



U.S. Department of Housing and Urban
Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: 2210 Wickham Avenue, NN

Responsible Entity: City of Newport News, VA

Grant Recipient (if different than Responsible Entity): Newport News Redevelopment and Housing Authority (NNRHA)

State/Local Identifier: VA 03

Preparer: Alicia Thornwell, Development Administrator (NNRHA)

Certifying Officer Name and Title: Cynthia D. Rohlf, City Manager – Newport News, VA

Grant Recipient (if different than Responsible Entity): Newport News Redevelopment and Housing Authority (NNRHA)

Consultant (if applicable): MSA, P.C. (for both the Phase I and Phase II ESAs)

Direct Comments to: City of Newport News, Department of Development, 2400 Washington Avenue, 3rd Floor, Newport News, VA 23607

Project Location: 2210 Wickham Avenue, Newport News, VA

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: The proposed project is for the complete demolition and disposal of all development on the site. The site has been previously used as a warehouse, a car repair facility and for general store.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: Presently, the proposed property is both vacant and abandoned. The property is both blighted and an unsafe structure.

Existing Conditions and Trends [24 CFR 58.40(a)]: The proposed project is currently zone commercial and situated next to both commercial and residential structures along Wickham Avenue and nearby 22nd and 23rd Streets.

Funding Information

Grant Number	HUD Program	Funding Amount
B-21-MC-51-0015	CDBG	\$110,000.00

Estimated Total HUD Funded Amount: \$110,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$110,000.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The site is not within 15000 feet of a military airfield or within 2500 feet of a civilian airport even though this project is located in a census tract 303 which is not subject to have a potential effect.

		See attached documentation confirming this project is in compliance with 24CFR51(d).
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There is no Coastal Barrier Resource System Units within the City of Newport News. See NNRHA master supporting documentation and mapping located in the Community Development department showing the boundaries of the John J Chaffe Coastal Barrier resources showing this project is in compliance with CBRA as amended in 16USC 3501. https://www.fws.gov/
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project is <u>not</u> located in a special flood hazard area and does not require flood insurance. See attached map retrieved from: Fema.gov on June 9, 2022.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Proposed project does not involve new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities or 5 or more dwelling units and is therefore in compliance with 40CFR parts 6, 51, and 93. See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Virginia Department of Environmental Quality has determined that this project is consistent with the CZM and its nine enforceable policies. See attached DEQ response dated July 6, 2022.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	Petroleum hydrocarbons and chlorinated hydrocarbons (likely dry-cleaner solvents) in groundwater and soil.

Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project will have no impact on endangered species. See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A 500-gallon oil tank was present inside the structure with approximately 10 gallons of oil still inside. The tank, while rusty, was structurally intact with no evidence of leaks. The removal of the tanks will be addressed prior to the demolition.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project does not include new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to non-agricultural use and is therefore in compliance with 7CFR658.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project is <u>not</u> located in a special flood hazard area and does not require flood insurance. See attached map retrieved from: Fema.gov on June 9, 2022.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Virginia Department of Historical Resources has made a no effect determination for this project. See attached DHR response dated July 6, 2022.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	In accordance with 24CFR51(B) this project is for demolition only and no future effect to noise is expected.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There is no sole source aquifer located in proximity to the City of Newport News, therefore, this project is in compliance with 40CFR149. See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project does not involve new construction as defined in Executive order 11990, expansion of a building's footprint, or ground disturbance. See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project is not in proximity to a protected segment of a NWSRS river. No such rivers are currently identified within the City of Newport News; therefore, this project is in compliance with 36CFR297. See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No other adverse impacts have been identified during this ERR; therefore, there will be no adverse impact regarding environmental justice. See NNRHA master supporting documentation and mapping located in the Community Development department showing documentation supporting this conclusion.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	No impact is anticipated. No redevelopment plans are in process for this site.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	During demolition, soil will be disturbed as equipment is brought in and debris is removed.
Hazards and Nuisances including Site Safety and Noise	3	Before and during demolition, the site will likely contain many site hazards and will require mitigation to secure the area and minimize the impact.
Energy Consumption	1	With no future site development planned for this site, it has been determined that there will actually be a minor beneficial impact on energy consumption once utilities are permanently disconnected.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	Property has been vacant for years, no negative effect to employment or income is anticipated.
Demographic Character Changes, Displacement	2	No impact is expected.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	No impact on educational and cultural facilities is anticipated.

Commercial Facilities	2	No impact on commercial facilities is anticipated.
Health Care and Social Services	2	No impact on health care and social services is anticipated.
Solid Waste Disposal / Recycling	3	The demolition of this site will require proper handling and removal of various debris and materials. The debris will be properly disposed.
Waste Water / Sanitary Sewers	1	Once termination of the utilities occurs, the site will no longer contribute to the city's waste water or sewage treatments creating a positive effect.
Water Supply	1	Once termination of the utilities occurs, the site will no longer contribute to the city's water consumption creating a positive effect.
Public Safety - Police, Fire and Emergency Medical	2	Once the demolition is complete, the site is projected to be safer and securer. No significant effect to public safety is anticipated.
Parks, Open Space and Recreation	1	The site is expected to contribute to open space. No redevelopment plans are in process for this site.
Transportation and Accessibility	2	No impact on transportation and accessibility is anticipated.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The site will comply with all applicable development and storm-water management regulations. No impact is anticipated.
Vegetation, Wildlife	1	Removal of these structures will likely create space for more vegetation and other natural habitats further supporting the local ecosystem.
Other Factors		N/A

Additional Studies Performed: Both a Phase I ESA (April 2022) and a Phase II ESA (June 2022) was performed by MSA, P.C.

Field Inspection (Date and completed by): Phase I ESA – Inspected by Brian Owen and Robby Atwood of MSA, P.C. on April 5, 2022. Phase II ESA – Inspected on May 5, 2022.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

U.S. Department of Housing and Urban Development – Kerry Johnson (Kerry.Johnson@hud.gov)

Federal Emergency Management Agency (FEMA) Flood Map Service -

<https://msc.fema.gov/portal/home>

City of Newport News Assessors website - <https://www.nnva.gov/302/Property-Assessment-Search>

U.S. Fish and Wildlife Service - <https://www.fws.gov/>

Virginia Department of Historic Services – <https://epix.dhr.virginia.gov/>

Virginia Department of Environmental Quality - eir@deq.virginia.gov

valerie.fulcher@deq.virginia.gov

Virginia Cultural Resource Information System (V-CRIS) - <https://vcris.dhr.virginia.gov/VCRIS/>

List of Permits Obtained: All required permits for this proposed project will be secured by the City of Newport News prior to demolition.

Public Outreach [24 CFR 50.23 & 58.43]: The Finding of No Significant Impact (FONSI) will be advertised for the required fifteen (15) day comment period.

Cumulative Impact Analysis [24 CFR 58.32]: Overall impacts are minor and a cumulative analysis has not been conducted nor believed to be required.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]: No additional alternatives were considered regarding the proposed project.

No Action Alternative [24 CFR 58.40(e)]: The no action alternative would provide no benefit to the human environment and might in fact pose significant risks as the blighted and abandoned site contains multiple hazards and possible support for criminal activity if left alone. Therefore, “no action” should be considered an adverse action. In contrast, the proposed project will support a healthier environment free of hazards and a reduction in blight.

Summary of Findings and Conclusions: The proposed project will eliminate blight and will remove a dilapidated structure. Based on all aforementioned information, there will be no expected adverse impacts to the environment. The proposed project is expected to improve the overall quality of life for those residents who no longer to have view this blighted structure.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Coastal Zone Management	During the demolition and removal, all required permits will be obtained as necessary for the demolition, material disposal, storm water runoff, and any other locally required permits or approvals. There will be no open burning and construction entrances will be protected to prevent any erosion.
Contamination and Toxic Substances	Any equipment remaining in the commercial structure will be removed and disposed of in accordance with local, state and federal regulations.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: Alicia Thornwell Date: July 7, 2022

