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The Reconstructing Randolph Project



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THE RECONSTRUCTING RANDOLPH PROJECT

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TABLE OF CONTENTS

LIST OF FIGURES5

LIST OF MAPS.....6

INTRODUCTION.....7

THEORETICAL FRAMEWORK11

METHODOLOGY & DATA COLLECTION.....13

FINDINGS.....15

SUMMARY OF FINDINGS24

RECOMMENDATIONS.....25

PROJECT IMPLEMENTATION TIMELINE.....29

REFERENCES.....31

APPENDIX 1: TEMPLATE FOR ARCHIVAL COLLECTION INVENTORY.....34

APPENDIX 2: ORAL HISTORY INTERVIEW PROMPTS34

APPENDIX 3: AUDIO RECORDING CONSENT FORM LANGUAGE.....35

APPENDIX 4: MAPPING DATA COLLECTION SPREADSHEET35

APPENDIX 5: PARTICIPATORY MAPPING PROMPTS.....35

APPENDIX 6: INSTRUCTIONS FOR GEOREFERENCING36

APPENDIX 7: SCREENSHOT OF GEO-FORM SURVEY36

LIST OF FIGURES

Figure 1. Grand Illumination from the 150th Jackson Ward Anniversary	7
Figure 2: Enjoli and Sesha Moon of The JXN Project.....	7
Figure 3: Lenora McQueen, Founder of the Shockoe African Burial Ground Project.....	8
Figure 4: Virginia Department of Historic Resources Logo.....	10
Figure 5: Image of The Randolph School.....	11
Figure 6: Map by W.E.B. DuBois of the 7th Ward in Philadelphia.....	14
Figure 7: Cover of a Green Book for Black Motorists.....	14
Figure 8: Picture of West End Market on Idlewood Avenue.....	16
Figure 9: Picture of a vacant lot on the 2200 block of Idlewood Avenue.....	16
Figure 11: Ad for the first bungalows on Jacquelin Street in Randolph.....	17
Figure 12: Residents looking at proposed development for Randolph.....	18
Figure 13: Public Hearing on Randolph before City Council.....	20
Figure 14: Picture of 2212 Idlewood Avenue in the 1960s.....	21
Figure 15: Picture of 2212 Idlewood Avenue in 2022.....	23
Figure 16: Picture of 1900 block of Idlewood Avenue in the 1950s.....	23
Figure 17: Picture of 1900 block of Idlewood Avenue in the 1950s.....	23
Figure 18: Picture of 1900 block of Idlewood Avenue in 2022.....	23

Figure 19: Pie chart of names for Randolph Neighborhood.....24

Figure 20: Word cloud of places of historic & cultural significance.....24

List of Maps

Map 1: Randolph Study Area.....8

Map 2: Sydney prior to its annexation to Richmond.....16

Map 3: Map Showing Territorial Growth of Richmond.....17

Map 4: Location of Negro Areas in Richmond, 1940s.....17

Map 5: City of Richmond, Virginia, and Environs, 1923.....18

Map 6: Residential Security Map of the Byrd Park Area.....18

Map 7: Map of Randolph from the 1973 HUD report.....21

Map 8: Map of historic resources in Randolph.....23

LIST OF TABLES

Table 1: Racial Demographics of Randolph Neighborhood.....12

Table 2: Total population Randolph.....12

Table 3: Interviewees & Participatory Mapping Participants17

Table 4: HUD 1973 Findings for the Randolph Conservation Project.....21

Introduction

BACKGROUND

The City of Richmond, Virginia, the former capital of the Confederacy, is undergoing an overall reimagining and recontextualization of its history, iconography, and monuments (Williams, 2020). While this is an exciting time for historians and historic preservationists, there is also the recognition that many places that are of value to the Black community have been disrupted and eliminated from the city’s landscape (National Trust, 2021). Before the massive protests during the summer of 2020 to remove monuments tied to white supremacy, there was a movement implemented by preservationists to preserve African American history (Cep, 2020). That movement was led by Brent Leggs, a senior executive at the National Trust for Historic Preservation (National Trust) (Cep, 2020). When Leggs began his national campaign, of the 95,000 entries on the National Register of Historic Places, only 2% were related to the experiences of Black Americans (Cep, 2020, p. 27).

The National Trust’s campaign is simultaneously occurring while many cities are experiencing a population boon and a shift in demographics (Versey, 2018). This massive shift has caused long-time Black residents to be displaced from their neighborhoods (Versey, 2018). These legacy residents are being displaced by a more affluent, younger, and typically whiter population (Chronopoulos, 2016; Gibbons, 2018; and Versey, 2018). This tension is manifesting itself in historically Black neighborhoods within the City of Richmond as Black residents express concerns over infrastructure changes; historic district expansions without community input; and increased police surveillance in neighborhoods (Spiers, 2021; Francis, 2018; and Rocket, 2021). The residents perceive these changes to be signs of gentrification that will eventually lead to displacement from their neighborhoods (Spiers, 2021). Because Richmond’s Black population has declined by 11.5% within the past ten years, these residents have a legitimate concern (Suarez, 2021). These drastic population changes occurring in Richmond fuels the urgency that local historians are experiencing in a race to preserve Black spaces that have historic and cultural value (Edwards, 2021; Dora, 2020) (Figures 1-3).

¹ An exception to this claim is Frederick Douglas Court in the Northside of Richmond.

According to Selden Richardson, author of *Built by Blacks*, “the documentation of Black life is largely missing from the record of Richmond’s history” (2007, p. 13). After the Civil War, many formerly enslaved Blacks settled in locations throughout the city—some of these areas include notable neighborhoods such as Jackson Ward, Navy Hill, and Fulton Bottom (Richardson, 2008; Campbell, 2012; Silver, 1995). Between the 1940s to 1970s, urban renewal “destroyed or mutilated” all multi-generational and stable Black neighborhoods in the City of Richmond (Campbell, 2012, p. 159).¹ This devastating period would begin a chain of dispossession and displacement that disproportionately impacts predominantly Black neighborhoods in Richmond (Teresa and Howell, 2020).



Figure 1. Image from the 150th Jackson Ward Anniversary Grand Illumination, *Richmond Times Dispatch*, April 18, 2021.



Figure 2: Enjoli and Sesha Moon, founders of The JXN Project, *Richmond Times Dispatch*, April 18, 2021.



Figure 3. Image of Lenora McQueen Historian and Advocate for the preservation of the Shockoe African Burial Ground, *Richmond Free Press*, September 3, 2020.

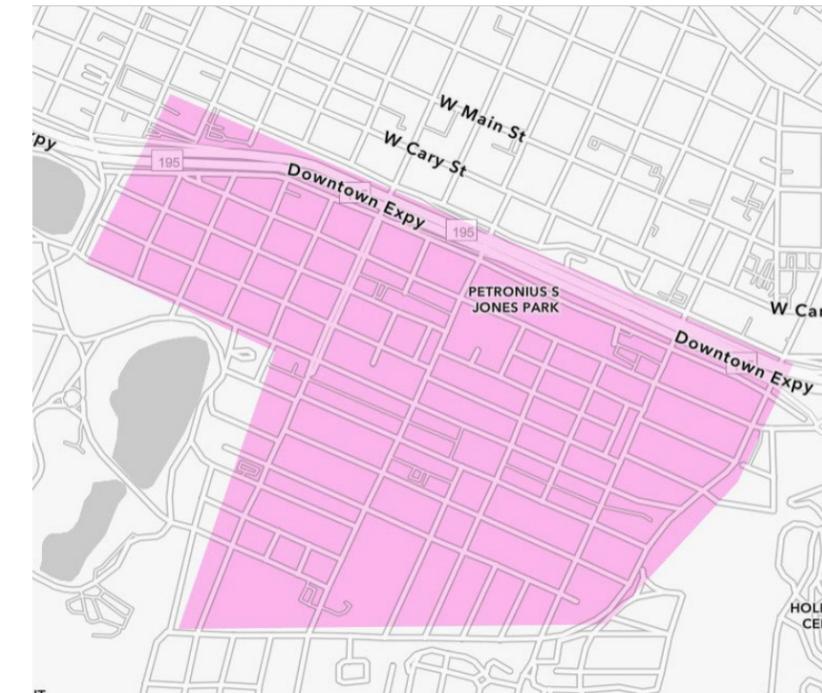
BACKGROUND CONTINUED

The *Reconstructing Randolph Project* amplifies the narrative of a historic Black neighborhood that was disrupted by urban renewal. The Randolph neighborhood in the near West End of Richmond, Virginia will be used as case study for this project (Map 1). The intended outcome of this project includes: (1) a story map about the Randolph community; (2) a framework for investigating the history of marginalized neighborhoods; and (3) policy recommendations for urban planners and historic preservationists on best practices for engaging with legacy Black neighborhoods and the (4) creation of Virginia Cultural Resource Information System resource forms for historic properties within the Randolph neighborhood.

This plan is guided by a radical planning theoretical framework which is defined by the concept of “a more emancipated, egalitarian and self-directed society” (Friedmann, p. 60). The radical planning theory is operationalized through “mutual learning and a dedication to changing existing relations of power from local, state and global entities to community members” (Friedmann, p. 61). Arguably, what

was once radical during the 1980s-1990s may be considered to be mainstream in urban planning pedagogy today. However, this can still qualify as radical due to the fact that the impact of planning interventions on Black communities has been grossly and inadequately examined (Thomas, 1994; Williams, 2020).

Thus, this plan is guided by the assertion that urban planners are not necessarily “the keeper(s) of the most reliable knowledge in their respective subject area” (Friedmann, year, p. 69). With that stated, this author suggests that a “remixing” (Roberts, 2019) of disciplines and practices can create a more holistically informed framework for community engagement—particularly when planners are engaging with communities harmed by past urban planning interventions.



Map 1: Randolph Study Area. Study area is in pink. Source of map is ArcGIS Online. Accessed March 26, 2022.

Client Description

The client for this *Reconstructing Randolph Project* is the Virginia Department of Historic Resources (DHR). DHR is the State Historic Preservation Office in Virginia. Its mission is to “encourage and support the stewardship and use of Virginia’s significant architectural, archaeological and historic resources” (DHR, 2021). Supported by a 2021 Virginia General Assembly special session budget amendment, DHR recently hired a Community Outreach Coordinator to lead efforts to increase participation among African American and Virginia Indian communities “to identify, preserve and interpret historic resources that are valued as assets and of cultural significance” (DHR, 2021).



Figure 4: Virginia Department of Historic Resources

² According to the City of Richmond’s Neighborhoods website, the area is now divided into the “Byrd Park Neighborhood” (Tract 414) and “Randolph Neighborhood” (Tract 413).

