



**CITY OF HARRISONBURG**  
**COMMUNITY**  
**DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

192 Kelley Street  
Property Address  
33-C-10  
Tax Map  
+/- 0.13 acres  
Total Land Area  
acres or sq.ft.  
(circle)  
Existing Zoning Classification: R-2  
Special Use being requested: 10-3-40 (5) - Community Buildings

**PROPERTY OWNER INFORMATION**

Northeast Neighborhood Association Inc  
Property Owner Name  
PO Box 1026  
540-421-5135  
Telephone  
hburgnena@gmail.com  
E-Mail  
Street Address  
Harrisonburg VA 22803  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Karen Thomas  
Owner's Representative  
158 East Johnson Street  
540-421-5135  
Telephone  
taya\_va@yahoo.com  
E-Mail  
Street Address  
Harrisonburg VA 22802  
City State Zip

**CERTIFICATION**

*I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.*

*Karen Thomas*

*6-29-2020*

**PROPERTY OWNER**

**DATE**

**REQUIRED ATTACHMENTS**

- ☒ Site or Property Map
- ☒ Letter explaining proposed use & reasons for seeking a Special Use Permit.
- ☒ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

*A 6/29/20*  
Date Application and Fee Received

Total Fees Due: \$ 455  
Application Fee: \$425.00 + \$30.00 per acre

*THD*  
Received By



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

192 Kelley Street  
Property Address

33 C 10  
Tax Map

1408  
Total Land Area

acres or sq.ft.  
(circle)

Existing Zoning Classification: R2

Special Use being requested: Waiver of Parking Requirements

**PROPERTY OWNER INFORMATION**

Northeast Neighborhood Association, Inc.  
Property Owner Name

540 421 5135  
Telephone

192 Kelley Street  
Street Address

hburgnena@gmail.com  
E-Mail

Harrisonburg VA 22802  
City State Zip

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NENA - Karen Thomas  
PROPERTY OWNER

6-18-2020  
DATE

**REQUIRED ATTACHMENTS**

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- ☒ Letter explaining proposed use & reasons for seeking a Special Use Permit.
- ☒ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

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**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

6/19/20  
Date Application and Fee Received

Total Fees Due: \$ 455  
Application Fee: \$425.00 + \$30.00 per acre

THD  
Received By



NENA/Northeast Neighborhood Association  
P.O. Box 1026  
Harrisonburg, VA 22803  
Phone: 540-421-5135  
hburgnena@gmail.com  
<http://www.nenava.org>



*August 25, 2020*

Dear Members of City Council,

NENA is seeking a SUP request for use of the historic Dallard-Newman House, c. 1895, at 192 Kelley Street as it stands now, without an architectural addition. The request is for a Community Building in R-2. The plan for the use of the building is to be a community building/museum, meeting space and administrative office for NENA. The Community Building SUP was previously approved for this location in March 2017; however, it has expired. NENA would occupy the building as described in the 2017 application. (For reference a copy of the 2017 letter is attached with this application.)

If approved, NENA is seeking an extension of 5 years from date of approval in which to establish the authorized special use of a Community Building.

A proposal for six on-site parking spaces is shown in the sketch sent in by Blueline. Along with the Community Building request, NENA requests a waiver of all on-site parking per Section 10-3-40 (11), and an allowance of on-street parking instead.

Thank you for your consideration,

Karen Thomas

NENA President



The Northeast Neighborhood Association is seeking ordinance amendments to Zoning Ordinance Section 10-3-24, Definitions and Section 10-3-40, Uses permitted by special use permit in the R-2, Residential District. We are asking for amendments related to "community buildings." If the ordinance amendment is approved, we are seeking approval for a special use permit to allow "community buildings" at 192 Kelley Street for the following reasons:

Using this building will promote a sense of community as well as a sense of pride in the northeast community. Historically the residents of this home have provided an educational tenure and a sense of attainment and accomplishment despite the odds. Knowing the history of this home and the family that once lived there will prove to be a catalyst for the creation and attainment of community goals; further it will create a sense of belonging or attachment to a neighborhood and hence produce pride in the area and thus revitalize the struggling community. Studies suggest that whenever an uplifting force comes into a community, property value rises by 1/3- the acquisition of this home and the planned library/museum will prove to be an asset. Neighbors will come together who might not otherwise come into contact with each other thus promoting neighborhood cultural diversity. One final benefit is that this home with varying programs will reduce neighborhood crime and delinquency.

1.) Specific uses will not be permitted in the building:

- a. There will not be any overnight stays.

