



Department of Planning and Development Review  
Planning and Preservation Division

Section 106 Review – Notice of Adverse Effect  
for Demolition at 1308 N 26th St

Notice on 9/18/2012 is hereby given that the Section 106 review of the above-referenced property and federal undertaking is underway. In accordance with procedures set forth in the Richmond Programmatic Agreement (PA), the City has made a determination that in regard to National Register eligible or listed properties, this project will result in a finding of adverse effect.

This determination was made for the following reasons: The demolition will result in the loss of a contributing property in the Church Hill North. As a consulting party or historic preservation stakeholder you are being given the opportunity to comment on this adverse effect.

Attached you will find a copy of the information packet for the undertaking. If you have any comments or objections pertaining to this adverse effect, please forward them to me **no later than 10-19-2012.**

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,

T. Tyler Potterfield.  
Planner II

## *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 1308 N 26th 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. There are many vacant lots and some in-fill construction.

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 demolition of a contributing historic building to address code enforcement violations.

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 deteriorated condition of the this building caused the City to vacate the structure. 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 City attaches the following conditions to the approval of this project to avoid or mitigate a finding of adverse effect:

- City historic preservation staff will update the record in ~~prepare a record~~ for the Data Sharing System (DSS) The update will be at the intensive level with all necessary maps, photographs, and plans prepared to DHR standards.

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

*P. Pylm Pattabala*  
Signature of Applicant/Agent

*9-18-2012*  
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:**

<input type="checkbox"/> No historic properties affected		<input type="checkbox"/> No adverse effect
<input type="checkbox"/> Additional information is needed in order to complete our review.		
<input type="checkbox"/> 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>		

COPY

**NOTICE OF VIOLATION**



**City of Richmond  
Department of Community Development  
Richmond, Virginia 23219**

**DEMOLITION OF UNSAFE BUILDING  
Imminent Danger**

**Re: 1308 N 26<sup>th</sup> St 23223  
E0000620012**

**Taylor John H Etal  
1308 N 26th St  
Richmond, Va  
23223-0000**

**Date: July 19, 2012**

**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 the structure located at 1308 N 26<sup>th</sup> St Richmond, VA 23223 to be demolished by the City of Richmond.**

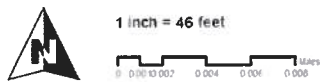
**Douglas H. Murrow, AIA, CBO  
Commissioner of Buildings**

# 1308 North 26th Street



City of Richmond, VA

Geographic Information Systems



Map printed by potter on 2012.09.18  
 Document Path: G:\PDR\Planning & Preservation\Section 106\Section 106 Prop\1308 N 26th Street.mxd

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

## Legend

-  DHR\_AE\_20120208
-  DHR\_AH\_20120208
-  PotentialHistoricAreaAmendment

## Location Reference



City of Richmond, Virginia  
Section 106 Site Visit Photographs  
1308 North 26<sup>th</sup> Street  
September 11, 2012



