes to the National Register of Historic (NRHP)-listed Church Hill North Historic District (DHR ID# 127-0820). As such the dwelling and historic district must therefore be considered historic properties for the purposes of Section 106.

The demolition of NRHP-listed building is an adverse effect. The proposed mitigation in the form of intensive level documentation is an appropriate level of mitigation is in keeping with Stipulation VIII.(D.) of the Programmatic Agreement Between the City of Richmond and the Virginia Department of Historic Resources Regarding the Section 106 Review of Community Revitalization Undertakings that Receive Federal Funds from the U.S. Department of Housing and Urban Development for which the City of Richmond, Virginia, is Obligated to Complete Section 106 Review.

Administrative Services  
10 Courthouse Ave.  
Petersburg, VA 23803  
Tel: (804) 862-6416  
Fax: (804) 862-6196

Capital Region Office  
2801 Kensington Office  
Richmond, VA 23221  
Tel: (804) 367-2323  
Fax: (804) 367-2391

Tidewater Region Office  
14415 Old Courthouse Way 2<sup>nd</sup>  
Floor  
Newport News, VA 23608  
Tel: (757) 886-2807  
Fax: (757) 886-2808

Western Region Office  
962 Kime Lane  
Salem, VA 24153  
Tel: (540) 387-5428  
Fax: (540) 387-5446

Northern Region Office  
5357 Main Street  
PO Box 519  
Stephens City, VA 22655  
Tel: (540) 868-7031  
Fax: (540) 868-7033

DHR looks forward to receiving and reviewing the above referenced mitigation for the adverse effect. Should you have any questions or need assistance, please feel free to contact Ms. Lee via email at [amanda.lee@dhr.virginia.gov](mailto:amanda.lee@dhr.virginia.gov).

Sincerely,



Julie V. Langan, Director  
Resources Services and Review

Administrative Services  
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Fax: (540) 868-7033

## Section 106 Project Review Application Form

### I. GENERAL PROJECT INFORMATION

1. Has this project been previously reviewed by DHR? See DHR Project #

2. Project Name 1333 N 27th St

3. Project Location Richmond

City Town

4. Specify Federal and State agencies involved in project (providing funding, assistance, license or permit). Refer to the instructions.

Lead Federal Agency U. S. Department of Housing and Urban Development, Virginia Office

Other Federal Agency City of Richmond (HUD Grantee)

State Agency

#### 5. Lead Federal Agency Contact Information

Contact Person T. Tyler Potterfield, Planner II, Department of Planning and Development Review

Mailing Address 900 East Broad Street, Room 510 Richmond, Virginia 23219

Phone Number 804-646-6364

Fax Number (804) 646-5789

Email Address thomas.potterfield@richmondgov.com

#### 6. Applicant Contact Information

Contact Person T. Tyler Potterfield, Planner II, Department of Planning and Development Review.

Mailing Address 900 East Broad Street, Room 510, Richmond, Virginia 23219

Phone Number 804-646-6364

Fax Number (804) 646-5789

Email Address thomas.potterfield@richmondgov.com

### II. PROJECT LOCATION AND DESCRIPTION

7. USGS Quadrangle Name Not Applicable. Each property in mapped using the City GIS system.

8. Number of acres included in the project Less than 1 unless otherwise specified.

9. **Have any architectural or archaeological surveys of the area been conducted?** Yes

**If yes List the date and title of the report:** The building is located in the Church Hill North Historic District. This district has been completely inventoried and was listed on the State and Federal Historic Registers in 2000.

10. **Are any structures 50 years old or older within or adjacent to the project area?** Yes

**If yes, give date(s) of construction and provide photographs.**  
Most of the adjoining buildings are over 50 years of age.

11. **Does the project involve the rehabilitation, alteration, removal or demolition, of any structure, building, designated site (e.g. park cemetery) or district 50 years or older?**

Yes. The undertaking will result in the demolition of a contributing historic buildings that is over 50 years of age.

12. **Does the project involve any ground disturbance (e.g. excavating for footings, installing sewer or water lines or utilities, grading roads, etc.)?**

The demolition of this existing building will result in its complete removal, including foundations and basements, and the grading of the building lot.

**13. DESCRIPTION:**

The project can be concisely described as follows: The undertaking is for the complete demolition of a building as a part of the City of Richmond demolition program. The demolition will address unresolved property maintenance code violations. Specifically, the building has been declared an imminent threat to public safety by the Commissioner of Buildings and will proceed on an emergency basis.

More complete information that conveys the scope of the project is attached.

**14. COMMENTS AND CONDITIONS OF THE CITY OF RICHMOND**

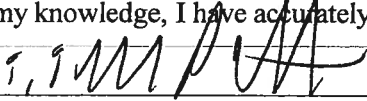
The city offers the following comments for the SHPO to consider in the review of this project.

- The demolition of this contributing historic property will result in finding of adverse effect. A notice of adverse effect is being sent to all stakeholders and consulting parties in accordance with the terms of the Richmond Programmatic Agreement. The City proposes that the adverse effect be mitigated through recordation of the property at the intensive level.

