



Department of Planning and Development Review  
Planning and Preservation Division

Section 106 Review – Notice of Adverse Effect  
for the Demolition at **2902 East Leigh 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 a possible expansion of 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 black ink, appearing to read "T. Tyler Potterfield", is written over the word "Sincerely,".

T. Tyler Potterfield  
Planner II



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.**  
Nearly all 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 project will result in the demolition of a contributing historic building, 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 to address blighted/deteriorated conditions.

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

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

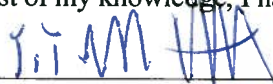
The city offers the following comments for the SHPO to consider in the review of this project:


- The 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.
- The building has been vacant and abandoned for a number of years. It was originally attached to another house at 2900 East Leigh Street. The removal of this building has exposed 2902 to water and the elements.
- The Richmond Commissioner of Buildings has attempted to work with various parties interested in the rehabilitation of the building. No party has come forward that is able to stabilize the structure. Due to the continued deterioration the Commissioner of Buildings has opted to proceed with the demolition.

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

- City Historic Preservation staff completed field work documentation of the building prior to the demolition. Using this information an intensive inventory of the property will be prepared to DHR standards, accompanied with all necessary, maps, photographs, and supporting documentation and submitted to DHR.

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

  
\_\_\_\_\_  
Signature of Applicant/Agent

  
\_\_\_\_\_  
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:**

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

City of Richmond  
Department of Planning and Development Review  
Richmond, Virginia 23219

### **DEMOLITION OF UNSAFE BUILDING Imminent Danger**

Re: 2902 E. Leigh Street

Owner: Williams, Elvira & Lizzie  
c/o Mrs Annie Williams  
2715 Barton Ave.  
Richmond, Va. 23220

Date: September 13, 2011

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 2009, 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

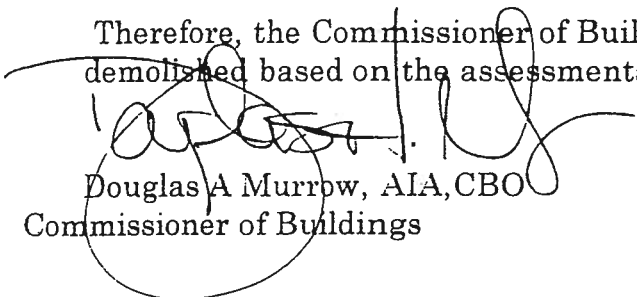
##### Richmond Code of Ordinances

- § 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 structure to be demolished based on the assessments by the City of Richmond.

  
Douglas A Murrow, AIA, CBO  
Commissioner of Buildings



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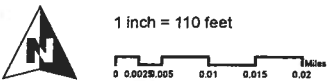
Sincerely,

T. Tyler Potterfield  
Planner II

# 2902 East Leigh Street

City of Richmond, VA

Geographic Information Systems



Map printed by pottert on 2011.09.20.

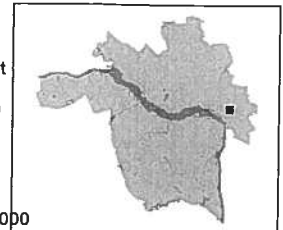
Document Path: G:\PDR\Planning & Preservation\106\Section 106 Property Documentation\Site Maps\106basemap6-2011 updates

