

OCTOBER 2010

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



# Newsletter



Photo by Karen Chase

“The truth of the *matter*  
is good communities make good *schools.*”

– Robert McClure

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# NOTICES/VOTING

## MEETINGS:

### CHA Board meeting

2300 Club

Thursday, October 7th at 7 p.m.

Thursday, November 4th at 7 p.m.

### CHA General Membership meeting

St. John's Parish Hall

Tuesday, October 19th at 7 p.m.

TOPICS: 2011 Proposed Budget – review and recommendations (see page... for proposed budget) • 2011 Officer nominations • Zoning: Voting on Old Chimborazo School, (310 N. 33rd Street) and Application for bakery/restaurant (316 N. 21st Street)

### Next General Membership meeting

St. John's Parish Hall

Tuesday, November 16th at 7 p.m.

Final 2011 budget goes to vote • Elections for the 2011 Board. • Nominations can be taken from the floor. You must be present at the meeting in order to vote.

### Annual Membership Party

2300 Club

Tuesday, November, 23th at 7 p.m.

Social, appetizers and beverages

## BOARD OF DIRECTORS

### PRESIDENT

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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

### SUMMER PICNIC ORGANIZERS

June - Malou Rawls 649-9601  
August - Liz Steen and Gigi Brothers

## 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.

# FROM THE BOARD



VICE PRESIDENT  
Aimee Perron Seibert  
~  
647-3140  
apseibert@gmail.com

For most, the leaves changing colors heralds the arrival of fall and the end of humidity. For me, the Vice President of the Church Hill Board, it means the annual Holiday Weekend is right around the corner! Historically, the VP has overseen the planning of the Holiday Weekend and this year is no different.

Every year, the Montelones spiff up our streets with red bows, neighbors and their guests participate in the Vespers candlelight walk with our partner St. John's, everyone dons their cocktail attire for the Saturday night festivities, and Church Hillians graciously decorate and open their homes for the Tour.

We encourage you to get involved in as many aspects of the Holiday Weekend as you can to take some much needed time out of the holiday hustle and bustle to reconnect with your neighbors. This year, the party will be held at the Robinson Theater, North of Broad. It's a wonderful, local treasure that was refurbished and is quickly becoming a prime event spot.

Come out and admire the art deco interior while enjoying lots of food, libations and live music.

The House Tour is our signature event and the main fundraiser for the CHA. The proceeds allow the CHA to allocate monies to projects and organizations that make a difference in our neighborhood. We always need neighborhood support and are still accepting houses to be on the Tour. If you've ever considered it, please make this the year you volunteer. There is no better incentive to finish ripping down unwanted wallpaper or hanging art than opening your home on behalf of the CHA. Contact me at [apseibert@gmail.com](mailto:apseibert@gmail.com) or 440.1175 and we'll be happy to come by and talk to you about your home.

We will begin selling tickets to the Holiday party and the House Tour soon at our local outlets and online at <http://www.churchhillrichmond.com> Hope to see you at the CHA Holiday Weekend on December 10th, 11th and 12th!

# FROM THE EDITOR



Karen A. Chase  
Editor

While to us in the CHA, our holiday festivities are fast approaching, for our neighborhood children, they are smack-dab in the midst of a fall semester.

Do you recall the feeling of being in school as fall comes? Cooler walks to the bus or the playground. A sweater you stuff in your backpack on the way out the door to appease your mother. The sound and smell of newly fallen leaves crunching under your feet. A backpack filled with textbooks, pencils, and a lunch—making it as large as my big brother.

I recall my childhood schooldays very fondly. Partially because I had parents that supported me at school, but also because I lived in a

community that contributed to my education and my well-being. Neighbors saw the need to participate in PTA programs. Parents and even non-parents chipped in during school-based, community events. People donated their knowledge, or just a bit of time. The result was a bunch of happy kids who truly felt like we knew our neighbors.

As a tiny little, fuzzy-headed kid walking to and from school with that 25-pound bag of books, it made me felt safer. There would be someone there to help me haul the load. Whether I was aware of it at the time or not, I'm grateful now that a strong community contributed to my school and my education. I see now, it really did take a village.



# GREAT BALLS OF FIRE!!!

IT'S TIME FOR THE FALL

# GARGANTUAN

AND ALL OVERSHADOWING

# HYSTERIC

ALL CHURCH HILL

# YARD SALE

2800 BLOCK OF EAST FRANKLIN STREET

★★ LIBBY HILL PARK ★★

## Saturday, October 16th

★★ STARTING AT 9 A.M. ★★

⇨ OPEN TO EVERYONE ⇨

ALL ARE ENCOURAGED TO PARTICIPATE

No space assignments – Set up as early as you like,  
the shade tree spots in the park go fast.

Come early – wholesome fun for the entire family!

For info call: Chuck Wrenn 788-1715 or Marilyn Stroh 648-2109



# From The Church Hill Crime Watch: We're making available to you at a discount, four additional ways to keep you and your belongings safe.

All four are police approved and are manufactured  
by Winner International...maker of THE CLUB.

## FOR YOUR CAR:

1) The Club Wheel Lock for cars prevents unauthorized use of the car. The bright yellow color is a visible deterrent to criminals. Fits most cars.

(Retail \$30) YOUR COST \$12.



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## FOR YOUR HOME:

3) The Door Club: Once installed the Door Club can resist up to 2 tons of direct force. Better than chain locks or deadbolts. Stores in it's own hanger. It comes in brass and antique brass finishes.

(Retail \$25) YOUR COST \$12.50

## FOR YOUR STUFF:

4) Ultra Violet Marking Pen. Identify you personal belongs with this invisible marker. Visible only with an ultra violet light. police to recover your stolen items. Comes with two pens and an ultra violet light. (Retail \$20) YOUR COST \$12.

For more details on these items visit: [www.WinnerInternational.com](http://www.WinnerInternational.com)

## Order through your Neighborhood Association point person:

Union Hill-Matt Conrad 938-7654 • Church Hill-Susan White 649-4008

Church Hill Crime Watch-Marilyn Stroh 648-2109

Or better yet...Stop by our table on the Park House porch October 16th  
at the Church Hill Neighborhood Yard Sale, Libby Hill Park, 2800 Franklin St.

## Order Now for Christmas delivery.

Please order by October 19th. Payment is due with your order.

All orders will be available for pick-up in early November.

Please make you checks payable to your Civic Association or bring cash.

# OCTOBER 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.

## **RICHMOND FOLK FESTIVAL**

**WHEN:** October 8–10th

**WHERE:** Downtown Richmond riverfront, Brown's Island, Civil War Museum. Free parking and shuttles available.

**WHAT:** Last year 160,000 people came to downtown Richmond's riverfront to celebrate roots, richness and a variety of American culture through music, dance, traditional crafts, storytelling and food. This year will offer the same great time you enjoyed last year, with a whole new list of performers, artists and exhibitors. This is FREE event! Three days of performances.. More information: [info@richmondfolkfestival.org](mailto:info@richmondfolkfestival.org)

**WALKING DISTANCE/TIME:** 1.5 miles/29 minutes

## **SHOCKTOBERFEST FALL CELEBRATION**

**WHEN:** October 16th ~ begins 10 am

**WHERE:** 17th Street Farmers' Market, Richmond, VA

**WHAT:** A family entertainment event; with music, food, crafts and more.

**WALKING DISTANCE/TIME:** 0.6 miles/11 minutes

## **SALSA NIGHTS**

**WHEN:** Thursday, October 7th, 8 pm – midnight

**WHERE:** Havana '59, 16 N. 17th Street at the Farmer's Market

**WHAT:** Salsa/Latin dancing under the stars at Havana 59 every Thursday night! More information 804-651-8117.

**WALKING DISTANCE/TIME:** 0.6 miles/11 minutes

## **COMING IN NOVEMBER**

### **UNVEILING "CONNETICUT"**

**WHEN:** Saturday, November 6 at 3 p.m.

**WHERE:** 2700 East Cary St. at Odell/Lucky Strike Building

**WHAT:** Come attend the unveiling and dedication of the relocation of the large Native American Indian sculpture (from the Diamond) at it's new location overlooking Chief Powhatan's Seat on the James River.

