



MARCH 2010

[www.ChurchHillRichmond.com](http://www.ChurchHillRichmond.com)

# Newsletter



St. John's Church ~ 2401 E. Broad St ~ Photo by Karen Chase

## ISSUE FEATURES:

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Anniversary Reenactment  
at St. John's Church

PG. 6 ~ MEETING MINUTES

PG. 13 ~ NEIGHBORS

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PG. 31 ~ MEMBERSHIP

Never doubt that a small, group of thoughtful,  
committed citizens can change the world.

*change* - Margaret Mead

# Green CONSTRUCTION DEVELOPMENTS IN CHURCH HILL



**812 SOLD** 814 N 27th St  
\$184,950  
3 Bed, 2.5 Full Bath, 1,560 SF  
Hardiplank Siding  
Hardwood Floors Throughout  
Ceramic Tile Baths  
Covered Porches  
Granite Kitchen with SS Appliances  
Fenced Yard  
Up to 30% in Down Payment Assistance  
and Closing Costs

**Matt Jarreau**  
Realtor and Resident of Church Hill  
- Sales -  
matt@htrsi.com  
804-306-9019

4 Row Style Homes on 28th and M St  
Starting at \$209,950  
3 Bed, 2.5 Bath, 1,780 SF  
Hardiplank Siding  
Covered Porches  
Over 1,000 SF of Living Space  
Bold Historic Trim Package  
Huge Kitchen with Large Eat-In Area  
Massive Living Room with  
Architectural Columns

The following properties have been Historically Renovated and all feature Tax Abatements, New HVAC, New Kitchens and Baths, Heart Pine Floors and much more. Call **Matt** for details....

**616 N 28th St**  
\$700 a month and 2 months of free rent when you sign 1 Bedroom 1.5 Bath with 900 SF Historically Renovated Rowhouse with Hardwood Floors throughout, Ceramic Tile in the Kitchen and Baths, Lots of Storage with a Rear 2nd Story Balcony




**618 N 35th**  
\$179,950 or Lease at \$1050 a month, Lease Option Available, Renovated 4 Bed 2 Bath with over 2,300 SF, Hardwoods Floors throughout, Ceramic Tile in the Baths and Kitchen, Huge Living Room, Partial Basement, Fenced Rear Yard, Off Street Parking



**614 1/2 N 23rd St**  
\$249,950 Renovated Victorian with over 2,500 SF 3 Bed and 2.5 Baths, Heart Pine Floors throughout Ceramic tile in the Kitchen and Baths, Large Formal Living and Dining Rooms, 6 Decorative Fireplaces, Huge Kitchen with an Island, Breakfast Bar, Butler's Pantry and Eat In Area, Converted 1 car Rear garage used for storage, Off Street Parking and a huge Rear Deck. Not to mention a 154,400 10 Year Tax Abatement!



**907 N 27th St.**  
\$174,950 3 bed 2.5 bath with over 1,700SF. Historically Renovated with Heart Pine floors throughout, Restored Original Trim and Rosettas, Ceramic Tile in the Kitchen and Baths, Huge 125,500 10 Year Tax Abatement!! Move In Ready.



## FROM THE EDITOR



Karen A. Chase  
Editor

Change. For some it can be challenging. And yet, it comes. And this time it is in the way of a change in editors. With many thanks to Erika Gay for her amazing nine-year commitment to the CHA newsletter, and after downloading me on all its intricacies, I'm very pleased to accept the position as the new editor for the newsletter (along with my assistant, and partner, Ted Petrocci).

For the next couple of months, you'll see a fairly content-light version of the newsletter with only a slight modification—we're transferring it to new software, so an adjusted layout is at hand. However, we'd like the newsletter to do a little more work—enlightening all of us about

where we work, play and live. When change is afoot, I always like to get a little insight from others. What types of articles would you love to see? What would you contribute to make it a more positive or informative publication?

If you have helpful, thoughtful, or progressive ideas, I'd love to hear them via email. Then we'll launch a newsletter with your ideas in mind.

So please pardon our construction for a few months, and remember, sometimes change can be for the better. Just ask Patrick Henry.

## FROM THE BOARD

Gene Henley  
Director at Large

~

ghenley@verizon.net  
(H) 343-7273  
(C) 432-2651

When John Whitworth suggested that each board member include a letter in the newsletter, I thought it was a great idea. It gives each board member a chance to express their personal thoughts and hopes for this great neighborhood.

Daily, as I walk my dog through our neighborhood, I marvel at the architecture and think of all the work that has gone into preserving these old and historic homes. I feel a great sense of gratitude for the people who worked to save and create the Church Hill Historic District. We have much to be proud of and thankful for.

As CHA members, we have a responsibility to act as stewards in seeing that this wonderful neighborhood continues to build on the accomplishments of the past, and thrives in the future. I also believe we cannot become insular in our thinking and only be concerned about

the old and historic district. We should consider moving out of our comfort zone, and improve our leadership role in the community. (See John Johnson's Presidents Message, October 2009 Newsletter.)

We can start by partnering with the other associations in Church Hill to assess the needs of communities that haven't been served well. I would like to see CHA representation in the elementary schools tutoring and mentoring children at risk. We should develop relationships with social service providers and reputable charities in the community and provide support. These are not huge undertakings that require a lot of time and effort; but they may bring huge results.

I want to thank you for allowing me to serve on the board, I considered it a great responsibility, opportunity and privilege.



