

Dr. William Hughes House

508 SAINT JAMES STREET | RICHMOND, VA 23220



Photo by Jay Pau

Once on the verge of being demolished, the historic home of the late Dr. William Hughes, a prominent African American physician in Jackson Ward, has taken on new life as much-needed workforce housing. With the help of Virginia Housing, the developer received financing to help restore the character of the home as well as create four separate affordable living spaces.

A stately, historic mansion is restored and transformed, providing affordable housing in the Jackson Ward community.

ABOUT THE PROPERTY

REHAB

- 4 Stories, Including Basement Living Space
- 4 Parking Spaces

4 TOTAL UNITS

- All Income-restricted:
- 2 @ 50% AMI;
- 2 @ 150% AMI

PROPERTY FINANCING

Virginia Housing Taxable:
\$710,000

REACH Virginia:
Strategic - \$240,000

Total Virginia Housing:
Strategic - \$950,000

Other Source Funds:
Virginia Historic Tax Credits - \$172,000

Owner Equity:
\$9,200

Total Development Cost:
\$1,131,000

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MORE ABOUT THE PROPERTY

The historic brick mansion sat boarded up and neglected for decades. The stately Colonial Revival-style home was designed by Charles Thaddeus Russell, one of Virginia's first African American architects and built in 1915 for Dr. William Henry Hughes, a prominent African American physician. It would later become the Negro Training Center for the Blind, the only school for blind African Americans in Virginia. In 1970 it was converted into a community center.

When the state closed the center in 1979 and sold it to a private owner, the building began to fall into disrepair. When it appeared on the City of Richmond's Imminent Danger List in 2013, Historic Richmond, a nonprofit with a mission to preserve the character of the city, worked with the owner to stabilize the structure. Though it was no longer in danger of being razed, it still sat empty. In 2016, developer and preservationist, Zarina Fazaldin purchased the property, and with the help of Virginia Housing, began to revitalize the structure. The Dr. William Hughes House, as Fazaldin has named it, will now serve as an affordable housing complex with four separate units, including basement living space.