

**MEMORANDUM OF AGREEMENT
BETWEEN
CITY OF PORTSMOUTH, VIRGINIA
AND**

**THE VIRGINIA STATE HISTORIC PRESERVATION OFFICE (SHPO)
REGARDING
DEMOLITION OF 48-50 CUSHING STREET IN CRADOCK
And
DEMOLITION OF 39-41 CUSHING STREET IN CRADOCK**



WHEREAS, the City of Portsmouth, Virginia (City) has received Community Development Block Grant (CDBG) Funds to address housing needs in the Cradock neighborhood and did utilize such funds to implement the Cradock Conservation and Redevelopment Plan (Plan); and

WHEREAS, in accordance with 24 CFR Part 58, the City has assumed responsibility for compliance with applicable State and Federal laws and requirements, including the National Historic Preservation Act (16 U.S.C. 470f) (NHPA); and

WHEREAS, the City has utilized CDBG funds in implementing its Action Plan under the CDBG Program to acquire the duplex located at 48-50 Cushing Street, also known as Tax Plate & Parcel #04100760; and has defined the Undertaking as the demolition of 48-50 Cushing Street and the construction of another dwelling on the location as well as the demolition of the duplex located at 39-41 Cushing Street (Undertaking), also known as Tax Plate & Parcel #04100820, and the construction of another dwelling on that site; and

WHEREAS, the City, in consultation with the Virginia Department of Historic Resources (DHR), which serves as the State Historic Preservation Office (SHPO) in Virginia, has established the Undertaking's Area of Potential Effects (APE) for direct effects as the properties located at 48-50 Cushing Street, Tax Plate & Parcel #04100760, as shown on the Physical Survey (Appendix A) and at 39-41 Cushing Street, Tax Plate & Parcel #04100820, as shown on the notated map (Attachment Appendix B) and the APE for indirect effects as the block of Cushing Street between Bainbridge Avenue and Afton Parkway, as shown on the notated map (Appendix C); and

WHEREAS, the APE for direct and indirect effects is located within the National Register of Historic Places- (NRHP) listed Cradock Historic District (DHR ID #124-0037) in Portsmouth, Virginia (Appendix D); and

WHEREAS, the City, in consultation with the SHPO, has determined that the demolitions of the dwellings at 48-50 Cushing Street and 39-41 Cushing Street will result in an adverse effect on the Cradock Historic District pursuant to 36 CFR Part 800.6 of the regulations implementing Section 106 of the NHPA; and

WHEREAS, the City has afforded the interested public an opportunity to comment in accordance with applicable regulations by providing information about the project and inviting public comment on the PHRA web page and in advertisements in the *New Journal & Guide* on April 3, 2008; and

WHEREAS, the City has invited the Cradock Civic League and the Portsmouth Historic Association to concur in this Memorandum of Agreement (MOA) and the Cradock Civic League has accepted and the Portsmouth Historic Association has declined; and

WHEREAS, the City has provided notification to the Advisory Council on Historic Preservation (ACHP) in accordance with 36 CFR Part 800.6(a)(1) and the ACHP elected not to participate in consultation.

NOW, THEREFORE, the City and the SHPO agree that the City shall ensure that the following stipulations are implemented in order to take into account the effects of the Undertaking on historic properties.

STIPULATIONS

The City shall ensure that the following stipulations are met:

I. Documentation and Recordation

A. The City shall complete Intensive Level Survey Forms according to current SHPO survey standards for the dwellings at 48-50 Cushing Street and 39-41 Cushing Street for retention in the archives of the Commonwealth of Virginia's DHR. At a minimum, the intensive level evaluations shall include entering the documentation into the DHR Data Sharing System (DSS); detailed exterior and interior architectural descriptions; exterior (all elevations and significant architectural details) and interior (each room and significant architectural details) photographs; background research into the history of the properties including but not limited to deeds, city directories, US census data, Sanborn maps and historic photographs; and existing floor plans of all levels (not to scale). The Intensive Level Survey Forms shall be completed by an architectural historian meeting the *Secretary of the Interior's Professional Qualification Standards* (48 FR 44 738-9). The City shall submit the Intensive Level Survey Forms and supporting documentation to the SHPO for review and approval and to the Cradock Civic League for review and comment within six (6) months of the last signature on this Agreement.

B. The SHPO and the Cradock Civic League shall have thirty (30) days upon receipt of the complete documentation package to review and respond to the Intensive Level Survey Forms and supporting documentation. If no response is received within thirty (30) days of confirmed receipt of the Intensive Level Survey Forms and supporting documentation, the City may assume the non-responding party has no comments. The City shall address all comments received within the thirty- (30) day comment period and proceed.

C. The City shall not demolish 48-50 Cushing Street or 39-41 Cushing Street until the SHPO has approved the Intensive Level Survey Forms and the supporting documentation, or unless the SHPO has failed to respond within the thirty (30)-day review period.

D. Within one (1) month of SHPO review and approval of the Intensive Level Survey Forms and supporting documentation, the City shall place the documentation and recordation materials on the Cradock Conservation and Redevelopment Plan page of the Portsmouth Redevelopment Housing Authority website until reconstruction is complete for public benefit. The city shall provide a digital copy to the Cradock Civic League for posting on their website at their discretion. The City shall provide a hard copy of the Intensive Level Survey Forms and supporting documentation to the Wilson Memorial History Room at the Portsmouth Public Library.

II. New Construction

A. Within one (1) year of the completion of the demolition of 48-50 Cushing Street and 39-41 Cushing Street, the City shall submit design plans for new construction to the SHPO for its review and approval, and the Cradock Civic League for its review and comment. The City shall ensure that the design for the new construction is compatible with the appearance and materials of the historic properties in the APE of the Undertaking.

B. The SHPO and Cradock Civic League shall have thirty (30) days upon receipt of the complete design submittal package to review and comment on the design of the new construction. If no response is received within thirty (30) days of confirmed receipt of the complete design submittal package, the City may assume the non-responding party has no comment. The City shall address all comments received within the thirty (30) day comment period and proceed with the Undertaking.