**WALKING DISTANCE/TIME:** 0.5 miles/9 minutes

# Please Join Us to Celebrate

***Church Hill Holiday Weekend***  
December 10, 11 and 12

Friday evening:  
Vespers at St. John's Church

Saturday evening:  
Church Hill Ball

Sunday:  
Holiday House Tour



Save the  
Date!

# WITHIN THE CHA

by Waite Rawls, Zoning Committee Chair/Volunteer

## THE CHA ZONING COMMITTEE— AN OVERVIEW

The CHA By-Laws, which were printed in the last issue of the newsletter, state that “it shall be the responsibility of the Zoning Committee to research and advise the Board of Directors on zoning and land use matters... .” That is exactly what we try to do—research and advise. So how do we do it?

First, we put together a diverse group of people who represent all of Church Hill: The members include lawyers, businesspeople, and retirees. They include former CHA Board members and former members of the Commission on Architectural Review. They are all home owners on the Hill.

Second, we meet regularly in order to consider projects in a timely fashion and advise the Board. The Board meets on the first Thursday of every month. We meet on the Tuesday before that, in order to minimize the time delay

between our committee meeting and the Board’s. Our meetings are in the upstairs room of the Patrick Henry Grill at 6:00pm and are open to the membership. Come join us.

Third, we try to stay abreast of all of the proposed projects in our area which present significant zoning or land use issues. For many issues, the City informs us, such as a proposed Special Use Permit or rezoning. For issues that have ramifications with CAR but not strictly zoning, our purview is more limited but still relevant; and we hear of issues before CAR through their notices. But, for many, we rely on the word of mouth of neighbors or experienced developers who desire to be good neighbors and get our input.

Fourth, we meet with the developer or homeowner to consider all of the issues that pertain to land use—the height, density, setbacks, appearances, parking, congestion, etc.—regardless of whether we have specific authority over those areas or not. We try our best to get the feedback of immediate neighbors, regardless of whether they are CHA members or not. And we reflect our thoughts and comments back to the person proposing the project.

And, finally, we attempt to communicate with the membership through the newsletter and to advise the Board on our findings. Sometimes the issue requires an approval or formal comment from CHA. That requires our approval, then the approval of the Board, and then the submission of the issue to the whole membership for a vote. But, sometimes the whole process is much more informal.

In a nutshell, we try our best to maintain our neighborhood, assisting in its development and growth but resisting changes that could have negative ramifications for us, the members and residents of Church Hill.

### ZONING GROUP

- Waite Rawls, Chairman, 2215 E. Broad
- Michael McPeak, Board Member, 309 N. 23rd
- Matt Conrad, Board Member, 819 N. 24th
- Cathy Hayden, Secretary, 3019 Libby Terrace
- Martha Broughton, 2611 E. Franklin
- Beth Sarrett, 306 N. 26th
- Penny Cannon Hodge, 208 N. 29th
- Lori Schmiedege, 3614 E. Broad
- Ruth DeBoer, 418 N. 28th
- Jean Wight, 2306 E. Grace

# OLD HOUSE R&R

Old House R&R features a variety of “restoration” and “renovation” tips, tricks, and advice from historic homes remodeling tradespeople, companies and organizations. A variety of contributors will rotate, and hopefully bring their experience and knowledge to all of us who are constantly “under construction.”

By Jennie and Walter Dotts, Partners  
*Old House Authority*

## HISTORIC GUIDELINES: WHAT YOU CAN AND CAN NOT DO

Contrary to what most people think, national and state historic designations don't prohibit inappropriate commercial development, overactive bulldozers or irresponsible owners. Most of Church Hill is on the State and National Registers of Historic Places, which means that your renovations may qualify for Historic Rehabilitation Tax Credits. That is a financial incentive for adhering to the Secretary of the Interior's Standards for Rehabilitation when you re-do your house. If you choose to apply for Historic Tax Credits, you must follow the federal guidelines. It is completely voluntary.

It's on the local level where your property is subject to the most control. If your house is in a city Old & Historic District (O&HD), such as St. John's, Church Hill North, Church Hill Central, or Union Hill, changes to your property are subject to administrative review by the Richmond's Commission of Architectural Review (CAR). Alterations to the exterior of your property that are visible from a public street or alley require a Certificate of Appropriateness before work begins. You won't be issued a building permit without a COA. More than the main structure requires review. Accessory buildings, fences, exterior lighting, driveways and walks—anything the public can see --must be approved.

The CAR bases all its decisions on the Secretary of the Interior's Standards, specifically, Richmond Old and Historic Districts Handbook and Design Review Guidelines. There is great debate internationally about the historic standards and guidelines and their bias in favor of “differentiating” alterations, additions and infill rather than allowing them to “compatibly” blend in. Steven Semes new book, *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*, is a good way to familiarize yourself about the issues. [Note: Visit our website Old House



Additions, such as this small kitchen, should be subordinate to the primary structure.

Authority to view a video about the effects of CAR concern over “false historicism”].

There are ten Secretary of the Interior Standards that our local guidelines are based on. Basically, they encourage minimal change to the defining characteristics of the building, its site and environment. They suggest repairing rather than replacing deteriorated historic features. They also suggest that new additions, alterations and new construction not destroy historic materials that characterize the property.

### DO

- Consult the city before changing existing colors
- Retain original windows
- Match storm window divisions and colors to original windows

### DON'T

- Don't replace multi-paned sash with new thermal sash that use false muntins
- Don't use salvaged materials unless you can document their prior use (source of hot debate)

Questions? Call the Secretary of the CAR at (804) 646-6335 or visit room 510, City Hall, 900 East Broad Street. The link to the city's historic guidelines: [http://www.richmondgov.com/CommissionArchitecturalReview/documents/Old\\_Historic\\_Dist.pdf](http://www.richmondgov.com/CommissionArchitecturalReview/documents/Old_Historic_Dist.pdf)





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# NEIGHBORS

by Karen A. Chase

## HAPPY PETS

Pets in Church Hill are wagging their tails for our local business PETS at PLAY. The full-service pet care and pet sitting business just recently moved into a new location at 319 North 25th Street. In September of 2005, owner Maria Lyn McGinnis opened PETS at PLAY next to the Church Hill Animal Hospital on 25th.

Drawn by a sign she read while living in Los Angeles that said, “Do what you love and success will follow,” Maria Lyn opened her first pet business in LA. Relocating to Richmond, it was a natural transition to continue working with pets. “I started a pet sitting business because I love animals,” says Maria Lyn. “I try to make a really great place for pets to play and be pampered. We’ve been lucky. There has been a steady, positive growth since we opened.”

“Steady” is Maria Lyn’s way of being modest. Since they first opened with one customer five years ago, they’ve loved, walked, groomed and cared for over 1,500 pets: Dogs, cats, birds and more.

That steady growth has resulted in being able to move to a larger building they finally own. “The new location was directly across the street from where we were. The grooming room is located at the front entrance now, so we will be able to have self-serve grooming. The boarded dogs are in a room removed from a large playroom where we hope to have some fun dog socials at night.”

Having great neighbors has meant a lot to Maria Lyn and PETS at PLAY. “I am a big fan of the Church Hill Animal Hospital. I know their presence has played a large role in making us a success. I take my own dogs there.” Dr. Jack, owner and veterinarian at CHAH, is happy for Maria Lyn, too. “The relationship has worked both ways. It’s been wonderful having them right next door, so we’re happy they’ll be just across the street, and it’s a large, nice open space.”



— Maria Lyn, owner of PETS at PLAY, and one of her fuzzy little clients, “Simba.”

Much like other business owners in our neighborhood, Maria Lyn also lives on the Hill, and relishes the good feelings that come from belonging to such a great community. “I love that Church Hill is its own little city, and I’m excited about all the growth and positive things that are happening up here.”

Residents, too, are extremely happy. Just a few blocks from our homes we have access to pet day care, overnight boarding, in-home visits, grooming and more by a group of caretakers who will love on our pets (also known as children) as much as we do.



# PETS at PLAY

grooming . day care . boarding . dog walks . pet sitting

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because of our great  
new location.**

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www.PETS at PLAY.info • marialyn@petsatplay.info



## LOVING YOUR DOG MAKES IT EASY TO BE AN EXCELLENT PET OWNER

by Maria Lyn McGinnis

If there is anything I know, it's how to be a pet owner. Whether it was taking care of dogs throughout my childhood to starting LA Pet Care, my first pet-sitting businesses in Los Angeles, to my neighborhood business here in Church Hill, caring for pets is more than my job. It's my love. And to be a good pet owner that's first and foremost – love your pet. Pets who are loved will love you back, especially dogs. Show your love with some easy-to-do-care that will bring both of you a lifetime of joy and rewards.