2.) Specific uses planned in the near and long term future:

Our plans include collecting artifacts, letters, papers, photographs, etc. from an earlier period in time up to the present to display. We plan to furnish the home as it was in the late 1800's. We plan an outreach for the community in which people can come to get information on various programs available to citizens of Harrisonburg. There will be a meeting room for specific events. The Northeast Neighborhood Association will have an office in the home. NENA has grown much over the last ten years and needs space for its files. There will be a community meeting room for gatherings; churches, non-profits, students studying about the community.

3.) Anticipated hours of operation:

The hours will be part-time in the beginning, ex : ( 10:00am – 2:00pm) and/or by appointment for meetings/events. In the future we anticipate Monday through Friday business hours ex: (8:00am – 5:00pm) and occasional evening events.





# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

Matt Strickler  
*Secretary of Natural Resources*

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan  
*Director*

Tel: (804) 367-2323  
Fax: (804) 367-2391  
[www.dhr.virginia.gov](http://www.dhr.virginia.gov)

May 7, 2020

Mr. Gil Colman  
Chair, Harrisonburg Planning Commission  
409 South Main Street  
Harrisonburg, VA 22801

Dear Mr. Colman and Planning Commission Members,

RE: Archaeology at the Historic Dallard-Newman House

On behalf of the Virginia Department of Historic Resources (DHR) and at the request of the Northeast Neighborhood Association (NENA), I write regarding DHR's concerns that the City may require NENA to construct a parking lot behind the historic Dallard-Newman House (192 Kelly Street), which NENA plans to renovate for use as a museum of African American heritage and culture.

The 1894 house contributes to the Bethel AME Church and Dallard-Newman House Historic District, which in 2017 DHR listed on the Virginia Landmarks Register (VLR) and the National Park Service added to the National Register of Historic Places (NRHP). The listing on the VLR and NRHP recognizes the district's importance to the history of African Americans in Harrisonburg and Rockingham County during the era of Jim Crow segregation, especially in the spheres of religion, education, and business enterprise. (For more information about the district, please visit this link at DHR's VLR Online: <https://www.dhr.virginia.gov/historic-registers/115-5132/>.)

To earn a listing on the state and federal historic landmark registers, an historic site or district must meet at least one of four criteria established by state and federal programs. Specifically in the case of the Bethel AME Church and Dallard-Newman House Historic District, it meets Criterion A, which asserts that a property (or district) "is associated with events that have made a significant contribution to the broad patterns of our history." The district, in this case, is associated with settlement, religious, and educational threads that

Western Region Office  
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Northern Region Office  
5357 Main Street  
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Stephens City, VA 22655  
Tel: (540) 868-7029  
Fax: (540) 868-7033

Eastern Region Office  
2801 Kensington Avenue  
Richmond, VA 23221  
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reflect local patterns of black history during late 1800s through to 1965 (the site's "period of significance").

The register program criteria also recognize, under Criterion D, that a property or historic district may yield through archaeology important information about history (or prehistory). In DHR's view, based on preliminary archaeological investigations, Criterion D likely applies to the Bethel AME Church and Dallard-Newman House Historic District. This means DHR envisions updating the nomination for the historic district by adding Criterion D. (The criteria for the register programs are shown on page 8 of the PDF of the district's nomination form, which is found at the link above.)

In 2019, DHR awarded NENA a Threatened Sites grant to allow a professional archaeologist to survey the Dallard-Newman House property. Dr. Dennis Blanton, associate professor of anthropology at James Madison University, served as the principal investigator for such a survey. According to Dr. Blanton, the investigations in the house's backyard revealed "remarkable integrity" for archaeological features that represent the footprints of former buildings on the property. It is his view that the archaeology there captures much of the post-Civil War, post-Emancipation story of African American history in Harrisonburg. Further investigations may result in extension of the period of significance for the property earlier than 1894.

Pursuant to the Threatened Sites grant, Dr. Blanton and his students have completed fieldwork, laboratory cataloguing of artifacts recovered, and prepared and submitted a report to DHR. That report describes and details the findings of investigations that demonstrate the existence of intact, informative archaeological deposits.

As a result, DHR and Dr. Blanton recommend that the City waive the necessity for construction of a parking lot on the property to accommodate NENA's plans for this remarkable site. It is our understanding that NENA's plans for the house museum will prominently feature the landscape surrounding the home in its presentation of African American family and community life in Harrisonburg after the Civil War. Themes NENA envisions featuring in its permanent exhibition spaces will include domestic activities including gardening, cooking, cleaning, entertainment, and the care and education of children. According to NENA, the museum's public library will include educational resources, both digital and print, highlighting African American archaeology, cottage-industry farming, 19th- and 20th-century urban planning, and the history of African Americans in Virginia.

The scarcity of historical records pertaining to African American history is well known. Written historical records and documents only begin to emerge substantively after the Civil War, during the era of Reconstruction and Jim Crow segregation. For that reason, it is especially significant to preserve, recover, and interpret any additional historical information that may exist belowground at this historic property.