# NOTICES

## SPRING GARDEN CLEAN-UP

Richmond will host Historic Garden week in Virginia with the Garden Club of Virginia. They will be hosting a walking tour of Church Hill on Wed., April 21st. Five homes and two city gardens will be featured. With everyone walking through our neighborhood, please tend to your weeds, and ensure your porches and gardens are bloomin' wonderful!  
For more information visit: [www.vagarden.org/tour.htm](http://www.vagarden.org/tour.htm)



## MEETINGS:

### CHA Board-only meeting

2300 Club ~ Thursday, March 4 ~ 7 p.m.

### CHA General Membership meeting

**TOPIC: ACORN discusses their involvement in historic districts**

St. John's Church Parish Hall

Tuesday, March 16 ~ 7 p.m.

Everyone is welcome.

#### CHURCH HILL ASSOCIATION MISSION:

The purpose of this organization shall be to promote a sense of unity and common endeavor among all the residents of the St. John's Church, Church Hill North, and Chimborazo Old and Historic Districts, other residents of the East District, and other interested persons, in order to develop a stable, desirable urban neighborhood.

## BOARD OF DIRECTORS

### PRESIDENT

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## VOLUNTEERS

NEWSLETTER EDITOR  
Karen Chase 540-819-4008

NEWSLETTER ADVERTISING  
COORDINATOR  
Trish Bernal 643-2420

MEMBERSHIP COORDINATOR  
Benedicte Whitworth 644-6559

CHURCH HILL PLANTERS  
Marion Macdonald 644-1347

NEWSLETTER DISTRIBUTION  
Tom & Eileen Sanders 343-7157 (south)  
Katie & Tom Widmer 771-5818 (north)

CHURCH HILL CRIMEWATCH  
Shelby Long 648-2710

ZONING COMMITTEE  
Waite Rawls 649-1861 x.30

OPEN POSITIONS  
VOLUNTEERS NEEDED  
Summer Picnic Coordinator  
Clean and Safe Coordinator

# EVENTS

All events listed for free in the newsletter, are those within about one mile/walking distance of Church Hill, taking St. John's Church at 2401 E. Broad as the point of origin. All distance and walking times are from that location, and are calculated using Google maps. Events are listed based on space, with those in Church Hill gaining the priority.

## AN AFTERNOON WITH ELIZA POE

WHEN: Saturday, March 13 ~ 2-3:00 p.m.

WHERE: St. John's Church ~ 2401 E. Broad St..

WHAT: As a part of MINDS WIDE OPEN: Virginia Celebrates Women in the Arts, Mrs. Poe will tell her tragically short life story and perform selections from her vast repertoire.

WALKING DISTANCE/TIME: zero miles/time

## ANNIVERSARY REENACTMENT

WHEN: Sunday, March 21 ~ 1-3:00 p.m.

WHERE: St. John's Church ~ 2401 E. Broad St..

WHAT: 235th anniversary of reenactment of the Second Virginia Convention featuring Patrick Henry, George Washington, Thomas Jefferson, and more.

WALKING DISTANCE/TIME: zero miles/time

## CHURCH HILL IRISH FESTIVAL

WHEN: Saturday-Sunday, March 20-21

WHERE: 25th and Broad Street

WHAT: The 2008 Church Hill Irish Festival featuring live bands, traditional Irish foods and beverages, children's games and rides, Celtic vendors, local crafts, head shaving, and more.

WALKING DISTANCE/TIME: zero miles/time

## 8TH ANNUAL SHAMROCK THE BLOCK

WHEN: Saturday, March 13 ~ 12-6:00 p.m.

WHERE: 18th Street ~ Shockoe Bottom

WHAT: Richmond's biggest St. Patrick's Day bash held every year in Shockoe Bottom! We bring out live bands, great food, crafts, fun for the kids and of course, green beverages!

WALKING DISTANCE/TIME: 0.6 miles/11 minutes

## CONGRATULATIONS! TO CHURCH HILL PEOPLE'S NEWS

Voted best community blog by RVA News, Richmond.

For more great Church Hill and area events visit: [chpn.net/calendar/index.php](http://chpn.net/calendar/index.php)

## I KNOW RICHMOND: THE BUSTOUR

WHEN: Sunday, March 20 ~ 1-4:00 p.m.

WHERE: Begins at Valentine Richmond

History Center ~ 1015 E. Clay St.

WHAT: An overview of the history of the city of Richmond, includes points of interest throughout the city, including many in Church Hill. Reservations Required by calling 804-649-0711 x301.

WALKING DISTANCE/TIME: 1.0 miles/22 minutes (to where you pick up the bus)

## FESTIVAL SURVIVAL TIPS

We have heard conflicting and varied opinions of how people enjoy festivals in our neighborhood. Some love them, others... not quite as much. And so, with tongue-in-cheek, we offer these top seven ways to have fun, and to be gracious hosts to a wonderful event that brings recognition to our neighborhood.

No. 7: Offer sweet, green limeade from your front doorstep.

No. 6: Pretend that Church Hill is the big pot at the end of the rainbow.

No. 5: Go to Shortpump and the west end.

No. 4: Tell everyone you see that you invented *Lucky Charms* cereal.

No. 3: Learn to play the bagpipes and die your hair green for the parade.

No. 2: Go to St. Patrick's Church and pray to the patron saint of parking.

... and No. 1:

Put on a "kiss me I'm Irish" shirt, even if you're not, and go lift a cold drink at the festival knowing you can walk home.

# MEETING MINUTES

## BOARD MEETING

Minutes from last meeting approved.

Zoning Committee: Met February 3, 2010.

- A Church Hill resident is looking to develop a few acres of land he owns on Leigh St., fto be R63. The Church Hill Market development has been approved for a Special-Use Permit.

Treasury Report: Carolyn Williamson, standing in for Susan White. Report as of January 31st.