III. Post Review Discoveries

The City shall ensure that the Development Agreement and related construction documents contain the following provisions for the treatment of unanticipated discoveries:

A. In the event that a previously unidentified archaeological resource is discovered during ground disturbing activities, the City shall immediately notify the SHPO. All construction work involving subsurface disturbance will be halted in the area of the resource and in the surrounding area where further subsurface remains can reasonably be expected to occur. The City will ensure that an archaeologist meeting *The Secretary of the Interior's Professional Qualifications Standards* (48 FR 44 738-9) will immediately inspect the work site and determine the area and the nature of the affected archaeological property. Construction work may then continue in the project area outside the site area. Within two (2) working days of the original notification of discovery, the City in consultation with the SHPO, will determine the National Register eligibility of the resource.

B. Potentially eligible historic properties will be evaluated using the National Register criteria in accordance with 36 CFR 800.4(c). If the City determines that the resource meets the National Register Criteria for Evaluation (36 CFR Part 60.6), the City shall ensure compliance with Section 800.13(b) (3) of the ACHP's Regulations. The SHPO shall provide comments on any treatment plan submitted within two (2) business days of receipt. If the SHPO fails to comment, the City may assume concurrence and implement the plan.

C. Work in the affected area shall not proceed until either the full implementation of an approved treatment plan; or the determination is made that the located resource is not eligible for inclusion on the National Register.

IV. Human Remains

The City shall make all reasonable efforts to avoid disturbing gravesites, including those containing Native American human remains and associated funerary artifacts. The Permittee shall treat all human remains in a manner consistent with the ACHP "Policy Statement Regarding Treatment of Burial Sites, Human Remains and Funerary Objects" (February 23, 2007, <http://www.achp.gov/docs/hrpolicy0207.pdf>).

A. Human remains and associated funerary objects encountered during the course of actions taken as a result of this Agreement shall be treated in the manner consistent with the provisions of the *Virginia Antiquities Act*, Section 10.1-2305 of the *Code of Virginia*, and with the final regulations adopted by the Virginia Board of Historic Resources and published in the Virginia Register of July 15, 1991.

B. In the event that the human remains encountered are likely to be of Native American origin, whether prehistoric or historic, the City shall immediately notify the Virginia Council on Indians (VCI). The treatment of Native American human remains and associated funerary objects will be determined in consultation with the VCI and appropriate tribal leaders. All reasonable efforts will be made to avoid disturbing Native American gravesites and associated artifacts. To the extent possible, the City will ensure that the general public is excluded from viewing any Native American gravesites and associated artifacts. No photographs of any Native American gravesites and/or associated funerary objects will be released to the press or to the general public.

C. The City may obtain a permit from the SHPO for the removal of human remains in accordance with the regulations stated above. In reviewing a permit involving removal of Native American human remains, the SHPO will notify and consult with the VCI and appropriate tribal leaders as required by the regulations stated above.

V. Administrative Stipulations

A. Dispute Resolution

1. Should any party to this Agreement object in writing to the City regarding any action carried out or proposed with respect to the Undertaking or implementation of this Agreement, the City shall consult with the objecting party to resolve the objection. If after initiating such

consultation, the City determines that the objection cannot be resolved through consultation, the City shall forward all documentation relevant to the objection to the ACHP, including the City's proposed response to the objection. Within thirty (30) days after receipt of all pertinent documentation, the ACHP shall exercise one of the following options:

- a. Advise the City that the ACHP concurs in the City's proposed response to the objection, whereupon the agency will respond to the objection accordingly;
- b. Provide the City with recommendations, which the City shall take into account in reaching a final decision regarding its response to the objection; or
- c. Notify the City that the objection will be referred for comment pursuant to 36 CFR Part 800.7(a) (4), and proceed to refer the objection and comment. The City shall take the resulting comment into account in accordance with 36 CFR Part 800.7(c) (4) and Section 110(1) of the NHPA.

2. Should the ACHP not exercise one of the above options within thirty (30) days after receipt of all pertinent documentation, the City may assume the ACHP's concurrence in its proposed response to the objection.

3. The City shall take into account any ACHP recommendation or comment provided in accordance with this stipulation with reference only to the subject of the objection; the City's responsibility to carry out all actions under this Agreement that are not the subjects of the objection shall remain unchanged.

4. At any time during implementation of the measures stipulated in this Agreement, should an objection pertaining to this Agreement or the effect of any individual undertaking on historic properties be raised by a member of the public, the City shall notify the parties to this Agreement and take the objection into account, consulting with the objector and, should the objector so request, with any of the parties to this Agreement to resolve the objection.

B. Amendment and Termination

1. Any party to this Agreement may request that it be amended, whereupon the parties shall consult in accordance with 36 CFR Part 800.13 to consider such an amendment.

2. If the City determines that it cannot implement the terms of this Agreement, or if the SHPO determines that the Agreement is not being properly implemented, the City or the SHPO may propose to the other party that it be terminated.

3. Termination shall include the submission of any outstanding documentation on any work done up to and including the date of termination.

4. A party proposing to terminate this Agreement shall so notify all parties to the Agreement, explaining the reasons for termination and affording them at least thirty (30) days to consult and seek alternatives to termination. The parties shall then consult.

5. Should this Agreement be terminated, the City shall either:

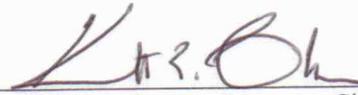
- a. Consult in accordance with 36 CFR 800.6 to develop a new Agreement or
- b. Request the comments of the ACHP pursuant to 36 CFR 800.7.

C. Duration of the Agreement

This Agreement shall continue in full force and effect until five (5) years after the date of the last signature. At any time in the six (6)-month period prior to such date, the City may request the SHPO to consider an extension or modification of this Agreement. No extension or modification will be effective unless the City and the SHPO have agreed with it in writing.

Execution of this Agreement by the City and the SHPO, and its submission to the ACHP in accordance with 36 CFR Part 800.6(b) (1) (iv), pursuant to 36 CFR Part 800.6(c), shall be considered to be an agreement with the ACHP for the purposes of Section 110(1) of the NHPA. Execution and submission of the Agreement and implementation of its terms evidence that the City has afforded the ACHP an opportunity to comment on the Undertaking, and its effects on historic properties and that the City has taken into account the effects of the Undertaking on historic properties.