³ Hollywood Cemetery was formerly in the Randolph neighborhood but is now incorporated in Oregon Hill.

Plan Outline

This plan consists of a review of relevant literature that will serve as the theoretical lens for this project. This plan will also provide a background and context on the planning intervention of urban renewal in the City of Richmond and its impact on Black residents living in Randolph. Also, the existing relevant conditions of Randolph will be detailed. Further, the data collection process will be outlined. Finally, proposed recommendations and a project timeline will be delineated.

AN OVERVIEW OF PRESENT DAY RANDOLPH

Randolph’s Population and Demographics

During the 1970s, Black residents were the predominant race in Randolph, making up 98% of the total population in Randolph (*Table 1*). Although the Black population is still the predominant population in Randolph today, there has been a decrease of that population from 98% to 53% (*Table 1*). The remaining population in Randolph is comprised of Non-Hispanic White (41.4%), Non-White Hispanic (2.9%), 2.4% Asian (2.4%), two or more races (1.3%) and some other race (1.5%). Since urban renewal took place in Randolph in 1970, this section will include figures from that time period. Present day Randolph is made up of census tracts 413 and 414.² During the 1970s, the total population in Randolph was 8778 residents (*Table 2*). Today, the total population in Randolph is 5,192 (*Table 2*).

TABLE 1: RACIAL DEMOGRAPHICS OF RANDOLPH NEIGHBORHOOD AND CITY OF RICHMOND BETWEEN 1970 AND 2019

Racial Demographic	Randolph 1970	Richmond 1970	Randolph 2019	Richmond 2019
Non-Hispanic, White	3.3%	57.6%	41.4%	45.5%
Black/African American Alone	98.2%	42.0%	53.2%	46.9%
American Indian and Alaska Native Alone	N/A	N/A	0%	.4%
Asian Alone	N/A	N/A	2.4%	2.1%
Non-White, Hispanic or Latino	.68%	.6%	2.9%	6.9%
Two or More Races	N/A	N/A	1.3%	3.4%

Source: American Community Survey from 1970, 2000 and 2019

TABLE 2: TOTAL POPULATION IN RANDOLPH AND THE CITY OF RICHMOND IN 1970, 2000 AND 2019

YEAR	RANDOLPH'S TOTAL POPULATION	RICHMOND
1970	8778	249,621
2000	5294	197,790
2019	5192	226,622

Source: American Community Survey from 1970, 2000 and 2019

Existing Historic Buildings & Designations

(to the east), and Hollywood Cemetery.³ Presently, Randolph contains only one building that is currently listed in the National Register of Historic Places. That building is the Randolph School at 300 South Randolph Street (*Figure 5*).



Figure 5: A picture of the Randolph School. VLR Online & National Register Listings, August 21, 1984. Virginia Department of Historic Resources. Photo Credit, Calder Loth, 2020.

Theoretical Framework

This project draws a lot of its theoretical inspiration from the discipline of geography. Within the overarching theme of geography, this literature review will address Black geographical lens and its application in understanding the intersection of race and space. This literature review will also explore how Black geography has been operationalized through counter-mapping and the recent innovation of story mapping. This section will also weave in the planning theories of rationalism and radicalism.

BLACK GEOGRAPHY

Black geography is defined as, “scholarship with an intended focus on Black life, Black communities, and racial processes” (Brand and Miller, 2020, p. 461). Even though urban planning interventions have had a direct impact on Black geography, there is a gap in scholarship that explores this impact (Brand and Miller, 2020). In a critique of urban planning literature, Brand and Miller assert that literature on Black geographies: “is a critical, yet missing, contribution to the field of urban planning because it provides different ways of knowing and understanding the experience of racial difference and therefore challenges us to invite more diverse views to the table and build more informed professional practices, pedagogical foundations, and empirical scholarship” (2020, p. 460).

The Black geographical lens is important, because it counters the colonialist framework that planners are often engaging in within the urban landscape (Winkler, 2020). Black geographers also stress a critical exploration of the “ongoing connections between historical and contemporary racial processes (Brand and Miller, 2020, p. 461). In other words, planners cannot fully engage in Black spaces without knowing the history of those spaces. Often the inequalities and spatial disparities that Blacks are facing today are rooted in planning interventions from the past.

Throughout the history of urban planning, “experts who lack knowledge of how places are experienced by residents” have been the ones assigning value and meaning to place (O’Looney, 1998; Lung-Amam, 2020, p. 476). This assignment of value and meaning by

⁴ This classification of “experts” includes planners such as Harland Bartholomew. In his assessments, Bartholomew noted a deterioration in Black spaces, but did not recognize the very laws and policies imposed upon Black neighborhoods that contributed to their deterioration. This is a “blaming the victim” approach that is woven throughout the history of housing and

“experts” occurred during the urban renewal period. It was during this period that planning experts were heavily influenced by the theoretical framework of rationalism (Abrams, 1965).

Rationalism was data driven, elevated “expert” knowledge, and focused on infrastructure and built environments (AIP, 1959; Abrams, 1965; Sandercock, 1995). Further, inspired by the City Beautiful Movement—which emphasized beautification in cities—urban renewal advocates were overwhelmingly obsessed with the planning intervention of reducing blight. The American Institute of Planners (AIP) stated, “[t]he immediate objective of urban renewal is to reduce blight” (1959, p. 217). Historically, when buildings were classified as blighted, they were razed for redevelopment. Often, blight was associated with communities of color (Thomas 1997; Gordon 2014; Fullilove, 2016). An explicit example of this is a statement made by historic preservationist Mary Wingfield Scott stated when she lamented how quickly neighborhoods in Richmond were changing in the 1950s:

“When this study was started, the northeast end of Church Hill and all of Union Hill were white sections. Now they are rapidly being taken over by Negroes, which at the present time, in a city with a large colored population, generally means a worsening in the condition of buildings” (1950, p. 306-307).

As other “experts” who studied and surveyed Black neighborhoods in Richmond⁴, Scott does not mention the limited geographical boundaries that Black residents were confined to due to racial segregation and housing discrimination (Silver and Moeser, 1995 and Campbell, 2012). Nor does she acknowledge that Black communities had limited access to public works services during the Jim Crow era which contributed to the deterioration of infrastructure in their neighborhoods (Hoffman, 2004). Efforts to reduce “blight” in Richmond led to the “destruction or mutilation” of all multi-generational and stable Black neighborhoods in Richmond, between the 1940s to 1970s (Campbell, 2012, p. 159).⁵ The “collective loss” that Black residents experienced was of a “massive web of connections

planning and their impact on Black neighborhoods.

⁵ An exception to this claim is Frederick Douglass Court in the Northside of Richmond (Richardson, 2008).

and a way of being” that would be felt for generations (Fullilove, p. 2000).

Radicalism & Counter Mapping

Radicalism is an antithesis to rationalism. While rationalism focuses on data, infrastructure and expert knowledge, radicalism emphasizes people, community and local knowledge (Sandercock, 1995; Friedmann, 2002). In addition,

in radical planning, there is a desire to address an undo past planning failures (Sandercock, 1995). Lipsitz asserts that “the

primary goal of landscape architects, and other citizens concerned with the built environment, should be to disassemble the fatal links that connect race, place, and power” (2019, p. 14). This means finding reparative remedies to undo the destruction, devastation and loss caused by failed urban planning interventions.

Counter mapping is “the conversion of cartographic and calculative practices into important tools of social and political resistance...a way of creating alternative geographic knowledges, data structures, spatial representations, and embodied practices that assist in mobilizing against inequality and provoking moments of public debate and re-education” (Dando, 2010, 221). Throughout the history of America, Black people have been “displaced [and] rendered ungeographic” by white supremacist constructs of space that deemed Black Americans as “others” (McKittrick, 2006, x; and Alderman, 2021, p. 67). Despite this oppression, Black people found ingenious and innovative ways to navigate hostile geographies for both survival and establishing a sense of place (McKittrick, 2002 and 2011; Alderman, 2021; Bledsoe, 2019).

These counter spatial practices would “produce alternative geographies of resistance” (Alderman, 2021, p. 67). Examples of Black geographic resistance include: (1) the Northstar and the underground railroad network that enslaved people utilized to escape to freedom (Stillman, 2005); (2) the in-depth and comprehensive studies of Black neighborhoods such as *The Philadelphia Negro* by

Story maps are a powerful tool for urban planning and historic preservation.

W.E.B. Du Bois (1899); (3) the *Green Book* for Black motorists traveling through hostile spaces during the Jim Crow era (Taylor, 2020); (4) the lynching maps produced by Ida Wells to draw attention to the heinous murders of Black people throughout the U.S. (Taylor, 2020, p. 297); (5) and Andrea Roberts’ recent scholarship in mapping “Freedom Colonies” in Texas (2021). Rooted in this lineage of Black geographical resistance, this proposed project seeks to use mapping to create a counter narrative on the Black experience in Richmond prior to and post urban renewal.

Participatory & Story Mapping

One of the methods in which mapping can be used to empower community members is through participatory mapping. Per Lung-Amam (2019), mapping aims to “engage disadvantaged communities and help them articulate new narratives of place” (p. 474). When given the tools to map their own spaces, residents are empowered with greater knowledge about their communities and a platform to communicate their value to others outside the neighborhood (Elwood, 2006; Parker, 2006; Lung-Amam, 2019, p. 474). A cartographic tool that is being used to support participatory mapping is story mapping.

Story mapping “is a form of digital story-telling technology that combines digitized, dynamic maps, images and videos with other story elements to help the creator effectively convey a largely linear narrative” (Strachan & Mitchell, 2014). Story maps are a powerful tool that can be used by planners and historic preservationists. In a case study on the use of story maps to empower a Latino community in Langley Park, Maryland, Lung-Amam and Dawkins asserted that, “story mapping techniques and technologies assist communities in leveraging everyday place meanings and values to advance greater equity in the process of neighborhood redevelopment” (2020, p. 473). Further, “participatory story mapping can empower traditionally marginalized voices and encourage more complex place narratives within community development and planning” (Lung-Amam, 2020, p. 473). Such processes help to inform a collective memory.