- Cash balance in January fell by \$1,462 to \$28,923
- Cash spend in January was \$4,827—due to spending December holiday festival (\$2920), printing the November newsletter (\$810), and annual donations (\$1,000). The income in the month was \$3,365. The 2010 Advertising monies totalled \$2,596 and membership subscriptions of \$675 were received.

Marketing:

- Karen Chase volunteered to manage newsletter and redesign website with approval from membership.

Mr. Blue.  
Lu Motley's friendly neighborhood cat.



Membership: As of meeting, 150 members.

- December, we had 340 members. Michael and John signed up for email constant contact. \$120 annually. Sent out first email to the membership, 50% were opened, 20% did not receive their emails due to errors. Email will not be only means of communication.

Membership Survey:

- Professional survey will be sent. Survey questions will be agreed upon in the next two weeks.

Other Business:

- Agreement to alternate writing the "President's Message" in the newsletter.
- CHA needs three liaisons for surrounding Church Hill groups. John volunteered to be the liaison for Church Hill Central.
- CHA will need to discuss the skate park at Chimborazo. The proposed size for the park now is not big enough to make the park worth it.

Take advantage of the \$8,000 first-time home buyer's tax credit before the April 30th deadline!

1211 North 30th St., \$134,000  
\*Payments as low as \$900 per month

Newly renovated 3 bed, 3.5 bath, 1361 s.f. home  
Spacious front porch and rear deck  
New cabinets, carpets, appliances and windows  
Energy Star appliances reduce utility costs  
Now offering \$5,000 in closing costs assistance!

1213 North 30th St., \$129,000  
\*Payments as low as \$900 per month

Newly renovated 3 bed, 3.5 bath, 1361 s.f. home  
Spacious front porch and rear deck  
New cabinets, carpets, appliances and windows  
Energy Star appliances reduce utility costs  
Now offering \$5,000 in closing costs assistance!

**Better Housing Coalition**  
23 West Broad St., Suite 100  
Richmond, VA 23220  
804.644.0546  
www.bhchomes.org

# MEETING MINUTES

## GENERAL MEMBERSHIP MEETING

Location: Family Resource Center

When: February 19, 7 p.m.

Minutes from last meeting approved.

General Announcements:

- CHA has a new newsletter editor, Karen Chase.
- John Murden from Church Hill People's News will be videotaping part of this evening's meeting.
- An email from CHA was sent out to remind everyone of the meeting.
- CHA will begin using email communication more, but will also continue to communicate through the newsletter.
- Kevin Allison, Associate Dean at VCU and representative for the Family Resource Center, attended
- City Councilwoman Cynthia Newbille attended

Treasurer's Report: See board meeting minutes.

Zoning: No urgent zoning issues.

- The Sunny Market at 2824 East Broad St. sold.
- The movie theater on 25th next to the post office has been sold.
- Both of the owners are open to community ideas on how each space should be developed.
- A Church Hill resident, is looking to develop approximately 8 acres of land at the end of Leigh Street.

Membership:

- 152 members currently. CHA has 4 new members since January.

Website: At the request of the board, Karen Chase has submitted a proposal to donate her time to redesign the CHA website and brand. She hopes to create a website that captures Church Hill as a neighborhood. The only cost will be the programming.

Motion Passed: To spend \$1500.00 on programming the website.

Crime Report: Lt. Laino and Cmdr. Johnson

- In the past 30 days, there has only been an attempted auto theft and the theft of a moped.
- Lt. Laino reminds everyone to continue being vigilant and reporting suspicious activity.
- A member asked about graffiti in the neighborhood.
- If you see new graffiti, report it to the non-emergency police so that it may be examined for gang activity. After that, the Department of Public Works will hopefully remove it in 30-60 days.

ShopRVA: Terry, Communications Director

- Weekend of March 19-21 is ShopRVA. Shopping local businesses helps Richmond become "recession proof," and encourages internships and work programs with local residents.

Family Resource Center: Kevin Allison

- A brief overview of everything it offers the community. Includes job-search resources, training, and clothing (donations welcome).
- If you have any talents or capabilities, consider contributing your time (from being able to physically improve the building to mentorship opportunities).

City Councilwoman Cynthia Newbille:

- She was told there was no tax assessment increase for the 7th District. If this is not the case, please send her an email detailing your situation.
- 30 million dollar shortfall in the city budget.
- There is an 18 million to 29 million dollar shortfall in city schools.
- Ms. Newbille is seeking feedback on priorities.
- There are two economic development projects happening in the East End. One is part of the United Progress for Neighborhoods initiatives. The East End neighborhood of Fulton has been chosen. The organization will be working towards healthy neighborhood development in a sustainable manner. An RFP will go out this week for a firm to develop a comprehensive plan with community stakeholders. Also, the Nine Mile Rd./25th Street corridor is being discussed. A charrette process is tentatively scheduled for April.
- StreetSense has been hired for an economic development study for Shockoe Bottom.



# MEETING MINUTES

## GEN. MEMBERSHIP MEETING CONT'D

- The city is soliciting RFP's for a riverfront development plan.
- Ms. Newbille's initiatives include creating a design resource center that would assist residents in the work they need to do on their homes.
- Ms. Newbille established a 7th District team of representatives from different organizations. They held a planning session and talked about the desire to have a unified vision. More to come in upcoming meetings.
- The Mayor has tentatively scheduled a town meeting in the East End for March (date TBD) .
- A concern from a member is that issues are not being handled when submitted through the "citizen's request page" through the city. Tickets are being closed without actually being addressed.

Melvin Carter, Deputy Fire Chief for the City of Richmond Report:

- The city has 20 fire stations and 23 fire companies.
- There are at least three trucks that overlap in all districts.
- Resource shortages due to many fireman collecting retirement
- No need for concern regarding understaffing.