**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

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

### Location Reference

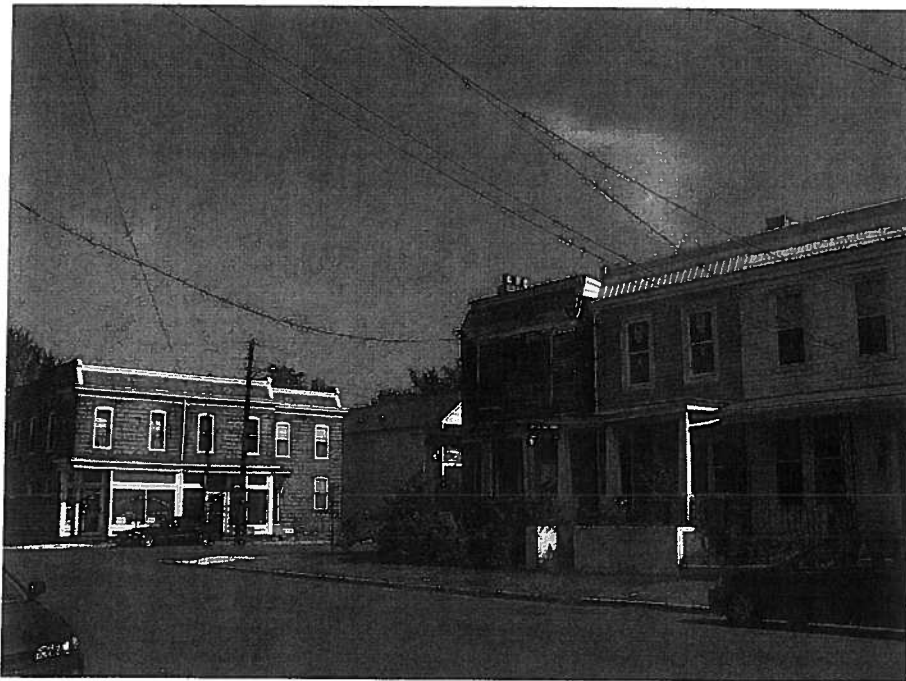




City of Richmond, Virginia  
Section 106 Site Visit Photographs  
2902 East Leigh Street  
9-16-2011