Name/Title/Organization: Alicia Thornwell, Development Administrator

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

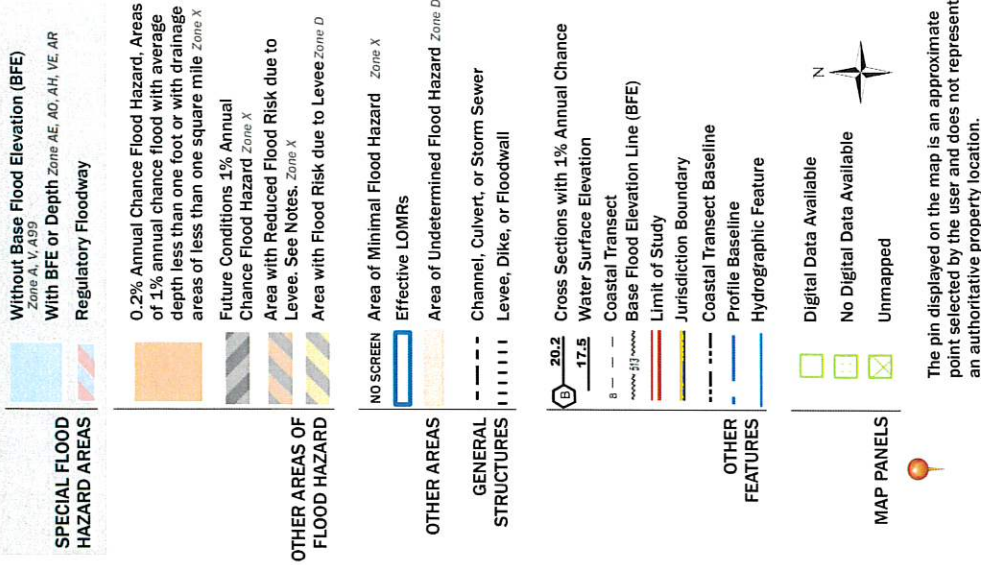
National Flood Hazard Layer FIRMette



76°25'1"W 36°59'14"N

Legend

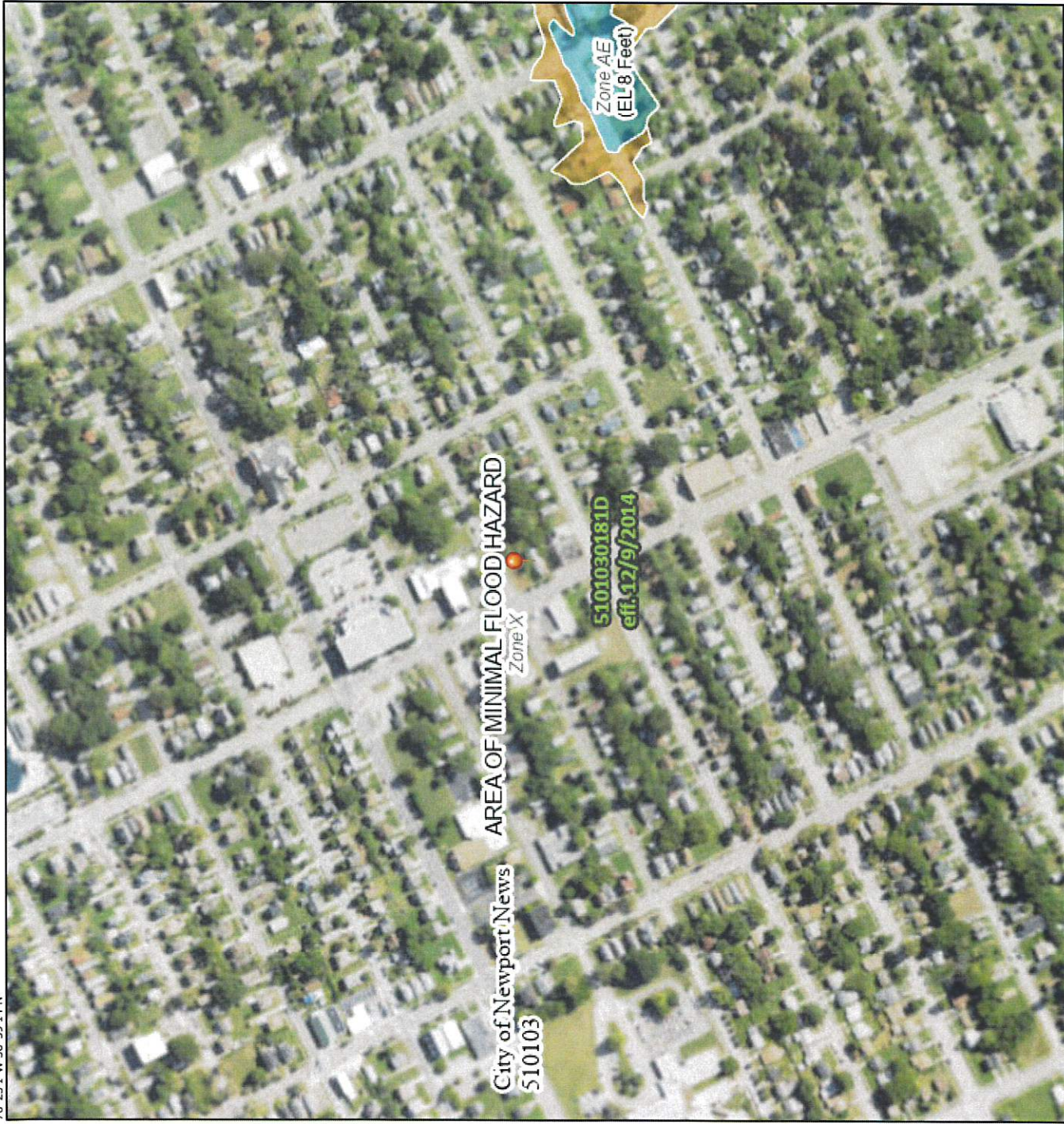
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/9/2022 at 4:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

PARID: 307030210

2210 WICKHAM AVE

Owner

Name	GREEN LUEJINNIE TRUSTEE, BISHOP SAMUEL L GREEN JR LIVING TRUST
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Parcel

Property Location	2210 WICKHAM AVE
Parcel ID	307030210
Tax Status	Taxable
Neighborhood	C100T120 - WARD 3 - BUILT 1900-29 <50' LOTS
Land Area (acreage)	.12
Land Use and Zoning Details	Click here for additional details. Click here for City of Newport News Assessor's Web Page

Legal Description

Parcel/Lot:	21, 22 & PT ALLEY
Block:	020D
Subdivision	WARD 3
Section:	
Lot Dimensions	50X106.25

Values

Current Land	18,600
Current Improvements	18,700
Current Total Assessment	37,300

The Proposed Assessment represents assessment values which will apply to the upcoming fiscal year (July thru June). The tax rate for the upcoming fiscal year is a proposed value and subject to change, pending City Council action.

Proposed Assessment

Assessment Date	Total Tax	Tax Rate	Land	Improvements	Total Assessment
07/01/2022	\$473.36	\$1.22	18,600	20,200	38,800

Values History

Tax Year	Land	Improvements	Total Assessment
2023	18,600	20,200	38,800
2022	18,600	18,700	37,300
2021	18,600	18,700	37,300
2020	18,600	18,700	37,300
2019	18,600	18,700	37,300
2018	18,600	18,700	37,300
2017	18,600	18,700	37,300
2016	18,600	18,700	37,300
2015	18,600	18,700	37,300
2014	18,600	18,700	37,300
2013	18,600	18,700	37,300
2012	18,600	18,700	37,300
2011	18,600	18,700	37,300

Click button below to see expanded Values History

[Generate Report](#)

Sales History

Date	Amount	Buyer	Instrument Number
12/10/2015	\$0	GREEN LUEJINNIE TRUSTEE	150017595
06/29/1979	\$15,000	GREEN SAMUEL L JR ET UX	0010171330
03/01/1962	\$6,000	SPIERS + COMPANY INC	0004520421

Commercial

Structure Code	COMMERCIAL
Year Built	1950
Square Footage	4,160
Units (if applicable)	0
Stories	1

Commercial Sections

Line	Usage	Square Footage
1	Storage Warehouse	4160

The Proposed Assessment represents assessment values which will apply to the upcoming fiscal year (July thru June). The tax rate for the upcoming fiscal year is a proposed value and subject to change, pending City Council action.

Proposed Assessment

Assessment Date	Total Tax	Tax Rate	Land	Improvements	Total Assessment
07/01/2022	\$473.36	\$1.22	18,600	20,200	38,800

Assessment History

Assessment Date	Total Tax	Tax Rate	Land	Improvements	Total Assessment
07/01/2022	\$473.36	\$1.22	18,600	20,200	38,800
07/01/2021	\$455.06	\$1.22	18,600	18,700	37,300
07/01/2020	\$455.06	\$1.22	18,600	18,700	37,300
07/01/2019	\$455.06	\$1.22	18,600	18,700	37,300
07/01/2018	\$455.06	\$1.22	18,600	18,700	37,300
07/01/2017	\$455.06	\$1.22	18,600	18,700	37,300
07/01/2016	\$455.06	\$1.22	18,600	18,700	37,300
07/01/2015	\$455.06	\$1.22	18,600	18,700	37,300
07/01/2014	\$455.06	\$1.22	18,600	18,700	37,300
07/01/2013	\$455.06	\$1.22	18,600	18,700	37,300
07/01/2012	\$410.30	\$1.10	18,600	18,700	37,300
07/01/2011	\$410.30	\$1.10	18,600	18,700	37,300
07/01/2010	\$410.30	\$1.10	18,600	18,700	37,300

The City of Newport News Treasurer's Office makes every effort to produce and publish the most current and accurate property tax information possible. No warranties, expressed or implied, are provided for the data herein, for its use, or its interpretation. Neither the City of Newport News nor the Treasurer's office assumes any liability associated with use or misuse of this data.

If you believe any data provided is inaccurate, please inform the Treasurer's office by telephone at (757) 926-8731 or by email to the Treasurer by clicking [here](mailto:treasurer@nnva.gov) treasurer@nnva.gov.

The tax balances on the online search system are maintained on the City's database. The balances may not reflect adjustments or payments that are in transit. Payment made online may not be reflected in online searches for 6-7 business days.

WARNING: Any parcels that have been divided or combined should be investigated by the purchaser to ensure that all taxes and levies are paid on associated parcels.

The below summary reflects Real Estate Taxes, Stormwater Fees, and Liens recorded in the City Treasurer's records. It does not reflect any liens recorded against the property in the Clerk of Courts records.

Note- City code requires that all Deferred tax years and/or the current fiscal year of Elderly Tax Exemption be reinstated if the property is being sold or there is a change in ownership. Please contact the Real Estate Assessor's Office (757) 926-1926 for further instructions.

Summary of Taxes and Fees Due

Tax Year	Type	Cycle	Due Date	Taxes	Fees	Penalty	Interest	Deferred Taxes	Elderly Tax Exemption	Balance Due
2022	RE	01	12/05/2021	\$227.53	\$0.00	\$22.75	\$10.83	\$0.00	\$0.00	\$261.11
2022	SW	01	12/05/2021	\$0.00	\$161.70	\$16.17	\$7.70	\$0.00	\$0.00	\$185.57
2022	RE	02	06/05/2022	\$227.53	\$0.00	\$22.75	\$0.00	\$0.00	\$0.00	\$250.28
2022	SW	02	06/05/2022	\$0.00	\$161.70	\$16.17	\$0.00	\$0.00	\$0.00	\$177.87
2021	RE	01	12/05/2020	\$227.53	\$0.00	\$22.75	\$35.86	\$0.00	\$0.00	\$286.14
2021	SW	01	12/05/2020	\$0.00	\$156.42	\$15.64	\$24.65	\$0.00	\$0.00	\$196.71
2021	RE	02	06/05/2021	\$227.53	\$0.00	\$22.75	\$23.45	\$0.00	\$0.00	\$273.73
2021	SW	02	06/05/2021	\$0.00	\$156.42	\$15.64	\$16.12	\$0.00	\$0.00	\$188.18
2021	LIEN	L04	12/05/2020	\$0.00	\$197.87	\$19.79	\$32.74	\$0.00	\$0.00	\$250.40
2020	RE	01	12/05/2019	\$227.53	\$0.00	\$22.75	\$60.96	\$0.00	\$0.00	\$311.24
2020	SW	01	12/05/2019	\$0.00	\$156.42	\$15.64	\$41.91	\$0.00	\$0.00	\$213.97
2020	RE	02	06/05/2020	\$227.53	\$0.00	\$22.75	\$48.48	\$0.00	\$0.00	\$298.76
2020	SW	02	06/05/2020	\$0.00	\$156.42	\$15.64	\$33.33	\$0.00	\$0.00	\$205.39
2020	LIEN	L05	01/05/2020	\$0.00	\$221.43	\$22.14	\$58.99	\$0.00	\$0.00	\$302.56
2020	LIEN	L11	07/05/2020	\$0.00	\$396.63	\$39.66	\$83.91	\$0.00	\$0.00	\$520.20
2019	RE	01	12/05/2018	\$227.53	\$0.00	\$22.75	\$85.99	\$0.00	\$0.00	\$336.27
2019	SW	01	12/05/2018	\$0.00	\$153.12	\$15.31	\$57.87	\$0.00	\$0.00	\$226.30
2019	RE	02	06/05/2019	\$227.53	\$0.00	\$22.75	\$73.58	\$0.00	\$0.00	\$323.86
2019	SW	02	06/05/2019	\$0.00	\$153.12	\$15.31	\$49.51	\$0.00	\$0.00	\$217.94
2019	LIEN	L01	09/05/2018	\$0.00	\$232.49	\$23.25	\$96.06	\$0.00	\$0.00	\$351.80
2019	LIEN	L05	01/05/2019	\$0.00	\$225.96	\$22.60	\$85.06	\$0.00	\$0.00	\$333.62
2018	RE	01	12/05/2017	\$227.53	\$0.00	\$22.75	\$111.01	\$0.00	\$0.00	\$361.29
2018	SW	01	12/05/2017	\$0.00	\$153.12	\$15.31	\$74.71	\$0.00	\$0.00	\$243.14
2018	RE	02	06/05/2018	\$227.53	\$0.00	\$22.75	\$98.60	\$0.00	\$0.00	\$348.88
2018	SW	02	06/05/2018	\$0.00	\$153.12	\$15.31	\$66.36	\$0.00	\$0.00	\$234.79
2017	RE	01	12/05/2016	\$227.53	\$0.00	\$22.75	\$136.04	\$0.00	\$0.00	\$386.32
2017	SW	01	12/05/2016	\$0.00	\$148.50	\$14.85	\$88.79	\$0.00	\$0.00	\$252.14
2017	RE	02	06/05/2017	\$227.53	\$0.00	\$22.75	\$123.63	\$0.00	\$0.00	\$373.91
2017	SW	02	06/05/2017	\$0.00	\$148.50	\$14.85	\$80.69	\$0.00	\$0.00	\$244.04
Total:				\$2,730.36	\$3,132.94	\$586.28	\$1,706.83	\$0.00	\$0.00	\$8,156.41