SIGNATORIES

By: 
Kenneth Chandler, City Manager; City of Portsmouth, VA

Date: 10-17-08

Approved as to Form and Legality:


G. Timothy Oksman, Esquire, City Attorney; City of Portsmouth, VA

Date: 10/6/08

By: 
Kathleen S. Kilpatrick, Director, Virginia Department of Historic Resources
and Virginia State Historic Preservation Officer

Date: 10/24/08

CONCUR:

By: _____
Laura Somers, President, Cradock Civic League

Date: _____

SIGNATORIES

By: _____
Kenneth Chandler, City Manager; City of Portsmouth, VA

Date: _____

Approved as to Form and Legality:

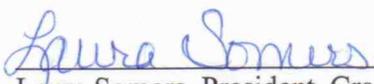
G. Timothy Oksman, Esquire, City Attorney; City of Portsmouth, VA

Date: _____

By:  _____
Kathleen S. Kilpatrick, Director, Virginia Department of Historic Resources
and Virginia State Historic Preservation Officer

Date: 12/24/08

CONCUR:

By:  _____
Laura Somers, President, Cradock Civic League

Date: 10/8/08

APPENDICES

Appendix A: Map of the APE for direct effects, 48-50 Cushing Street

Appendix B: Map of the APE for direct effects, 39-41 Cushing Street

Appendix C: Map of the APE for indirect effects, Cushing Street between Bainbridge Avenue and Afton Parkway

Appendix D: NRHP-listed Cradock Historic District (124-0037) Nomination and Map

APPENDIX A

MAP OF THE APE FOR DIRECT EFFECTS
48-50 CUSHING STREET

- 48-50 Cushing Street, Tax Plate & Parcel #04100760 – Lots 6 & 7, Block 11 Map of Cradock

THIS IS TO CERTIFY THAT ON NOVEMBER 30, 2006, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

MSA, P.C.

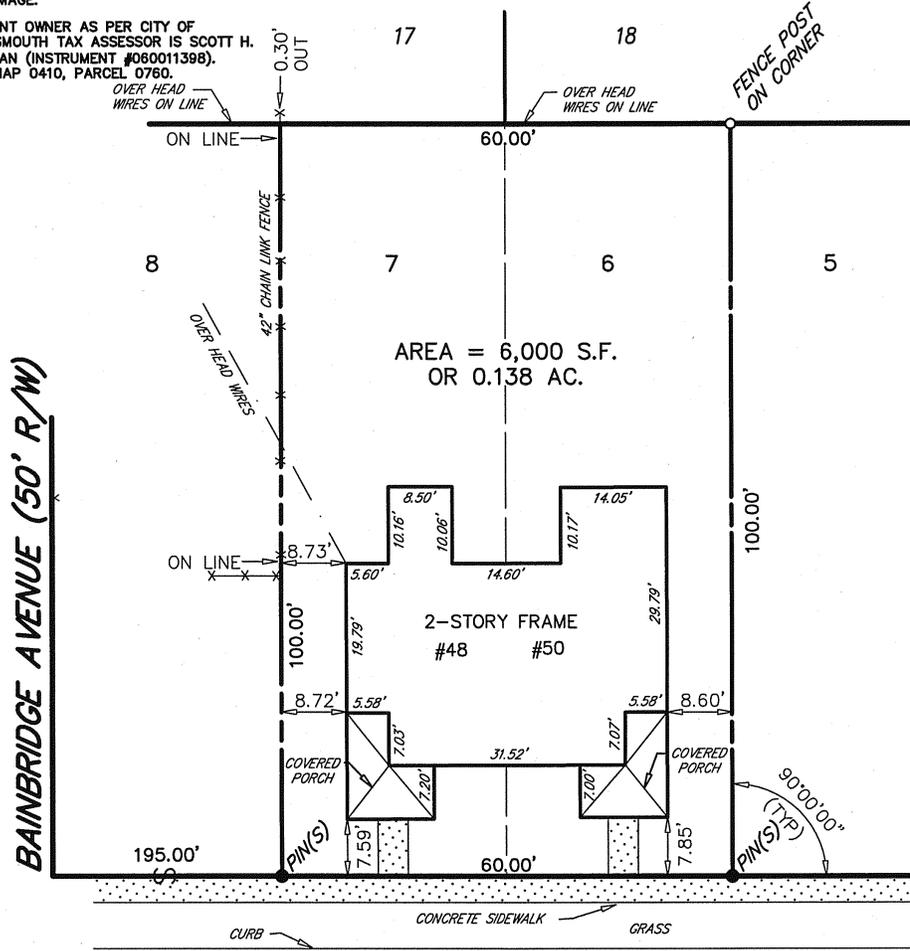
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
2. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM F.E.M.A. FLOOD MAPS. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.
3. ELEVATIONS SHOWN HEREON REFER TO N.G.V.D. 1929.

THIS PROPERTY APPEARS TO FALL IN
 FLOOD ZONE: B
 COMMUNITY NO.: 515529
 PANEL: 55B DATED: 11-02-83

FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.

4. CURRENT OWNER AS PER CITY OF PORTSMOUTH TAX ASSESSOR IS SCOTT H. DADAIAN (INSTRUMENT #080011398). TAX MAP 0410, PARCEL 0760.



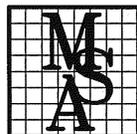
BAINBRIDGE AVENUE (50' R/W)

CUSHING STREET (40' R/W)

PHYSICAL SURVEY
 OF
 LOTS 6 & 7, BLOCK 11

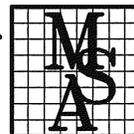
MAP OF CRADOCK
 (M.B. 17, PG. 93-100)
 PORTSMOUTH, VIRGINIA
 FOR

PORTSMOUTH REDEVELOPMENT AND HOUSING AUTHORITY



MSA, P.C.