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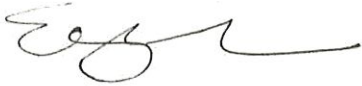
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Because there are other options for parking in the area including curbside, and given the exceptional importance of the landscape and site to the future museum, we are optimistic that the Harrisonburg Planning Commission will agree to recommend that the City allow NENA to forego the necessity of installing a parking lot on what is potentially an important archaeological site, one awaiting additional investigations.

Please contact me if you have any additional questions. You can reach me by email [Elizabeth.moore@dhr.virginia.gov](mailto:Elizabeth.moore@dhr.virginia.gov) or by phone (804-482-6084).

Sincerely,



Dr. Elizabeth Moore  
State Archaeologist, DHR

Cc: Mayor Deanna Reed

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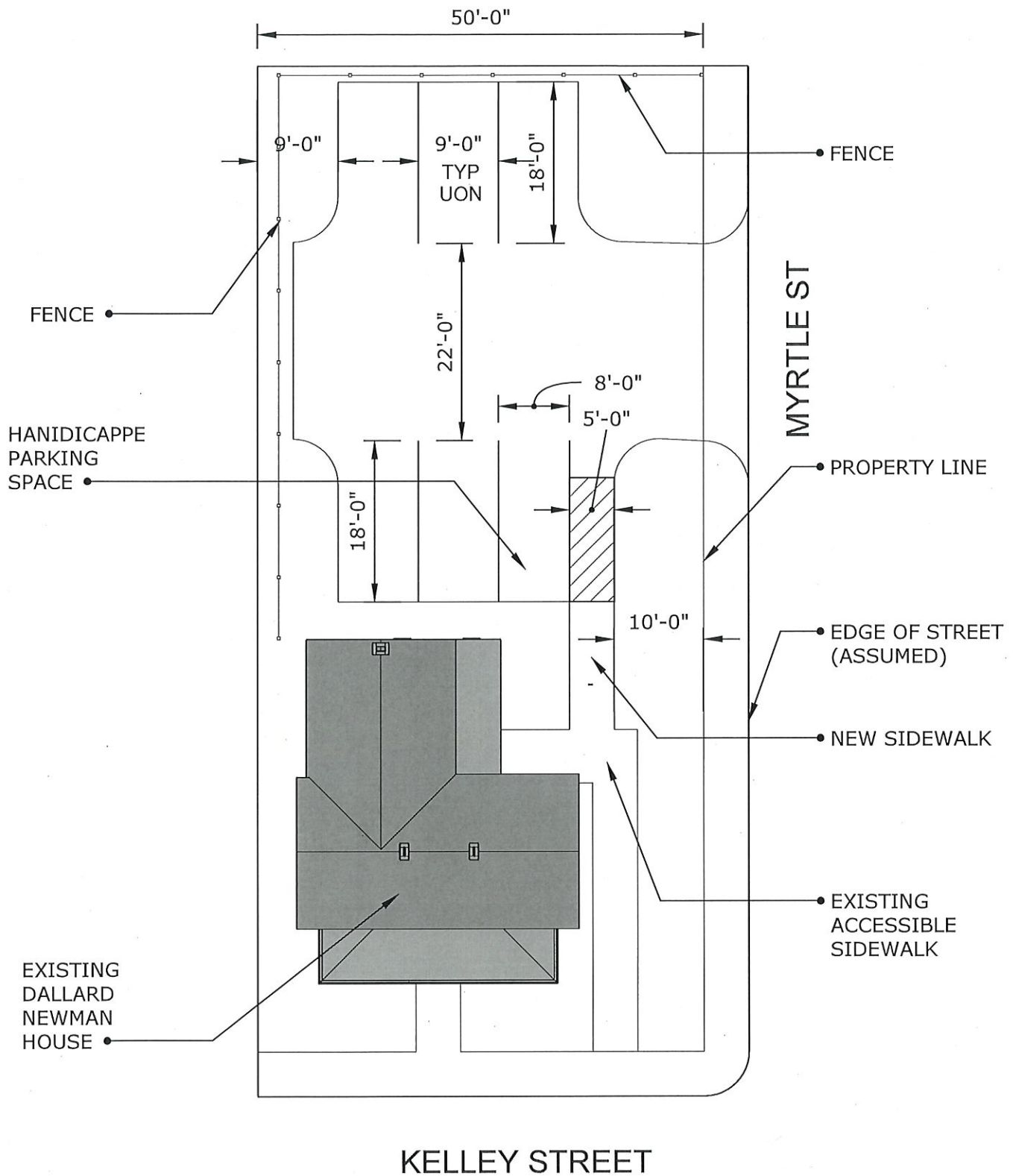