### CHA VOLUNTEERS NEEDED

Contact John Whitworth: 644-6559

### CLEAN AND SAFE COORDINATOR

This position coordinates city-provided trucks and local manpower to clean up the alleys in our neighborhood twice a year. Formerly the "Ally Rally," we are striving to bring back this position to help us stay clean and green.

### SUMMER PICNIC COORDINATOR

This position coordinates our CHA summer picnic. It's a delightful event that welcomes new members, gathers us all together for a pot-luck picnic, and provides the opportunity for all of us to meet the CHA board and other members.

## ZONING COMMITTEE MINUTES

Please pardon our delinquency in sharing with you the zoning minutes in the last few issues. Included here are the minutes from our November, December, and February meetings.

### NOVEMBER 3, 2009 ZONING MINUTES

In attendance:

Waite Rawls  
Cathy Hayden  
Martha Broughton  
Beth Sarrett  
Charlotte Kerr  
Penny Cannon Hodge  
Lori Schmiede  
Michael McPeak

### PRESENTATIONS:

Request for Special Use Permit

2824 E. Broad Street

Property owner, Howard Kellman, and Tom Dickey of Monument Construction, LLC presented the information. (Kellman developed the building and carriage house where Captain Buzzy's is located.)

The two-story frame building on the corner of North 29th and Broad is unoccupied with the majority of the interior demolished. The previous use was a grocery with two living units above. The property is in fragile condition and needs immediate work to protect the structure.

Intent:

Plans call for a complete renovation with the addition of a small infill with a deck on the rear of the property. Commercial space and one residential unit will occupy the first floor and two units above. The three well-appointed units will have two bedrooms, one bath, an outdoor space and separate heating and cooling systems.

# MEETING MINUTES

Anticipated Commercial use:

The commercial space is reduced to 1200 square ft. and use has not been determined. The owner calls attention to the R-63 zoning that call for nonresidential use that serve the neighborhood for day-to-day convenience. Businesses specifically excluded were pawn, tattoo, escort service, firearm sales, check cashing, employment centers, pornographic and industrial use.

Compatibility with the surrounding area:

The project is a rehabilitation of the existing structure. Exterior alterations will be minimal and subject to CAR and Dept. of Historic Resources. The commercial area is being reduced by 37% thus deducting potential commercial activity while the increased dwelling units will reinforce the residential character of the neighborhood.

The project will improve the safety of the street, remove an eyesore, and not adversely affect the community. Commercial hours of use are limited to 7AM-10:00PM. This project fits well with the Church Hill desire for more amenities and walkable retail.

Vote:

The Zoning committee approved the SUP unanimously.

### OTHER BUSINESS:

Special Use Permit facts:

• The Process: When a SUP is requested, the Zoning Committee reviews the information and makes a recommendation to the CHA Board. The Board then puts the question to the General Membership for a vote at the next meeting. Following that, the President generates a letter for or against recommendation to the City of Richmond.

• The SUP for 2824 was needed because the building use is changed. Previously the first floor was commercial with two apartments on the second.

The new plans call for an additional residential unit with a smaller commercial space on the first floor. Additional parking is not an issue.

R-8 Urban residential district:

Waite Rawls proposed to have Tarisa Moran attend a ZC meeting to explain the new R-8 urban residential district designation which seeks to preserve and enhance the established character of older urban residential neighborhoods.

2104 E. Broad Street:

The multi-family and mixed-use project in the large vacant field was reported to have been granted a SUP. Though not in the Church Hill District it does effect the neighborhood

By-Laws change suggestion:

It was suggested to make a change to the By-laws that does not limit the Zoning Committee's Meeting date to a specific day of the month. It is understood internally, of course, that we are intending to meet on the last Tuesday of the month, or at least the Tuesday prior to the Board's first Thursday of the month regularly scheduled meeting date.

Notification to CH residents of development/zoning/SUP requests:

Members of the ZC asked that a method be developed which would let Church Hill residents know far enough ahead of a project being presented and voted on in the general CHA membership meeting. This would give any interested parties time to do their research before any vote. Charlotte Kerr will bring this to the board's attention at Thursday's Board meeting.

# MEETING MINUTES

## ZONING COMMITTEE MINUTES CONT'D

### NOVEMBER 3, 2009 ZONING MINUTES

#### In attendance:

Waite Rawls  
Cathy Hayden  
Ruth DeBoer  
Jean Wight  
Penny Cannon Hodge  
Lori Schmiede  
Michael McPeak  
Beth Sarrett

#### Guests:

Tarisa Moran  
John Johnson  
Jim Daab

#### PRESENTATIONS:

Tarisa Moran, City of Richmond, Planner:  
R-8 Draft and Map  
Tarisa provided these documents to the zoning members.

#### Explanation of R-8 Urban Residential District

Tarisa explained that city planners have been working on the new R-7 for over two years. After many public hearings held, a newer R-8 zoning has been developed since last Spring. This is a compromise between R-7 and the existing R-53. City Council will vote on it in December with pending adoption in January or February. The city is asking for CHA's recommendation. The membership will vote on this matter in the January meeting. Public support is crucial.

#### Form Based Approach:

As opposed to an Euclidian approach the R-8 adheres to a form based approach. Development patterns are based on the intent to preserve the urban nature and sustainability of the residential neighborhoods. A pre-defined set of conditions (form) guides infill and redevelopment development. To be consistent with the predominant existing pattern "as characterized by a mixture of detached and attached dwellings of two and three stories in height with a

distinct orientation to the street, and situated on small lots with narrow yards, minimal setbacks for the streets and minimal interruption on the street frontages by open space, driveways", etc. Traditional small commercial buildings are encouraged for the convenience of the neighborhood residents to provide walkable retail. Through the conditional use permit process commercial buildings will be limited in location, type and scale keeping with the intent of not to predominantly attract patrons from outside the neighborhood.