Calculate Payoff Amount

Select Future Payoff Date:

Taxes/Fees Paid (Last 5 Years)



Land Use and Zoning Details » Parcel #307030210

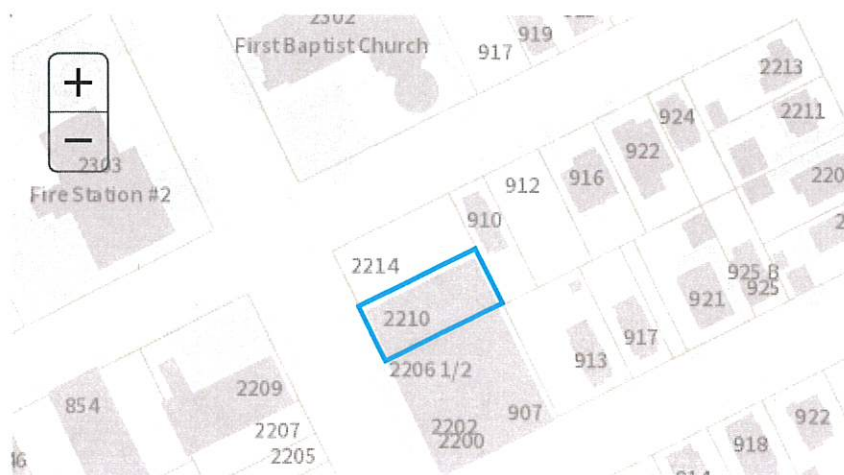
Planning Information

Zoning District(s)	C1
Overlay District(s)	Neighborhood Conservation District
Existing Land Use	GENERAL RETAIL
Conditional Land Use	
Chesapeake Bay Preservation Area(s)	
FEMA Flood Zone	X (Effective 12/9/2014)
NSA	02 - Stuart Gardens
Census Tract	303.00000000
Census Block	517000303004003

Land Use Cases

Type	Case #
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Map





Coastal Barrier Resources System Mapper Documentation



CBRS Units

- ☐ Otherwise Protected Area
- ☒ CBRS Buffer Zone
- ☐ System Unit
- 76.411882, 36.983356

0 30 60 120 180 ft

1:2,257

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance.** Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: Alicia Thornwell

User Organization: Newport News Redevelopment and Housing Authority

User Supplied Address/Location Description: 2210 wickham avenue, newport news, va 23607

Pin Location: Outside CBRS

Pin Flood Insurance Prohibition Date: N/A

Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 6/9/2022 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: <https://www.fws.gov/node/263838>.



SITE-SPECIFIC FIELD CONTAMINATION CHECKLIST

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

PREPARER MUST COMPLETE CHECKLIST IN ITS ENTIRETY

Date of Visit: April 6, 2007 Time: 8:30am Weather Conditions: Clear

Program Name:

Project Location/Address: 2120 Wickham Avenue

Property Owner: GREEN LUCILLE TRUSTEE Samuel L. Green JR Living Trust

Attach the following, as appropriate:

☒ Photographs of site and surrounding areas ☒ Maps (street, topographic, aerial, site map, etc.)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>

*Adjoining properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following?		
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Yes oil tank in Rear SE corner

Per Neighborhood Old Car Repair facility + dry cleaners

Use photographs and maps to mark and identify conditions. Attach more information as needed.

Is further evaluation warranted? YES ☐ NO ☐ UNCERTAIN ☒

Preparer of this form must complete the following required information.

This inspection was completed by:

Name: Christina Jackson

Phone Number:

757.921.8870

Email:

Jacksoncd@nva.gov

Agency:

City of Newport News

Title: SR. Codes Compliance Inspector

Address:

8400 Washington Ave Newport News VA 23607

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

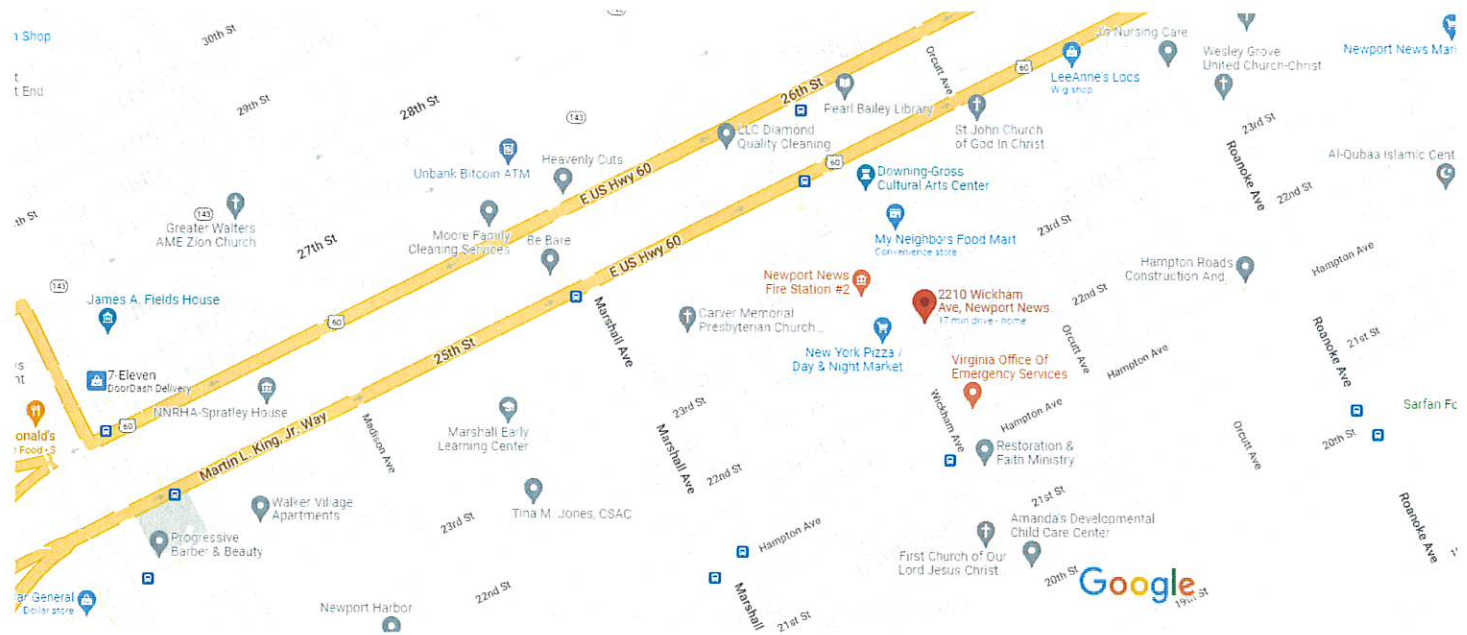
Signature:

Christina Jackson

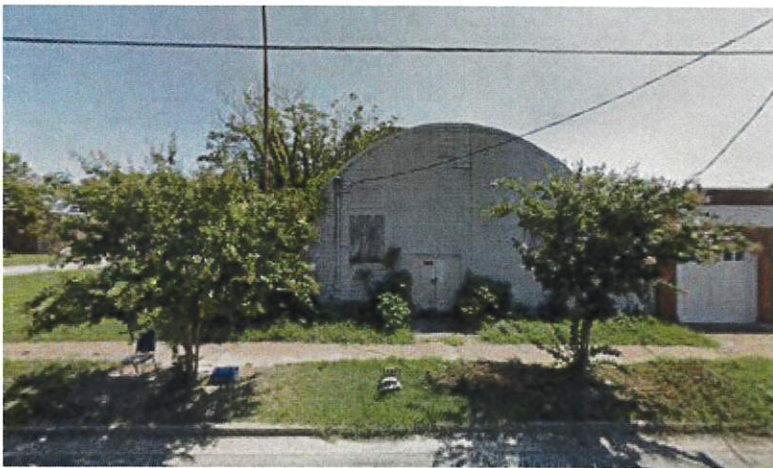
Date:

04.06.2022

Google Maps 2210 Wickham Ave



Map data ©2022 Google 200 ft



2210 Wickham Ave

Building



Directions



Save



Nearby



Send to
phone



Share



2210 Wickham Ave, Newport News, VA 23607

Photos

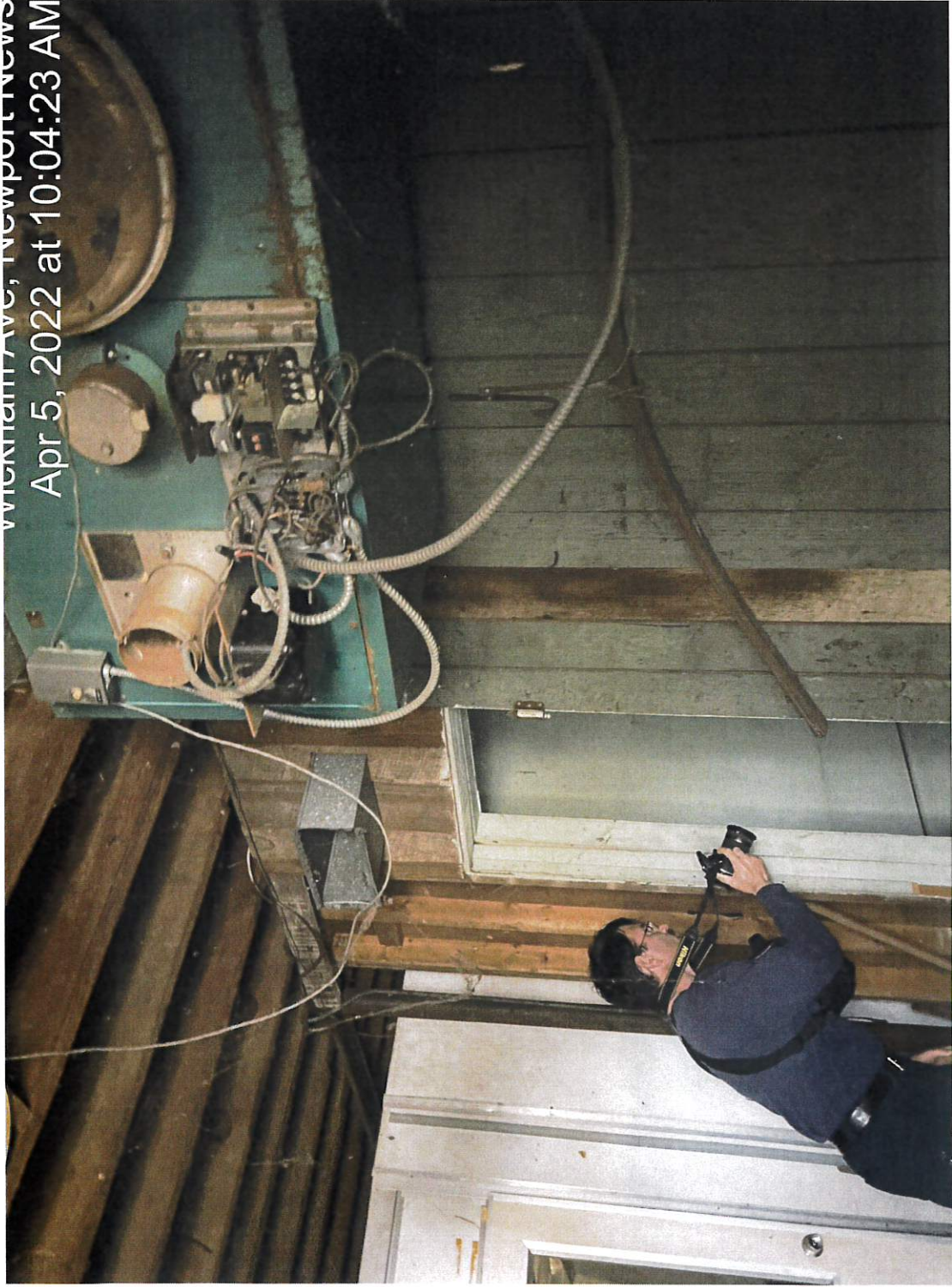
2210 Wickham demo photos



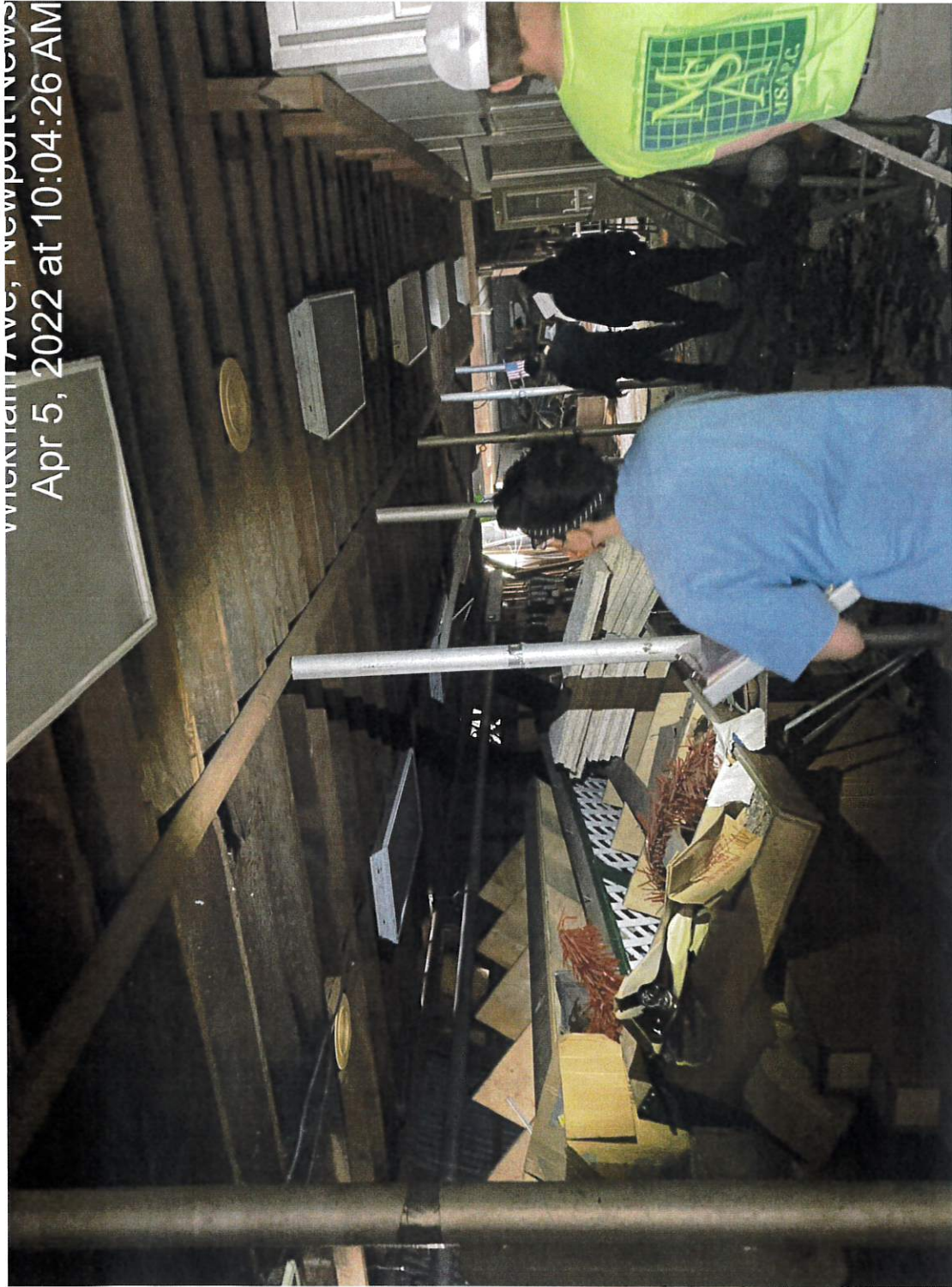
2 at 10:03:59 AM



WICKHAM AVE, NEWPORT NEWS
Apr 5, 2022 at 10:04:17 AM



WICKTIGHT AVE, NEWPORT NEWS
Apr 5, 2022 at 10:04:23 AM



WICKLIFF AVE, NEWPORT NEWS
Apr 5, 2022 at 10:04:26 AM



WICKHAM AVE, NEWPORT NEWS
Apr 5, 2022 at 10:04:31 AM



WICKHAMTAVE, NEWPORT NEWS
Apr 5, 2022 at 10:04:39 AM



WICKHAM AVE, NEWPORT NEWS
Apr 5, 2022 at 10:04:53 AM

WICKHAM AVE, NEWPORT NEWS
Apr 5, 2022 at 10:05:11 AM





WICKLIFF AVENUE, NEWPORT NEWS
Apr 5, 2022 at 10:05:14 AM



WICKHAM 7AVE, NEWPORT NEWS
Apr 5, 2022 at 10:05:20 AM

WICHTIG! 7. Apr. 5, 2022 at 10:05:16 AM





WICKHAM AVE, NEWPORT NEWS
Apr 5, 2022 at 10:05:22 AM

WVIA-TV, NEWPORT NEWS
Apr 5, 2022 at 10:05:26 AM



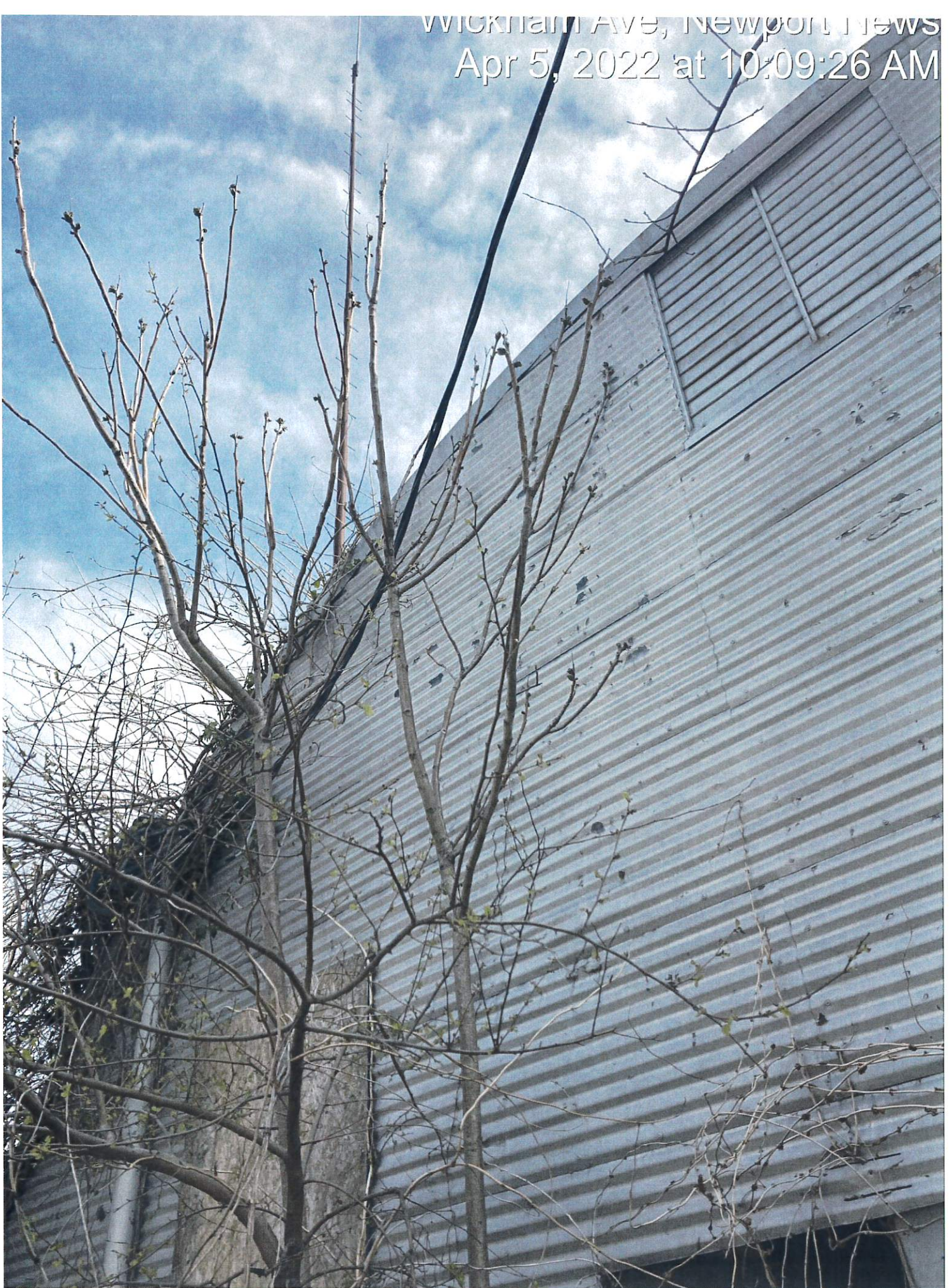


WICKHAMPTON, NEWPORT NEWS
Apr 5, 2022 at 10:05:28 AM

WICKHAM AVE, NEWPORT NEWS
Apr 5, 2022 at 10:08:52 AM



Wickham Ave, Newport News
Apr 5, 2022 at 10:09:26 AM





WICKIAPEDIA, NEWPORT NEWS
Apr 5, 2022 at 10:05:31 AM



Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

1111 E. Main Street, Suite 1400, Richmond, Virginia 23219

P.O. Box 1105, Richmond, Virginia 23218

(800) 592-5482 FAX (804) 698-4178

www.deq.virginia.gov

Travis A. Voyles
Acting Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director
(804) 698-4020

July 6, 2022

Ms. Corrin Morgan, Special Projects Coordinator
Newport News Redevelopment and Housing Authority
227 27th Street
P.O. Box 797
Newport News, VA 23607
Via email: cmorgan@nnrha.org

RE: Federal Consistency Review, City Demolition of 2210 Wickham Avenue, City of
Newport News, Virginia, DEQ #4370

Dear Ms. Morgan:

On behalf of the Commonwealth, the Department of Environmental Quality (DEQ) provides this courtesy review of the federal consistency documentation submitted in accordance with the Intergovernmental Review of Federal Programs (E.O. 12372) and federal consistency regulations for the review of federal financial assistance to state and local governments (15 CFR, Subpart F, §930.90 et seq.). Virginia does not have any federal financial assistance listed in the Virginia Coastal Zone Management Program and has chosen not to participate in the intergovernmental review process, therefore, coordination on this type of project is not required.