192 Kelley Street

0 15 30 60 Feet





## SCHEMATIC SITE PLAN WITH REQUIRED PARKING

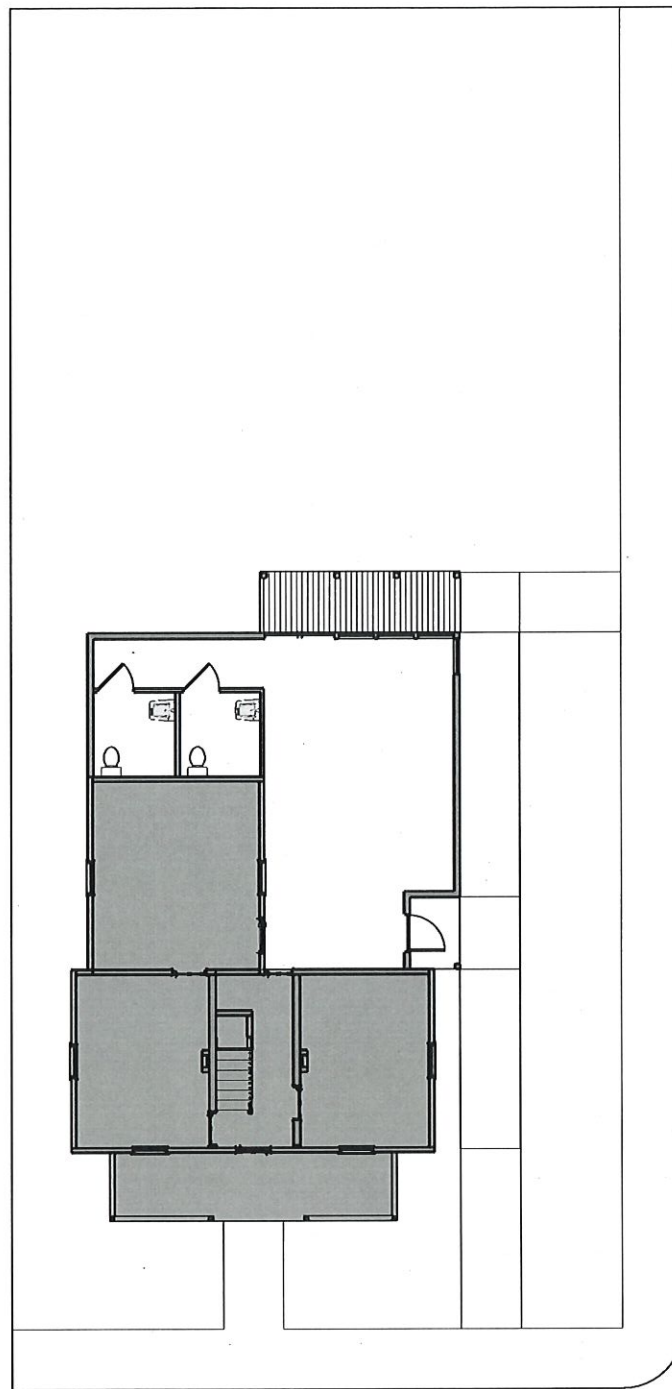
1/16" = 1' - 0"

## DALLARD-NEWMAN HOUSE

192 KELLEY STREET, HARRISONBURG, VA 22802

AUGUST 25, 2020

NORTH



KELLEY STREET

MYRTLE STREET

## SITE PLAN

1/16" = 1'-0"

1/16" = 1' - 0"

# DALLARD-NEWMAN HOUSE

192 KELLEY STREET, HARRISONBURG, VA 22802

AUGUST 25, 2020





City of Harrisonburg, VA  
Department of Public Works

Determination of Need for a  
Traffic Impact Analysis (TIA)

[www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis)

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

<b>Contact Information</b>			
Consultant Name:	Karen Thomas		
Telephone:	540-421-5135		
E-mail:	taya_va@yahoo.com		
Owner Name:	Northeast Neighborhood Association, Inc.		
Telephone:	540-421-5135		
E-mail:	hburgnena@gmail.com		
<b>Project Information</b>			
Project Name:	Historic Dallard Newman Museum		
Project Address:	192 Kelley Street Harrisonburg VA 22802		
TM #:	33 C 10		
Existing Land Use(s):	Single family residence		
Proposed Land Use(s): (if applicable)	African American Cultural Center		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	1408 square foot building to be renovated as a Historic Cultural Center		
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	0		

(reserved for City staff)

TIA required? Yes \_\_\_\_\_ No X

Comments:

Accepted by: Jake Gumbert

Date: 6/22/20

### Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Museum	580	1000 sq ft GFA	1.4	1	1
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					1	1
8	Existing #1	Single-family Detached Housing	210	Dwelling Units	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					0	0

#### Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.