The City attaches the following conditions to the approval of this project to avoid or mitigate a finding of adverse effect:

- The property is in the process of being documented in the Virginia DSS system at the intensive level. The intensive inventory of the property will be prepared to DHR standards, accompanied with all necessary, maps, photographs, and supporting documentation, and approved by DHR staff for completeness prior to the start of demolition.

To the best of my knowledge, I have accurately described the proposed project and its likely impacts.



Signature of Applicant/Agent

8-16-2011

Date

**The following documentation is attached to this form**

- Photographs of the property
- A City Project Description form or Code Compliance documentation.
- A City GIS Map of the property showing the location, designated and eligible historic resources and archeological sites.
- All necessary plans and specifications.
- *Work Write-up and Secretary of the Interior's Standards Check List* for all rehabilitation and new construction projects.

**DHR Response:**

_____ No historic properties affected _____ No adverse effect	
_____ Additional information is needed in order to complete our review.	
_____ We have previously reviewed this project. A copy of our correspondence is attached.	
Comments: _____	
_____	
_____	
_____	
Signature _____	Date _____
Phone number _____	DHR File # _____
<i>This Space For Department Of Historic Resources Use Only</i>	



City of Richmond  
Department of Planning & Development Review  
Division of Property Maintenance Code Enforcement  
Richmond, Virginia 23219

**DEMOLITION OF UNSAFE BUILDING**  
IMMINENT DANGER

Re:  
1333 N. 27<sup>th</sup> Street

Owners: Franklin, Marian N.  
1333 N. 27<sup>th</sup> Street  
Richmond, Va. 23223

Date: 6-27-11



As provided by the Virginia Maintenance Code (VMC) made applicable by § 36-105 of the Code of Virginia; The Administrative Amendments, The ICC International Property Maintenance Code 2006, as adopted:

Violations and Code References

Code of Virginia

- § 15.2-906. Authority to Require Removal, Repair, Etc. of Buildings and Other Structures
- § 15.2-1115 Abatement or removal of nuisances.

Virginia Maintenance Code

- § 104.5 Powers and Duties
- § 105 Unsafe Structures or Structures Unfit for Habitation
- § 105.4 Notice of Unsafe Structure
- § 105.9 Emergency Repairs and Demolition

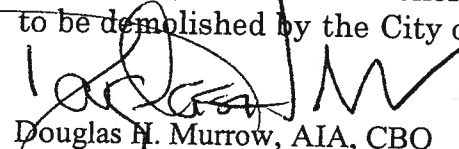
Richmond Code of Ordinances

- § 14-11 Disregard of Unsafe or Hazardous Buildings

AND

Pursuant to City Code 114.930.6 (j) Commissioner of Buildings Provides Notification to the Commission of Architecture Review and the State Historic Resources Department of Demolition of Property located in the City of Richmond's Old and Historic Districts as required.

Therefore, the Commissioner of Buildings has ordered this Single Family Structure to be demolished by the City of Richmond.

  
Douglas H. Murrow, AIA, CBO  
Commissioner of Buildings



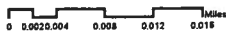
# 1333 North 27th Street

City of Richmond, VA

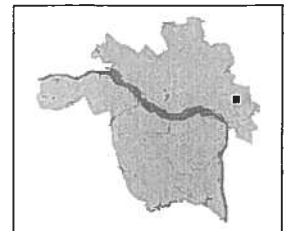
Geographic Information Systems



1 inch = 83 feet



Location Reference



Map printed by pottert on 2011.07.15

Document Path: G:\PDR\Planning & Preservation\106\Section 106 Property Documentation\Site Maps\106basemap6-2011updates.mxd

**Disclaimer:**  
The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

**Legend**

- Potential-historicAreaAmendment
- DSSArchitectureSites62010Data
- DHRArcheologicalData62010
- City Historic Sites View
- City Old & Historic Districts, 1:24000

City of Richmond, Virginia  
Section 106 Site Visit Photographs  
1333 North 27<sup>th</sup> Street  
7-20-2011