Landscape Architecture · Planning
 Surveying · Engineering
 Environmental Sciences



5033 ROUSE DRIVE, VIRGINIA BEACH, VA 23462-3708
 PHONE (757) 490-9264 · FAX (757) 490-0634

DWN BY: KCR
 FB: CS377, PG 23

1 REV

TAX PARCEL NUMBER

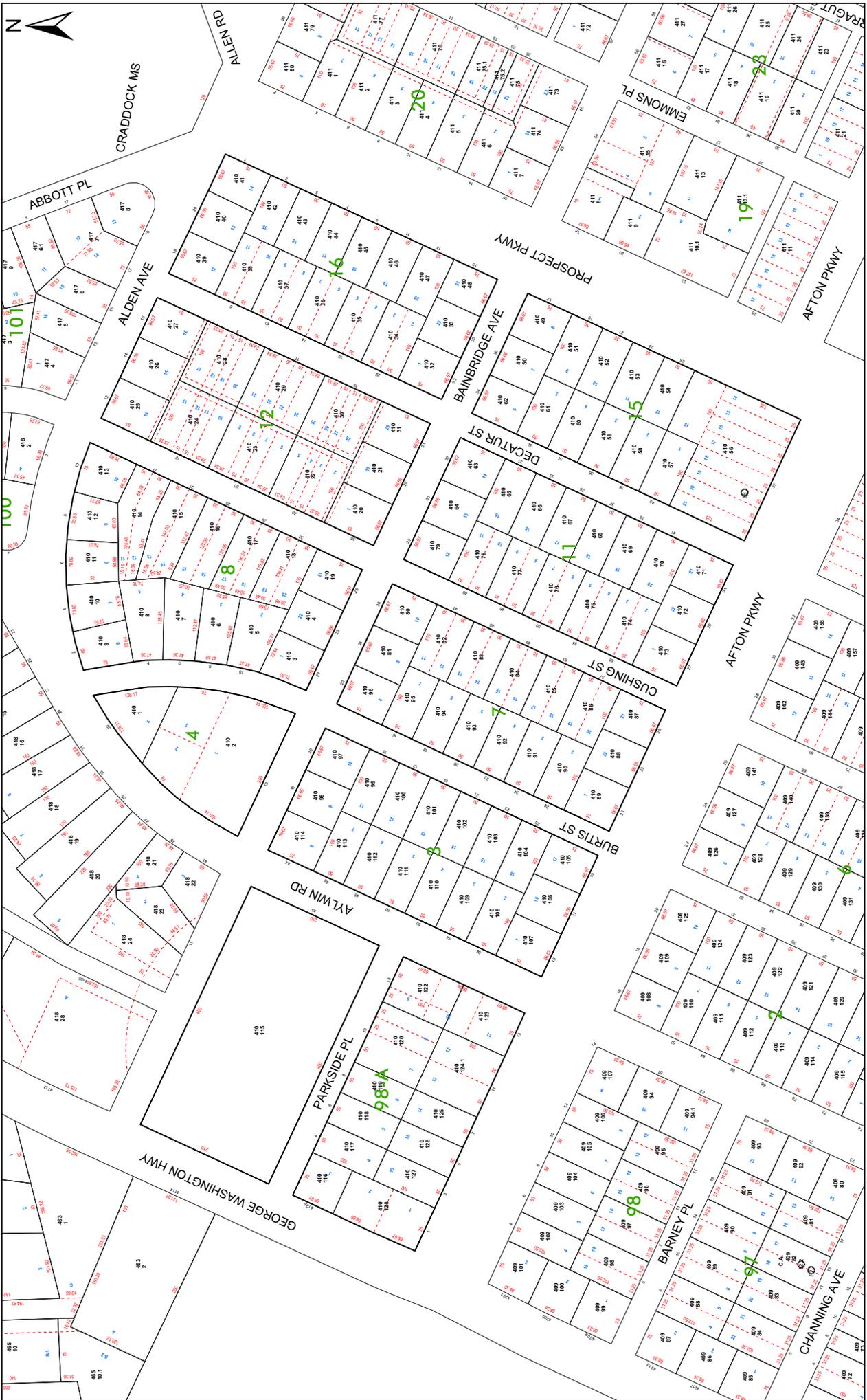
JCA 03-15-07

JOB# 05092G
 SCALE: 1"=20'

APPENDIX B

MAP OF THE APE FOR DIRECT EFFECTS
39-41 CUSHING STREET

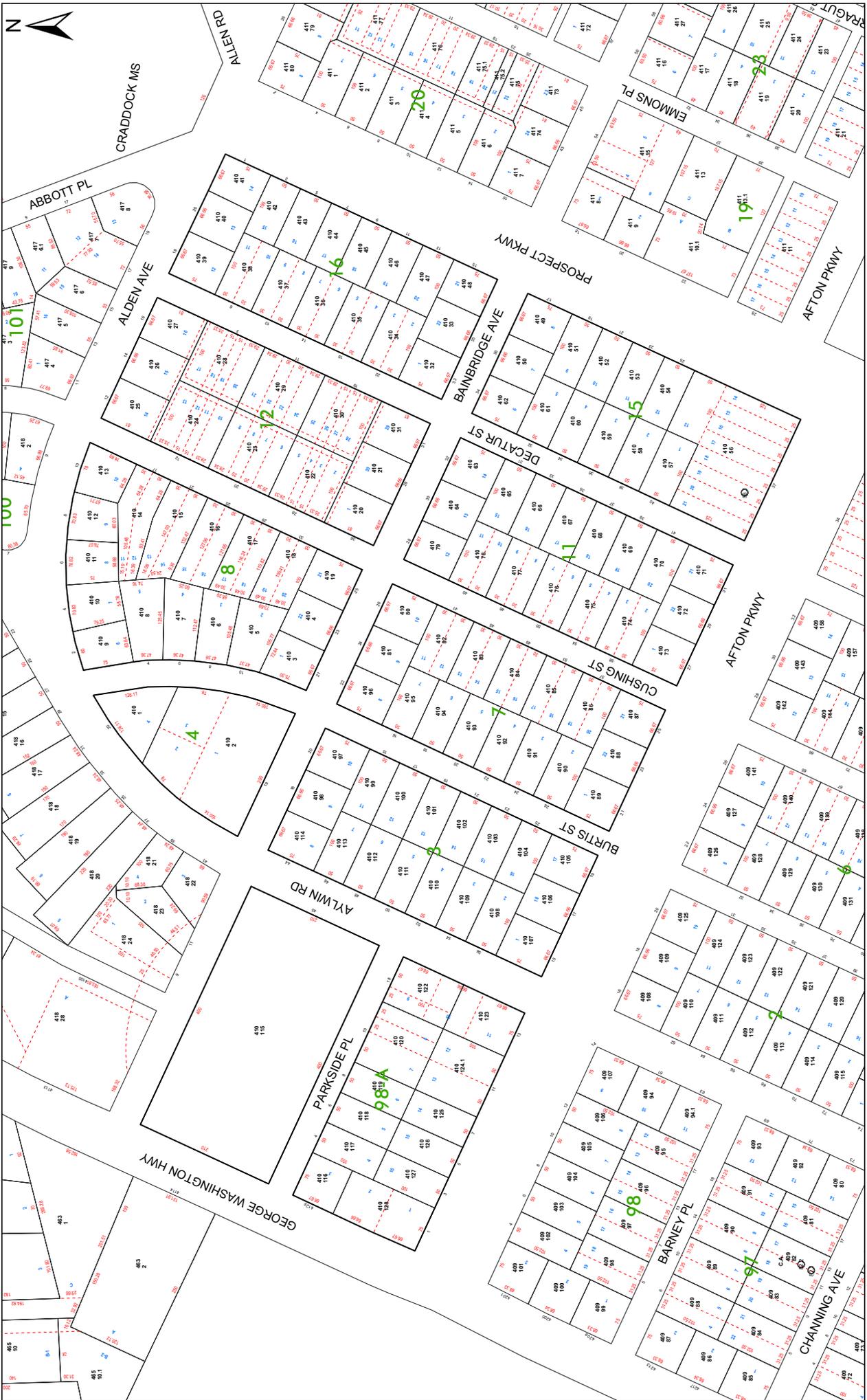
- 39-41 Cushing Street, Tax Plate & Parcel #04100820 – Lots 11 & 12, Block 7
Map of Cradock