PROJECT DESCRIPTION

According to your June 17, 2022 email, the Newport News Redevelopment and Housing Authority (NNRHA) proposes to use Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD) for the complete demolition of 2210 Wickham Avenue, a commercial building previously used for general retail. Presently the proposed property is both vacant and abandoned. Originally built in 1950, the property encompasses roughly 0.12 acres of developed land.

FEDERAL CONSISTENCY

This project is consistent with the Virginia Coastal Zone Management Program (CZM) provided all applicable permits or approvals listed under “Enforceable Policies of Virginia’s Coastal Zone Management Program” ([enforceable policies](#)) are received prior to implementation of the project. Accordingly, if any of the enforceable policies apply, please contact the relevant agencies to obtain applicable permits or approvals. DEQ’s Tidewater Regional Office (DEQ TRO, 757-518-2000) administers the enforceable policies listed under DEQ’s jurisdiction. Please contact that office for assistance in meeting the requirements of applicable programs.

The analysis that follows pertains to the enforceable policies of the Virginia CZM Program that may apply to this project. In general, to the extent practicable, construction must incorporate features that prevent significant adverse impacts on ambient air quality, water quality, wetlands, historic structures, fish and wildlife, and species of plants, animals, or insects listed by state or federal agencies as rare, threatened, or endangered.

1. Point Source Air Pollution. The City of Newport News is located in an ozone (O₃) attainment area and an emission control area for volatile organic compounds (VOCs) and oxides of nitrogen (NO_x). DEQ recommends that precautionary measures be employed during demolition to reduce ground-level ozone concentrations, especially during ozone alert days. This can be done by minimizing the generation of ozone precursors such as volatile organic compounds and nitrogen oxides during operation of construction equipment and vehicles. Demolition activities should be conducted so as to avoid or minimize traffic congestion and/or unnecessary localized vehicular idling. Although no adverse impacts to air quality are anticipated, during demolition, fugitive dust must be kept to a minimum. This requires, but is not limited to, measures such as application of water to suppress dust, and washing down construction vehicles and paved roadways immediately adjacent to project areas (9VAC5-50-60 et seq.). For information on air pollution control and possible air pollution permitting, please contact DEQ TRO please contact DEQ TRO (John Brandt, Air Compliance Manager, john.brandt@deq.virginia.gov or 757-518- 2010).

2. Nonpoint Source Water Pollution. The DEQ Office of Stormwater Management (OSWM) administers the nonpoint source pollution control enforceable policy through the Virginia Erosion and Sediment Control Law and Regulations (VESCL&R) and Virginia Stormwater Management Law and Regulations (VSWML&R). In addition, DEQ is responsible for the issuance, denial, revocation, termination and enforcement of the Virginia Stormwater Management Program (VSMP) General Permit for Stormwater Discharges from Construction Activities related to municipal separate storm sewer systems (MS4s) and construction activities for the control of stormwater discharges from MS4s and land-disturbing activities under the Virginia Stormwater Management Program.

2(a) Requirements.

2(a)(i) Erosion and Sediment Control Plan. The applicant is responsible for submitting a project-specific erosion and sediment control (ESC) plan to the appropriate locality for review and approval pursuant to the local ESC requirements, should the project involve a land-disturbing activity equal to or greater than 10,000 square feet (2,500 square feet in a Chesapeake Bay Preservation Area). Depending on local requirements, the area of land disturbance requiring an ESC plan may be less. The ESC plan must be approved prior to any land-disturbing activity at the project site. All regulated land-disturbing activities associated with the project, including on- and off-site access roads, staging areas, borrow areas, stockpiles, and soil intentionally transported from the project, must be covered by the project specific ESC plan. Local ESC program requirements must be requested through the city offices.

Additional guidance may be obtained from DEQ's Office of Stormwater Management, Larry Gavan at 804-965-3320 or larry.gavan@deq.virginia.gov.

ADDITIONAL ENVIRONMENTAL CONSIDERATIONS

In addition to the enforceable policies of the CZM Program, the project must comply with all other applicable federal, state and local laws and regulations. In general, to the extent practicable, construction must incorporate features that prevent significant adverse impacts on ambient air quality, water quality, wetlands, historic structures, fish and wildlife, and species of plants, animals, or insects listed by state or federal agencies as rare, threatened, or endangered.

The following discussion is provided as a guideline of programs administered by DEQ and other agencies of the commonwealth, which could be applicable. Final determinations concerning potential impacts on these programs rest with the DEQ TRO (757-518-2000) and the appropriate agency administering each program. It is the responsibility of the applicant (i.e., NNRHA) to coordinate with these agencies.

1. Solid and Hazardous Waste Management. DEQ administers the Virginia Solid Waste Management Regulations (9 VAC 20-81) and the Virginia Hazardous Waste Management Regulations (9 VAC 20-60). NNRHA may contact DEQ's Tidewater Regional Office (Melinda Woodruff, Melinda.Woodruff@deq.virginia.gov, 757-518-2174) concerning the location and availability of waste management facilities in the project area or with waste-related questions pertaining to the project.

1(a) Agency Recommendations. DEQ encourages all projects and facilities to implement pollution prevention principles, including:

- the reduction, reuse and recycling of all solid wastes generated; and
- the minimization and proper handling of generated hazardous wastes.

1(b) Requirements.

(i) Contaminated Waste. Any wastes that are generated must be tested and disposed of in accordance with applicable federal, state, and local laws and regulations.

(ii) Asbestos-Containing Materials and Lead-Based Paint. All structures being demolished must be checked for asbestos-containing materials (ACM) and lead based paint (LBP) prior to demolition. If ACM or LBP are found, in addition to federal waste-related regulations, state regulations 9 VAC 20-80-620 for ACM and 9 VAC 20-60-261 for LBP must be followed.

2. Pollution Prevention. DEQ advocates that principles of pollution prevention and sustainability be used in all construction projects as well as in facility operations. Effective siting, planning, and on-site Best Management Practices (BMPs) will help to ensure that environmental impacts are minimized. However, pollution prevention and sustainability techniques also include decisions related to construction materials, design, and operational procedures that will facilitate the reduction of wastes at the source.

DEQ's Office of Pollution Prevention provides information and technical assistance relating to pollution prevention techniques. For more information, contact DEQ's Office of Pollution Prevention (Meghann Quinn, 804-774-9076).

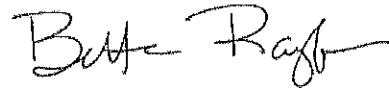
3. Historic Structures and Archaeological Resources. Section 106 of the National Historic and Preservation Act of 1966, as amended, requires that proponents of activities that receive federal funding consider effects to properties that are listed, or eligible for listing, on the National Register of Historic Places. The Department of Historic Resources (DHR) conducts reviews of projects to determine their effect on historic structures or cultural resources.

Your letter indicates the property was developed in 1950. Please note that under historic preservation rules, structures over 50 years old may be eligible for listing on the National Register. Based on the age of the property, DEQ recommends that NNRHA or its agents contact DHR (Roger Kirchen, telephone 804-482-6091) before proceeding with the project to determine: (1) whether the structure is eligible for inclusion in the National Register (or Virginia Landmarks Register) and, if so, (2) whether the action warrants any precautions relative to the scope of work that is contemplated for the property.

Demolition of 2210 Wickham Avenue
City of Newport News, DEQ #4370

Thank you for your inquiry. We appreciate your interest in complying with Virginia's environmental regulations. If you have any further questions, please call me at 804-659-1915.

Sincerely,

A handwritten signature in black ink, appearing to read "Bettina Rayfield". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bettina Rayfield, Manager
Environmental Impact Review and Long
Range Priorities Program



June 17, 2022

Virginia Department of Environmental Quality
Office of Environmental Impact Review
629 East Main Street, Room 631
Richmond, VA 23219

Subject: Request for Coastal Zone Management Consistency Determination
2210 Wickham Avenue
Newport News, VA 23607

This document provides the Commonwealth of Virginia with the Newport News Redevelopment and Housing Authority's Consistency Certification and necessary data and information under CZMA §307(c)(1) and 15 CFR Part 930, sub-part F, for the property located at 2210 Wickham Avenue. The Newport News Redevelopment and Housing Authority certifies that the proposed activity complies with the enforceable policies of Virginia's Coastal Resources Management Program (VCP) and will be conducted in a manner consistent with 15 CFR §930.39.

The subject property located at 2210 Wickham Avenue is a commercial building previously used for general retail. Originally built in 1950, the property encompasses roughly 0.12 acres of developed land.

NNRHA is currently conducting an environmental review subject to part 24 CFR part 58.5 as required by regulations pertaining to the use of Community Development Block Grant (CDBG) funding.

Description of proposed work:

The proposed project is for the complete demolition and disposal of all development on the site. The site has been previously used as a warehouse, a car repair facility and for general store. Presently the proposed, property is both vacant and abandoned. The property is both blighted and an unsafe structure. The proposed project is currently zone commercial and situated next to both commercial and residential structures along Wickham Avenue and nearby 22nd and 23rd Streets.

Based on this proposed scope of work, it has been determined by the Newport News Redevelopment and Housing Authority that the listed repairs to this property will have no adverse effect on the coastal uses and/or natural resources of Virginia that are addressed by the twelve (12) enforceable policies of the Coastal Zone Management (CZM) Program, as discussed by the following:

- **Tidal and Non-Tidal Wetlands-** According to visual inspections and GIS mapping service located at <https://www.nngov.com/681/City-Maps> the proposed project(s) is not suspected to contain any wetland areas. Therefore, the proposed undertaking is not subject to Executive Order 11990 and does not require permitting





from the U.S. Army Corps of Engineers or from the State. Due to lack of onsite wetlands the proposed project will not have an impact and will therefore be consistent with the Wetlands Management enforceable policy.