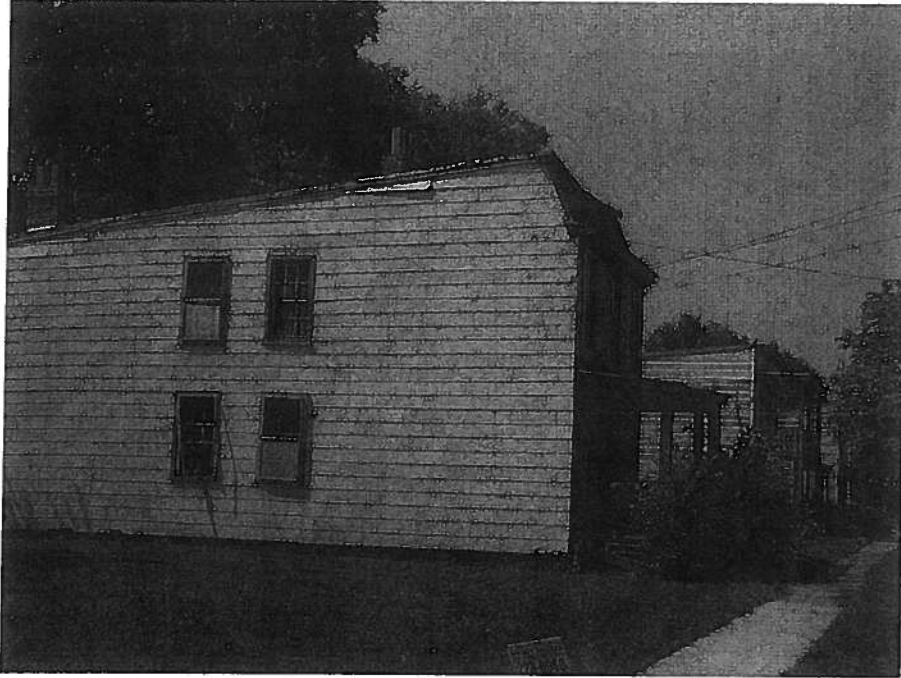


*View of west and north elevations from the west (taken from 27<sup>th</sup> Street)*

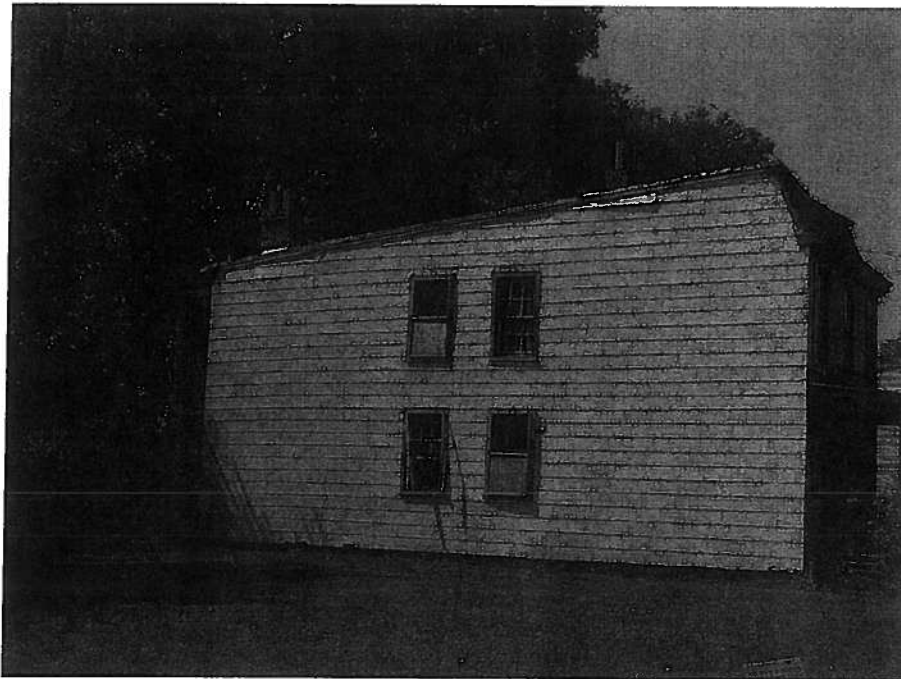


*View of west and south elevations from the west (taken from 27<sup>th</sup> Street)*

City of Richmond, Virginia  
Section 106 Site Visit Photographs  
1333 North 27<sup>th</sup> Street  
7-20-2011



*View of north elevation and adjoining buildings from the north (taken from the sidewalk)*

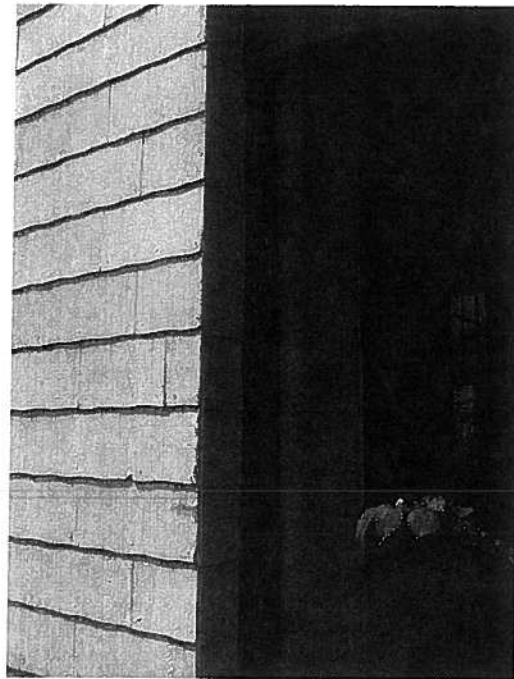


*View of north elevation from the north (taken from the sidewalk)*

City of Richmond, Virginia  
Section 106 Site Visit Photographs  
1333 North 27<sup>th</sup> Street  
7-20-2011



*View of north and west elevations from the north (taken from the side yard)*



*Detail of east elevation*

City of Richmond, Virginia  
Section 106 Site Visit Photographs  
1333 North 27<sup>th</sup> Street  
7-20-2011



*Detail of east elevation*



*Detail of east elevation*