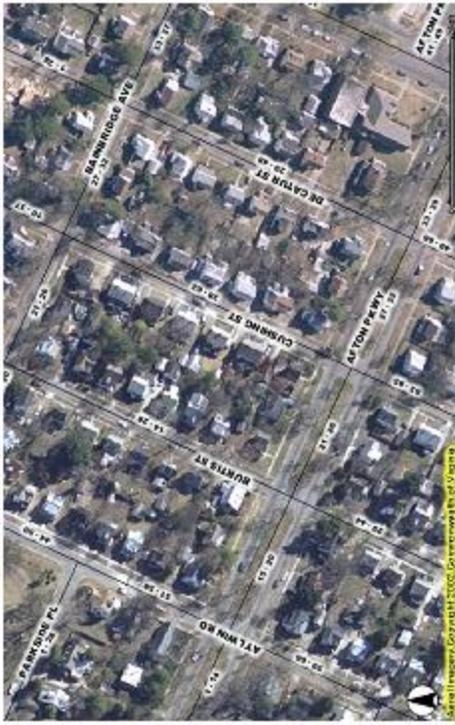


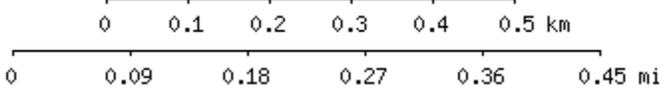
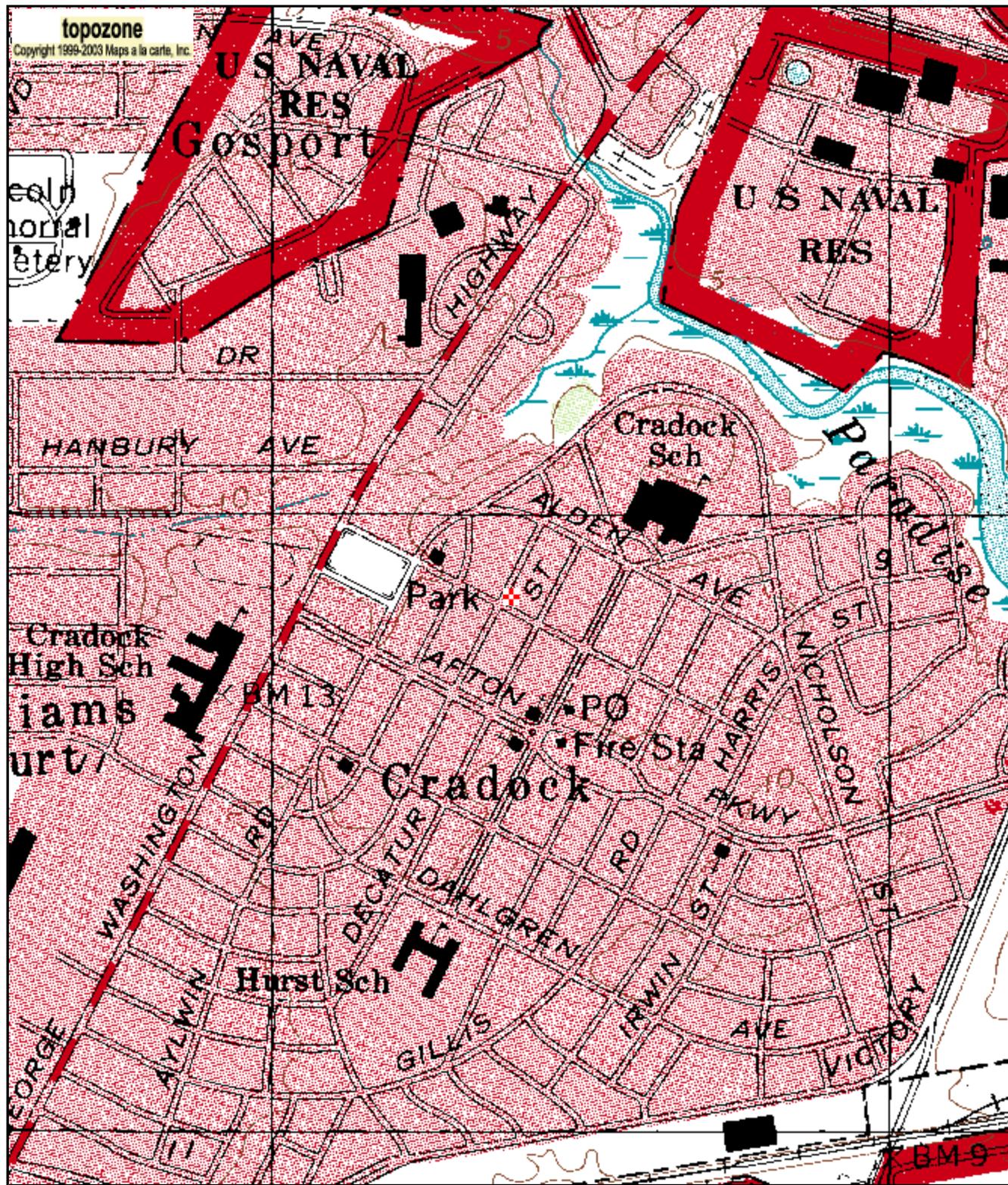
APPENDIX C

MAP OF THE APE FOR INDIRECT EFFECTS

- Tax Map 0410
- Aerial Photograph: Block of Cushing Street between Bainbridge Avenue and Afton Parkway
- Detail USGS Quadrangle Map Illustrating Cradock
- Existing Conditions Photographs of Cushing Street between Bainbridge Avenue and Afton Parkway







UTM 18 382350E 4073646N (NAD27)
Cradock Presbyterian Church, USGS Norfolk South (VA) Quadrangle
 Projection is UTM Zone 18 NAD83 Datum

M*=-10.728
 G=-0.79

Following is each structure in the Viewshed APE . The address noted for each is the identifier used for it in City records, not the physical address. All photographs in this report were taken in July 2007.