- **Subaqueous Lands** - Proposed project(s) will not impact subaqueous lands and is not subject to permitting by the U.S. Army Corps of Engineers or the State; therefore, the project will be consistent with the Subaqueous Lands Management enforceable policy.
- **Dunes and Beaches** - There are no dunes of any kind located on or in proximity to the site. The proposed project will not have an impact on any dunes and will be consistent with the Dunes Management enforceable policy.
- **Chesapeake Bay Preservation Area** – The proposed project(s) will not impact designated Chesapeake Bay Preservations areas; therefore, the project(s) will be consistent with the related enforceable policy – Chesapeake Bay Preservation Area.
- **Marine Fisheries** – Proposed project(s) will not impact the seafood and marine resources of the Commonwealth of Virginia; therefore, the project(s) will be consistent with the enforceable policy regarding Marine Fisheries.
- **Wildlife and Inland Fisheries** – Proposed project(s) will not impact the Commonwealth's efforts in conserving, protecting, replenishing, propagating and increasing the supply of wildlife and/or fish; therefore, the project(s) will be consistent with the related enforceable policy – Wildlife and Inland Fisheries.
- **Plant Pests and Noxious Weeds** – Proposed project(s) will be consistent with the enforceable policy governing Plant Pest and Noxious Weeds.
- **Commonwealth Lands** – Proposed project(s) will not impact game and inland fisheries and land used for conservation and recreation; therefore, proposed project(s) will be consistent with the enforceable policy for Commonwealth Lands.
- **Point Source Air Pollution** - The proposed project(s) will not provide a new source of point source air pollution. Therefore, the proposed project will be consistent with the Point Source Air Pollution Control enforceable policy.
- **Point Source Water Pollution** - The proposed project(s) will not provide a new source of point source water pollution. Therefore, the proposed project will be consistent with the Point Source Water Pollution Control enforceable policy.
- **Nonpoint Source Water Pollution** – Proposed project(s) will be consistent with the enforceable policy – Nonpoint Source Water Pollution.
- **Shoreline Sanitation** - The proposed project(s) does not include installation of septic tanks and is therefore considered consistent with the Shoreline Sanitation enforceable policy.

Federal Consistency Documentation: Based upon the information, data, and analysis presented above, NNRHA has determined the proposed project to be consistent with the enforceable policies of the CZM program.

Please see the attached Draft HUD part 58 CEST form, Environmental Review for activities/projects Categorically Excluded Subject to Section 58.5, which supports NNRHA's Consistency Determination. The final version of this document, which includes all supporting documentation, will constitute the Responsible Entity's Environmental Review of the project, which is required by the National Environmental Policy Act (NEPA).





227 27th Street | P.O. Box 797 | Newport News, VA 23607
www.nnrha.com

The State's response should be sent to the Newport News Redevelopment and Housing Authority (NNRHA) at the following address.

Newport News Redevelopment and Housing Authority (NNRHA)
Attn: Corrin Morgan, Special Projects Coordinator
227 27th Street
P.O. Box 797
Newport News, VA 23607

Your prompt attention in the execution of this request is greatly appreciated. Should you require further information or have questions please contact me at 757-928-2648.

Very Respectfully,













Corrin Morgan

Corrin Morgan

cmorgan@nnrha.org



Legend

-  Architecture Resources
-  Architecture Labels
-  Individual Historic District Properties
-  Archaeological Resources
-  Archaeology Labels
-  Archaeology Phase 1 Survey
-  DHR Easements
-  Potential NR Areas
-  Study Areas
-  Core Areas
-  USGS GIS Place names
-  County Boundaries



Feet



Title:

Date: 6/17/2022

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Property Information

Property Names

Name Explanation
Historic/Current

Name
East End Historic District

Property Evaluation Status

DHR Staff: Not Eligible

This Property is associated with the East End Historic District.

Property Addresses

Current - 20th Street
Current - 34th Street
Current - Marshall Avenue
Current - Salter's Creek

County/Independent City(s): Newport News (Ind. City)

Incorporated Town(s): No Data

Zip Code(s): 23607

Magisterial District(s): No Data

Tax Parcel(s): No Data

USGS Quad(s): NEWPORT NEWS SOUTH

Additional Property Information

Architecture Setting: Urban

Acreage: 445

Site Description:

2001: The proposed Newport News East End Historic District encompasses an approximately 75-block area in the southeast section of Newport News. Situated on flat land with Salter's Creek serving as the eastern boundary, the area is delineated by a grid system of streets bounded by Marshall Avenue (west), 20th Street (south), and 34th Street (north). The surrounding context is a modest, yet relatively intact neighborhood of late 19th- to early 20th-century dwellings, commercial buildings and churches.

2008 PIF: The meandering waterway of Salter's Creek forms a natural boundary along the eastern end of the district, with Oak Avenue making a northwesterly jog at its junction with 28th Street that mirrors the change in the creek's course. The district is roughly bisected by 27th Street running east-west and Roanoke Avenue running north-south. Primarily a residential neighborhood with its largest concentration of homes dating to the 1920s, the East End is characterized by level, grassy lots with relatively shallow setbacks. Concrete sidewalks and curbs are found along most of the streets, and concrete walkways frequently lead from the sidewalk to the main entrances on the primary structures. The presence of mature street trees is generally a function of the average age of buildings on any particular block.

2001: The proposed district contains approximately 1500 structures, with nearly 75% being historic.

Surveyor Assessment:

Start Year: 1790 ca

Date Source: Written Data

Type: Original Construction

Notes: The area was originally part of the late 18th century Ceeley's Plantation along Salter's Creek

2001: The East End neighborhood of Newport News developed in the late 19th to mid-20th century as a working class residential neighborhood that included its own commercial business, hospital, schools, and religious institutions. The East End differs from other historic areas of Newport News in that it was not directly developed by Collis Huntington or the Newport News Shipbuilding and Dry Dock Company. The Proposed East End Historic District is significant on the local level under Criteria A & C with significance in the areas of architecture, commerce, community planning and development, education, ethnic heritage, and health/medicine.

See PIF for additional historic information.

2008 PIF: The East End district is one of the largest residential communities in Newport News dating to the early twentieth century. The East End refers to the east side of the peninsula bounded by the railroad and downtown on the west and Salter's Creek on the east. Historically it was a racially divided neighborhood with whites living south of 27th Street between Marshall and Oak Avenues. The first development on this side of the peninsula was by African-Americans and was west of Marshall Avenue and below 25th Street. That neighborhood was demolished to make way for a low-income housing development in the 1980s. African-Americans eventually settled in the blocks north of 27th Street up to the city limits.

Architecturally there is no distinction between the dwellings north and south of 27th Street. Historic maps depict early construction in both the north and south ends suggesting speculative construction by the white developers (Newport News Land Company and Central Land Company). Each community became self-sufficient with schools, churches, groceries, parks, and more with very little connection between the two. According to city directories cross referencing to census records, the white population of the East End began to be replaced with an influx of black residents beginning in the 1960s. During the last quarter of the twentieth century, the East End became an entirely black neighborhood due in part to the cheap rents provided by many white absentee landowners.

Several individual buildings have been determined National Register eligible; however, the district as a whole is not a rare example of a twentieth-century residential neighborhood. It no longer retains its historical association as its composition has drastically changed from a white and black (although divided) middle-class neighborhood to being dominated by low- to middle-income African-

Americans. Architecturally, it appears as a typical early twentieth-century community predominantly developed by whites; however, African-American mid-twentieth century infill is scattered throughout the district.

Historic Development

Land patents were sold during the early eighteenth century, with several plantations eventually controlling the land on the Newport News peninsula through the early- to mid-nineteenth century. The original patents in the area belonged to Aron and Derrick Corsestan, Bartholomew Wethersbye, Robert Saltford, and John Saltford (Diffenderfer 1936; Stauffer 1946:129). These land tracts were divided several times throughout the eighteenth century, and by the Civil War area land owners included John Parrish, Edward B. Parrish, William Ivy, Parker West, William Causey, John Williams, Charles Jones, and George Melson (Stauffer 1946:130).

Following the Civil War, land agents working for Collis P. Huntington arrived on the peninsula in order to find suitable land to serve as a southern terminus of the Chesapeake and Ohio Railroad (C&O). By this time Huntington had already made a name for himself as a railroad magnate, having built the Central Pacific line as part of the first U.S. transcontinental railroad. When approached by the C&O to become their supervisor and primary investor, it was Huntington's ambition to connect the C&O to his transcontinental railway and create a true coast-to-coast line. During the 1870s, Huntington managed the construction and completion of the C&O across Virginia and into West Virginia, ending at the Ohio River.

Coal supplied out of the Ohio River Valley was shipped by the C&O in tremendous bulk to eastern ports for transportation along the coast, primarily to the industrial northeast. The port of Newport News was chosen in 1881 by Huntington to be the southern deep-water terminus of the C&O and to serve as the rail-to-ship connection. Prior to any rail construction in Newport News, Huntington established the Old Dominion Land Company and transferred his land holdings on the peninsula to the newly established company in order to serve the rail company's needs. Five years following the establishment of the C&O terminus in Newport News, Huntington chartered the Chesapeake and Dry Dock Company, which later became the Newport News Shipbuilding and Dry Dock Company. Serving his financial interests in connection with the prosperity of the C&O, the dry dock company was to build and repair ships to be used for transporting coal to the north (Newport News 2008; Northrop Grumman 2008).

The introduction of the railroad, establishment of the coal piers (used to distribute coal from the railroad to ships), and the new shipbuilding and dry dock company on the peninsula quickly sparked the rise of a city. Hundreds of laborers flocked to the area to take on jobs with the shipbuilding company and the C&O, which then created a major boom in residential and commercial construction near the docks. According to the original East End PIF, a Philadelphia architect by the name of Theodore Genesey laid out the Newport News city grid shortly after the establishment of Newport News as the C&O deep-water terminus (Blanton 2001). The first map that depicts a city grid that research uncovered is the 1889 Sanborn Fire Insurance map although the grid is hinted at on the 1885 Sanborn Fire Insurance map (Sanborn 1885, 1889).

A number of houses were built east of the railroad by 1889, with a population of approximately 4,000 residing within the Newport News town limits. The development on the east side during this time primarily occurred between Jefferson and Madison Avenues and this area's population was largely African American. The houses, chiefly multiple-family dwellings, stood along Warwick, Jefferson, and Hampton Avenues and 22nd, 23rd, and 24th Streets. The neighborhood was close to being self-sufficient with a number of small groceries, a bar, drugstore, the African Baptist Church (23rd Street and Jefferson Avenue), a cafeteria, and two school buildings on 22nd Street between Jefferson and Madison Avenues (Sanborn 1899). Many of these early buildings between Jefferson and Madison Avenues are no longer extant.

Although the land now encompassed within the East End was in the beginning stages of development in the early 1890s, very little construction occurred during this period - despite the fact that the population of Newport News had doubled by 1891. Instead, construction was centered around the blocks immediately east of the coal piers, in what is now considered the 'downtown' area (Sanborn 1891, 1893).

One area of development was a farm originally owned by W.P. and Mary E. Marrow. Their attorney, George West, served as a trustee to the Newport News Building and Loan Association and helped them sell their farm to the Newport News Land and Development Company in 1890. The farm encompassed 135 acres between what became 20th and 32nd streets between Orcutt and Oak Avenues and became one of the first 'white' residential developments in East End. The Marrows stipulated to the Newport News Land Development Company that the lots were to be sold to "diverse persons" (WC DB 1890); however, most of the lots were sold only to whites. One other company developing lots in the area was the Central Land Company. These lots were located on both sides of Chestnut Avenue between 28th and 34th Streets (Braxton 1890).

The 1893 Sanborn maps show little construction north of 24th Street and no maps were made of the blocks east of Madison Avenue, suggesting there continued to be little to no construction on those blocks. By 1896, the town had grown so much that the City of Newport News was incorporated out of Warwick County. The J. Thomas Newsome House (VDHR 121-0052) at 2803 Oak Avenue is located on land developed by the Central Land Company and was one of the first houses in the community built in 1896-1897. The northern part of the East End grew into a solidly African-American community of persons hailing primarily from Virginia and North Carolina, as well as a few immigrants (USBC 1900).