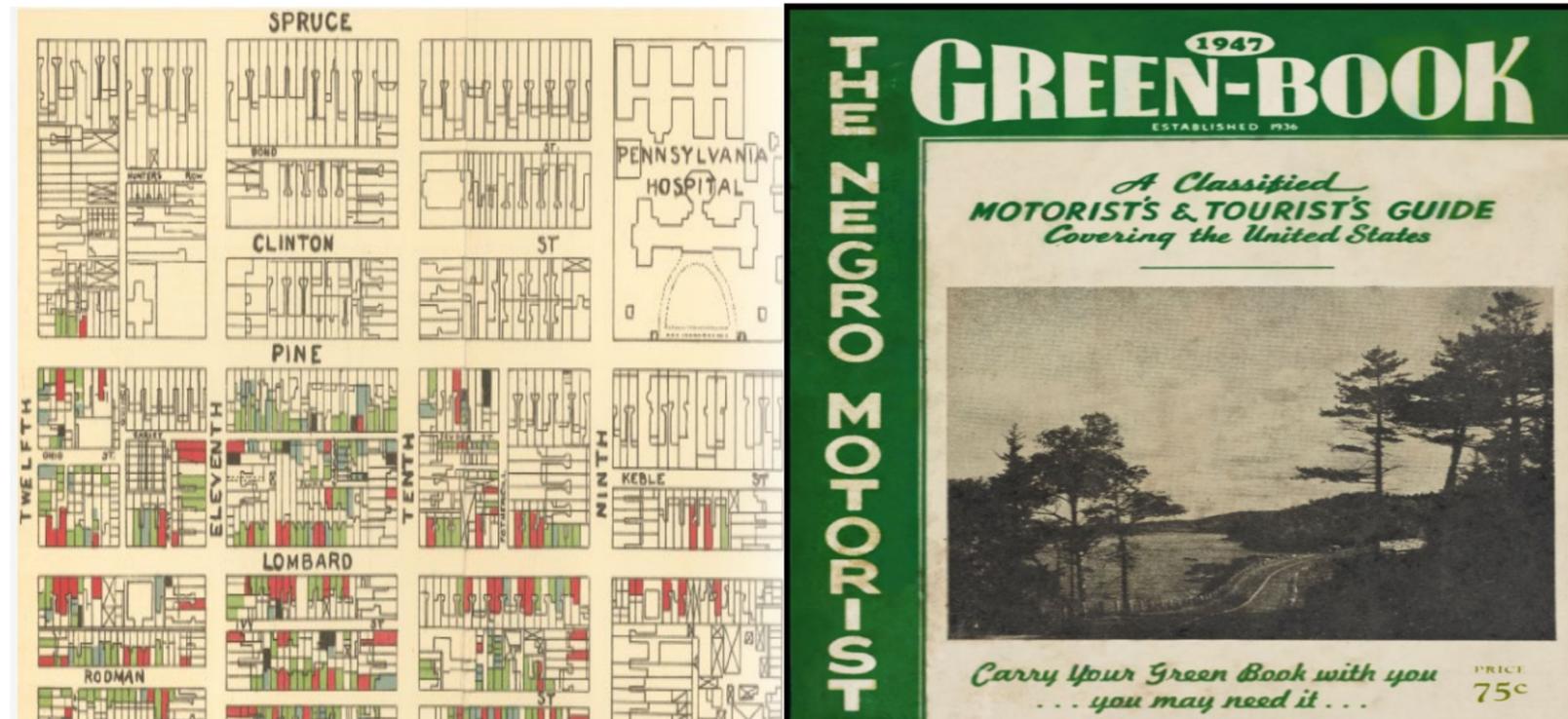


Figure 6: A map created by W.E.B. DuBois of the 7th Ward in Philadelphia (Source Mapping the Seventh Ward).

Figure 7: Cover of a Green-Book used by Black people travelling through the United States during the Jim Crow era (Source Wikimedia).

As explained by Tighe, collective memory occurs when, “groups of people share individual perceptions and memories, that coalesces into a more unified narrative” (2016, p. 48). Tighe further explains that the “community narrative can be incredibly powerful” because it influences the way in which communities interact with planners (2016, p. 48). Consequently, communities that have experienced

⁶ The Montpelier Descendant Project was an outreach project that engaged descendants of enslaved people to guide and shape how slavery is interpreted at Montpelier, home of James Madison.

mistreatment, exclusion, or discrimination at the hands of planners in the past will likely continue to be suspicious of planning in the future (Forester, 1999, p. 22). Urban planners in Richmond today are facing pushback and skepticism by Black residents who are worried about being displaced through gentrification (Robinson, 2021; Suarez-Rojas, 2021 and Williams 2021). Some of the Black Richmonders expressing concerns today vividly remember the marginalization that their communities experienced because of past failed planning interventions (Robinson, 2021 and Suarez-Rojas, 2021). This painful history cannot and should not be repressed. It is incumbent that planners today recognize and acknowledge that history so that they can work towards supporting racial equity and social justice.

Methodology & Data Collection

This case study utilized a multidisciplinary approach for its methodology. According to Scruggs, manager of the Montpelier Descendants Project,⁶ “[a] multidisciplinary approach fleshes out our understanding of the past and different disciplines collect different knowledge using their different approaches; taken together, they help us understand history from different angles” (2021). Staying in alignment, with a radicalistic approach, I embrace this approach as an acknowledgment that other disciplines may be helpful to investigate the history of spaces disrupted by urban planning interventions. The following research questions will serve as a guide for the methodology used for this project:

The answers to the first research question required an ethnographic approach to investigate the physical geography of Randolph and the cultural history of the people who lived in this neighborhood prior to its disruption by urban renewal. The methods utilized included: (1) archival research; (2) oral histories and interviews; (3) counter mapping the Randolph neighborhood; and (4) participatory mapping.

Archival research

In order to achieve a deep understanding of the Randolph neighborhood, archival research was conducted. In *The Oral History Manual*, Sommer asserts that background research is critical for taking a project from the level of "merely recording reminiscences to collecting the depth of information characteristic of good oral history" (2018, p. 63). Conducting a deep dive into the history of the Randolph neighborhood helped with preparation prior to the community engagement process (Sommers, 2018, p. 63). This approach reinforces the assertion that urban planners should ground themselves in the history of a space prior to engaging with community members within that space.

The following primary sources were collected: (1) comprehensive plans of the City of Richmond; (2) archived articles from local

publications such as the *Richmond Times Dispatch*, the *Richmond Planet*, the *Richmond Afro-American* and the *Richmond Free Press*; (3) maps from the Library of Congress and the Library of Virginia (4) archived photographs from the Black History Museum, the Valentine Museum, and the Museum of History and Culture; (5) census data and (6) city directories. These data informed a history of the built and non-existent landscape in Randolph.

1. How did urban renewal impact the landscape of the Randolph neighborhood?
 - 1a. What is the history of the Randolph neighborhood prior to urban renewal?
 - 1b. Who were the residents of Randolph prior to the planning intervention of urban renewal?
2. How can counter-mapping be used as a tool for community empowerment?
3. What policies and strategies should be employed to: a) result in the restoration of neighborhoods disrupted by urban renewal and b) protect neighborhoods from future disruptions as the city experiences rapid growth?

Creation of a Digitized Map for Participatory Mapping

Relevant historic maps of Randolph (prior to the 1970s) were georeferenced for the purpose of editing through the Environmental Systems Research Institute's (ESRI) platform. Instructions for georeferencing static maps are in Appendix 6. The digitized maps were used to create a "base map" for an alternative map of Randolph-in comparison to its present form. The map was made accessible to public users using the ESRI platform through a geo-form survey (see Appendix 7).

The platform permits users to edit the map by adding data points indicating sites of significance to them (including sites that physically no longer exists). The geo-survey also permits users to upload pictures that would convey sites of cultural and historical significance within Randolph.

Oral Histories and Interviews

The richest and most important data collected for this project are the oral histories and interviews of community members. The community member interviewed are residents who were either directly impacted by urban renewal in the City of Richmond and/or are descendants of those residents. This collective memory of past unjust planning practices is critical. Since the City of Richmond is at a juncture of racial reconciliation lessons from a painful past can help to inform planning practices for a just and more inclusive city.

Interviews were also conducted with local subject-matter experts to help inform the recommendations section. The knowledge acquired through these interviews contribute to the formulation of policies and practices that can be carried out by urban planners, historic preservationists and policy makers on holistic approaches that can be taken to empower marginalized communities while also ensuring that those communities can remain in place during a time of growth and population change within the City of Richmond.

Table 3: Interviews & Participatory Mapping Participants

Interview Type	Number
Residents directly impacted by urban renewal	5
Descendants of residents impacted by urban renewal	5
Community Members	2
Local subject-matter experts	5
Participatory Mapping Participants	12
Total	29

Story Mapping

The data acquired through archival research, crowdsourced map and oral histories will be used to shape the content of the StoryMap. Interviewees will be provided an opportunity to review and advise on the appropriate content of the StoryMap to ensure that it is reflective and respectful of their collective knowledge and lived experience. This deliverable will take time and an even more robust community engagement process and will be made available for public consumption later this year.

Findings

This section outlines the findings from the various data collection methods used for this project. One of the main takeaways from the archival research and oral interviews is that the Randolph neighborhood was once an intact, self-sustaining and thriving Black neighborhood in Richmond. As a result of the *Randolph Urban Renewal Project* in the 1970s, the neighborhood was dissected in half

and its current landscape is fraught with evidence of cartographic and urban erasure. As captured in *Figures 8 and 9* along the Idlewood corridor, a landscape of deterioration and incompleteness serve as physical vestiges of what used to exist in this space.



Figures 8 and 9: West End Market and a vacant lot on the 2200 block of Idlewood Avenue. Pictures courtesy of LaToya Gray-Sparks, March 26, 2022.

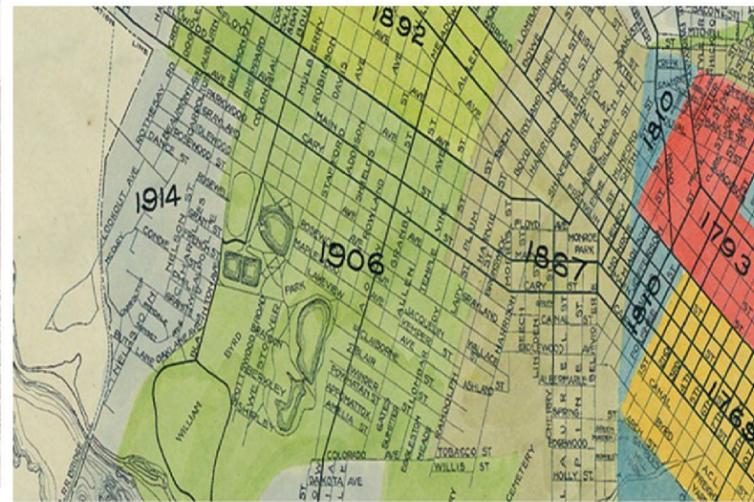
Finding #1: Randolph has a deep history dating back to the 1800s. It would become one of the last thriving Black Neighborhoods in Richmond prior to the Expansion of the Richmond-Petersburg Expressway.