Streetscape looking north from the middle of Cushing Street near the intersection with Afton Parkway.



Streetscape looking north from the middle of Cushing Street near the intersection with Afton Parkway.



26 Bainbridge Avenue

(as seen from intersection of Cushing Street and Bainbridge Avenue)

Lot: 0.12 acres

Building: 1193 SF

Built in 1919

Single Family



28 Bainbridge Avenue

(as seen from intersection of Cushing Street and Bainbridge Avenue)

Lot: 0.12 acres

Building: 1466 SF

Built in 1919

Single Family



40 Cushing Street

Lot: 0.14 acres
Built in 1919

Building: 2164 SF
Two Units



41 Cushing Street

Lot: 0.14 acres
Built in 1919

Building: 2110 SF
Two Units



45 Cushing Street

Lot: 0.14 acres
Built in 1919

Building: 1660 SF
Two Units



46 Cushing Street

Lot: 0.14 acres
Built in 1919

Building: 1660 SF
Two Units



49 Cushing Street

Lot: 0.14 acres
Built in 1919

Building: 2010 SF
Two Units



50 Cushing Street

Lot: 0.14 acres
Built in 1919

Building: 2074 SF
Two Units



53 Cushing Street

Lot: 0.14 acres
Built in 1919

Building: 1660 SF
One Unit



54 Cushing Street

Lot: 0.14 acres
Built in 1919

Building: 1692 SF
Two Units



57 Cushing Street

Lot: 0.14 acres
Built in 1919

Building: 2110 SF
Two Units



58 Cushing Street

Lot: 0.14 acres
Built in 1919

Building: 1852 SF
Two Units



25 Afton Parkway

(as seen from Cushing Street)

Lot: 0.12

Building 1354 SF

Built in 1919

Single Family



27 Afton Parkway

(as seen from Cushing Street)

Lot: 0.12 acres

Building: 1434 SF

Built in 1919

Single Family

APPENDIX D

NRHP-LISTED CRADOCK HISTORIC DISTRICT (124-0037)

- NRHP Nomination
- Map of Cradock Historic District

VLR-5/21/74 NRHP-6/20/74
 Form 10-300 (Rev. 6-72) UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Virginia
 COUNTY: Portsmouth (city)
 FOR NPS USE ONLY
 ENTRY DATE

1. NAME
 COMMON: Gradock Historic District
 AND/OR HISTORIC:

2. LOCATION
 STREET AND NUMBER: Bounded on the northeast by Paradise Creek, the southeast by Victory Blvd., and the northwest by George Washington Highway.
 CITY OR TOWN: Portsmouth
 STATE: Virginia
 CONGRESSIONAL DISTRICT: Fourth (Robert W. Daniel, Jr.)
 CODE: 51 COUNTY: (city) CODE: 740

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____
Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No			

4. OWNER OF PROPERTY
 OWNER'S NAME: Multiple ownership
 STREET AND NUMBER:
 CITY OR TOWN: Portsmouth
 STATE: Virginia
 CODE: 51

5. LOCATION OF LEGAL DESCRIPTION
 COURTHOUSE, REGISTRY OF DEEDS, ETC.: City Hall
 STREET AND NUMBER:
 CITY OR TOWN: Portsmouth
 STATE: Virginia
 CODE: 51

6. REPRESENTATION IN EXISTING SURVEYS
 TITLE OF SURVEY: Virginia Historic Landmarks Commission Survey
 DATE OF SURVEY: 1973
 Federal State County Local
 DEPOSITORY FOR SURVEY RECORDS: Virginia Historic Landmarks Commission
 STREET AND NUMBER: 221 Governor Street
 CITY OR TOWN: Richmond
 STATE: Virginia
 CODE: 51

SEE INSTRUCTIONS

STATE: Virginia
 COUNTY: Portsmouth (city)
 FOR NPS USE ONLY
 ENTRY NUMBER
 DATE

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Cradock is a geographically well-defined planned community located in the southern end of the city of Portsmouth. Busy highways bound it on the south, east and west, while its northern boundary is marked by Paradise Creek. It is mainly a working-class neighborhood consisting of some ninety residential blocks with a small commercial area in the center. The main street pattern is in the general form of an anchor with the main thoroughfare, Afton Parkway forming the shank. The parkway, a divided street with landscaped median, bisects the town, but is interrupted in the center by Afton Park, the town square. Located on the square is a fanciful bandstand, the town's focal point and symbol. Also on the square is the library and firehouse building. Around the square's eastern end is the small commercial area. At the western end of afton Park is the major lateral thoroughfare, Prospect Parkway, also a divided street with landscaped median. The vista at the northern end of Prospect Parkway is terminated by the junior high school, while the southern vista is closed by the elementary school. In contrast to the wider thoroughfares most of the residential streets are narrow and gently curved to provide a quiet domestic atmosphere. This atmosphere is enhanced by the mature trees that line nearly every street.

Cradock's housing generally consists of single-family dwellings on fifty foot lots. The houses are simple and small, but are commodious. The architects kept the residential area from being monotonous by providing several styles of houses including modified English Cottage, Bungaloid, Dutch Colonial and Colonial Revival. Of the 1235 houses originally planned for the community 759 were completed. Nearly all are of frame construction.

The commercial strips that have grown up around Cradock have tended to draw business away from the original shopping area. As a result the commercial buildings present a somewhat deteriorated face. Efforts are underway, however, to return vitality to the commercial area. The rest of the community is relatively well maintained. A strong community pride persists, and neighborhood associations have contributed to keeping up the visual quality of the area.