To start, socialize your dog. A socialized dog will be more at ease in all situations. Then, keep it well groomed. Would you want to be covered with fleas and matted hair?

Be sure to exercise your dog. A daily walk – if not two or three – is healthy for humans and animals. Proper exercise gives a dog an outlet for its energy so it will be relaxed at home. While you are on that walk, always bring a bag to pick up the poop. That's right; just pick it up. Picking up poop is no big deal. But stepping in it is! Lastly, if your dog or cat does not have tags with its name and your phone number, get them immediately. Tags are the primary reason lost dogs are returned to their rightful owners.

Pets are not assembly-required toys or high-tech gadgets that come with an instruction book. Owning one is a huge responsibility involving many aspects – especially when taking the time to do it right. But following these few basic steps will help you learn how to get the full pleasure of life that only comes with owning and loving a pet.

# MEETING MINUTES

## GENERAL MEMBERSHIP MEETING

September 14, 2010 held at St John's Church Hall

### The Neighborhood Resource Center's "Run to the River"

Bridgette Huff

This annual event will take place on October 16th and it is the primary fundraiser for the Neighborhood Resource Center. There is both a running 10 mile "race" and a more leisurely 5 mile walking route, and you get to see Church Hill at its best!

Please sign up at [www.nrccafe.org/](http://www.nrccafe.org/)

### Church Hill Crime Watch: "Sale of the Century"!

Marilyn Stroh

Four excellent quality security devices were on display. They have been sourced by Shelby Long for Church Hill citizens at very special prices (basically 50% off normal resale): Car club: \$12, Car or SUV hook: \$13, House Door club: \$12.50, Invisible pens to mark personal belongings: \$12 They can be seen again at the next October membership meeting and at the Church Hill "Yard Sale" Cash with order is required and the products will be delivered for pick-up before Christmas.

### Police Update

John Whitworth

Lt. Laino was unable to be present but he was pleased to relay that all was "quiet" and there was no particular news to report.

### The East End Transformation Plan

Ms. Cynthia Newbille and Ashley Peace

Cynthia Newbille, our Councilwoman, and Ashley Peace, a city planner, presented the first draft of the East End Transformation Plan. Almost 2000 people attended the last day of Charrette. The resulting plan is laid out in a 62 page brochure [www.eastendvision.org](http://www.eastendvision.org) Ashley Peace will be pleased to post a paper copy to members. She can be reached at [ashley.peace@richmondgov.com](mailto:ashley.peace@richmondgov.com) or (804)646-6713)

What happens next? Ms Newbille is presenting the draft to all local Civic Associations and asking for feedback by the end of September, so by end of October, there can be a district-wide meeting to articulate a course of action. The city will be seeking grants and other sources of funding. The City is also seeking a Promise Neighborhood grant, which addresses education and is also applying for a Choice Neighborhood grant, which addresses local housing.

The key question is funding. Some City funds are available now (e.g. funds for a roundabout at the top of 25th Street). The City also has capital improvement funds which can be used for landscaping improvements. The city also receives federal funds for housing and development projects and also has some surplus money in the City budget. There are also some existing funding for trees.

The membership was urged to look at the east end vision website and give their honest feedback.

### The Commission of Architectural Review (CAR) July 2010 Task Force Report

Randolph Bell

CAR is a crucial body in our community, as it's deliberations on any changes to the outward appearance of historic houses is far reaching. It was noted that no direct invitation had been made to the Association to participate in the deliberations of the Task Force which was unfortunate. The Board had considered the recent CAR Task Force Report and a letter to City Council was offered as a proposed Association position. ( See September Newsletter for the wording). A note from Kim Chen, a local historical architect was read out to the meeting. It basically recommended that the membership adopt the Board's position

It was moved and seconded to adopt the letter. The Board's aim was to ask City Council to instruct CAR to implement Federal guidelines pragmatically, with specific interest paid to Old and Historic Neighborhoods to ensure priority was given to visual enhancement rather than historical "correctness" Rigid interpretations of Federal guidelines can have unfortunate consequences. The careful use of salvageable materials was also encouraged in the Board's proposed letter. The Letter was unanimously approved.

### Rocketts View Apartments 2823 East Main St.

Bryan White

The CHA Zoning Committee had recommended approval of the refurbishment, as had the Board. Mr. White was present to answer any questions on behalf of the developer. They are requesting a zoning change to B5 and add 12 apartments to the lowest level which is currently used for garaging, which will be moved to an outside area. The plans will not change the appearance of the building, nor will there be any commercial component. There was no impact on the view shed of the James river as no height was being added.

# MEETING MINUTES

## Membership questions:

- What about a green roof? This had not been considered but he would look into it. Much would depend on the cost
- Could the HVAC units be screened on the roof so they would be less visible from Libby Terrace? Mr. White confirmed this was indeed a possibility and he would look at this.

The membership voted unanimously to approve the refurbishment..

## The Old Chimborazo School Building

**310, 33rd Street** John Whitworth

This important building is currently unoccupied and the owner has requested a SUP to completely refurbish the building and turn it into 55 apartments. The developer's representative will be at the next zoning committee, and it will probably come before the membership for discussion in October. Topics for discussion cover density, small unit size, parking and exterior HVAC units

## Committee Reports

**Treasury report** Susan White

The cash balance at the end of August was \$28,484 – a \$52 reduction in the month.

Receipts included \$2,175 from the Larry Parker Appeal which will be held on behalf of the Planters' Society. Other receipts were \$673 of Advertising income and \$298 of membership fees. Payments - \$2,500 (previously approved by the membership) was paid over to the Micah Initiative as our contribution to the part time coordinator position at Chimborazo Elementary, \$500 as payment for the upcoming Holiday ball at the Robinson Theatre, and \$203 for the Aug picnic costs.

**Membership** Benedicte Whitworth

We currently have 232 members, an increase of 14 since the last report to the Board in August.

The membership party will be held at the 2300 Club on Tuesday 23rd November at 7.00 pm

**Holiday Weekend Update** Aimee Perron Seibert

The Holiday ball will be held at the Robinson Theater – Sat. 11th Dec. House tour – Sunday 12th Dec. Currently five houses have “signed up” There is a need for houses North of Broad St. Please contact Aimee if you would like to discuss your particular house.

## Nominating Committee

**for 2011 Slate of Officers** Aimee Perron Seibert

We are delighted to report that the following individuals are willing to put themselves forward :

Secretary: Karen Misbach (continuation of current position).

Directors at Large: John Mingus, Bill Pettus, Jan Thomas & Wanda Wilder (two positions available)

Candidates are still required for the positions of Assistant Treasurer and Vice President.

If you would like to volunteer for any of the above positions the slate remains open.

Please contact: Polly Cole (782-1708), Tracey Monteleone (426-2820) John Whitworth (644 6559) or Aimee (647-3140)

## Other Business

John Whitworth

Our Schools Liaison group have held their first meeting. Very successful. Now have around 20 volunteers – but more are needed !

Richmond Public Schools- Choice campaign- would like to have 50 volunteers on Sept 18 to distribute campaign bags throughout Church Hill - contact John if you can volunteer

Lecture series by ACORN -starting Sept 22. Architectural influences- Learn how to “read buildings” \$40 for four weekly lectures by Calder Loth, a noted Richmond Architectural Historian.

Racial Justice / Poverty discussion at St Johns Church. First meeting starts at 9:30 am on Sunday 26th and weekly thereafter -will have people from Church Hill speaking every week. Everyone is invited to these open forums. Contact Laura Inscoe at rector@saintjohns.cc for more information.

## Historic Plaques

John Johnson

To date 18 people have signed up for historical plaques for their homes. Excellent value for the investment (maximum \$300) Contact John if interested (814 -1066)

The meeting concluded at 8:35 pm.

# MEETING MINUTES

## BOARD MEETING

7:30 p.m., September 2nd, 2010 held at 2815 E. Grace St

### Board Members Present:

Randy Bell, Matt Conrad, John Johnson, Karen Misbach, Aimee Perron Seibert, John Whitworth, Susan White, Carolyn Williamson, John Vetrovec

### Non-board Member Present:

Karen A. Chase

### Approval of July Minutes

Approved

### Zoning committee: John Whitworth

The "Old" Chimborazo School – 310 N. 33rd St.