1800s-1900s

The Randolph neighborhood was not always known as “Randolph.” It was called Sydney and was in a lot acquired in 1817 by Benjamin J. Harris, who named it after Sydney, Australia (Scott, p. 214). Most of the streets in Sydney—Holly, Cherry, Plum, etc.—were named after trees (Scott, 1950, p. 215). The Sydney neighborhood was a part of Henrico (see *Map 3*). During the 1800s, a significant number of Black residents living in Sydney (about 40% of the total population in Henrico) before it was annexed by the City of Richmond (American Census, 1800; McAllister, 1975). The eastern part of Randolph was added in 1867 and the western portion was annexed in 1906 (see *Map 4*). In 1908, “small bungalows were advertised and sold to Blacks on Jacquelin Street” (See Figure 3). The Black community forming in Randolph developed around Riverview Baptist Church (Richards, 2007, p. 80).



Map 2: Sydney prior to its annexation to Richmond. Sydney is in the blue circle. *Illustrated London News*, September 7, 1861. virginiaplaces.org/watersheds/richmonddrinkingwater.html



Map 3: “Map Showing Territorial Growth of Richmond. Map by the Richmond Department of Public Works, 1923. Mapping Inequality. <https://www.virginiamemory.com/online-exhibitions/items/show/14>

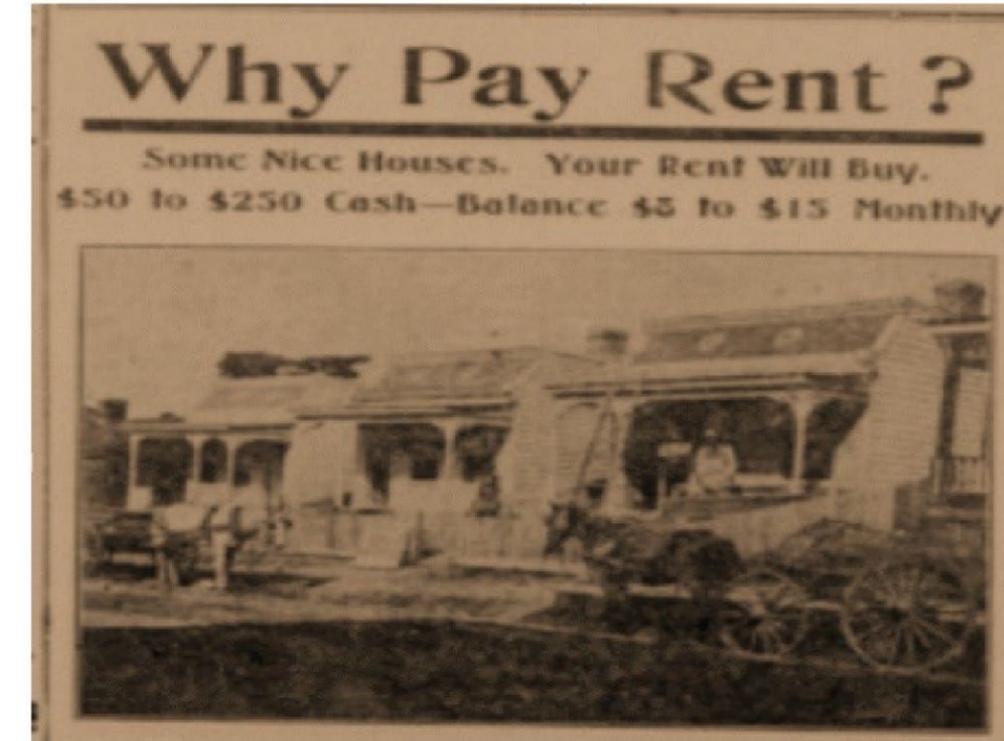


Figure 11: Ad for the first bungalows on Jacquelin Street in Randolph. All of these homes have been demolished. “Why Pay Rent?” *Richmond Planet*, September 9, 1908, p. 8.

1940s-1960s

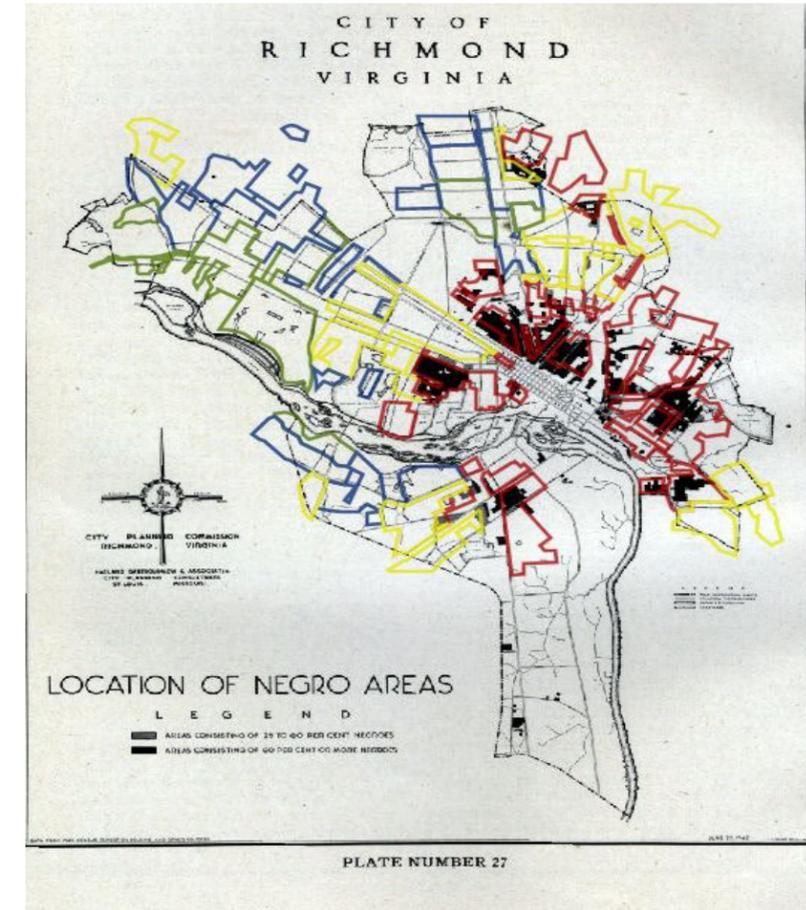
The 1946 Comprehensive Plan

While the Randolph neighborhood was not one of the neighborhoods recommended for slum clearance in the 1946 comprehensive plan, the planning consulting firm Bartholomew & Associates alluded to the neighborhood in a report published in 1943. The firm indicated that Black “dwellings are concentrated in the areas between Harrison and Meadow north of the cemeteries” (p. 23). The area was marked on a map labeled “Location of Negro Areas” within the 1943 report (see *Map 4*).

1940s-1950s: The First Phase of Urban Renewal in Richmond

During the 1940s, the City of Richmond created the Richmond Redevelopment Housing Authority (RRHA) after receiving authorization from the Virginia General Assembly (Campbell, 2012, p. 152). RRHA was a “quasi-governmental agency with the authority to condemn property and issue bonds to construct housing” (Campbell, 2012, p. 152). Essentially, the authority would exercise its “police power” on the behalf of the local government to carry out eminent domain. Eminent domain is the power of government to acquire property from private individuals for the purpose of public use and “serving the greater good” (*Berman v. Parker, 1954*). The case of *RRHA v. Cornelia Butler* is an example of an early case in Richmond, Virginia in which fifty property owners (and or their descendants) were compelled to appear in court to either pay delinquent taxes or forfeit their property to the condemnation process (Times Dispatch, 1956). *Figure 12* features an example of the many legal notices that would be published in the *Richmond Times Dispatch* to signal the wholesale clearance of property that would later be conveyed to private developers for redevelopment.

Through the eminent domain process, the City of Richmond condemned and acquired property—often owned and/or occupied by Black residents—tearing down neighborhoods “block by block” until only a trace of the original neighborhoods remained (Campbell, 2012, p. 152). Between the 1940s to 1960s, all multigenerational and stable Black neighborhoods had been either “destroyed or mutilated” (Campbell, 2012, p. 159). The “Black West End”, another name for the Randolph community, was one of the last established Black neighborhoods in Richmond to be impacted by urban renewal (Campbell, 2012, p. 159). The neighborhood would be impacted by another wave of urban renewal in the 1970s.



Map 4: “Location of Negro Areas” from 1943 Housing Conditions report by Bartholomew & Associates.

Figure 12: Legal notice from 1956 for a condemnation proceeding filed by the Richmond Redevelopment Housing Authority. It is notable that some of the properties listed are currently vacant and/or highly underutilized. *Richmond Times Dispatch*, January 4, 1956.