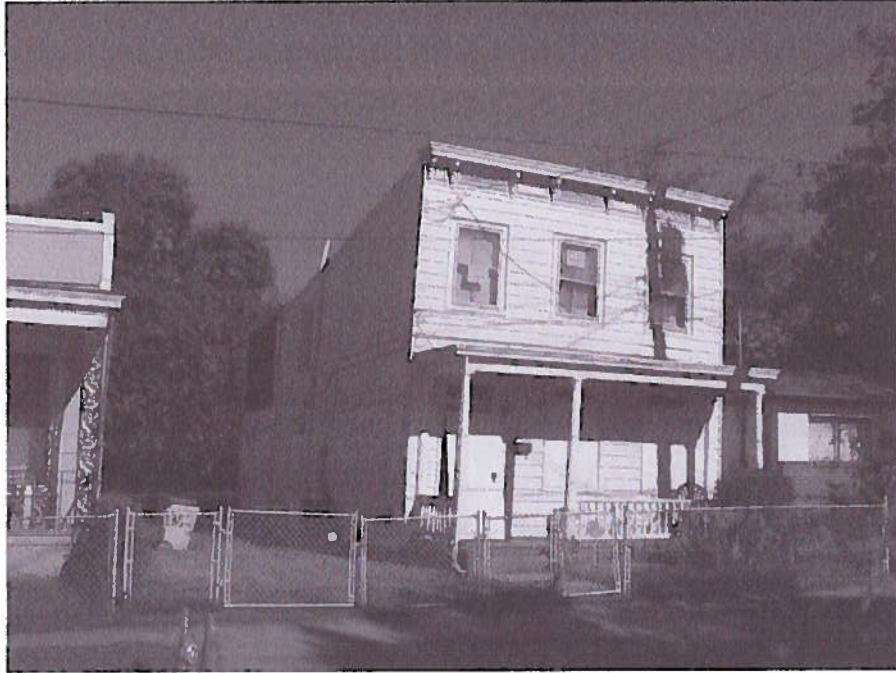
*View of eastern elevation from the east (taken from 26<sup>th</sup> Street)*



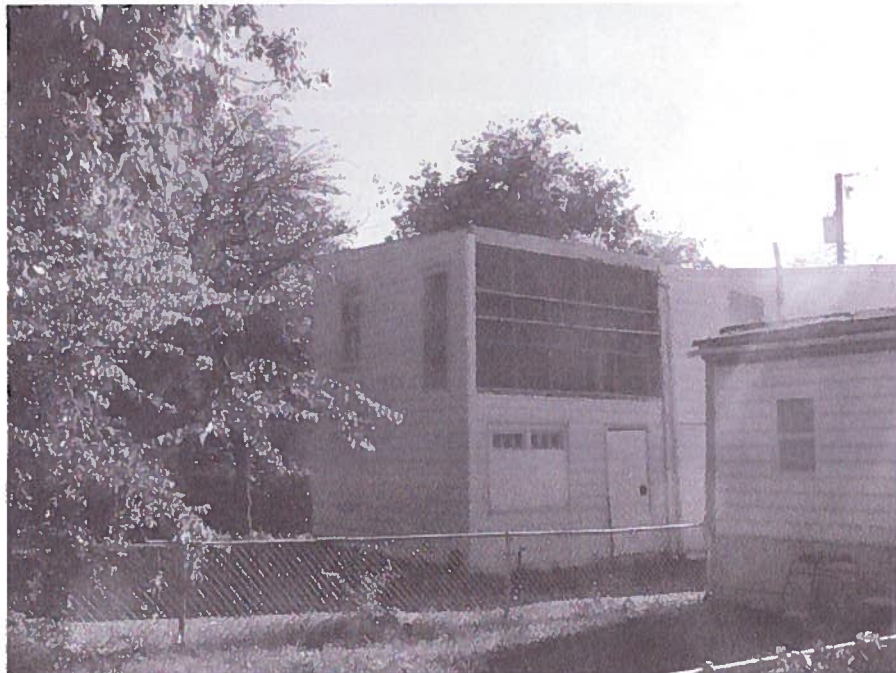
*View of northern elevation from the east (taken from sidewalk)*



City of Richmond, Virginia  
Section 106 Site Visit Photographs  
1308 North 26<sup>th</sup> Street  
September 11, 2012



*View of southern and eastern elevations from the east (taken from 26<sup>th</sup> Street)*



*View of southern and western elevations from the south (taken from S Street)*

City of Richmond, Virginia  
Section 106 Site Visit Photographs  
1308 North 26<sup>th</sup> Street  
September 11, 2012



*Streetscape with adjoining buildings (taken from 27<sup>th</sup> Street)*



*Detail of eastern elevation*

City of Richmond, Virginia  
Section 106 Site Visit Photographs  
1308 North 26<sup>th</sup> Street  
September 11, 2012



*Detail of eastern elevation*