It was not until 1899 when the Sanborn maps began illustrating streets and building construction east of Madison Avenue, within the boundaries of what is now considered the East End neighborhood. By 1899, Chestnut Avenue was the easternmost road the Sanborn maps illustrated. The shipping business sustained their economic boom and by the turn of the twentieth century the city's population had risen to 20,000. By this time, the white population had already begun building on the east side within the blocks bounded by Chestnut, Orcutt, and Roanoke Avenues and between 21st and 27th Streets (Sanborn 1899; USBC 1900).

A number of residences had been constructed in both the white and black areas of East End prior to 1900. The dividing line between whites and blacks appeared to be temporarily solidified by this time with Madison Avenue (north-south line), 27th and 28th Streets (east-west lines) serving as the racial boundary as indicated by Federal census records and the Sanborn maps. The blocks between Warwick, Jefferson and Madison Avenues clearly became a highly populated African-American neighborhood represented by numerous churches and businesses catering only to blacks (Sanborn 1900). The boundary was only temporary as blacks continued to move eastward towards Salter's Creek throughout the first decades of the twentieth century. The 27th/28th Street demographic boundary remained throughout this expansion during the first half of the twentieth century.

The Newport News city limits as bounded by Blizabeth City County (now Hampton) up until the early 1920s followed 20th Street on the south, east to halfway between Oak and Parrish Avenues; and 32nd Street on the north between the railroad and Madison Avenue

(where the boundary then extended north to 36th Street). The city limits that bound Newport News and Elizabeth City County until 1920 was the same as the outer boundary of the Third and Fourth Wards as seen on a 1904 Map of Newport News (Newport News 1904). The second and third wards made up much of what is today considered the East End neighborhood, which is sited to the northeast of the terminal.

Although not the original City of Newport News settlement, the area encompassed by the second and third wards became the most heavily settled area during the early twentieth century. The bulk of the construction in the East End neighborhood during the early twentieth century turned to single-family houses versus worker housing either in the form of duplexes or tenements. Maps from 1903 and 1907 depict numerous vacant houses, suggesting the presence of speculative builders (Sanborn 1903, 1907). Although there were many empty lots in 1910, a contemporary article on the East End states that it contains a "larger proportion of home-owning citizens than any other section of the city" (Times Herald 1910). Because of its size, many of the citizens in the East End demanded better services and necessary improvements. A few of these improvements were to open up Chestnut Avenue past city limits, construct a new rail siding to the neighborhood to decrease hauling distances, open up a passenger depot for the C&O in the neighborhood, improve Salter's Creek harbor, and to add a park (Times Herald 1910).

Population records of the early twentieth century clearly illustrate the racial divide within the east side of Newport News mentioned above. It is also striking that many of the black families living above 27th Street were not owners but instead rented. Rental prices in 1930, for example, ranged from four to twenty-five dollars (USBC 1930).

It appears that the mid-twentieth century created many changes in Newport News. One of the most drastic changes was the racial composition of East End. Much of the neighborhood was dominated by whites (20th to 27th Streets from Marshall to Parish Avenues), which was propagated in the deeds that included covenants not allowing blacks to own or rent properties in the area. It was during the 1960s when many of the white residents moved elsewhere, most likely to newly-built suburbs, and the East End gradually transitioned into an almost entirely African-American neighborhood (Hill 1965). Longtime resident and local history author, Inettie Banks Edwards, illustrates in A Life in Newport News that prior to 1950 the East End was the black neighborhood located between 25th and 38th streets and Jefferson and Chestnut Avenues, confirming the racial change to have occurred sometime after 1950. City directories of the East End dating to 1955 depict a primarily white community in the blocks below 25th Street (B.A. Ferry 1921, Hill 1955). By 1965, a racial change had begun with whites and blacks living on the same blocks (Hill 1965).

By 1980, the East End was considered the "most depressed" area of Newport News. Residents viewed 39th Street as the dividing line from the East End community to the rest of Newport News (Skove 1979). The area north of 39th Street was originally part of Warwick County, which was then annexed into the City of Newport News in 1958. Thirty-ninth street is where the railroad originally extended to the northeast and it is now where the flyover of I-664 is located.

Although the ethnic distribution of the East End altered during the 1960s and later in becoming nearly all African American residences much of the property continues to be owned by absentee landlords. This widespread absenteeism across the East End has contributed in the lack of maintenance in the community.

FOR FURTHER DETAIL PLEASE SEE PIF.

2008 TRPO comment - C. Bowman: Though this district was deemed eligible in 2000, it has experienced significant change over that short amount of time: materials (vinyl siding, replacement windows, replacement porches, etc.), demolition (due to fires and new development), and absentee owners' neglect.

Surveyor Recommendation:

Legacy

Ownership

Ownership Category

Private

Public - Local

Ownership Entity

No Data

No Data

Associate

Property Associate Name

Livas, Henry Lewis

Property Associate Role

Architect

Primary Resource Information

Resource Category: Other
Resource Type: Historic District
NR Resource Type: District
Historic District Status: Contributing
Date of Construction: Ca 1889
Date Source: Written Data
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Architecture/Landscape, Domestic, Education, Government/Law/Political, Health Care/Medicine, Recreation/Arts, Religion
Other ID Number: No Data
Architectural Style: No Data
Form: No Data
Number of Stories: No Data
Condition: Fair

Threats to Resource: Development

Cultural Affiliations: No Data

Cultural Affiliation Details:

No Data

Architectural Description:

2001: The working class neighborhood is primarily residential consisting of one- and two-story dwellings of brick or frame construction dating from the late 19th- to early 20th-century. The dwellings are primarily single-family and modest in design, including some earlier brick rowhouses with Queen Anne-style detailing as well as some later one-story bungalow style dwellings. The majority of the houses are frame with an intersecting gable roof, full or wraparound porch, and minimal detailing. Although few major alterations or additions have been made to the housing stock, the integrity varies as individual owners have repalced or enclosed porches and added vinyl or aluminum siding for maintenance reasons.

Small commercial nodes exist throughout the East End neighborhood, particularly at intersections and along Chestnut, Roanoke and Wickham avenues, to serve the commercial and community needs of the neighborhood. These commercial buildings are typically brick construction and vary from one to three stories in height. Built in the early to mid-20th century, they are simple in design with decorative brickwork at the cornice and a parapet wall that is often stepped or otherwise elaborated for added prominence. While the storefronts have often been altered and siding has been added in some cases, these commercial buildings retain their integrity.

See PIF for additional architectural information.

2008 PIF: Located in the southeastern section of the City of Newport News, the East End Historic District contains approximately 84 blocks organized around a grid system of numbered east-west streets and north-south avenues. Salter's Creek provides a natural boundary on the east, and the area is further bounded by 34th Street on the north, 20th Street on the south and Marshall Avenue on the west. There are approximately 2,678 parcels within the boundaries, containing 2,235 primary structures and 443 vacant lots. Approximately 514 or 23% of the structures were built after 1958. The area has seen a substantial amount of demolition and new construction, with some blocks showing as much as 90% demolition. Many of these parcels now have houses built c. 2000. For more information on the architectural quality of the district see Integrity: Alterations, Additions, Demolition and New Construction, below.

The East End is primarily a residential neighborhood and is characterized by level, grassy lots with relatively shallow setbacks. Most of the streets have concrete sidewalks and curbs, and concrete walkways frequently lead from the sidewalk to the main entrances on the primary structures. The presence of mature street trees is generally a function of the average age of buildings on any particular block, with some blocks which date to the 1940s and later having no trees at all. Foundation plantings are common but not uniformly present, while fences enclosing the lots are atypical. It is notable that the alleys that originally ran behind the lots were closed by the City in the 1980s and have since been incorporated into rear yards. As a result there are only a few original garages and secondary buildings - usually sheds - remaining. The original garages that remain have been converted to storage buildings and there is consequently no off-street parking at the rear of properties. A recent trend has been the incorporation of front-loading garages into new residential construction and additions, a design element that contrasts sharply with the surrounding historic buildings. The commercial buildings in the area typically have, at most, small asphalt-paved parking lots with minimal trees or vegetation.

Architecture:

The area's diverse stock of residential architecture is dominated by single-family dwellings, with a scattering of duplexes, twin houses and multi-unit apartment buildings. Building heights throughout the district vary from one to three stories; however, the majority of the historic structures are two to two-and-a-half story residential buildings representing either the American Foursquare form or a mixed Colonial Revival/Queen Anne-style house with a front-gable roof. The predominant roof types for the historic residential buildings are gable and hip, frequently with dormers.

The J. Thomas Newsome House (VDHR ID No. 121-0052), individually listed on the National register of Historic Places, was built in 1898 at 2803 Oak Avenue. Originally a simple two-story wood frame dwelling, it was added to and embellished with Queen Anne-style treatments after African-American attorney J. Thomas Newsome and his wife Mary Winfield Newsome moved into the house in 1906.

While the earliest buildings in the district date to the late nineteenth century, the majority of buildings were constructed well after the turn of the twentieth century, with the most extensive period of development occurring between c. 1920 and c. 1940 (see Figure 1, below). The district contains an eclectic range of architectural styles; however, the predominant styles are Colonial Revival and Craftsman and correspond to the 1920s-30s era. Several different residential forms of the Colonial Revival style are found in the district, including American Foursquare (the most common example), Cape Cod, and the two-story side-gable form. Many of the Colonial Revival-style houses feature Queen Anne-style influences. Although the district is comprised of a varying range of styles, in some cases there are only a handful of examples of a particular style. These additional styles, many of which are vernacular versions, include Queen Anne, Neoclassical, Gothic Revival, Mission Revival, and Ranch. A large number of residential buildings dating to the 1950s are also found within the district boundaries, and are largely comprised of the minimal traditional, ranch, and shotgun forms. Interspersed throughout the district are a large number of non-historic structures that are typically one story in height, often clad in a brick veneer, and with nearly equal numbers of eave-oriented versus gable-oriented roofs.

Churches comprise the majority of the non-residential buildings with a total of 29 structures. Of these, 15 are historic, with significant structures including the Gothic Revival-style St. Paul AME Church at 2500 Chestnut Avenue, built c. 1900-1905; the Carver Memorial Presbyterian Church at 830 25th Street, built c. 1930; and New St. John's Church (St. John COGIC) at 2416 Orcutt Avenue. While the original St. Paul AME church was at 648 23rd Street, it moved into what was originally the Chestnut Avenue Methodist Episcopal Church on Chestnut Avenue. The Gothic Revival style is exhibited in several of the churches, while Wesley Grove United Church of Christ, built in 1964 at 2308 Roanoke Avenue, is the lone Mission Revival-style structure within the district. There are several Neoclassical-style buildings found in the district, including the Bibleway Church (originally the Carver Memorial Presbyterian Church) at 2401 Marshall Avenue, an impressive c. 1920 brick building.