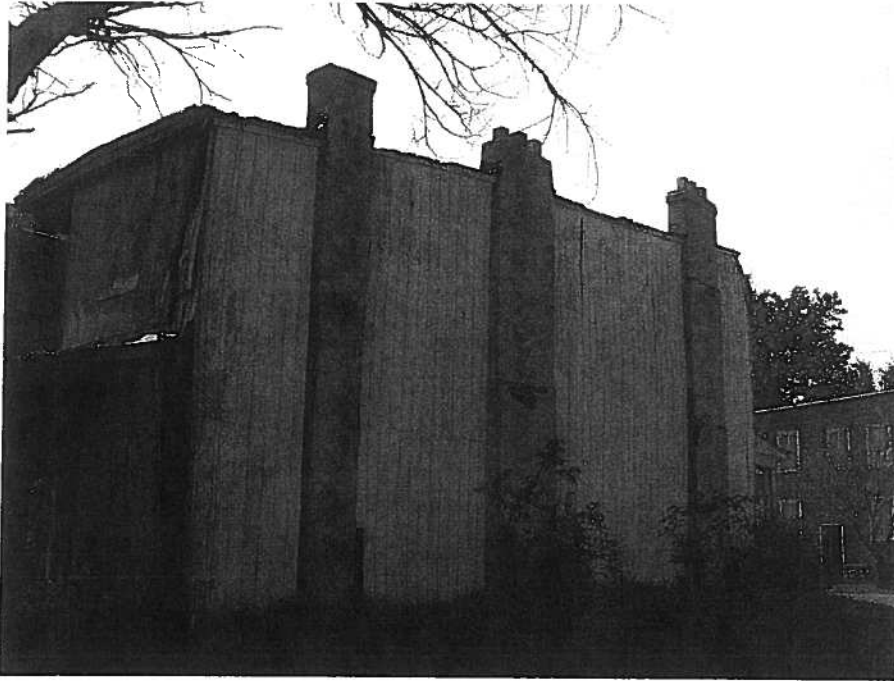


*View of south elevation from the south (taken from Leigh Street)*

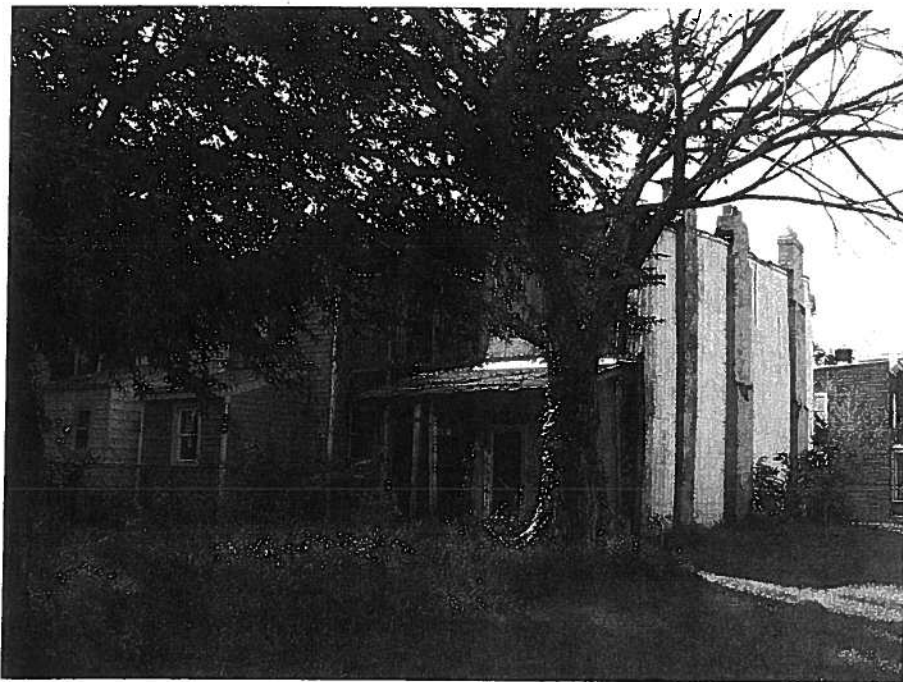


*View of property and adjoining buildings from the south (taken from across Leigh Street)*

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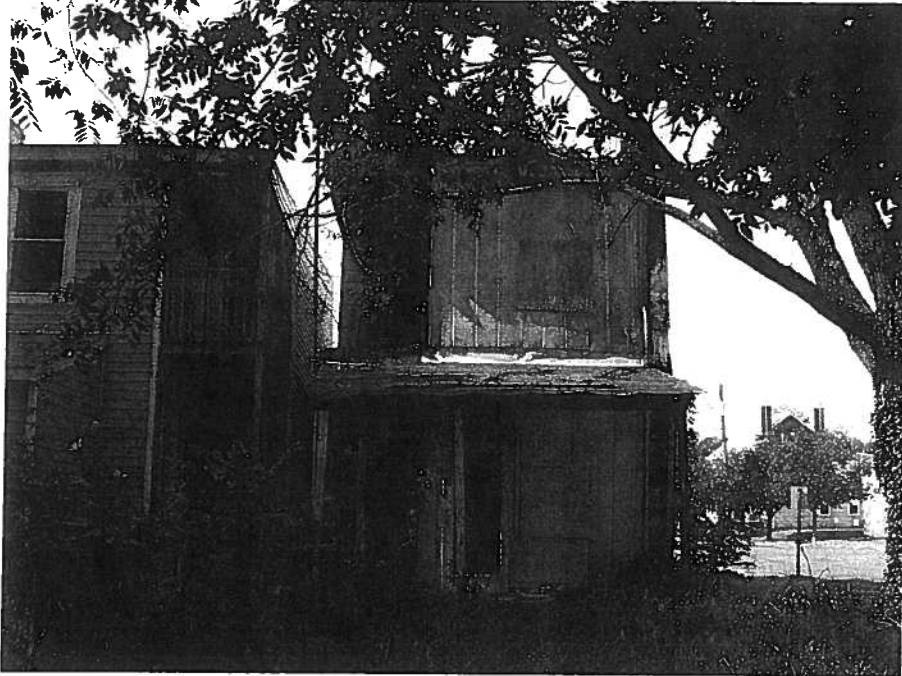


*View of west and north elevations from the west (taken from across 29<sup>th</sup> Street)*

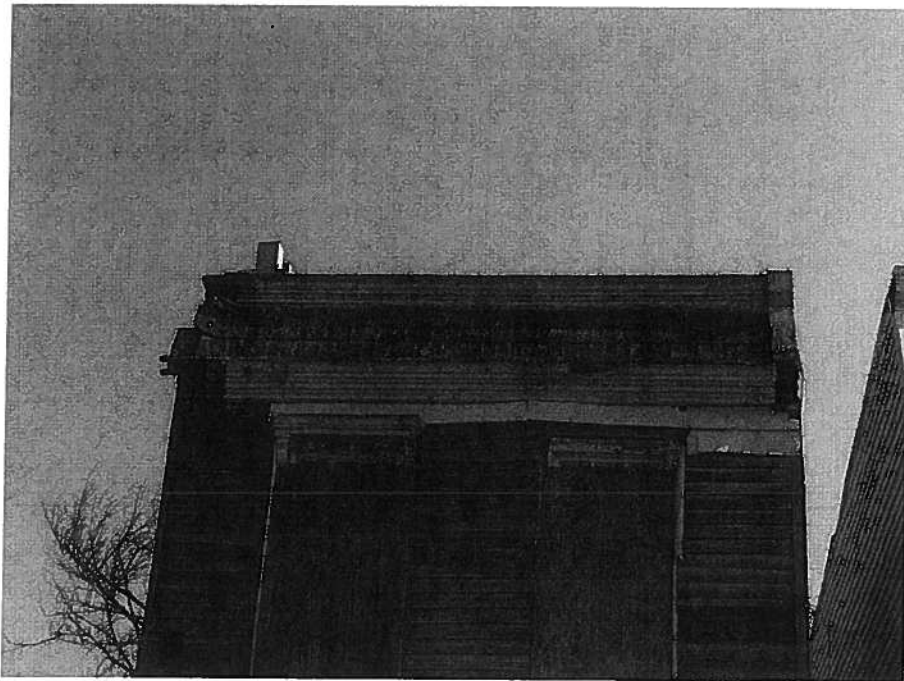


*View of west and north elevations from the north (taken from the 29<sup>th</sup> Street sidewalk)*