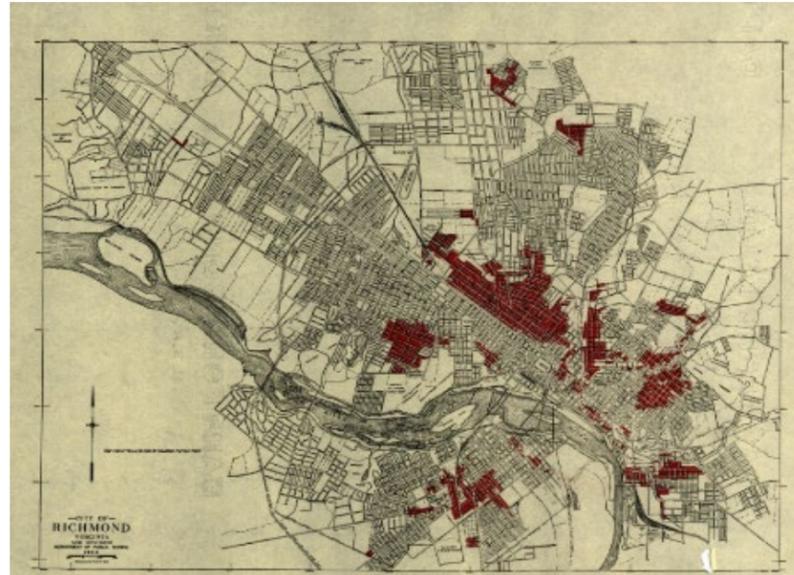
taxpayers, without requiring refunding bonds.
A Copy—Taste:
A. T. AUGUST,
 Clerk
Peyton, Beverley, Scott &
 Randolph, Attorneys. XM
VIRGINIA: IN THE JUSTICES
COURT OF THE CITY OF RICH-
MOND, JANUARY 4, 1956.
Richmond Redevelopment and Housing Authority
vs.
Cornelia Butler, et als.
ORDER OF PUBLICATION
 It appearing to the Judge of this Court from the petition this day filed in the clerk's office in the cause that the Richmond Redevelopment and Housing Authority proposes to acquire by condemnation proceedings certain property located in the City of Richmond east of Chamberlayne Avenue and south of Hill Street, needed by the Richmond Redevelopment and Housing Authority to enable it to construct, operate and maintain a low rent housing project in the City of Richmond to provide safe and sanitary dwelling accommodations for persons of low income, the metes, bounds and other description of which said property will more fully appear from the petition and exhibits filed herein; and it further appearing to the Judge of this Court from the notice this day filed in said clerk's office that the Richmond Redevelopment and Housing Authority of the City of Richmond will apply to this Court at 10 o'clock A. M. on the 24th day of January, 1956, for the appointment of commissioners in said proceedings to ascertain what will be just compensation for the property proposed to be condemned for said purposes and to award damages, if any, to the adjacent or other property which may be occasioned by said work or improvement; and it further appearing to the Judge of this Court from an affidavit this day filed in said clerk's office that there may be persons interested in the property proposed to be acquired in this proceeding whose names and addresses are unknown, that the names and addresses of the following persons, together with their heirs, devisees and successors in title, are as follows: William Christian, if living, or if he be dead, then his unknown heirs, devisees and successors in title together with the consort of said William Christian and the respective consorts of such unknown heirs, devisees and successors in title; Georgia Christian, if living, or if she be dead, then her unknown heirs, devisees and successors in title together with the consort of said Georgia Christian and the respective consorts of such unknown heirs, devisees and successors in title; Mary Christian, if living, or if she be dead, then her unknown heirs, devisees and successors in title together with the consort of said Mary Christian and the respective consorts of such unknown heirs, devisees and successors in title; William Cheatham, if living, or if he be dead, then his unknown heirs, devisees and successors in title together with the consort of said William Cheatham and the respective consorts of such unknown heirs, devisees and successors in title; Gertrude Cheatham, if living, or if she be dead, then her unknown heirs, devisees and successors in title together with the consort of said Gertrude Cheatham and the respective consorts of such unknown heirs, devisees and successors in title; The unknown heirs, devisees and successors in title of Carrie N. Williams, deceased, together with the consort of said Carrie N. Williams and the respective consorts of such unknown heirs, devisees and successors in title; The unknown heirs, devisees and successors in title of Randall Thompson, deceased, together with the consort of said Randall Thompson and the respective consorts of such unknown heirs, devisees and successors in title; Willie Thompson, address unknown; The unknown heirs, devisees and successors in title of Joseph Adams, deceased, together with the consort of said Joseph Adams, and the respective consorts of such unknown heirs, devisees and successors in title;

1970s

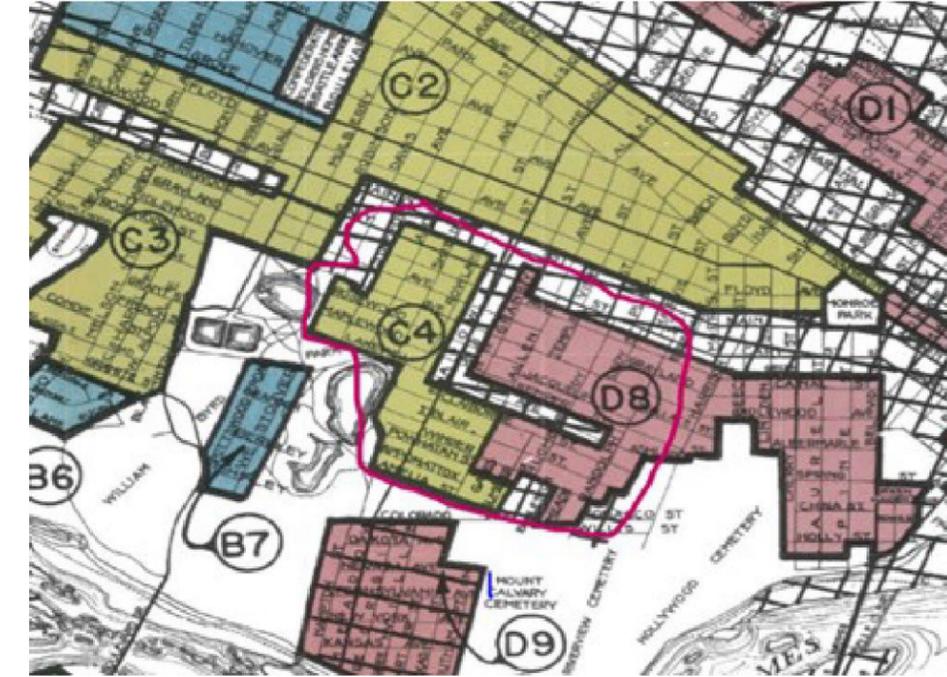
1970s Randolph Urban Renewal Plan

While the Randolph neighborhood was not singled out for slum clearance and “revitalization” by the 1946 comprehensive plan, the planning consulting firm Bartholomew & Associates alluded to the neighborhood in a report published in 1943. The firm indicated that Black “dwellings are concentrated in the areas...between Harrison and Meadow north of the cemeteries” (p. 23).

In addition, the area was mapped by the Department of Public Works during the 1930s (*see Map 5*) and received low values on the HOLC redlining maps which were used to impose a value on properties for lending purposes (*see Map 6*). Thus, experts who lacked knowledge of how places are experienced by residents were the ones assigning value and meaning to place (O’Looney, 1998; Lung-Amam, 2020, p. 476). This arbitrary and paternalistic assignment of value to Randolph would result in the neighborhood’s demise.



Map 5: “City of Richmond, Virginia and Environs.” Note: “Red indicates location of colored population”. Map by the Virginia Department of Public Works, 1923. Mapping Inequality, <https://www.virginiamemory.com/online-exhibitions/items/show/3>



Map 6: “Residential Security Map of the Byrd Park Area.” Study area outlined in pink. Map by the Home Owners’ Loan Incorporation, 1938. Mapping Inequality. University of Richmond Digital Scholarship Lab.

The purposeful disinvestment of the Randolph neighborhood would lead to the emergence of “slum conditions” which made it a candidate for urban renewal a few decades later.⁷ Notably, the Randolph neighborhood received its current name by RRHA during the 1970s urban renewal phase (McAllister, 1975). Even though the name refers to Virginia E. Randolph—a prominent Black educator from Henrico, this renaming of the Sydney community would begin the process of disruption and erasure of one of the last thriving predominantly Black neighborhoods in Richmond.

As in many Black neighborhoods across the United States, the underlying assumptions made by planners advocating for urban renewal within Randolph were racially charged and fostered the false premise that Black spaces were synonymous with "blight", "high crime", and "poor quality housing" (Gordon, 2014; Goetz, 2020). This type of language was used by the United States Department of Housing and Urban Development (HUD) in an assessment of the Randolph neighborhood. According to an Environmental Statement for the Randolph Urban Renewal Project by HUD in 1973, the Randolph area consisted of "380 acres of land" with the following boundaries: "the alley between Cary Street and Parkwood Avenue to the north; Linden Street and Hollywood Cemetery to the east; Riverview Cemetery, Colorado Avenue and the Maymont community to the south; and Byrd Park and Davis Avenue to the west" (HUD, 1973, p. 1). The boundaries are depicted in *Map 7*.

The purpose of the study was to assess "the significant adverse environmental impacts associated with the project" (HUD, 1973, preface). In a section titled, "Environment Deficiencies of Existing Conditions", HUD outlined the following themes and findings which are listed in *Table 4*. In a few reports published during the 1970s, RRHA painted a rosy picture of the “Randolph Area Conservation Project.” There are images of residents looking at models of the proposed development which included beautiful homes and a lot of green space (see *Figure 12*). One report claimed that “many of the Black residents supported the project” that included “both clearance and rehabilitation activities in a 280-acre section of the City’s near West End (RRHA, 1972, p. 5). That report was accompanied with a picture of Richmond City Hall packed with proponents of the project during deliberations over its referendum (see *Figure 13*). This depiction of a collaborative process appears to be more open, transparent and accessible than the previous urban renewal process

(Moeser and Silver, 1995); however, the project gutted the community and there is hardly anything left providing evidence of a prosperous, growing and self-sustaining neighborhood. Further, homeownership and relocation grants that were promised to community members in Randolph were never issued due to a “Strategy Advisory Team” deciding that the grants were not feasible and further demolition and slum clearance would be a better use of Federal funding (Moeser and Silver, 1995).

Table 4: HUD 1973 Findings for the Randolph Conservation Project

1. Density: The analysts noted that the greatest deficiency in Randolph was “overcrowding or improper location of buildings on the land” (HUD, 1973, p. 11).
2) Crime statistics: According to this report, “a majority of the crimes occurred within the blighted area...of the Randolph Project” (HUD, 1973, p. 28).
3) Building types: This is the section that outlined the large number of “obsolete” building structures in the Randolph area (HUD, 1973, p. 12).



Figure 12. “Women Check Out Richmond Redevelopment and Housing Authority’s Model Neighborhood,” by Redevelopment and Housing Authority, 1971, p. 6.



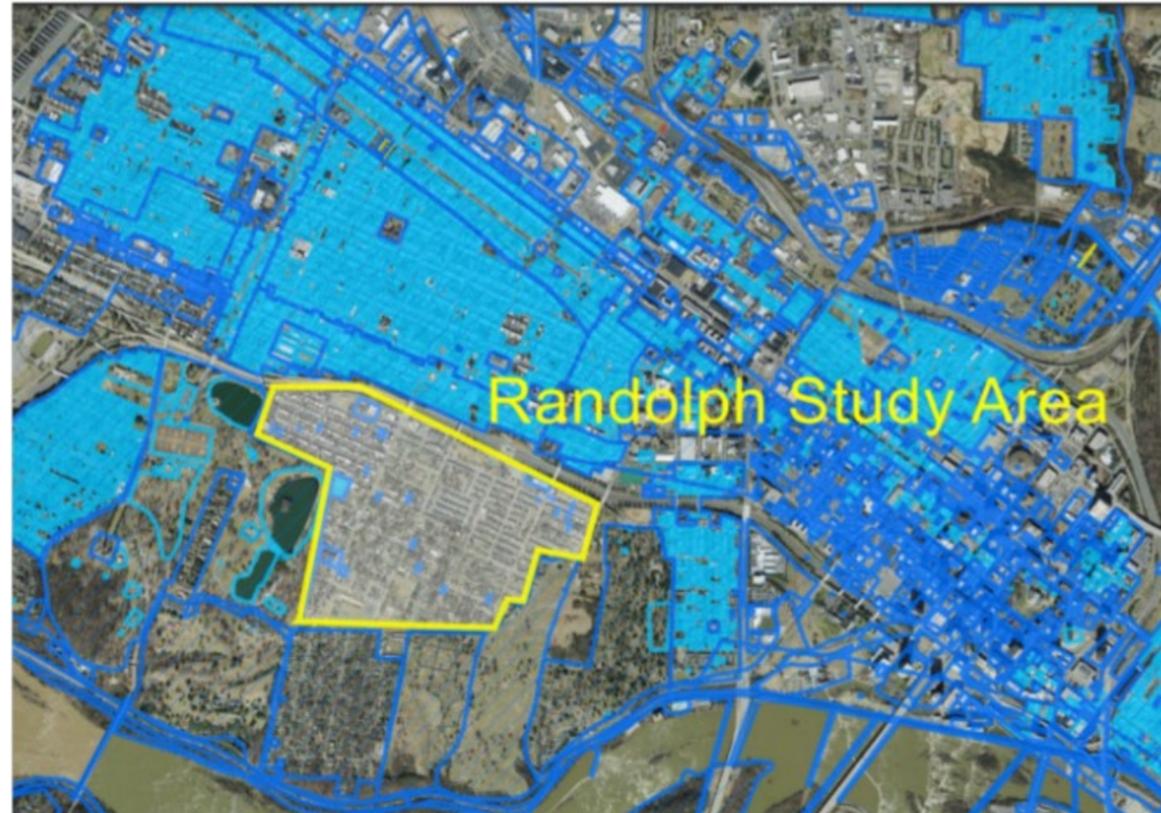
Many supported the public hearing on the Randolph Area before City Council