#### Church Hill Area Proposed Zoning Map:

Two areas caused concern with endorsement by members:

#1: East Broad between 32nd and the 3600 block of Broad is not defined on the proposed map and R-53 remains the current zoning. Being that the 3600 block Oakwood development is in litigation the zoning committee recommends that it be changed to the R-8 to conform with the neighboring residential area around it.

#### #2: "T" area between M and Clay Streets:

Jim Daab, a resident of this area, reported that many neighbors were unsatisfied with the R-63 Zoning of this area. Buildings with commercial use on the first floor can be 48 feet in height which is 10 feet higher than the residential houses. Tarisa reported many of the residents were comfortable with the heights and that the CHA had requested more R-63 zoning to protect historic properties. Both groups will be polled this month and the planning commission will make a recommendation.

#### Endorsement of R-8:

The committee moved to endorse and recommend the new zoning to the CHA board. As Beth Sarrett said, "it gives more latitude for use and less for what it looks like".

#### Endorsement of Map:

The zoning committee passed the motion to endorse the map.

# MEETING MINUTES

With respect to the "T" more feedback from the neighborhood was needed. In respect with the "hatched" areas of the 600 block E. Broad the committee understands that a law suit is presently underway but that the members recommends R-8 for that area.

#### Parking Exempt Overlay:

Parking spaces requirements are exempt for existing buildings except for the minimum required for theatres, clubs restaurants, food stores and multi-housing. This would allow new business to go in existing buildings without having to address parking issues.

#### Other Business:

John Johnson, President of Church Hill Association: John thanked CHA Zoning members for volunteering. The work is important not only for the Church Hill Community but also outside the CH boundaries. Richmond asks for our opinions and recommendations. He stressed the importance of expediting communication between the Zoning Board and the CHA Board so any vote would be ready for the membership meeting on the third Tuesday of the month.

Questions have arisen about building permits not issued for a building on the Southeast corner which is presently being gutted.  
504-510 N. 28th Street

#### CAR Defers Multi-Housing Plan on N.28th Street

It was reported that the development plan was deferred due to: size, height, open "carports", balconies, roof materials, fencing, setbacks, side yards, parking and alley impact.

#### FEBRUARY ZONING MINUTES

#### In attendance:

Waite Rawls  
Cathy Hayden  
Matt Conrad  
Jean Wight  
Lori Schmiede  
Michael McPeak  
Beth Sarrett  
Charlotte Kerr

Business: 3520 – 3540 East Clay Street  
Waite Rawls, John Whitworth met with Frank Wood who has plans to develop 20 acres in the 3520-3540 East Clay Street area. Some of the land he has already purchased and the other he is assembling from various owners. These include the trolley barn, the old trailer park and a small lot south of Government Road. The later is city owned.

Presently, it is zoned R-53 with a request to change it to R-63 to fit in with the developer's plan to build a pedestrian single and two family residential community. R-63 allows commercial on the corners of the residential area. This designation is consistent with Union Hill and Rockett's Landing. The area across Government Road owned by the city would also be R-63 to create a cohesive entrance to the community.

The CHA membership approved the development last Fall when the land did not include the trailer park and trolley barn. Being that the scope has changed, sometime in the future CHA will want to vote on the increased size. The Zoning Committee felt there was no cause to make any comment about it now.

Motion: Jean Wight made the motion to endorse R-63 for the area. Previous action was taken when the project was a smaller area and that it would be helpful to invite the applicant to the Zoning Meeting in March to review what is planned.

#### Other Business:

#### East Franklin Street Scenic View

It was brought to the committee's attention that no signage had yet to be installed at the end of E. Franklin Street. It was suggested that Cynthia Newbille be contacted to help with delegating of funds to get this project completed.

Next meeting scheduled for Tuesday, March 2.



# THE 2300 CLUB



2218 East Grace Street · P. O. Box 7922 · Richmond, VA 23225  
Tel: 804-644-2300 · Email: gm2300club@comcast.net

## 'Where Southern Charm Greets Urban Living'

**Welcome to The 2300 Club.** Richmond's best kept secret for fine dining and relaxed socializing in historic Church Hill. Founded in 1964, The Twenty-Three Hundred Club is one of Richmond's oldest private clubs. Located in the historic district of Church Hill, our Club's charter is to preserve the charm and grace of Southern tradition. Just steps from downtown Richmond, The 2300 Club blends urban city lifestyle with the traditional comforts expected from a private club.



**General Information.** Hours: Monday - closed; Lunch Tuesday - Friday, 11:30-2:00; Dinner Wednesday - Saturday 5:30-9:00; Sunday brunch 11:00-2:00.

Reservations are requested for dining, or drop in to enjoy the bar any time the Club is open. Dress guidance is business casual to formal, with jeans and shorts discouraged.

**Guest Information.** Be our guest! Call The Club and reserve to enjoy membership privileges during the month of March. Mention this ad and you are welcome to make reservations for lunch, dinner and brunch for member costs (food and beverage, plus tax and gratuity). Have our General

*Manager Austin Mill give you a tour and provide a little history about The Club and answer any questions you may have, and after your*

*Enjoy historic charm and grace, your own private living and dining room, while savoring Chef Jason's exquisite culinary masterpieces.*

*delicious meal take a moment to meet our Executive Chef Jason Houdek. Be sure to check out our private garden - With spring right around the corner it's a great place to enjoy your favorite beverage!*

## NEIGHBORS

By Karen A. Chase

Another fine example of positive change in our neighborhood, is when recently boarded-up or run-down buildings come back to life. As noted in February's general membership meeting minutes, the building at 2824 East Broad St. has been sold. Capitol Asset Management, a residential and commercial leasing, sales and development company purchased the building.