CL.

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian; 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Cradock is a well preserved example of one of the nation's first Government-built community projects. Conceived as a model community, it incorporated many of the most advanced planning techniques of its day. The town came into existence as a result of the rapid influx of workers at the Norfolk Naval Shipyard during World War I. An Act of Congress of 1918 allowed the Federal Government to build housing projects related to the wartime effort. Accordingly, the United States Housing Corporation began planning Cradock since the adjacent town of Portsmouth was not equipped to handle sudden increases in population. Similar activity took place across the James River near Newport News with the construction of Hilton Village.

The community was laid out according to the design of the distinguished New York architectural firm of George B. Post and Sons, who also designed many of the buildings. Assistance in the design was provided by the United States Housing Corporation. The engineering firms for the project were Hill and Ferguson, and G. C. and A. E. Wheeler. The site chosen for the community was a 310 acre farm about three miles south of Portsmouth on Paradise Creek. It was connected to Portsmouth by a streetcar line leading directly to the Shipyard. This line, in turn, was attached to the existing system covering all of Portsmouth and its major suburbs, making Cradock part of an early mass-transit system.

Cradock was named in honor of British Rear Admiral Sir Christopher G. F. W. Cradock whose fleet was sunk by the German Navy in 1914. The street layout was designed in the form of an anchor with Afton Parkway, one of the major thoroughfares, being the anchor's shank. The streets intersecting Afton were alphabetically arranged and were named for naval heroes such as Decatur and Farragut. In the center, at the intersection of Afton and Prospect Parkways, was Afton Park, which, with its bandstand, served as a community gathering point. Most of the features of present-day planned communities including schools, recreational areas, churches, a commercial area, and public transportation system were provided for Cradock. All of the facilities were planned to be within walking distance of one another. The town was a pioneer in use of concealed utility lines. The lines either were placed under median strips or behind houses to make them inconspicuous. The town had its own Government-built schoolhouse, firehouse, sewerage and water system, and electric street lighting system. Afton Parkway, the major traffic boulevard, also carried the streetcar line. Prospect Parkway was built as a residential and promenade street. Gillis Road was a long diagonal street stretching from the far end of the community to Paradise Creek where a bridge was planned to connect Cradock directly to the Shipyard and downtown Portsmouth. The bridge was never built as the Government dropped its

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Virginia	
COUNTY	
Portsmouth (city)	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8.

sponsorship of the Cradock project following the Armistice.

Cradock unsuccessfully attempted self-government after the War, and in 1922 its administration was taken over by Norfolk County. Today it is part of the city of Portsmouth, but a strong community pride has enabled Cradock to maintain a separate identity. Although the streetcar system no longer exists, the community has changed little in character and appearance since 1918, which is a testament to the quality of its design. Following a period of decline in recent years, it currently is experiencing a return to its original status as a desirable place to live.

CL.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Unpublished scrapbook prepared by Portsmouth Office of Planning
in archives of Virginia Historic Landmarks Commission.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds		
NW	36°	48'	34"	76°	19'	40"	°	'	"
NE	36°	48'	34"	76°	18'	26"	°	'	"
SE	36°	47'	38"	76°	18'	26"	°	'	"
SW	36°	47'	38"	76°	19'	40"	°	'	"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 310 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Virginia Historic Landmarks Commission Staff

ORGANIZATION: Virginia Historic Landmarks Commission DATE: May, 1974

STREET AND NUMBER:
221 Governor Street

CITY OR TOWN: Richmond STATE: Virginia CODE: 51

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Junius R. Fishburne, Jr., Director
Virginia Historic Landmarks Commission
Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Virginia	
COUNTY Portsmouth (city)	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

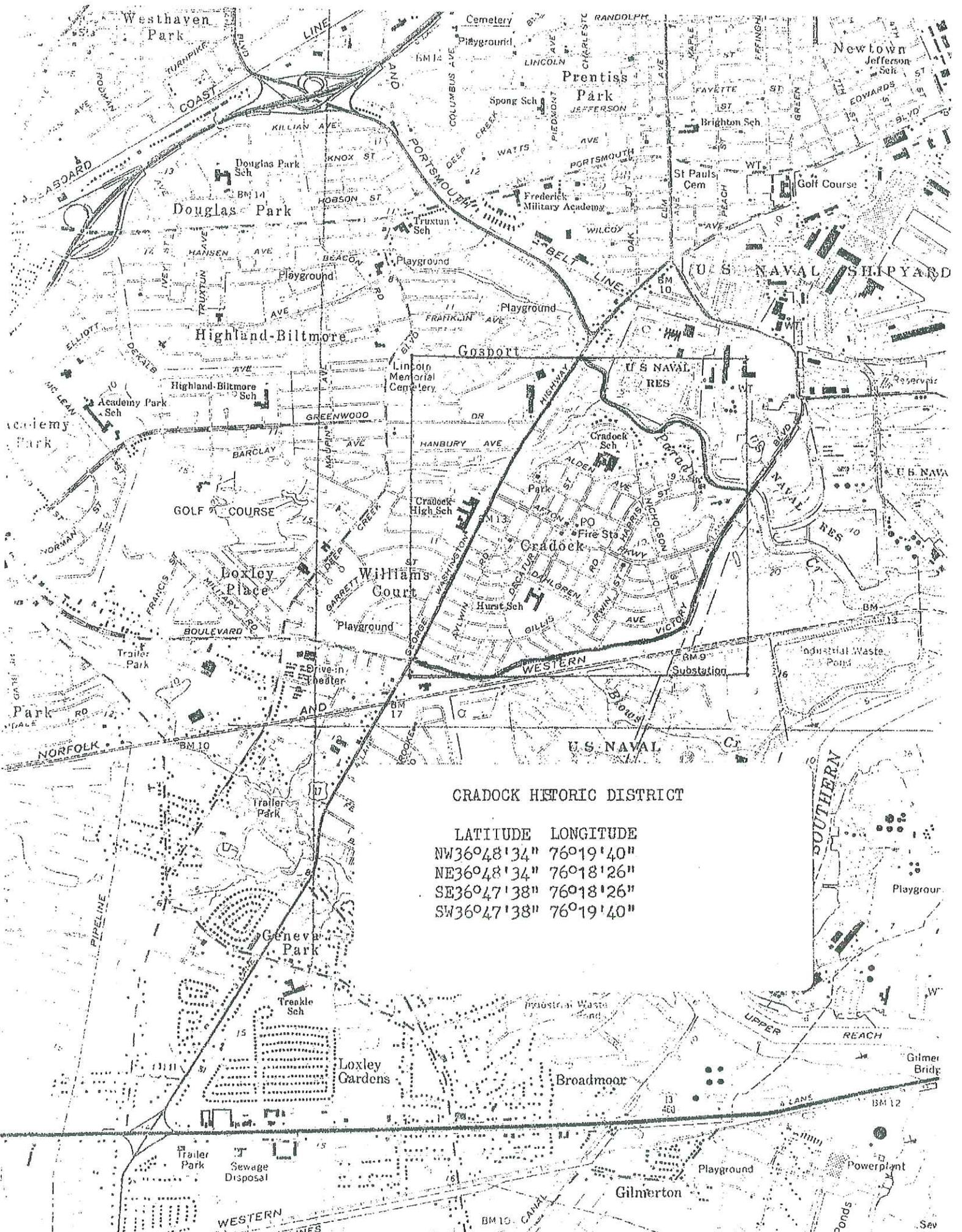
1. NAME			
COMMON: Cradock Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: Bounded on the northeast by Paradise Creek, the southeast by Victory Blvd., and the northwest by George Washington Highway.			
CITY OR TOWN: Portsmouth			
STATE: Virginia	CODE 51	COUNTY: (city)	CODE 740
3. MAP REFERENCE			
SOURCE: U. S. G. S. 7 1/2' quadrangle Norfolk South, Virginia			
SCALE: 1:24000			
DATE: 1965			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

