



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

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW

7/27/2017

Ms. Laura Lavernia
Architectural Historian
Division of Review and Compliance
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Re. Demolition at 3801 Glenwood Avenue in Richmond, Virginia
 DHR File No.

Dear Ms. Lavernia:

This letter is part of project documentation being submitted to you through DHR's Electronic Project Information Exchange (ePIX) system in accordance with the Programmatic Agreement (PA) for review of HUD-funded undertakings in the City of Richmond, VA and Section 106 of the National Historic Preservation Act of 1966, as amended.

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

- The undertaking is for the demolition of the building currently located at 3801 Glenwood Avenue, formerly known as the Richmond and Henrico Railway Company Car Barn, and the construction of two new apartment buildings and related infrastructure improvements.
- The effected parcel contains 3.241 acres. As an undertaking that will result in more than 1 acre of cumulative ground disturbance, per Stipulation IX of the Programmatic Agreement, the impact on archaeological resources must be taken into consideration.
- The applicant, The Humanities Foundation, Inc., hired Dutton + Associates, LLC to prepare a Phase 1A Cultural Resource Assessment of the Richmond and Henrico Railway Company Car Barn Property.
- The Dutton report found that there is a low potential for any intact archaeological deposits or features to remain on the property, and no further

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archaeological investigation of the study area is warranted. (copy of the report submitted)

- The property is located at the base of the bluff that defines a portion of the eastern boundary of the adjacent National Register-listed Oakwood-Chimborazo Historic District (127-0821). The edge of the bluff, within the historic district, is lined with a modern apartment development constructed in 2015. The city finds that the proposed project will not have an indirect impact on historic resources located in the Oakwood-Chimborazo Historic District because of the buffering provided by the hillside and the new construction. The other portions of the Oakwood-Chimborazo Historic District to the north and west are buffered from the project by distance, topography, and heavy vegetation.
- Directly to the east across Glenwood Avenue is a grouping of 10 bungalow and ranch-style houses. Three of the houses were constructed ca. 1927 as part of the Glenwood Park subdivision. The remaining houses were built in the mid-1960s and 2007. (plat of Glenwood Park subdivision included) While portions of the Glenwood Park development are included in the Oakwood-Chimborazo Historic District this group of houses was excluded because of the high number of noncontributing buildings and their isolation from the district because of the topography. The buildings are not eligible for listing on the National Register as a small district and they are not individually eligible. The project will not have an indirect effect on these buildings.
- 3801 Glenwood Avenue (DHR ID# 127-6270) has been determined to be eligible for listing on the National Register of Historic Places. As such the building must therefore be treated as an historic property for the purposes of Section 106.
- Demolition of a historic property is an adverse effect per 36 CFR Part 800.5.
- Based on this documentation, the City of Richmond has made a determination that the undertaking will result in a finding of adverse effect.

The finding is subject to the following condition(s):

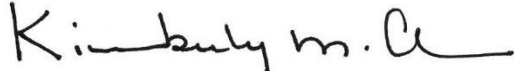
- The redevelopment of the site is subject to review under the terms of the PA and Section 106. Illustrative sketches of the proposed elevations and site plan are included with this submission for DHR's review and comment.
- A draft MOA is also included that outlines mitigation measures for the impact of the demolition.

If you have questions or concerns please contact me by electronic mail at kimberly.chen@richmondgov.com or by phone at 804-646-6364.

If there are none the City of Richmond seeks your concurrence with the City on this undertaking in accordance with the terms of the PA.

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Sincerely,



Kimberly M. Chen
Planner III

DHR Concurrence

The Virginia Department of Historic Resources concurs with the finding of the City of Richmond that the undertaking will result in a finding of adverse effect on historic properties, with the conditions specified by the City of Richmond, and offers the following additional conditions and comments:

Signature _____ Date _____

Phone number _____ DHR File # _____