The building is being rehabilitated with the approval and support of the Commission of Architectural Review, City Council, The Department of Historic Resources and the Church Hill Neighborhood Association. It is scheduled to be completed and ready for occupancy by July 1 of this year.

An artists rendering of the finished space at 2824 East Broad St.



The space will be developed to include three, two-bedroom apartments, each with its own outdoor terrace or porch space. Approximately 1100 square feet at street level will be available for commercial, retail or office space. Perfect for a market, gourmet deli or personal services business, developer is looking for ideas or suggestions the type of business, and all interested entrepreneurs are invited and encouraged to call.

The same organization has purchased and is rehabilitating the old Laundromat at 2709 East Marshall. Look for more information on this property in our May issue.

Additional information regarding the two locations, the rehabilitation, or leasing is available online at [www.capitolam.com](http://www.capitolam.com), or by calling 804-303-7347.

# LETTERS TO THE EDITOR

All letters to the editor are the expressed opinions of the writer, and are not necessarily the views of the editor or the Church Hill Association. If you would like to submit a letter, you must include your name, phone number and email. Letters submitted anonymously will not be included. Letters may be edited for length, space and content. Send your comments to [newsletter@churchhillassociation.com](mailto:newsletter@churchhillassociation.com).

## Our Day in Court has been set!

The court date has been set for the appeal of City Council's decision to overturn the decision made by The Commission of Architectural Review (CAR) regarding the proposed Oakwood Heights Development. The date is Tuesday, March 16th at 10:00 am, in Richmond's Circuit Court at the John Marshall Court House, 400 N. 9th St. The neighbors in the Chimborazo area would again like to thank the Church Hill Association, The Historic Richmond Foundation and A.C.O.R.N. for their support in helping protect our historic districts. The basis of our case is that we, as citizens of the city of Richmond, need to ensure that our City Council is making decisions both based on the law and on the official guidelines for our "Old and Historic Districts."

Michelle Edmonds  
and the Neighbors for Compatible Development.  
[Michelle-moe@hotmail.com](mailto:Michelle-moe@hotmail.com)  
222-0278

## Observations on Fire Protection in CH

Historically the department used three types of vehicles: pump trucks, ladder trucks and rescue vehicles. In 1997, the fire commissioner recommended the purchase of multi-purpose vehicles called "Quints".

Quints are large vehicles combining pumps and ladders. They were designed to work well with less manpower than the separate trucks. Quints do not have capacities equal to the separate pump trucks and ladder trucks. Quints have 75 foot ladders whereas the separate ladder trucks had 100 foot ladders.

During the last fiscal year, overtime was cut back. This required men to service multiple fire houses on a regular basis. The rescue company at our fire station is responsible for river rescues and if so employed

when an emergency arises in our area, a company from a more distant location must respond to us.

Our fire station made over 2000 fire prevention calls last year to provide residents with information and to check fire and smoke alarms. We recommend no further personnel cuts an independent review of the value of the Quints versus separate ladder and pump trucks, and impact on response time and effectiveness should be studied.

Mort Casson with Tom Sanders  
Mort: 643-1847  
Tom: 343-7157, [tne@i-c.net](mailto:tne@i-c.net)

**CONTRIBUTE TO OUR  
CHURCH HILL NEWSLETTER**  
Contact Karen:  
[newsletter@churchhillrichmond.com](mailto:newsletter@churchhillrichmond.com)

## ARTICLE/FEATURE

Are there people, businesses or places in Church Hill that you think are extraordinary? Tell us who, what or where, and why. Each month we'll select a person, place or business to feature in our newsletter.

Email with the subject line: Article/Feature  
Include the person, place or business' name, a brief "why" paragraph, and your contact information.

## PHOTOGRAPHY/ARTWORK

We have several artists and photographers in our neighborhood. Please submit anything with the subject of Church Hill residents, locations or impressions, and we'll select a new artist each month to feature on our cover.

Email with the subject line: Photo/artwork  
Attach a low-res, black and white version for us to preview before our selection. The image will reproduce in black and white only.



2401 East Broad Street, Richmond, Virginia 23223

The Reverend Laura Inscoe, Rector  
Office: 2319 East Broad Street, Richmond, Virginia 23223  
[www.historicstjohnschurch.org](http://www.historicstjohnschurch.org) (804) 649-7938

**You are welcome here.**

## Sunday Programs

8:30 a.m. Holy Communion

9:30 a.m. Adult Forum and Sunday school

11:00 a.m. Holy Communion

*nursery provided at both services*

## *Listening for God in Our Lives* Lenten Suppers: Wednesday evenings 6:00 p.m., Parish Hall

*Dinner provided at no charge; donations gratefully accepted!*

The Reverend Dr. Stephen Brachlow, Professor of Spirituality at Baptist Theological Seminary at Richmond, will lead us through Lent and towards God in our Lenten Supper Series.

March 3 Prayer as a Way of Listening  
March 10 *Hesychia*: a Prayer of the Heart  
March 17 Hide and Seek: The Divine Game of Spiritual Quest  
March 24 Embodied Spirituality: Sacred Vessel, Sacred Touch

Stephen Brachlow is the Professor of Spirituality at Baptist Theological Seminary at Richmond.

## *What are we to make of the Gospel of Matthew?* Sunday Adult Forum at St. John's 9:30 a.m. Parish Hall

Reverend Dr. Paul Achtemeier helps us explore answers.

March 7 Who exactly is this Jesus?  
March 14 What about the Torah  
March 21 What does Matthew have to say to the churches to which the Gospel is addressed?