The proposed redevelopment of the Chimborazo School will be presented to the zoning committee on Oct 5th. It has already been through CAR. The building is presently zoned at 35 units, but the developer wishes to increase this to 55. There are issues regarding density, the placement of the AC units and parking.

### Membership Committee: John Whitworth

We currently, as of today, have 227 members, an increase of 9 since the last Board meeting

### Treasury Report Susan White

The monthly report: See Susan's commentary in the minutes of the Sept. Membership Meeting

### Proposed 2011 Budget:

Highlights: Susan recommended that unless specific capital projects come before the membership in 2011 that the year's budget should not anticipate any budgeted expenditures of a capital nature, except for the \$1,500 allowed for the new website, as our current funds had now fallen to around \$28k. This was agreed to.

The 2011 budget assumes we maintain membership fees at \$25 per person, the 2011 Ball tickets are \$40 per person (a \$10 reduction) and the House tour tickets are \$20, (a \$5 increase). Otherwise the general direction of previous years budgets had been maintained.

The Board approved the budget and it will be forwarded to the Membership for their deliberations and decision.

## The New Church Hill Association Website

Karen A. Chase

Karen Chase made a detailed presentation to the Board on her progress and general strategic direction with the new website. The Board was delighted with her report and thanked her for all her contributions to the community. A Board sub-committee, made up of John Whitworth, Carolyn Williamson, and Karen Misbach will work directly with Karen and act as liaison between her and the rest of the board as the website development progresses.

## ChildSavers and the 2009

### Memorandum of Understanding John Whitworth

During the 2009 discussion with local residents over the proposed extension to the operational hours of ChildSavers it was agreed that ChildSavers to put up signage to indicate the main exit to the building should not be used as a general "discussion / meeting place" after work by their employees or by users of their programs. To date the signage had not been displayed as per the original agreement. Aimee agreed she would discuss this with Mark Heirholzer, the CEO of ChildSavers

## 2011 Slate of potential officers. John Whitworth

Four individuals have come forward for the two Director at Large positions, and Karen Misbach has indicated her willingness to continue on as Secretary.

There remains the need to fill the Assistant Treasurer and Vice President positions.

The names must be published in the October newsletter for a vote in November.

## Volunteers

There is also a need to find replacements for the position of Advertising Coordinator (currently Trish Bernal) & the Membership Coordinator (currently Benedicte Whitworth) as both have indicated their wish that we find replacements starting Jan 2011.

The meeting concluded at 9:30

# 2011 BOARD NOMINEES

## Report of the Nominating Committee for 2011 Slate of Officers

As of September 26th the positions are as follows:

<u>Positions to be filled</u>	<u>Current Nominees</u>
Vice President	No one
Secretary:	Karen Misbach
Assistant Treasurer	Mark Kronenthal
2 Directors At Large	John Mingus, Bill Pettus, Jan Thomas Wanda Wilder

Officers are elected for one year, Directors At Large for two years. If you would like to volunteer for any of the above positions the slate remains open for all positions.

Our By-laws state:

- The slate of Officers and Directors At Large shall be published in the October newsletter
- Nominations may be made from the floor at the membership meetings in September and October
- All nominees shall be members of the Association at the time of their nomination
- Elections shall be held at the November membership meeting

Please contact any of the Nominating Committee:

Polly Cole (782-1708),  
Tracey Monteleone (426-2820)  
Aimee Perron Seibert (647-3140)  
John Whitworth (644-6559)

# VOLUNTEERS NEEDED

## Would you like to get involved?

We need to find replacements for two positions. Both positions start Jan. 1st 2011, and last as long as you wish!

### Advertising Coordinator

We are looking for a new volunteer to help with the newsletter.

It's a great way to become involved with all the local businesses and be responsible for managing the finances of our key communication tool.

This position coordinates all the admin. surrounding the advertising in our newsletter, and takes a few hours each month.

The role includes

- contacting advertisers,
- gathering ad files together,
- ensuring payments are made to the CHA,
- coordinating ads with the editor.

If interested please contact:

Trish Bernal at [advertising@churchhillrichmond.com](mailto:advertising@churchhillrichmond.com), or phone 643-2420

### Membership Coordinator

This position touches all aspects of the Association - you get to know so many fellow members (and they get to know you!) It's a fun job.

General Responsibilities:

- Maintain an up-to-date list of all members contact details and save them separately per month,
- Write blurb for newsletter and send every month names of new or renewing members with the total membership numbers to the newsletter editor,
- Give the treasurer a list of the new or renewing with the checks or cash as they come in,
- Book the annual membership party for November at the 2300 Club, and agree menu and organize membership renewal sign-up

Overall admin - perhaps 2 hours a month, plus attend monthly membership meeting.

Should have a feel for Excel or equivalent.

If interested please contact:

Benedicte Whitworth at [benedictew@comcast.net](mailto:benedictew@comcast.net), or phone 644 6559

# 2011 PROPOSED BUDGET

## Church Hill Association Calendar Year 2011 Proposed BUDGET

	2008		2009		2,010		2,011
	Budget	Actual	Budget	Actual	Budget	Est. Act	Budget
<b>Holiday Festival</b>							
Sales	18,000	13,789	17,375	12,336	16,000	16,000	16,360
Expenses	(12,000)	(13,191)	(14,965)	(10,506)	(12,430)	(12,430)	(12,910)
<b>Net Holiday Festival</b>	6,000	598	2,410	1,830	3,570	3,570	3,450
Prior Year Holiday costs		(920)		(1,180)			
<b>Newsletter</b>							
Revenue - Ads	8,000	9,035	9,700	7,882	8,200	12,000	16,000
Expense - Printing	(9,000)	(10,701)	(10,000)	(10,320)	(10,000)	(13,095)	(14,300)
<b>Net Newsletter Revenue</b>	(1,000)	(1,666)	(300)	(2,438)	(1,800)	(1,095)	1,700
Prior Year Ad Revenue				665			
<b>Membership</b>	6,000	5,760	(250 @\$25) 6,250	5,190	(275 @\$25) 6,875	6,896	(220 @\$25) 5,500
<b>Planters:</b>							
Funds deposited	300	791	1,400	0	1,000	0	2,175
- Expenses paid	(300)	(676)	(1,400)	0	(1,000)	0	(2,175)
<b>Donations/Grants</b>							
High on the Hog	0	0	0	0	0	0	0
St. Patrick's Church	1,000	1,500	1,000	1,000	1,000	1,000	1,000
<b>Net D/G Revenue</b>	1,000	1,500	1,000	1,000	1,000	1,000	1,000
<b>Community Events</b>							
Italian Festival Revenue			300		0		0
Costs		-20	(250)		0		0
<b>Net Community Events</b>	0	(20)	50	0	0	0	0
<b>Interest Earned</b>		803	1,200	214	400	50	50
	<b>12,000</b>	<b>6,170</b>	<b>10,610</b>	<b>5,281</b>	<b>10,045</b>	<b>10,421</b>	<b>11,700</b>
<b>Operating Expenses</b>							
Membership Party	(2,100)	(3,144)	(2,500)	(2,806)	(2,500)	(2,500)	(2,500)
National Night Out	(500)	(64)	0		0	(40)	0
Church Hill Bags ( net)	(500)	(947)	0	117	0	0	0
Picnics (2010 Reduced to two)	(400)	(1,141)	(500)	(742)	(600)	(500)	(600)
Picnic - Prior Year				(392)			
Meeting - Sch.Board Forum (2008)	0	(190)	(450)		(200)		(0)
Insurance - Directors & Officers	(650)	(691)	(450)	(674)	(680)	(799)	(800)
Supplies (Stamps/Envelops/Misc)	(300)	(67)	(250)	(103)	(100)		(100)
PayPal commission				(81)		(100)	(100)
Website	(200)	(86)	(200)	(207)	(200)	(99)	(1,500)
Constant Contact						(126)	(130)
P.O. Box		(81)		(56)	(85)	(70)	(70)
Financial Review/IRS Filings (990)	(100)	0	(500)	0	(250)		(250)
Contingency	(400)	(118)	(60)	(60)	(30)	(169)	0
<b>Total Operating Expenses</b>	(5,150)	(6,529)	(4,910)	(5,004)	(4,645)	(4,403)	(6,050)



