



C I T Y O F R I C H M O N D

DEPARTMENT OF

PLANNING AND DEVELOPMENT REVIEW

Section 106 Review – Notice of Adverse Effect  
Demolition and Redevelopment Richmond, VA  
3801 Glenwood Avenue

You are receiving this Notice of Adverse Effect as an adjacent property owner, civic association, or as an organization or individual with an expressed interest in the preservation of historic buildings and areas in the City of Richmond. Notice of Adverse Effect is given on this date, 9/11/2017, in accordance with Stipulations VI and VIII of the Programmatic Agreement (PA) for the review of HUD-funded undertakings in the City of Richmond, VA and Section 106 of the National Historic Preservation Act of 1966, as amended. In accordance with Stipulation II (F) of the PA a preliminary finding of historic property affected has been made. The project will result in more than one (1) acre of cumulative ground disturbance and the subject property has been determined eligible for listing on the National Register of Historic Places (VDHR ID #127-6270).

The City of Richmond would like to offer the following comment(s) for your consideration:

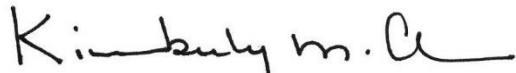
- The building, located at 3801 Glenwood Avenue, was constructed in 1911 by the Richmond and Henrico Railway Company as a storage and maintenance facility for streetcars. The building (127-6270) is recorded in the Virginia Cultural Resources Information System (V-CRIS) and has been determined eligible for listing on the National Register of Historic Places.
- The building occupies a 3.2 acre site.
- The building is slated for demolition and the 3.2 acres will be redeveloped with 82 housing units contained in two, 3-story buildings.
- A public meeting was held on March 30, 2017 to discuss the project and explain the Section 106 Review process to the community. [Another meeting is scheduled for September 18, 2017, at 6:00 at the Powhatan Community Center.](#)
- A *Cultural Resource Assessment of the Richmond and Henrico Railway Company Car Barn Property* was conducted by Dutton + Associates in May 2017. The report concluded that the building remains eligible for listing in the National Register of Historic Places and no further consideration of adjacent properties or historic districts was warranted. The report also evaluated the potential for encountering intact archaeological deposits and concluded that there was a low potential to encounter deposits or features and that no further archaeological investigation was warranted. (Draft report, enclosed)
- Demolition of a historic property is an adverse effect per 36 CFR Part 800.5.

Notice of Adverse Effect  
9/8/2017

Based on this documentation, the City of Richmond has made a determination that the undertaking will result in a finding of adverse effect. The City of Richmond entered into consultation with the Virginia Department of Historic Resources on 7/27/2017 and they responded on 9/1/2017. A requirement of this consultation is the development of a Memorandum of Agreement (MOA) that will mitigate the adverse effect. (Correspondence, enclosed) A draft of the MOA is attached.

If you have any comments or objections pertaining to this adverse effect, please submit them to me in writing **no later than 10/15/2017**. You can contact me, with your questions or comments, by electronic mail at [Kimberly.Chen@richmondgov.com](mailto:Kimberly.Chen@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,

Handwritten signature of Kimberly M. Chen in black ink.

Kimberly M. Chen, Principal Planner