## **Curious about the Episcopal Church?** Inquirer's class begins March 28 at the Adult Forum, 9:30 a.m., Parish Hall.

**Children's Palm Cross Workshop,  
March 28, 9:30 a.m., Parish Center**

## Patrick Henry Committee Events

For more information, please call our Visitor Center at 804-648-5015

## Patrick Henry Committee Events

For more information, please call our Visitor Center at 804-648-5015

## *March 21, 2010 Anniversary Reenactment*

The Patrick Henry Committee invites you to join us for historical reenactments of Patrick Henry's "Liberty or Death" speech of March 1775. In the presence of Washington, Jefferson and other notable Virginians, Henry delivered his passionate call for liberty!

1:00 p.m. Free tickets are distributed at the front door.  
1:30 p.m. Patriotic music program  
2:00 p.m. Reenactment program begins.

## **Guided Tours: 10:00-4:00 Monday thru Saturday, 1:00-4:00 Sunday.**

Visit our gift shop for a unique assortment of historical mementos and gift items. Pick up your copy of *Liberty or Death*, an educational PBS program with Pulitzer Prize-winning historians discussing the events in Virginia that led to the American Revolution and a reenactment of Henry's famous speech.

**Visit our booth at the Irish Festival, March 20-21 to see our Irish jewelry and gift items!**



# SHOP RICHMOND WEEKEND

March 19-21

Support Locally Owned Businesses!

Visit [www.shoprva.org](http://www.shoprva.org) for a list of merchants or to become a participating merchant.



Participating stores will display this seal.



# The 25<sup>th</sup> Annual Church Hill Irish Festival



Please join us as we celebrate  
25 Years of a Church Hill tradition!

March 20<sup>th</sup> & 21<sup>st</sup>

25<sup>th</sup> and East Broad Streets

The Church Hill Irish Festival appreciates the many years of support from our neighbors in Church Hill. Without your help, we would not be able to assist the many causes that have benefitted from this Festival over the years, including the following:

Church Hill Crime Watch  
St. John's Church  
Patrick Henry Park  
Richmond Haiti Relief  
ASK  
St. Patrick's Church - celebrating its 150<sup>th</sup> year in Church Hill!

Church Hill Association  
Child Savers  
Stone Circle of Friends  
CASA  
Connor's Heroes

Come join your friends and neighbors in a great weekend of fun, with a walking parade on Saturday at 10 a.m. followed by over 40 bands on two music stages, Irish Dancers, Bagpipers, great Food, a Children's area with rides and games for the wee ones, and Irish Beverages for the older Leprechauns!

For information please call 804-356-1093  
or go to  
[www.churchhillirishfestival.com](http://www.churchhillirishfestival.com)



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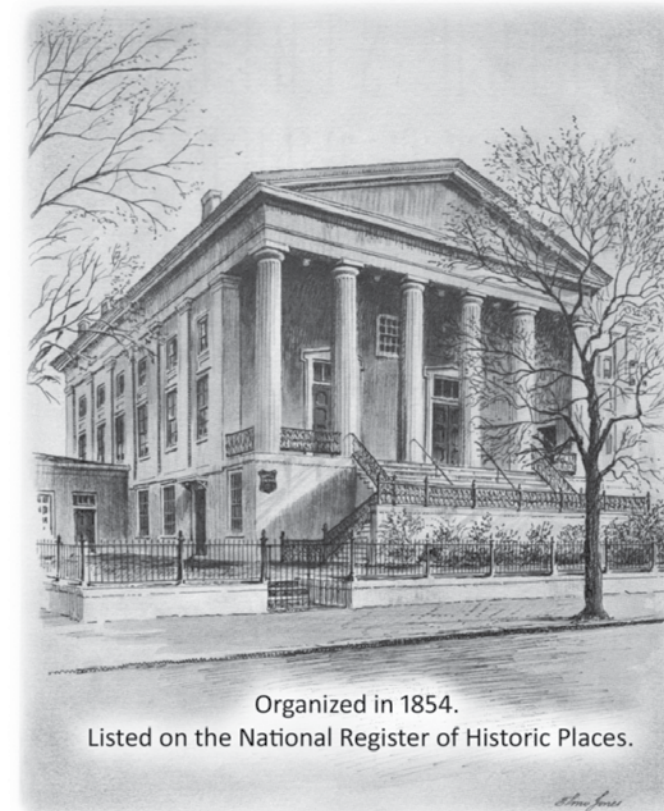


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## POINTS OF CONTACT

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Non-Emergency Police PH: 646-5100  
1st Precinct Station PH: 646-3602  
Fire Station #1 PH: 646-4229  
Church Hill Crime Watch PH: 648-2710

### NEIGHBORHOOD MAINTENANCE

Citizen's Assistance PH: 646-7000  
City of Richmond Public Utilities PH: 644-3000  
Code Violations related to historic preservation  
Catherine Easterling PH: 646-7550  
[catherine.easterling@RichmondGov.com](mailto:catherine.easterling@RichmondGov.com)  
Commission of Architectural Review PH: 646-6364  
Zoning Administration PH: 646-6340  
Housing Code Enforcement PH: 646-6419  
Environmental Control PH: 646-7448  
Graffiti Hotline PH: 646-1406  
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Northeast District Parks Maintenance PH: 646-3216

### STATE AND LOCAL GOVERNMENT

Governor Bob McDonnell  
Virginia State Capitol, 3rd Floor  
Richmond, VA 23219  
PH: 786-2211  
FAX: 371-6351  
  
State Senator HENRY L. MARSH, III  
PH: 698-7516, 648-9073, FAX: 698-7958  
Senate Legislative Information: 698-7410