# 2011 PROPOSED BUDGET

	2008		2009		2,010		2,011
	Budget	Actual	Budget	Actual	Budget	Est. Act	Budget
<b>Donation and Project Expenses</b>							
Reed's Square Maintenance	(400)	(400)	(400)	(400)	(400)	(400)	(400)
Church Hill Forum				(220)			
Crime Watch	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Alley Rally (two)	(200)	(370)	(200)	0	(200)	0	(100)
Historic District Initiative	0	0	(1,000)	(260)	0		0
HRF - Church Hill Book				(2,000)			
HRF - Oakwood Heights				(2,500)			
Block & School Liaison Initiatives	(100)	0	0	0	0	(150)	(300)
<b>Sub-Total</b>	<b>(1,700)</b>	<b>(1,770)</b>	<b>(2,600)</b>	<b>(6,380)</b>	<b>(1,600)</b>	<b>(1,550)</b>	<b>(1,800)</b>
<b>Education</b>							
Donation: Bellevue	(500)	(500)	(500)	(500)	(500)	(500)	(500)
Donation: Chimborazo	(500)	(500)	(500)	(500)	(500)	(500)	(500)
Donation: Chimborazo- CIS Position						(2,500)	0
Donation: CHAT	(500)	(500)	(500)	(500)	(500)	(500)	(500)
Donation: YMCA-Bright Beginnings				(300)		0	
Donation: Local Public Library	0	(250)	0		(250)	(250)	0
Donation: ChildSavers	(500)	(500)	0	0	(500)	(500)	(500)
<b>Sub-Total Education Expense</b>	<b>(2,000)</b>	<b>(2,250)</b>	<b>(1,500)</b>	<b>(1,800)</b>	<b>(2,250)</b>	<b>(4,750)</b>	<b>(2,000)</b>
<b>Preservation</b>							
Donation: ACORN	(300)	(300)	(300)	(300)	(300)	(300)	(300)
<b>Sub-Total Preservation Expense</b>	<b>(300)</b>	<b>(300)</b>	<b>(300)</b>	<b>(300)</b>	<b>(300)</b>	<b>(300)</b>	<b>(300)</b>
<b>Community Relations</b>							
Donation: Richmond Hill	(300)	(300)	(300)	(300)	(250)	(250)	(300)
Donation: Planters Society	(1,500)	(1,500)	(1,000)	(1,230)	(1,000)	(1,000)	(1,000)
Donation: R.Hill + Plant. - prior year				(2,000)			
Donation: Friends of Chim. Playground				(5,485)			
Donation: Family Resource Center		(500)		(16)	(250)	(250)	(250)
Donation: 7th District Forum Debate				(300)			
Donation: Church Hill Dog Park		(500)			0		0
Donation: Undeclared	(500)			(132)	0		0
<b>Sub-Total Cmty Relations Expense</b>	<b>(2,300)</b>	<b>(2,800)</b>	<b>(1,300)</b>	<b>(9,463)</b>	<b>(1,500)</b>	<b>(1,500)</b>	<b>(1,550)</b>
	(11,450)	(13,649)	(10,610)	(22,947)	(10,295)	(12,503)	(11,700)
	<b>550</b>	<b>(7,479)</b>	<b>0</b>	<b>(17,666)</b>	<b>(250)</b>	<b>(2,082)</b>	<b>(0)</b>
<b>Capital Spend Approved:</b>			(25,000)				
Spent 2009 / Budgeted for 2010, 2011				(5,485)	(19,515)	0	0
<b>Soft spend Approved:</b>			(5,000)				
Spent 2009 / Budgeted for 2010, 2011				(4,500)	(500)	0	0
	<b>(20,015)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

- 1) The Excess Capital spend allocation made in 2009 - no further spend has been anticipated for 2011.
- 2) The Newsletter was budgeted to lose \$1.8k in 2010. The Board recommended that advertising rates are not increased in 2010, but would be reviewed during the year. The Board did review the rates and have increased them by 50% starting Jan 1st 2011.
- 3) The annual membership subscription fee has been kept at \$25 per person.
- 4) The 2011 Holiday Budget: It assumes a Ball ticket will cost \$40. The House Tour tickets have been increased to \$20 per ticket.
- 5) The new website "engineering" cost has been assumed at \$1,500.

# SCHOOL LIASON PROGRAM

We are pleased to report the School Initiative is off to a great start! Several CHA members and the principals of both schools attended a kick off meeting in September. It was a wonderful opportunity to meet new neighbors and to begin the process of matching volunteers with the needs of the schools. This is an exciting opportunity for the Church Hill Community! Our involvement with the schools strengthens our community and positively affects the lives of so many children.

If you would like to be involved, please contact Heather Pettus, [hepcat86@yahoo.com](mailto:hepcat86@yahoo.com); or John Mingus [jmibb@verizon.net](mailto:jmibb@verizon.net)

## **Congratulations Bellevue Elementary School: Named A Blue Ribbon School by the U.S. Dept. of Education**

Bellevue is one of only 304 public or private schools nationwide and one of only nine in Virginia to earn the designation, according to the USDOE. The award recognizes schools whose students achieve at very high levels or have made significant progress in closing achievement gaps among disadvantaged and minority students.

## SCHOOL NEEDS

As a result of this meeting, we identified several opportunities to help both schools:

- 1) Beautification
- 2) School Supplies (an ongoing need throughout the year)
- 3) Backpacks with starter supplies (or a donation of \$30)
- 4) CD Players for the classrooms
- 5) Heavy Duty Pencil Sharpeners
- 6) Classroom Volunteers
- 7) Student Mentors: A mentor has a dedicated relationship with one student for the entire year. It involves one hour a week and this hour could be used for tutoring or reading, or just spending time together. Some mentors use their lunch hour to spend with a child.
- 8) PTA Membership: Both schools need PTA support. It could be a financial and/or time commitment. Membership is \$6 for Chimborozo and \$5 for Bellevue.



# SCHOOL LIASON PROGRAM

## FROM REGINA T. FARR PRINCIPAL AT BELLEVUE ELEMENTARY



Greetings! I am honored to be the principal at Bellevue Elementary School! I want to extend a sincere THANK YOU to the stellar staff at Bellevue, Jean Wight, the Church Hill Association, Cheryl Burke, and Ben Campbell, for warmly welcoming me back to Church Hill! This is actually coming “home” for me because I proudly began my teaching career at Bellevue as a student teacher and a teacher of grades K – 5 during a 12 year span.

After leaving Bellevue, I taught at JEB Stuart, and then was promoted to Assistant Principal at J L Francis Elementary. After a year and a half at Francis, I was promoted to principal at Swansboro Elementary where I served eight and a half years. I then served as Principal at Redd Elementary for three years and now have the esteemed pleasure of being here at Bellevue.

Bellevue has always maintained a high degree of excellence for education. My goal is to enhance this culture of excellence coupled with high academic expectations and effective structures of teaching and learning. My desire is to build and cultivate collaborative relationships with all constituents of Bellevue with the premise, “Our children are the BEST and deserve the best!” I am looking forward to a most successful year at Bellevue as we all work together for the success of our students.

## FROM CHERYL BURKE PRINCIPAL AT CHIMBORAZO ELEMENTARY



With the assistance of many community partners (The Church Hill Association being one), Chimborazo Elementary School has hired its first Communities in Schools (CIS) Coordinator. Jessica Smith will be working with our school on a part-time basis and will assist our school partners, volunteers, and behavioral health agencies that join with us on a regular basis. We follow the principles of the Comer Model, in partnership with Yale University to provide positive behavioral support for individual students on a daily basis. We are so excited about her joining our team, and we thank the CHA for helping make it happen.

Chimborazo Elementary School opened in 1905 and it moved to its current location at 3000 E. Marshall St. in 1968, where it stands as a lighthouse to Richmond’s East End community. We are fully accredited and have maintained this status since the 2000/3 school year.

We all look forward to working with our Parents and the Community to achieve our shared goal of helping students achieve their potential in a setting that is both motivating and challenging. The beginning of the Schools Liaison program with the Church Hill Association is a wonderful addition to our volunteer body



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Register now at:

[RunToTheRiver.org](http://RunToTheRiver.org)



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Features: Heart of Pine floors; Cherry cabinets; Two full baths; Three bedrooms with closets; Washer/Dryer; Off street parking; High Efficiency Two-Zoned Central Air Conditioning and Hybrid Gas Heat Pump; and Back yard with privacy fence.