There are a number of commercial buildings, which tend to be concentrated on select blocks of the north-south streets including Chestnut, Roanoke and Wickham Avenues. One of these, Smith's Pharmacy (VDHR ID No. 121-5066) at 3114 Chestnut Avenue, was constructed in 1946 and is individually listed on the National Register of Historic Places. It is a two-story brick building with minimal detail and a non-original glass storefront. One of the largest commercial buildings in the district, a furniture warehouse for the Virginia Transfer & Storage Company, stands at 854 23rd Street. This impressive three-story brick commercial structure was built c. 1910. The majority of commercial buildings within the district date from the early to mid-twentieth century. They vary from one to three stories in height but tend to be one story, constructed of brick or CMU, and have a flat or shallow-sloped roof, frequently with a parapet. Examples include an anonymous historic brick commercial building on the east side of Wickham Avenue between 27th and 28th streets; the mid-century Night and Day Market at 2209 Wickham Avenue; and the non-historic one-story commercial block containing the Chic-A-Sea restaurant at 2702 Chestnut Avenue. The east

side of the 220 block of Wickham Avenue contains two one-story brick commercial buildings with parapet roofs as well as a Quonset-style metal warehouse / storage building.

The largely residential East End is further punctuated with educational and civic buildings. Schools include Huntington Middle School at 3401 Orcutt Avenue, built in 1936, and the former Walter Reed School, built in 1918 at 2410 Wickham Avenue. The large Huntington Middle School started its life as Collis P. Huntington High School, named after the railroad magnate and founder of the Newport News Shipbuilding & Dry Dock Company. It served as a black high school prior to desegregation, after which time it became an integrated intermediate school for the eighth and ninth grades. In 1981 it was converted to a middle school for the sixth through eighth grades. The campus has seen many additions over the years: most notably in 1943, when the federal government funded construction of a building used for training in the trades for defense production. Following World War II it was used to train high school students in the trades. Huntington Middle School is the northernmost building within the district and was built in the "stripped" Classical Revival style popular for institutional buildings of its time.

The Walter Reed School, originally constructed as an all-white high school, functioned as a hospital during the Spanish influenza epidemic that crowded local hospitals in the year of its construction. The building was extensively renovated in 2003 and now serves as the Downing Gross Cultural Arts Building. The exterior was dramatically altered at that time, making it difficult to discern the historic appearance of the building. The non-historic three-story Doehiki Civic & Social Club of Newport News stands at 2705 Chestnut Avenue.

Government buildings within the district include the Pearl Bailey Branch of the Newport News Public Library at 2510 Wickham Avenue, a fire station at 2303 Wickham Avenue, and a police station at 2600 Chestnut Avenue, all of which are non-historic. Other institutional buildings include the modernist Whitaker Memorial Hospital at 1003 28th Street, built in 1943 to serve the African-American population and now a nursing home; the non-historic Doris Miller Community Center at 2824 Wickham Avenue; and the YWCA, also non-historic and built c. 1970 at 2702 Orcutt Avenue.

Based on parcel information obtained from the City of Newport News' Geographic Information Systems (GIS) data, the following table illustrates the age of buildings within the East End by decade. (*note: this includes a total of 2,094 buildings, or 94% of the total number of structures, for which the construction dates are known)

Architectural Elements and Building Materials:

Wood frame buildings are the most common; however, replacement cladding of aluminum or vinyl siding is ubiquitous throughout the area. Very little original clapboard siding remains within the district, and the majority of original cladding appears on a limited number of buildings that are clad with wood shingles or stucco. The raised foundations are generally brick or, with later construction, concrete block. There are a few scattered historic brick and stone dwellings; however, the use of brick as a primary building material within the district is generally confined to commercial and institutional buildings and churches. A large number of the non-historic structures feature brick veneer exteriors. Commercial buildings and churches within the district are frequently constructed of brick or, in some cases, concrete block with a brick veneer. This later construction type is particularly common with houses and commercial structures constructed after 1945.

Porches, both one- and two-story, are a nearly ubiquitous feature on the historic residential buildings. While many still exist in their original form, materials have frequently been altered and some porches have been enclosed as additional living space. Many of the non-historic structures added to the district as infill, such as the minimal traditional and ranches, do not have front porches. In contrast, a number of the shotgun houses built in the district during the late 1950s and 1960s are embellished with a front portico, many times screened.

Original wood windows in historic houses throughout the district range include 1/1, 3/1, 2/2, 6/6, and 9/1 double-hung sashes. Many of the dormers feature multi-light wood casement windows. An inordinate quantity of original windows have been replaced with 1/1 vinyl sash windows, sometimes featuring snap-in muntins with a 6/6 or 9/9 configuration. Some of the commercial structures feature original plate glass windows. Many of the original doors have also been replaced, frequently with metal or vinyl doors. Roofing materials in the East End consist largely of asphalt shingles on the residential buildings and rolled asphalt on the commercial buildings, with some metal sheeting and standing-seam metal interspersed throughout. Original roofing material is an extremely uncommon feature within the district.

Integrity: Alterations, Additions, Demolition and New Construction

The 2001 PIF for the district states that "few major alterations or additions have been made to the housing stock". While there are few photos dating to 2001 to substantiate that observation, it should be noted that now, in 2008, the architecture of the East End is marked by widespread replacement of original building materials and other alterations that have frequently eliminated the character-defining features of the neighborhood's historic buildings. Alterations, especially to residential buildings, are extremely common throughout the district, with the majority of buildings altered in one fashion or another. Replacement materials including siding, windows, doors, and roofing comprise the most frequent and visible alterations. Other common alterations include screened-in or enclosed porches. Many residential buildings feature additions of varying size, often detracting from the architectural character of the original building. While the majority of structures are rental properties and the vacancy rate is low, the district contains some abandoned or vacant buildings exhibiting structural problems and/or missing important building features such as windows and doors.

Of the 2,235 structures examined, 514 were identified as non-historic. Many of the remaining 1,721 are buildings that have been extensively altered since their construction, diminishing their respective levels of integrity to varying degrees. The continued rehabilitation of existing buildings has compromised the neighborhood's historic architectural fabric through "modernizing" and the introduction of incompatible building materials and unsympathetic new additions. At present, a disproportionate 443 vacant blocks lie within the district boundaries. As these parcels are developed, the number of non-contributing buildings will rise even more. Another historic element of the district that has been compromised over time is the circulation network – with the closing of the public alley system in the 1980s, access to the rear of properties was eliminated and, as a result, historic garages were abandoned, demolished or converted to other uses. Today, this absence has encouraged the construction of incongruous garages at the front of properties to accommodate off-street parking.

The majority of the non-historic structures are located on blocks towards the center of the district, with an additional but smaller concentration within the overlapping portion of the Newport News Redevelopment Area at the district's western edge. This area has seen a substantial amount of demolition and new construction, with nearly two entire blocks showing 90% demolition. Many of the lots now have houses built c. 2000. This area approaches the center of the district from the west and has lost much of its historic architectural integrity. The 800 blocks of 25th, 26th and 27th streets (between Marshall and Wickham avenues) have witnessed near-total demolition and consist almost exclusively of new single-family residential construction. Similarly, the north side of the 1000 block of 33rd Street has been given over completely to new two-story twin houses. The center blocks between Roanoke and Chestnut avenues and extending from 21st to 29th streets have also witnessed their share of demolition and new construction.

While there are scattered blocks of buildings dating to the same period of construction, historic buildings from different eras, vacant lots, and

new construction frequently occupy the same block, dramatically affecting the overall historic and architectural cohesiveness of the area. Historic buildings built over a period of 70 years (from c. 1890 to c. 1960) can be found throughout the neighborhood with little discernible consistency. Much of the 1950s and 1960s construction appears as infill and does not visually supplement the historic district but rather, in many cases, detracts from it. The bulk of newer infill construction over the last decade consists of two-story single-family residences, in some locations comprising entire blocks or sides of blocks.

Secondary Resource Information

Historic District Information

Historic District Name: East End Historic District
Local Historic District Name: No Data
Historic District Significance: No Data

CRM Events

Event Type: DHR Staff: Not Eligible

DHR ID: 121-5069
Staff Name: DHR
Event Date: 5/1/2008
Staff Comment:

The resource was found eligible under Criterion C with October 24, 2001, and re-evaluated on March 6, 2008. The 2008 minutes read: The committee was asked to comment on the boundaries as proposed for the East End Historic District, recommended eligible by staff on October 24, 2001. Recent visual inspection by TRPO staff revealed that there are large areas of compromised integrity, which could result in as much as 60-75% non-contributing resources in the current proposed boundaries. In light of this information, the committee recommended starting the PIF process over, with new survey and boundary justification.

Current meeting: A new PIF, with the same boundaries as the original PIF, reported that there has been widespread alteration throughout the district, including the application of vinyl siding, replacement windows, and new porches. Absentee landlordism is also common, resulting in common instances of neglect. It was evaluated as locally significant under Criteria A (Education, Recreation) and C (Architecture) with a period of significance of 1890-1960. The committee recommended do not proceed to listing with 21 points.

Event Type: PIF

Project Review File Number: No Data
Investigator: Kristie Baynard, Mike Yengling
Organization/Company: Unknown (DSS)
Photographic Media: No Data
Survey Date: 4/1/2008
Dhr Library Report Number: No Data
Project Staff/Notes:

The Louis Berger Group, Inc.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Event Type: Other

Project Review File Number: No Data
Investigator: DHR
Organization/Company: Unknown (DSS)
Photographic Media: No Data
Survey Date: 3/6/2008
Dhr Library Report Number: No Data
Project Staff/Notes:

The committee was asked to comment on the boundaries as proposed for the East End Historic District, recommended eligible by staff on

October 24, 2001, under Criteria A and C. Recent visual inspection by TRPO staff revealed that there are large areas of compromised integrity, which could result in as much as 60-75% non-contributing resources in the current proposed boundaries. In light of this information, the committee recommended starting the PIF process over, with new survey and boundary justification.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Event Type: Other

Project Review File Number: No Data
Investigator: DHR
Organization/Company: Unknown (DSS)
Photographic Media: No Data
Survey Date: 10/24/2001
Dhr Library Report Number: No Data
Project Staff/Notes:

East End Historic District, Newport News, DHR File Number 121-5069. The resource, evaluated as locally significant under Criterion A (Recreation, Education, Health, Religion) and Criterion C, was found eligible at this meeting with 31 points.

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Event Type: PIF

Project Review File Number: No Data
Investigator: Blanton, Alison
Organization/Company: Unknown (DSS)
Photographic Media: No Data
Survey Date: 9/9/2001
Dhr Library Report Number: No Data
Project Staff/Notes:

No Data

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



Morgan, Corrin <cmorgan@nnrha.org>

Demo - 2210 Wickham Avenue (COMMERCIAL) (DHR File No. 2022-4227) | e-Mail #04505

Chelsea Jeffries <Chelsea.Jeffries@dhr.virginia.gov>
To: Corrin Morgan <cmorgan@nnrha.org>

Wed, Jul 6, 2022 at 11:34 AM

Dear Ms. Corrin Morgan,

Thank you for requesting comments from the Department of Historic Resources on the referenced project. Based upon the documentation provided, it is our opinion that no historic properties will be affected by the proposed undertaking.

Implementation of the undertaking in accordance with the finding of No Historic Properties Affected as documented fulfills the Federal agency's responsibilities under Section 106 of the National Historic Preservation Act. If for any reason the undertaking is not or cannot be conducted as proposed in the finding, consultation under Section 106 must be reopened.

If you have any questions or if we may provide any further assistance at this time, please do not hesitate to contact me.

Sincerely,

Chelsea Jeffries, Architectural Historian
Department of Historic Resources
Review and Compliance Division
Phone: (804) 482-8097
Chelsea.Jeffries@dhr.virginia.gov