Figure 13. “Many Supported the Public Hearing on the Randolph Richmond Area Before City Council,” by Richmond *Annual Report*, p. 5.

Finding #2: Despite its potential for cultural and historic heritage few sites within Randolph that have received historic recognition by DHR. Further, previous historic surveys reveal structures that may have been designated as historic that were razed during the Randolph Redevelopment Project.

Historic resources data was collected from the Virginia Department of Historic Resources Database. The database provides information on all surveys that have been conducted across the Commonwealth of Virginia and whether physical structures were deemed to be eligible for a historic designation. During the early 1990s, there was a historic preservation survey of the Randolph neighborhood. When commenting on the historic significance of the Randolph School, the surveyor noted that “a part of Randolph was razed for the Randolph redevelopment project.” This single line, seems innocuous, but also begs the question of what structures were razed? Did they date back to the period of Reconstruction—a period of innovation and advancement for Black residents in Richmond after the Civil War?

Map 8 is a map of the Randolph Study Area created in the Virginia Department of Historic Resources Database (VCRIS). The polygons in light blue are structures and/or neighborhoods that have been granted historic designations. The Randolph Study Area is yellow, note that there is only one polygon that is shaded light blue within the study area. The polygons outlined in blue represent buildings that were surveyed but were determined to be ineligible for a historic designation



Map 8: Map of study area created in the VHR's historic resources database. Accessed February 10, 2022.

Finding #3: Oral histories & interviews with former and current residents of Randolph reveal memories of a tight-knit, connected and supportive community that—despite the ever present threat of racial segregation and discrimination—was thriving and self-sustaining. Community members also share memories and pictures of homes and spaces that were a far cry from being blighted.

The oral histories and interviews helped immensely to fill in gaps that were missing in the archival research. The interviews also revealed that residents in Randolph may have been displaced not just one time, but several times during the period of the 1950s to 1970s. As many historic Black neighborhoods in Richmond such as Fulton and Jackson Ward, the Randolph neighborhood was a connected and thriving neighborhood that—despite being isolated from surrounding neighborhoods—was supportive and provided a safe place for Black residents living in the West End. Further the homes these community members lived in were far cry from being slums or blighted. One participant, named Neil, recalled a home that his grandparents lived in at 2212 Idlewood Avenue:

“They lived in a duplex and were on the upper floor. I used to go there all the time to play with my cousins. We were not allowed to go to bird park which is right down the street and I did not know why until I was older. Despite that, we had fun. It was nice and spacious plays. The house had a side porch a living room 2 bedrooms, and nice kitchen... it was torn down for school playground my grandparents were moved into an apartment owned by RRHA.”

The school that Neil was referring to was West End elementary school. West End Elementary was eventually closed shortly after the *Randolph Urban Renewal Project* was implemented, thus there was no longer a need for a playground. Figure blank is a picture that includes 2212 Idlewood Ave. *Figure 15* is a picture of that same location today. Neil's grandparents were placed in a public housing unit across the street from the vacant lot where their home used to exist.



Figure 14: Picture of 2212 Idlewood Avenue in the 1960s.



Figure 15: Picture of 2212 Idlewood Avenue today. Photo credit, LaToya Gray-Sparks, March 27, 2022.

A former resident of Randolph, Walker, shared fond memories and pictures of an idyllic home on the 1900 block of Idlewood Avenue. The pictures feature homes that would fit what many would imagine when thinking of the perfect home. It was a house big enough for a growing family of seven with a well-manicured lawn, a front porch, a white picket fence and in walking distance of the family's church. *Figures 16 and 17* are from Walker's family album. He shares a lot of old pictures and videos on a Facebook page with other family members. In many ways, Walker is the historian of his family. *Figure 18* is a present-day picture of a 1900 block of Idlewood Ave the entire block is currently owned by RRHA. There is speculation that current residents will be displaced to make way for mixed-income development.



Figures 16 and 17: Pictures of Walker and his siblings at the 1900 block of Idlewood Avenue in the 1950s.



Figure 18: A picture of the 1900 block of Idlewood today. Source City of Richmond's Property Database.

Walker recalls his parents being displaced from the 1900 block of Idlewood to another location on Idlewood during the 1960s. They would face this place at once more during the 1970s when the Randolph urban renewal project was implemented. Walker's account as well as other narratives reveal another finding that was unexpected—some Black households in the West End may have experienced multiple displacements during the 1950s through 1970s.

Lois claims that she had forgotten that her family lived on a lady street in the West End until coming across a picture of her family and church. The picture displays her family standing outside of their home on Lady Street behind Fifth Baptist Church. Lois recalled:

“Our family lived on Lady Street behind Fifth Baptist Church and had to move initially because of the highway. We ended up on Claiborne Street and then the highway expanded. We were told that the redevelopment was for the greater good and then found out that our homes were approved from demolition.... that was something that was unexpected... My dad tried to fight having to move again but he lost. All the homes on Parkwood behind the church were wiped out. It was a sad time, there were some older people who died... maybe due to heart attacks... they cannot take being forced out of their homes.”

Lois’s account displays the visceral impact that forced displacement can have on people. She was a little girl when urban renewal occurred, yet can still remember the impact that it had not just on her family, but neighbors who were considered to be an extension of her family. It is a personification of what Mindy Fullilove describes in *Root Shock* as “the collective loss that black residents experience as a web of connections” (2000, p. 40). The trauma can last for generations.

Community members not only shared the locations of where their homes once existed but also recalled the sites of businesses and other institutions that were considered to be of historic and cultural significance. The participatory mapping exercise helped draw attention to the sites that still exist--such as West End Elementary School—as well as places that no longer exist.

Participatory mapping helped to identify places in Randolph that were considered to be of significance to community members. The results reveal that 75% of participants refer to Randolph as “The West End” while 10% call it “Byrd Park” (*Figure 19*). Further, West End Elementary School was often the first place community members mentioned when reminiscing about Randolph.

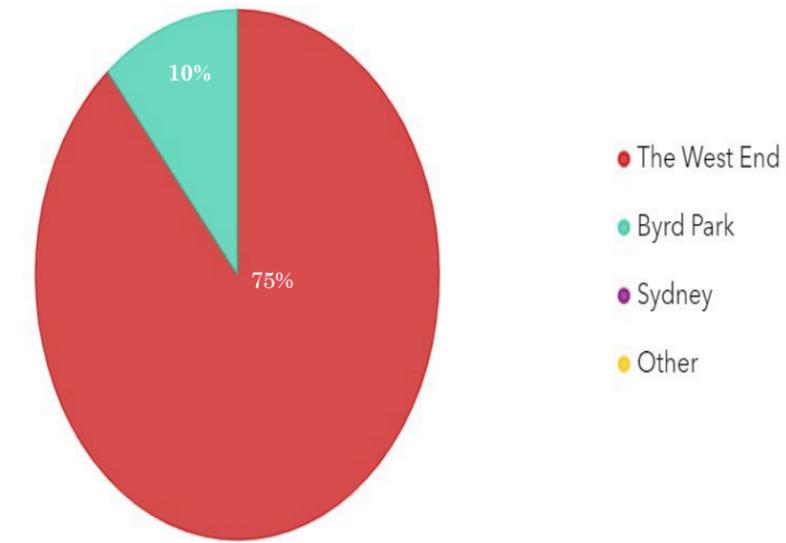


Figure 19: Pie chart of the name participants refer to when speaking of Randolph.



Figure 20: Word cloud of places of historic & cultural significance to participants.

Summary of Findings

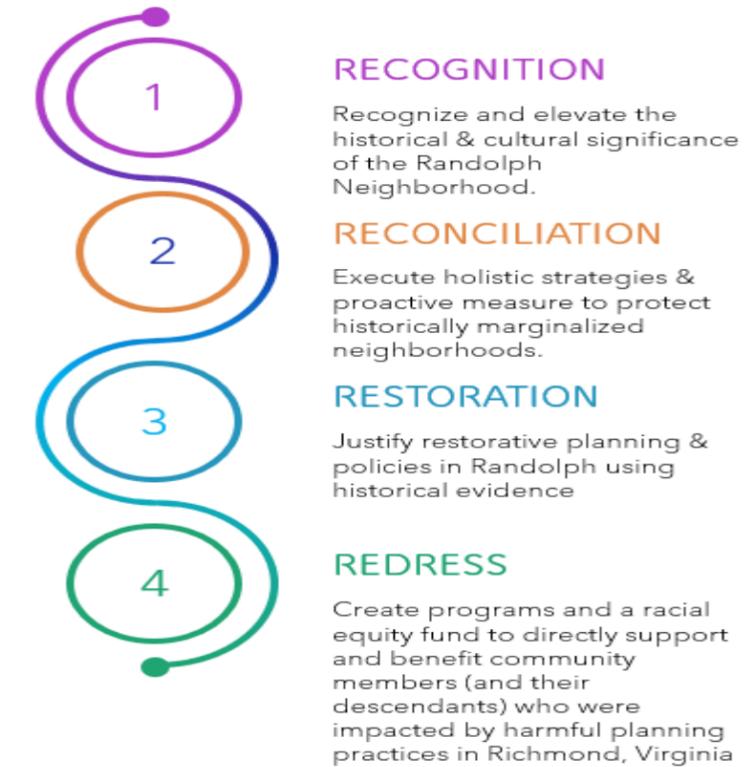
One of the biggest takeaways from this project is that Richmond’s urban planning legacy is one that classifies certain places and neighborhoods and therefore the *people* in these spaces as disposable and expendable. Historically, these neighborhoods have been predominantly Black. The history of the Randolph neighborhood is yet another example of Black residents in Richmond being promised something through urban planning interventions that never pan out according to plan (Braxton, 2020; Suarez-Rojas, 2020). This erasure and dispossession of one of the last intact and thriving spaces for Black people in Richmond makes a strong case for a radical and restorative approach in planning for long-term Black residents and their descendants.