*Welcome to Church Hill*  
**407 N. 32nd Street**



**Offered at \$160,000**

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# The 2300 Club



2218 East Grace Street . P. O. Box 7922 . Richmond, VA 23223  
Tel. 804.644.2300 . Email [gm2300club@comcast.net](mailto:gm2300club@comcast.net)

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### **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 required 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 October. Mention this ad and make reservations for lunch, dinner and brunch for member costs (food and*

*beverage, plus tax and gratuity).*

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

**Octoberfest - An Evening Not To Miss!** *Mark your calendars for Thursday, October 14<sup>th</sup> for our "Date Night" featuring Octoberfest specials brought to you by our Executive Chef. German beer selections will also be offered as we celebrate fall with friends and family. Guests are invited! Please call ahead for reservations.*



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Pictures, glass top tables, mirrors

**Vacuum** all floors & fabric furniture,

Fabric lampshades & intake vents

**Kitchens & Bathrooms**

Disinfect sinks, counters, tubs/showers, toilets

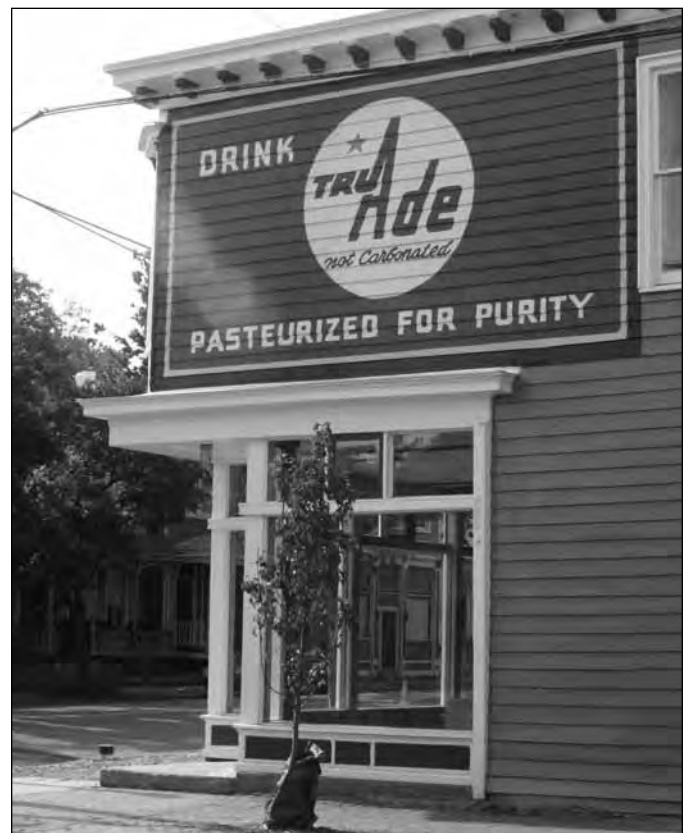
Wash outside cabinets & appliances

Hand wash floors with brush and bucket

Change Sheets & put out fresh towels and rugs

Clean out fireplaces

Remove fingerprints from light switch plates & doors



The old Tru-Ade sign sign at the newly remodeled building at 29th and Broad, gets a new coat of paint, bringing it back to life.



# Animal Hospital

Serving Church Hill Since 2003

CAROLYN W. CLAY, DVM • DEVLYN D'ALFONZO, DVM • NAN JACK, DVM

*We would like to thank everyone for their amazing support!*

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We use only the finest cuts of grass fed beef, antibiotic-free, free range chicken, and organic locally grown vegetables.



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Ethiopian fare is served traditionally at our 17th St. location. We eat with our hands, and share a plate that has no boundaries.



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Our servers are eager to guide you through a cultural experience that's unparalleled in the Shockoe Community.



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The Rev. Laura Inscoc, Rector

The Rev. Dr. Sandra Levy, Priest Associate

The Rev. Dr. Alonzo Pruitt, Priest Associate

Office: 2319 East Broad Street, Richmond, Virginia 23223

804.649.7938

**8:30 a.m. Worship: Holy Communion**

**9:30 a.m. Spiritual Formation for all ages**

**Adult Forum Series Focuses on Causes of Poverty:**

**Oct 3** The Rev. Ben Campbell, Richmond Hill

**Oct 10** Ms. Cheryl Burke, principal, Chimborazo School

**Oct 24** Ms. Mieko Manuel-Timmons, The Micah Initiative

**Oct 31** Inspiration from parishioner volunteers in Church Hill

**Youth Sunday school: Discovering Your Spiritual Gifts**

**Children's Sunday school: Stewardship**

St. John's Sunday school is an innovative, interactive one-room school house educating children in fun and exciting ways!

**11:00 a.m. Worship: Holy Communion**


*Children are welcome; Nursery provided*

*Bring your pets to St. John's annual Blessing of the Animals, Sunday October 3, 4:00 p.m.*

*Join us for our parish picnic October 17, Roslyn Retreat Center Call for details.*

*Want to get connected at St. John's Church?*

Sign up for our newsletter at [administrator@saintjohns.cc](mailto:administrator@saintjohns.cc)

 Join us on Facebook: St. John's Church, Richmond, Virginia

**Come Lift Your Spirit!**



***St. John's Church Foundation invites you to experience***

**"Give me Liberty or Give Me Death"**

**Veterans Day Reenactment November 7, 2010**

Join us for stirring performance of the Second Virginia Convention of March 1775. In the presence of Washington, Jefferson and other notable Virginians, Patrick Henry delivered his masterful call for individual rights and liberty, "give me liberty or give me death!"

1:00 p.m. Free tickets are distributed at the front door

1:30 p.m. Author Harlow Giles Unger discusses his new book *Lion of Liberty: Patrick Henry and the Call to a New Nation*

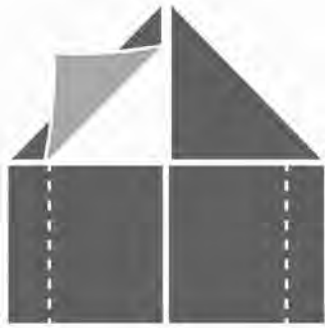
2:00 p.m. Program begins

**Guided Tours: 10:00 a.m. to 4:00 p.m. Monday through Saturday**

**1:00 p.m. to 4:00 p.m. Sunday**

[www.historicstjohnschurch.org](http://www.historicstjohnschurch.org)

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



**b t r**  
ENTERPRISES

804-513-8813

**Hello. We're still in the neighborhood,  
we've just updated our look.**

Practical but visionary. Honest and passionate. We transform your design ideas into truly custom solutions. We specialize in exterior restoration and repair along with interior design and build for your kitchen, bath, and storage needs *(and yes, we even design for tiny spaces).*

Please contact us to discuss any upcoming renovation or to inquire further about how our skills can specifically assist your project in any way.

411 N.23rd Street

[btrinc@verizon.net](mailto:btrinc@verizon.net)

**Come Celebrate Harvest Home With Us!**



**Leigh Street Baptist Church**

517 N. 25<sup>th</sup> Street

**Theme: Rejoice in Song**

Date: November 14<sup>th</sup>

Musical Service: 11:00 am

Lunch: 12:15 pm

For more information or lunch reservations, please call the church office at 648-0415. The nursery will be open.

**CORLEY CAPITAL STRATEGIES, LLC  
2025 EAST MAIN STREET, SUITE 204  
RICHMOND, VA 23223  
804-788-1022**

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## **FINE ARTS & FLOWERS**

VIRGINIA MUSEUM OF FINE ARTS | WED-SUN, OCT 13-17

**Enjoy an exhibition of art-inspired floral designs, a jewelry fair,  
luncheons, lectures/demonstrations, and much more!**

TICKETS & INFORMATION 804.340.1405 | [www.VMFA.museum](http://www.VMFA.museum)

VIRGINIA MUSEUM OF FINE ARTS | 200 N. Boulevard

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www.alamobbqva.com 2202 Jefferson Ave.