★ U.S. GOVERNMENT PRINTING OFFICE : 1973-729-148/1441 3-1

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

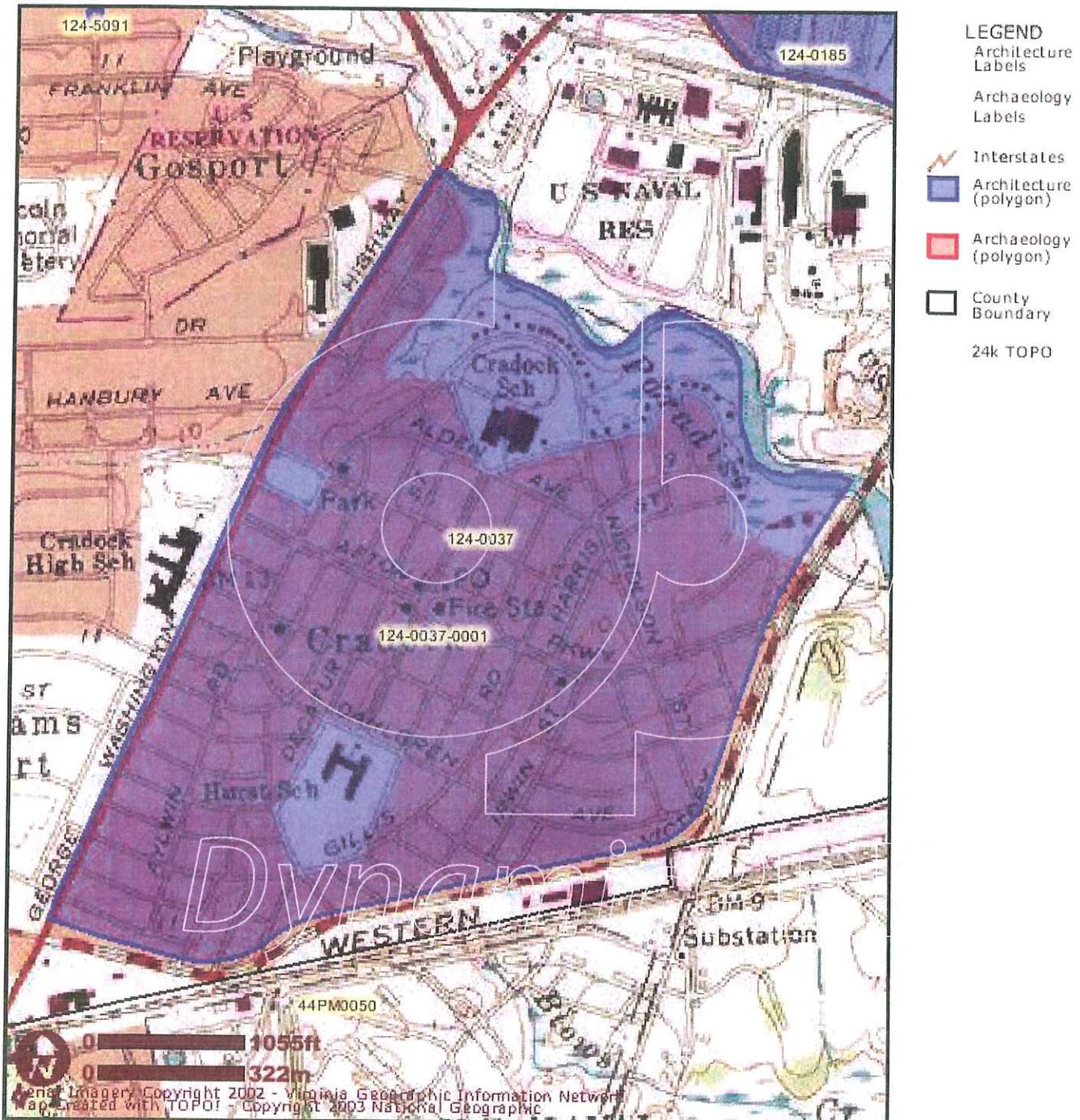
1. NAME		
COMMON Cradock Historic District	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
2. LOCATION		
STATE Virginia	COUNTY (city)	TOWN Portsmouth
STREET AND NUMBER Bounded on the northeast by Paradise Creek, the southeast by Victory Blvd., and the northwest by George Washington Highway.		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		



CRADOCK HISTORIC DISTRICT

LATITUDE	LONGITUDE
NW36°48'34"	76°19'40"
NE36°48'34"	76°18'26"
SE36°47'38"	76°18'26"
SW36°47'38"	76°19'40"

Virginia Department of Historic Resources Data Sharing System, 12/19/2007



Cradock Historic District (124-0037)

City of Portsmouth, VA