



RAMSEY HOMES

SECTION 106 REVIEW

Thunderbird Archeology



THE UNDERTAKING

The Ramsey Homes are located on North Patrick Street between Pendleton and Wythe Streets in the City of Alexandria, Virginia within the bounds of the historically African-American community known as Uptown and the locally zoned “Parker-Gray District”. The Board of Commissioners of ARHA propose to redevelop the study area to increase density to accommodate replacement housing on other ARHA-owned affordable housing sites as these are redeveloped. The increased density is a key goal of the 2012-2022 Strategic Plan and the City-adopted Housing Master Plan. City staff supports this proposal.

- HUD has determined that this project is an undertaking and has delegated its Section 106 authority and responsibilities to the City Housing Office.



ARCHITECTURAL RESOURCES

Ramsey Homes include four buildings with 15 units, built in by the federal government in 1942 as housing for African American defense workers. The buildings were previously recorded as seven resources in 2006 in anticipation of nominating the “Uptown/Parker-Gray Historic District” (DHR No. 100-0133) to the VLR and NRHP.

- Each resource contributes to the VLR district listed in 2008 and the NRHP district listed in 2010.

Thunderbird prepared the report *Ramsey Homes, City of Alexandria, Virginia Historic Context and Significance Statement* in June 2015. This report was submitted to the Parker-Gray District Board of Architectural Review and City Council.


Thunderbird Archeology and Encore Sustainable Design prepared a Historic American Buildings Survey (HABS) of Ramsey Homes. Documentation has been provided to the Heritage Documentation Programs at the National Park Service (and will be forwarded to the Library of Congress), the Alexandria Black History Museum, the City of Alexandria Barrett Branch Library Special Collections, and the DHR.



ARCHEOLOGICAL RESOURCES

One previously recorded archeological site has been recorded on the property; site 44AX0160 represents a probable Civil War-era military barracks site that was investigated by Alexandria Archaeology in 1991. According to the DHR site record, the resource has not been evaluated for eligibility to the National Register of Historic Places.

A documentary study of the property and a scope for additional Phase I/II archeological investigations is currently under review by Alexandria Archaeology.



SECTION 106 INITIATION AND IDENTIFICATION OF CONSULTING PARTIES

On behalf of the City of Alexandria Office of Housing, Thunderbird Archeology formally initiated Section 106 coordination by contacting the Virginia Department of Historic Resources (VA SHPO) and the project owner (ARHA) on February 9, 2016. On this same date, Thunderbird invited fourteen (14) local, state, and national governmental agencies and non-governmental groups to participate in the Section 106 process as consulting parties.



SHPO COORDINATION

On March 1, 2016, the DHR (VA SHPO) requested additional information and completion of a project review form for the project, including contacts and general project information, HUD involvement, project description, current and past land use, proposed redevelopment plans, proposed Area of Potential Effect (APE), previously identified cultural resources, and methods for identifying consulting parties and seeking public involvement. Thunderbird completed the review form, which was accepted by the VA SHPO on March 18, 2016. On April 18, 2016, DHR responded requesting additional materials to make an informed decision about the undertaking.

- Thunderbird Archeology is currently preparing this response for DHR.
- DHR declined invitation to attend this meeting due to staffing issues.



ADDITIONAL CONSULTING PARTIES

As requested by ARHA, the VA SHPO, the City of Alexandria Office of Housing, and other consulting parties, between March 18 and May 3, 2016, Thunderbird invited additional entities and individuals to consult on the project including: The Mataponi Indian Tribe, the Pamunkey Indian Tribe, Eastern Band of Cherokee Indians, National Public Housing Museum, the Parker-Gray District Board of Architectural Review, fifteen (15) residents of the Ramsey Homes, various local civic organizations, and the owners of fifty-six (56) properties located in the close vicinity of the project site. Thunderbird has also sent follow-up letters to all of the agencies and groups that failed to respond to the initial invitation letters.



ADDITIONAL STUDIES

Thunderbird continues to prepare cultural resources documentation studies for the project. A draft Documentary Study and Archeological Resource Assessment has been submitted to Alexandria Archaeology for review. Said report recommended that a Phase I/II archeological investigation (Archeological Evaluation) be conducted of the site. Upon agency concurrence and completion and finalization of these studies, reporting will be submitted to the VA SHPO and all Section 106 consulting parties for review.



PUBLIC OUTREACH

- Section 106 Consulting Parties Meetings
- Other Public Meetings
- Identification of Additional Consulting Parties
- Additional/Alternative Outreach?



SECTION 106 TIMELINE

Feb. 9, 2016

Section 106 coordination initiated.

Feb. 9, 2016

Potential consulting parties contacted.

Mar. 18, 2016

DHR Project Review Form completed .

Mar. 18-May 3, 2016

Additional potential consulting parties contacted

Apr. 5, 2016

Draft Documentary Study and Archeological Resource Assessment submitted to Alexandria Archaeology.

COMPLETED



SECTION 106 TIMELINE - GOALS

June 10, 2016

Alexandria Archaeology comments on Documentary Study and Archeological Resource Assessment.

June 17, 2016

Response to DHR, Final Documentary Study and Archeological Resource Assessment submitted to DHR, consulting parties, and Alexandria Archaeology.

July 5-15, 2016

Phase I/II Archeological investigations conducted.

Aug. 5, 2016

Phase I/II Archeological report submitted to DHR, consulting parties, and Alexandria Archaeology.

Sept. 2, 2016

Alexandria Archaeology, DHR, and consulting parties comment on Phase I/II Archeological report; DHR provides National Register Effects Determination.

Sept. 2-16, 2016

WSSI prepares Mitigation Plan and draft Memorandum of Agreement (MOA).

Dec. 30, 2016

MOA executed.



POTENTIAL MITIGATION

- PHASE III ARCHEOLOGICAL DATA RECOVERY for any significant archeological resources
- HABS DOCUMENTATION for the Ramsey Homes (**COMPLETED**)
- INTERPRETATION AND COMMEMORATION (On-Site and Off-Site)
- CREATIVE/ALTERNATIVE Mitigation
- PRESERVATION of an existing architectural resource



CONTACTS

Consultant

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