**804.592.3138**

PULLED PORK SANDWICH  
WITH ALAMO SLAW...5

PULLED CHICKEN SANDWICH  
WITH ALAMO SLAW...5

"TEXAS STYLE" BEEF BRISKET  
TOPPED WITH A SOUTHWEST  
SLAW...6

BBQ PORTOBELLO SANDWICH  
TOPPED WITH ONIONS AND  
JALAPENOS...6.25

AWARD WINNING HICKORY SMOKED-DRY RUBBED  
ST. LOUIS SPARE RIBS SERVED WITH SLAW AND CORNBREAD  
HALF RACK... 11, FULL RACK... 19

TACOS...3 EACH

YOUR CHOICE OF BLACKENED TILAPIA, CHICKEN, PORK, BEEF, OR  
PORTOBELLO ON A TOASTED FLOUR TORTILLA WITH MELTED  
CHEDDAR JACK CHEESE TOPPED WITH A ROASTED CORN AND  
BLACK BEAN RELISH.

BIG GRILLED BURRITO...6.75

YOUR CHOICE OF MEAT WITH RICE, BLACK BEANS, SALSA, SOUR  
CREAM, AND CHEDDAR JACK CHEESE.

"TEXAS STYLE" ALAMO CUBAN...6.25

YOUR CHOICE OF PORK OR CHICKEN WITH MUSTARD, SIRACHA,  
PICKLES, ONIONS, JALAPENOS AND CHEDDAR JACK CHEESE,  
PRESSED TO PERFECTION.

HOMEMADE SIDES...1.75

ALAMO HAS

JALAPENO MAC & CHEESE

TEXAS CAVIAR

POTATO SALAD

BLACK BEANS AND RICE

CORN BREAD W/HONEY BUTTER

COWBOY BEANS

ALAMO SLAW

**YOU SHOULD CALL US,**

SEASONAL DESSERTS, MILKSHAKES,  
AND HUGE BEVERAGE SELECTION.

PLEASE FEEL FREE TO CALL US  
AHEAD FOR TAKE OUT ORDERS.  
BECOME A FRIEND OF THE  
ALAMO ON FACEBOOK AND  
RECEIVE 15% OFF ON TUESDAYS.

# RICHMOND BALANCE

**Bootcamp @ Libby Hill Park**

**10 Weeks / Starts September 13<sup>th</sup>  
Spaces Limited!  
ONLY \$150.00**

~Classes run every Monday, Wednesday,  
and Friday at 6am and 6pm

~Price includes 3 classes per week (mix  
and match your times)

~All fitness levels welcome!

~Email:

[bwebster@richmondbalance.com](mailto:bwebster@richmondbalance.com) for  
start dates and to sign up!

1806 East Main Street | 804-343-1234 |

[bwebster@richmondbalance.com](mailto:bwebster@richmondbalance.com) | [www.richmondbalance.com](http://www.richmondbalance.com)

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GREATER RICHMOND

HandsOn Greater Richmond is your  
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CHURCH HILL  
RESIDENT**

# **Matt Jarreau**

**mattj@htrsi.com**

**804-306-9019**



**822, 824, 826 N 27th St.**

Three Amazing Renovations. Enjoy Earthcraft Construction utilizing the latest materials and building codes to help save energy costs. All boast 3 bedroom, 2.5 baths and 1,450 SF and Substantial Tax Abatements. Hardwood floors throughout, 10ft ceilings, ceramic tile bathrooms, skylights, SS appliances, front and rear covered porches, hardi plank siding and High Efficiency Heat HVAC units and much more...  
Offered for \$145,000 each to qualified buyers.

**3609 E Broad St.**

A wonderfully kept Duplex with 2 beds and 1 bath per unit. Each unit has large living room with the original mantles, utility room, spacious bedrooms central heat and air and 2 huge private rear decks with a view of Rockets Landing. Enjoy a quiet dead end street right beside Chimborazo Park. Perfect for an owner occupant or investor. Reduced to \$129,950.



**416 N 26th St**

Just listed 3 bedrooms 1.5 bath with 1,774 SF. Wonderfully kept and renovated to today's standards. Boasts heart pine floors throughout, original trim and banister, large living and dining rooms, spacious kitchen with a nice sized deck/patio off the rear, separate utility room off kitchen, 3 nice sized bedrooms. Very quaint and quiet. Offered for \$172,500



**3606 E Broad St**

Huge 3,000SF Duplex with a 2 car detached rear garage with alley access. Each unit features 2 bedrooms and 1 bath with original trim, heart pine floors, 9FT Ceilings, Central Gas Heat. Great floor plan with large Living and Dining rooms perfect for an owner occupant or investor. Needs some work but priced accordingly.

**\$99,950**

Please call for details



**Sales &  
Property Management**

# *Patrick Henry's Pub & Grille*

*2300 -02 East Broad Street, Richmond, VA 23223*

*804-644-4242*



*Non-Smoking Dining Room / Pub Non-Smoking Until 9 P.M.*

*Enjoy Lunch, and Dinner on the Garden Patio*

## *Mondays*

*Trivia Night: at 9 p.m. in the downstairs Pub*

*6 People Per Team Top 3 Teams Win Prizes!*

*Grand Prize: Season Winner and Championship Night Winner are invited to the National Championship and a chance to win \$5,000*

*Congratulations To Redd Foxx Danger on winning the National Championship in Atlantic City and the Grand Prize of \$5,000.*

## *Tuesdays*

*\$3 Burger 11:00 a.m – 10:00 p.m.*

## *Wednesdays*

*Date Night: Appetizer, two entrees, dessert, and bottle of Wine*

*Lunch and Dinner Specials Daily*

*Happy Hour Food Specials 4 p.m. - 7 p.m. Monday - Friday*

*Visit us on the web at [www.thehpupub.com](http://www.thehpupub.com)*

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*Let the Revolution Begin!*



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REAL ESTATE

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## **SMALL & ASSOCIATES PROPERTY MANAGEMENT SERVICES LLC**

Providing full management services to owners of rental and investment properties in Church Hill and Greater Richmond. Let us help you maximize the full potential of your investment properties in the Historic Districts of Church Hill.

*Call Karen for more information about our property management services.*

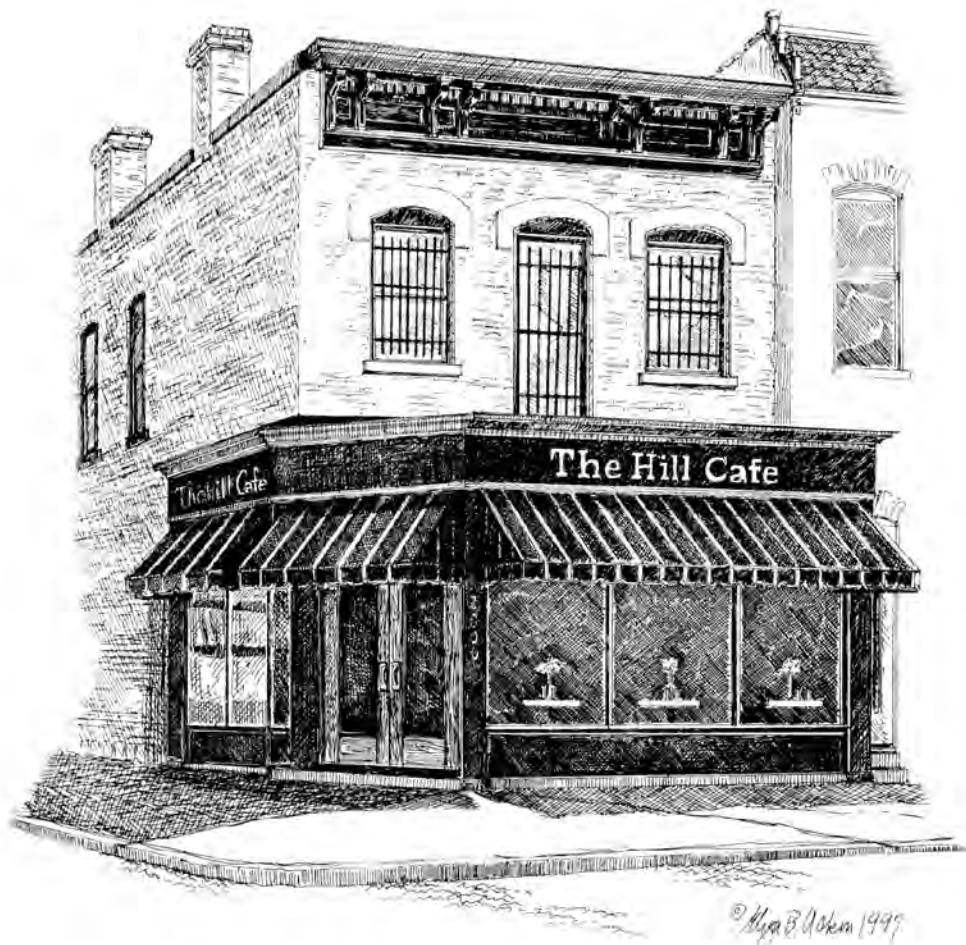
Karen Gallant  
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[karen@smallrealestate.com](mailto:karen@smallrealestate.com)