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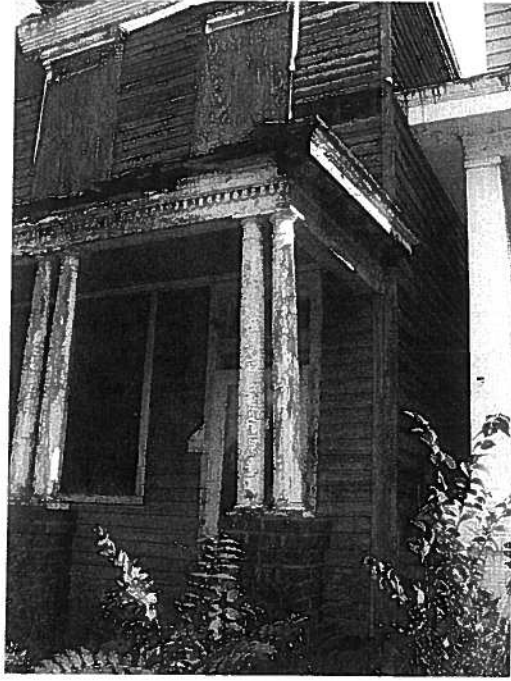


*View of north elevation from the north (taken from alley)*

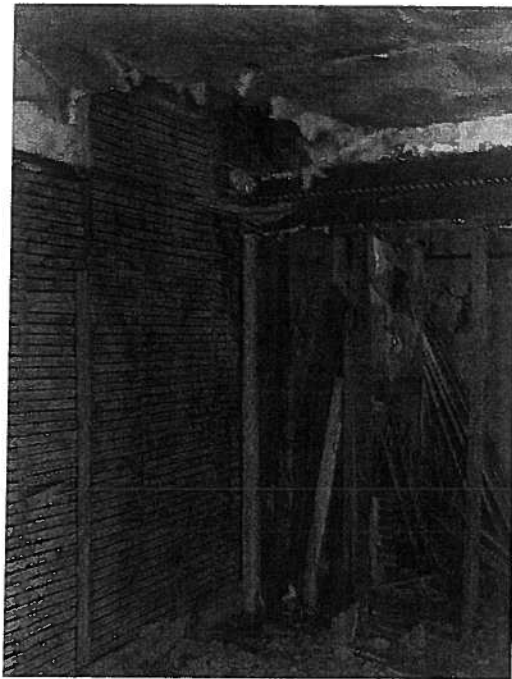


*Detail of south elevation*

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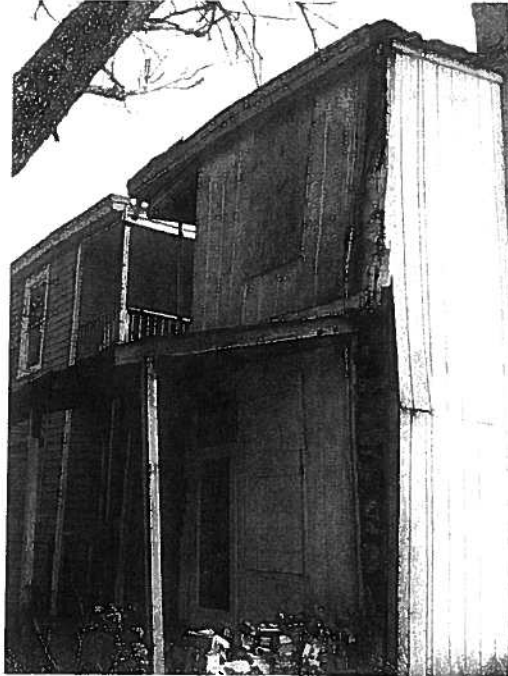


*Detail of south elevation*



*First floor interior detail*

City of Richmond, Virginia  
Section 106 Site Visit Photographs  
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*Detail of north and west elevations*



*Detail of second floor interior*

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Section 106 Site Visit Photographs  
2902 East Leigh Street  
9-16-2011



*Detail of second floor interior*