State Delegate Jennifer McClellan  
PH: 648-1171, FAX: 772-1512  
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Information: 698-1500  
E-MAIL: [DelJMcClellan@house.state.va.us](mailto:DelJMcClellan@house.state.va.us)

Mayor Dwight C. Jones  
City Hall, 900 E. Broad Street, 2nd Fl.  
Richmond, VA 23219  
PH: 646-7970

7th District Richmond City Council Member  
Cynthia Newbille  
PH: 646-3012  
E-MAIL: [Cynthia.Newbille@Richmondgov.com](mailto:Cynthia.Newbille@Richmondgov.com)

7th District Richmond City School Board Member  
Donald Coleman  
E-MAIL: [dcoleman2@richmond.k12.va.us](mailto:dcoleman2@richmond.k12.va.us)

### EAST DISTRICT AGENCIES

East District Families First PH: 646-4508  
EDI - W.I.C. PH: 646-0775  
Family Resource Center PH: 644-4496  
Health Center PH: 780-0840  
Social Services PH: 646-7212  
Va. Cooperative Extension PH: 786-4150

### RICHMOND RESOURCES

Alliance to Conserve Old  
Richmond Neighborhoods PH: 422-2148  
Association for the Preservation  
of Virginia Antiquities (APVA) PH: 648-1889  
Black History Museum PH: 780-9093  
Richmond CenterStage PH: 225-9000  
Children's Museum of Richmond PH: 474-7000  
Edgar Allan Poe Museum PH: 648-5523  
Historic Richmond Foundation PH: 643-7407  
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Richmond Symphony PH: 788-1212  
Science Museum of Virginia PH: 367-6552  
Valentine Richmond History Center PH: 649-0711  
Venture Richmond PH: 788-6466  
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# ADVERTISING - NEW INFO!

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## NEW SPECS!

All ads must be black and white  
 Acceptable file formats include: PDF or JPEG  
 Files must be created at 100% size, 300 dpi  
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 Do not include a border on your ad

Please name your file using your company name and the issue date. Example:  
 FlowerBusiness\_April2010.pdf

Ad files should be emailed to:  
 newsletter@churchhillrichmond.com  
 Please include your company name and publication date in the subject line of your email.

## NEW DUE DATES!

In order to have our publication designed and printed in a more timely manner, our due dates for materials and content submissions have changed.

Article submissions are due by the Ad Files Due date.

Issue	Ad Space Reserved	Ad Files Due
April	March 15	March 19
May	April 16	April 21
June	May 17	May 20
July	June 16	June 21
August	July 16	July 21

### EDITORIAL POLICY

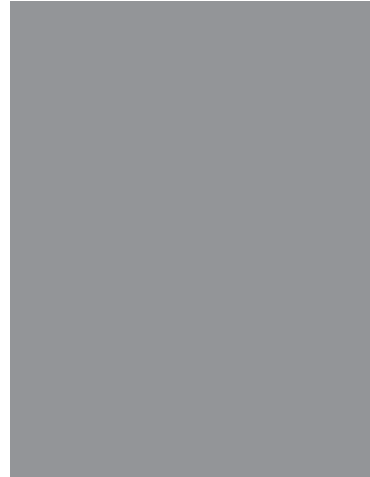
The newsletter is published monthly except for a combined November/December issue. All official opinions of the CHA are found in the minutes of the meetings. All other opinions expressed in the newsletter are the opinions of the individual author. Submissions are welcome. The editorial policy does not permit personal attacks, profanity or anonymous submissions. Submissions may be edited for space by the editor. Final approval rests with the Board of Directors. Please submit all articles/letters as e-mails to: newsletter@churchhillrichmond.com



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### READERSHIP

The Church Hill Newsletter is distributed by volunteers throughout the Church Hill neighborhood (North and South of Broad Street) and to several apartment bldgs in the Shockoe Bottom area. We also distribute to several local restaurants and area merchants. A total of 1600 issues are distributed each month.

# BECOME A MEMBER

Current Membership:  
 153 members

## MEMBERSHIP MESSAGE

It is still time to renew your Church Hill Association membership. If you come to the March meeting you can register there, OR fill in the form in the newsletter and mail it in advance. We do not mail membership cards but they can be collected at anytime at any monthly meeting. The card gives you discounts at some local restaurants & businesses.

A special gift from the Association is also part of your 2010 membership – a green tote bag with the Church Hill Association logo. The bags are great for groceries or almost anything else; they are green with a white logo, made from some recycled material and can save lots of those plastic grocery bags! In addition to a free bag with your membership, you can purchase additional bags for \$3.00 each.

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## WELCOME TO OUR NEW AND RENEWING MEMBERS

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# good news

BON SECOURS MEDICAL GROUP

## **Diane Sinnatamby, M.D. is now accepting new patients at Primary Health Care Associates**

Dr. Sinnatamby attended the University of Kelaniya for her undergraduate degree. She received her medical degree from North Colombo Medical College located in Sri Lanka and completed an Internal Medicine Residency and Fellowship in Infectious Disease at St. Michael's Medical Center. Dr. Sinnatamby is board certified in Internal Medicine and Infectious Disease.

### **our services**

- adult primary care
- annual physicals
- chronic care for diseases such as diabetes, hypertension and obesity
- women's services, including pap smears
- treatment of infectious diseases
  - HIV and AIDS
  - STDs
  - Fever of Unknown Origin (FUO)
  - complications from seasonal influenza, H1N1
  - shingles
  - recurrent infections
  - hospital acquired infections including bloodstream infections
    - MRSA
    - VRE



Diane Sinnatamby, M.D.

### **Primary Health Care Associates**

Richmond Community Hospital – Medical Practice Building  
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For appointments, call (804) 644-1665



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