Community members who are survivors of displacement and dispossession in Richmond are yearning to be heard and to tell their stories. These community members are essentially living monuments because they are eyewitnesses to the deleterious impact that discriminatory and exclusionary urban planning processes can have on communities. Thus, community storytelling in safe spaces in which participants can freely express themselves can be used to elevate community members and be a step towards reconciliation.

Finally, while this is a plan that is centered around historic and cultural preservation, there is also the real-time pressing issue of Black residents being involuntarily displaced due to gentrification and housing injustice. Thus, this plan will also make recommendations that support long-time Black residents remaining in a city that is rapidly growing and changing.

The following recommendations are designed to: 1) guide urban planners and historic preservationists from repeating patterns of racialized (de)valuations of historically Black spaces, culture, and history (Teresa, 2022) and (2) to create a framework that can lend itself to redress and restoration efforts to Black communities that have been (and continue to be) consistently

marginalized by planning processes. The overarching themes within the recommendations are: (1) Recognition; (2) Reconciliation; (3) Restoration and (4) Redress.



Recommendations

Vision Statement: The *Reconstructing Randolph Project* aims to undo the generational harm caused by urban renewal through the use of storytelling, participatory mapping and historic preservation practices.

Goal #1: Recognize and elevate the historical and cultural significance of the Randolph Community.

This goal is in alignment with the desire of community members have to tell their own stories and provide their own narratives of a community and neighborhood that meant so much to them. The story of the Randolph has not received as much attention as other neighborhoods have in local history. This would be an opportunity to amplify Randolph’s history.

Objective 1.1: Create a historic preservation small area plan for the Randolph neighborhood informed by the City of Richmond’s *Heritage Preservation Plan* & updated guidelines specific to BIPOC communities from the Virginia Department of Historic Resources.

Action Item 1.1: Create a Randolph Preservation Commission of community members to help to guide & inform this process

Action Item 1.2: Conduct a complete & holistic survey of the Randolph neighborhood documenting sites of cultural and heritage significance.⁸

⁸ Holistic refers to not just physical sites in Randolph, but also physical sites that may no longer exist due to demolition as well as spaces of cultural importance as well.

Objective 1.2: Utilize historic preservation tools to promote and preserve Randolph’s history and cultural landscape.⁹

Action Item 1.2.1: Advocate for a City Old & Historic District overly for the Randolph neighborhood

Action Item 1.2.2: Increase the number of listings from the Randolph neighborhood in the Virginia Landmarks Register

Action Item 1.2.3: Advocate that the Randolph neighborhood and/or certain sites within Randolph be listed in the National Register of Historic Places

Action Item 1.2.4: Request funding for the *Randolph Project* from recently approved BIPOC Fund from the Virginia General Assembly



⁹ If utilized appropriately, historic designations can be used to combat cultural displacement as well as invoke Federal and local protections against significant changes to historic properties (Williams, 2021).

Goal #2: Encourage reconciliation by executing holistic policies & protective measures that will combat discriminatory housing policies & foster community-centered economic growth & development.

There are long-time residents of Randolph—who lived through displacements in the past due to urban renewal—who are worried about being displaced once again. The collective memory of these residents causes them to be distrustful of urban planners and local leaders. One way in which planners and local leaders can reconcile this unfortunate legacy is to embrace and implement housing policies and equitable planning practices that specifically target residents who are vulnerable to involuntary displacement due to gentrification. The recommendations within this goal are specific to real estate & property.

Objective 2.1: Strengthen housing & real estate policies to prevent reverse blockbusting and involuntary displacement of long-term Randolph residents

Action Item 2.1.1: Create an anti-displacement database (at the block level) of neighborhoods in jeopardy of involuntary displacement due to gentrification.¹⁰

Action Item 2.1.2: Advocate for the implementation of proactive measures and policies that protect current residents in Randolph from predatory real estate and housing practices

Action Item 2.1.3 Advocate for policies and programs that can help residents in Randolph who are at-risk of involuntary displacement due to evictions and/or foreclosures.

Action Item 2.1.4: Expand the real estate tax relief program to long-time residents of Randolph, ensure that eligible senior citizens are aware of this program and encourage them to utilize it.

Objective 2.2: Create opportunities and programs that promote equitable and community-centered economic growth and development

Action Item 2.2.1: Create a development equity scorecard for Randolph that would help to guide future growth and development that is directly tied to the needs of the community.

Action Item 2.2.2: Create a local community economic incubator that incentivizes investment and economic development by local investors and entrepreneurs.



¹⁰ Cities like Berkeley California are using GIS to identify neighborhoods that may be at risk of displacement due to gentrification (Chapple, 2021).

Goal #3: Justify restorative planning & policies in Randolph using historical evidence.

Objective 3:1: Use research and technology to document displacement and dispossession.
Action 3:1:1: Document properties that have experienced forced sales/foreclosures
Action 3:1:2: Document properties acquired by Richmond and/or the RRHA through eminent domain
Action 3:1:3: Assess whether or not properties acquired by Richmond and/or the RRHA are currently underutilized and/or vacant. If this is the case, create a plan to transfer properties to a Land Bank to be returned to former owners, and/or their descendants and/or the Randolph community.
Action 3:1:4: Identify Randolph community members who were displaced during the urban renewal period
Action 3:1:5: Document the compensation (or lack thereof) that community members were offered to relocate. Determine whether or not more compensation and/or if any additional redress should be issued to those community members and/or their descendants.



Goal #4: Implement community programming & create funding for the purpose of redress for the harmful planning interventions implemented in Randolph.

Finally, it is the hope that the data and narratives that are collected during the duration of this project can lend itself to being applied and utilized for the purpose of redress for the loss, harm and trauma that was the result of discriminatory planning practices. Many of the “problems” that urban planners are attempting to address in present-day Richmond are rooted in the first comprehensive plan for the City of Richmond. There are localities and institutions that have created reparative funding and programs for the redress of slavery. As the former capitol of the Confederacy, while Richmond certainly has a lot to atone for when it comes to slavery, we do not need to go too far back in time to find past injustices that need to be addressed. The planning intervention of urban renewal is an example. Further, we have living monuments—people—who, like Lois, vividly remember when their communities and neighborhoods were destroyed for the sake of “progress” and “revitalization.”

Objective 4.1: Implement an initiative that supports programming and opportunities for economic redress for the impact of urban renewal
Action Item 4.1.1: Conduct community townhalls throughout Randolph for discussions and listening sessions on the impact of urban renewal within the Randolph community.
Action Item 4.1.2: Work with community members to determine what redress should involve and address

Objective 4.2: Advocate for policy and structural changes at the local level that increases permanent representation for members from historically marginalized communities in planning processes

Action Item 4.2.1: Advocate for the creation of a Legacy Residents & Descendants Council/Commission

Action Item 4.2.2: Advocate for permanent positions on Board and Commissions such as the Planning Commission, Commission of Architecture and Review that are reserved solely for members from historically marginalized communities



Project Implementation Timeline

The recommendations outlined in this section are organized into a timeline of short-term, mid-term and long-term goals and actions. Short term actions can be completed within six months to one year, mid-term goals can be completed in one to two years and long-term actions can be completed in three or more years. This timeline should be revisited frequently and adjusted accordingly to the needs of Randolph community members.

The Reconstructing Randolph Project					
The Reconstructing Randolph Project aims to undo the generational harm caused by urban renewal through the use of storytelling, participatory mapping and historic preservation practices.		Short	Mid	Long	Potential Partners
Goal 1: Recognition	Goal #1: Recognize and elevate the historical and cultural significance of the Randolph Neighborhood.				DHR, Richmond Department of Preservation, Randolph Community Partners, Randolph Project Staff
	Richmond's Heritage Preservation Plan & updated guidelines specific to BIPOC communities from the Virginia Department of Historic Resources.				DHR, Richmond Department of Preservation, Randolph Community Partners, Randolph Project Staff
	Action Item 1.1: Create a Randolph Preservation Commission of community members to help to guide & inform this process				Randolph Community Partners, Randolph Project Staff
	Action Item 1.2: Conduct a complete & holistic survey of the Randolph neighborhood documenting sites of cultural and heritage significance.				DHR, Richmond Department of Preservation, Randolph Community Partners, Randolph Project Staff
	Objective 1.2: Utilize historic preservation tools to promote and preserve Randolph's history and cultural landscape.				DHR, Richmond Department of Preservation, Randolph Community Partners, Randolph Project Staff
	Action Item 1.2.1: Advocate for a City Old & Historic District overlay for the Randolph neighborhood				DHR, Richmond Department of Preservation, Randolph Community Partners, Randolph Project Staff, Historic
	Action Item 1.2.2: Increase the number of listings from the Randolph neighborhood in the Virginia Landmarks				DHR, Randolph Community Partners, Randolph Project
	Action Item 1.2.3: Advocate that the Randolph neighborhood and/or certain sites within Randolph be listed in the National Register of Historic Places				DHR, Richmond Department of Preservation, Randolph Community Partners, Randolph Project Staff, HR
	Action Item 1.2.4: Request funding for the <i>Randolph Project</i> from recently approved BIPOC Fund from the Virginia General Assembly to support preservation efforts				Randolph Community Partners, Randolph Project Staff

Goal 2: Reconciliation	Goal #2: Encourage reconciliation by executing holistic policies & protective measures that will combat discriminatory housing policies & foster community-centered economic growth &				
	Objective 2.1: Strengthen housing & real estate policies to prevent reverse blockbusting and involuntary displacement of long-term Randolph residents				(H.O.M.E.), HDAAdvisors, Randolph Community Partners, City Council Members, General Assembly Reps
	Action Item 2.1.1: Create an anti-displacement database (at the block level) of neighborhoods in jeopardy of involuntary displacement due to gentrification.				CU Eviction Lab, H.O.M.E., HDAAdvisors, Randolph Community Partners, VA Legal Aid
	Action Item 2.1.2: Advocate for the implementation of proactive measures and policies that protect current residents in Randolph from predatory real estate and housing practices				CU Eviction Lab, H.O.M.E., HDAAdvisors, Randolph Community Partners, VA Legal Aid
	Action Item 2.1.3 Advocate for policies and programs that can help residents in Randolph who are at-risk of involuntary displacement due to evictions and/or foreclosures.				CU Eviction Lab, H.O.M.E., HDAAdvisors, Randolph Community Partners, VA Legal Aid
	Action Item 2.1.4: Expand the real estate tax relief program to long-time residents of Randolph, ensure that eligible senior citizens are aware of this program and encourage them to utilize it.				H.O.M.E., HDAAdvisors, City Council Members, Randolph Community Partners
	Objective 2.2: Create opportunities and programs that promote equitable and community-centered economic				
	Action Item 2.2.1: Create a development equity scorecard for Randolph that would help to guide future growth and development that is directly tied to the needs of the community.				Randolph Community Partners, Virginia Community Voice (VCV)
Action Item 2.2.2: Create a local community economic incubator that incentivizes investment and economic development by local investors and entrepreneurs.				Randolph Community Partners, VCV	
Goal 3: Restoration	Goal #3: Justify restorative planning & policies in Randolph using historical evidence.				Randolph Project Staff
	Objective 3.1: Use research and technology to document displacement and dispossession.				Randolph Project Staff
	Action 3.1:1: Document properties that have experienced forced sales/foreclosures				Randolph Project Staff
	Action 3.1:2: Document properties acquired by Richmond and/or the RRHA through eminent domain				Randolph Project Staff
	Action 3.1:3: Access whether or not properties acquired by Richmond and/or the RRHA are currently underutilized and/or vacant. If this is the case, create a plan to transfer properties to a Land Bank to be returned to former owners, and/or their descendants and/or the Randolph community.				Randolph Project Staff, HDAAdvisors, (Maggie L. Walker Community Land Trust)MLWCLT
	Action 3.1:4: Identify Randolph community members who were displaced during the urban renewal period				Randolph Project Staff, H.O.M.E.
	Action 3.1:5: Document the compensation (or lack thereof) that community members were offered to relocate. Determine whether or not more compensation and/or if any additional redress should be issued to those community members and/or their descendants.				Randolph Project Staff, H.O.M.E., VA Legal Aid

Goal#4: Redress	Goal #4: Implement community programming & create funding for the purpose of redress for the harmful planning interventions implemented in Randolph.				Randolph Project Staff, H.O.M.E., VA Legal Aid, City of Richmond Council Members
	Objective 4.1: Implement an initiative that supports programming and opportunities for economic redress for the impact of urban renewal				Randolph Project Staff, H.O.M.E., VA Legal Aid, City of Richmond Council Members
	Action Item 4.1.1: Conduct community townhalls throughout Randolph for discussions and listening sessions on the impact of urban renewal within the Randolph community.				Randolph Community Members, Randolph Project Staff, H.O.M.E., VCV
	Action Item 4.1.2: Work with community members to determine what redress should involve and address				H.O.M.E., VCV
	Objective 4.2: Advocate for policy and structural changes at the local level that increases permanent representation for members from historically marginalized communities in planning processes				Randolph Community Members, Randolph Project Staff, H.O.M.E., VCV, City Council Members
	Action Item 4.2.1: Advocate for the creation of a Legacy Residents & Descendants Council/Commission				Randolph Community Members, Randolph Project Staff, H.O.M.E., VCV, City Council Members
	Action Item 4.2.2: Advocate for permanent positions on Board and Commissions such as the Planning Commission, Commission of Architecture and Review that are reserved solely for members from historically marginalized communities				Randolph Community Members, Randolph Project Staff, H.O.M.E., VCV, City Council Members

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Appendix 1: Template for Archival Collection Inventory

File Name: [use a file naming convention that includes the collection name, institution and date]
Collection: [identifying the collection at the top will help retrieve notes faster]
Archives: [full name, including name of institution or university]
Contact information: [may include specific person to be contacted or general institution info]
Date visited:
Access:
Additional visits [if you did not finish going through this collection during one visit, indicate where you stopped and/or what you still need to look at; this is particularly important if you did not go through the collection in the same order as that listed in the finding aid]
Series 1
Box number 1

Folder name/number
<i>Full citation of document</i>
Notes
Photo taken?: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<i>Full citation of document</i>
Notes
Photo taken?: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Folder name/number

APPENDIX 2: ORAL HISTORY INTERVIEW PROMPTS

- 1) When did you live in the Randolph Neighborhood?
- 2) Did you call Randolph by another name?
- 3) What are some memories that you have about the Randolph (or other name) neighborhood?
- 4) What was the Randolph neighborhood like?
- 5) Are there places on this map that you can point out that you valued and/or were special to you?
- 6) Were you living in Randolph when urban renewal was carried out? If so, and if you are okay with sharing, what memories do have from that experience?
- 7) What do you see as valuable in the Randolph neighborhood?

8) If Randolph was to be recognized for its historic and cultural value, would you prefer that it be listed or designated as a historic landmark?

APPENDIX 3: AUDIO RECORDING CONSENT FORM LANGUAGE

I hereby agree to participate in an interview in connection with research being conducted by [LaToya Gray Sparks](#) in connection with work for her *Reconstructing Randolph Project*.

The interview will be recorded on audio/video. In the interview, I will be identified by name.

I understand that the interview may take up to 1.5 hours.

I understand that upon completion of the interview, the recording and information content of the interview may be used as follows:

- 1) Material may be quoted in the *Reconstructing Randolph Project* of LaToya Gray Sparks and attributed to me.
- 2) Material from this interview may be quoted in the *Reconstructing Randolph Project* of LaToya Gray Sparks, but I wish to remain anonymous.
- 3) My comments are confidential, for the information of LaToya Gray Sparks in the *Reconstructing Randolph Project* only and may not be quoted.
- 4) I would like to receive a printed copy of the interview transcripts and/or the *Reconstructing Randolph Project*.

I may request that portions of the interview are edited out of the final copy of the transcript. I understand that at the conclusion of this particular project, the recording and transcript of the interview will be kept in the Department of Historic Resources database and that the *Reconstructing Randolph Project* will be kept for public use by the Department of Historic Resources and Virginia Commonwealth University.

Interviewer signature _____

I agree to participate in this interview.

Interviewee Printed Name _____

Interviewee signature _____

Address _____

Phone number _____

Date ___/___/___

APPENDIX 4: MAPPING DATA COLLECTION SPREADSHEET

Address	X coordinate	y coordinate	Building Description	Occupant	Occupation	Owner/Tenant

APPENDIX 5: PARTICIPATORY MAPPING PROMPTS

1. What is the name of the neighborhood that you lived in (in the West End)?
 - a. Sydney
 - b. Randolph
 - c. The West End
 - d. Other
2. Where did you live in ___?
3. What are some main landmarks that you remember from this neighborhood?
4. Would you describe the neighborhood as dense (having a lot of people living in it)?
5. What were the people like?
 - Was it a tight-knit community?

6. How would you describe the homes and other buildings in this neighborhood?
 - Do those buildings still exist today?
7. Were there markets in the neighborhood?
8. How did you get around? Walk? Bike? Drive?
9. Would you consider this to be a historic space that should be recognized?

APPENDIX 6: INSTRUCTIONS FOR GEOREFERENCING

- 1) Open the search box and enter ‘ArcGIS Pro’ and select it. To use ArcGIS Pro, you must sign in to ArcGIS Online using an Organizational Account (or “Org”). Signing in to ArcGIS Online authenticates your ArcGIS Pro license and allows you to access and share GIS content with users as well as publicly with users around the world.
- 2) Insert a ‘New Map’. Open the Catalog tab on the right. If it is not there, go to the top ribbon bar and click on ‘View’. Click on ‘Catalog’. In the Catalog pane, right click on ‘Folders’ and ‘Add Folder Connection’ to the folder where you saved the map image. Navigate to the folder where you saved the map image and click ok. Add the image to your map.
- 3) Zoom to the extent of your historic map image by right-clicking on it in the Contents pane, then ‘Zoom to Layer’. Carefully examine the image and then zoom to the proper location in the ArcPro map. Pan and zoom to match the map to the image extent as best as possible. Click on the ‘Imagery’ tab at the top and select ‘Georeference’. This will open a new Georeference ribbon. Click on ‘Fit to display’. Make sure that the historic image is active in the Table of Contents pane. It will be highlighted in light blue.
- 4) Click on the ‘Add Control Points’ button on the Georeference ribbon. Click on a recognizable point on the historic map first, then click on the same point on the basemap.
- 5) Add more points along the edges and in the middle where you can find corresponding features. For points in the interior you might have to turn off the image after selecting a control point to find it on the basemap. The idea is to add your points across the entire image. Don’t bunch them in one area. If your map becomes extremely skewed, open the ‘Control Points Table’ and turn off the bad one or delete them all and start over.

- 6) Click the ‘Save’ button on the ‘Georeference’ ribbon. Repeat the process to get a better fit if you need to. Save each time. When done, click the ‘Close’ button on the ‘Georeference’ ribbon. You can also ‘Save as New’. This will make a new image file that is georeferenced while leaving the original as is.

Appendix 7: Screenshot of Geo-form Survey

Geo-form Survey



Mapping Randolph

The Mapping Randolph Project is a historic preservation project. It is intended to elevate and amplify the untold story of one of the last thriving and connected Black neighborhoods in the West End of Richmond, Virginia—before the expansion of the Downtown Expressway.

This project relies on stories and accounts from former and current residents of Randolph in order to create a digital replica of the neighborhood before urban renewal.

Instructions for this web app

Under Section 1, please choose the “Mapping Randolph Project”

Section 2 is an opportunity to share locations that are significant to you. You can complete as much and/or as little as you wish. If you have photos you would like to share, you can attach them to this section.

Under Section 3, please enter an address for a place that is significant to you. You can zoom in and out for a better view of the map.

Under Section 4, select “Submit Entry” to add your location to the map.

If you have any questions or concerns, please reach out to LaToya Gray-Sparks at: GrayLS@vcu.edu or (804) 829-0463.

Thank you so much for your time and consideration!

Other - If Randolph is not the name that you use for this neighborhood, then what do you call it?

Are there particular places and/or landmarks that you think of this neighborhood?

In your opinion, what makes this neighborhood special?

Oral histories & interviews will be conducted to help inform this project. Would you be interested in this? If so, please submit the best way to contact you below. Your contact information will not be shared.

Attachment
Select File

3. Select Location

Specify the location for this entry by clicking/tapping the map or by using one of the following options.

Search

Find address or place



4. Complete Form