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(Licensed in the Commonwealth of Virginia)





## NIGHTLY SPECIALS

MONDAY IS "BLUE PLATE NIGHT" ALL BLUE PLATES ONLY.....	\$7.95
TUESDAY IS "NEW NIGHTLY SPECIAL" COMING SOON IN OCTOBER	
WEDNESDAY IS "CRAB CAKE NIGHT" STARTING AT JUST.....	\$8.95
THURSDAY IS "BBQ NIGHT" GREAT PRICES STARTING AT.....	\$6.95
SUNDAY IS "BAKED SPAGHETTI NIGHT" FOR ONLY.....	\$8.95

DON'T MISS SUNDAY BRUNCH FROM 10:30A.M. - 3:00 P.M.

NEW BRUNCH, LUNCH AND DINNER MENU IN OCTOBER

FEATURING ALL OF YOUR FAVORITE DISHES AND SOME GREAT NEW ADDITIONS

2800 EAST BROAD ST.

804-648-0360

WWW.THEHILLCAFE.COM

*"One cannot think well, love well, sleep well,  
if one has not dined well"*

Virginia Wolf

**Poe's Pub**  
is pleased to announce the addition of  
**Steve Jurina**  
to our family.

Some of you know Steve from Millies and Lulu's.  
Stop in and say hello, sit down for some of Steve's  
fabulous comfort style food with a kick.  
Join us for Sunday Brunch, Lunch or Dinner

*Dine Well!*

Check Out Our NEW Menu  
*COMING SOON*

**Poe's Pub**  
2706 East Main Street  
Richmond, Va 23223  
[www.poespub.com](http://www.poespub.com)

# LOCAL ARTISANS

The listing of recommended local artisans is contributed by citizens and members of Church Hill and surrounding neighborhoods. It is very important that you feel very comfortable inputting your recommendation to the community, and that you identify yourself and are willing to answer specific requests for more details from your fellow constituents. If two reports are received within 12 months that indicate sub-standard work or business behavior by your recommended party, then we reserve the right to remove your nomination. The recommendations listed are not endorsed by the Church Hill Association, and the CHA is in no way responsible for the quality of work performed.

Category	Company	Individual to call	Work Done	Recommended by:
Arborist	True Timber Tree Service	Peter, 218- 8733	Tree removed, pruning	John Whitworth, 644-6559
Architect	BAM Architects	Mary, 355-6016	Extension and renovation	John Whitworth, 644-6559
Cabinet Maker	Opposable Thumbs	Chris Chase, 502-2937	Media Cabinet	John Whitworth, 644-6559
Contractor	BTR Enterprises	Derek, 513-8813	New back porch and fence	M. McPeak 757 358-5566
Contractor	Gunston Restoration	Brent, 338-7708	Extension and renovation	John Whitworth, 644-6559
Contractor	RBVa	David, 649-2162	Front porch	Aimee Seibert, 647-3140
Glass work	Glass Services	Jack, 564-2322	Custom shower enclosure	John Whitworth, 644-6559
HVAC Systems	Dominion Heating and AC	Justin, 266-8577	New heat pump	M. McPeak 757-358-5565
HVAC Systems	Hales Heating and AC	Paul, 751-0226	Rezone heating	John Whitworth, 644-6559
Landscaping	Richmond Irrigation	Gilbert Turner, 271-8030	Irrigation system	Aimee Seibert, 647-3140
Metal Roofer	City Tin & Copper	Jay, 355-2115	New copper roof	John Whitworth, 644-6559
Photographers	Worthington Photography	Mel, 344-3334	Newborn photos	Carolyn Williamson, 649-0001
Plasterer	Jay D. Gresch	Jay, 966-1960	Master tradesmen	John Whitworth, 644-6559
Windows	Old House Authority	Dixon Kerr, 648-1616	Front windows	Aimee Seibert, 647-3140

## COMING SOON: THE "FOR SALE" PAGE

Classified ads for items or services will be contributed by citizens and members of Church Hill and surrounding neighborhoods. Initially there will be no charge, but when it is up and running successfully then we will introduce a nominal charge – the basis will be agreed, but it will be very sensible. Each item must honestly describe the item's size, age and condition and give a clear indicated price and full contact details. Limit one-two lines of description. Submit your items for inclusion in the next newsletter by the 18th of the month.

e.g. One "Victorian" style Bathroom medicine cabinet in old pine, 18" by 12" and 4" deep, with full mirror on door. Good condition for its "old" age: \$35 firm. Call Sarah after 6.00 pm, Ph:555-4567

**If you wish to place "For Sale" ads or recommend specific local trades please e-mail [carolyn.williamson@hotmail.com](mailto:carolyn.williamson@hotmail.com) or mail your recommendations to: The CHA, PO Box 8031, Richmond, VA 23223. They must be received by the 18th of the month for inclusion in the following month's newsletter.**

## RESERVE COMMERCIAL AD SPACE FOR JANUARY 2011 NOW!

In an effort to help support the printing of our newsletter and to allow it to become more readable, the number of ads will be limited to 1/3 of our publication size. We hope the benefit to our advertisers is better coverage among fewer competitors. Given that ad space is limited, space reservations are being taken now.

### New rates:

Back cover - \$125      1/2 page - \$60  
 Full page - \$115      1/4 page - \$45

## ADVERTISING DUE DATES

### Space Reserved

The 15th of the month

### Ad Files and Articles Due

The 20th of the month

## MORE DETAILS

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

# BECOME A MEMBER

Current Membership:  
233 members

## WHY BECOME A MEMBER?

It's the neighborly thing to do!

By joining the CHA and attending the monthly meetings you can:

- Participate in planning for the future and yet preserve the wonderful historic district in which we live and make it even better.
- Get to know your neighbors and make social connections which can develop into long lasting friendships.
- Socialize at the picnics; enjoy excellent food and each others company.
- Volunteer to be on the board or on a committee.
- Share ideas and implement them for the beautification and benefit of the neighborhood.
- Volunteer at schools or neighborhood resource centers, thereby helping to build a stronger school system

The \$25 fee membership card entitles you to:

- Discounts at some local businesses.
- A shopping bag with the Church Hill logo!

Bénédicte Whitworth  
CHAbene@comcast.net ~ 644-6559

## NEW SEPTEMBER MEMBERS:

- Reverend Wayne Ball
- Barbara Branch
- Bryan Gould
- Charles Howell
- Debra McClenny
- Foure Group (Business)
- Jim & Cathy Scanlon
- Mabrey Matherly

## NEW DISCOUNT FOR MEMBERS!

Richmond Balance is giving CHA members a 10% discount on any of their memberships.



You may also join and pay online at [www.ChurchHillRichmond.com](http://www.ChurchHillRichmond.com)

- New member     Renewing member  
 \$25 per person or business    TOTAL AMOUNT ENCLOSED \_\_\_\_\_  
 Cash     Check (Make check payable to CHA)

Please tear off, fill out and mail to:  
P.O. Box 8031 Richmond, VA 23223  
or bring to the next membership meeting

- I am registering as my business     I am personally joining     I would be interested in volunteering for CHA

MEMBER NAME #1 \_\_\_\_\_

MEMBER NAME #2 \_\_\_\_\_

BUSINESS NAME \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Help us save trees. Let us know if you would prefer us to communicate via e-mail     Yes     No

Providing your e-mail address gives CHA permission to contact you about news or events.

We do not sell or distribute your contact information to third parties outside of our organization.

FOR CHA USE ONLY:     Card     Bag

Date: \_\_\_\_\_

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To Sell Your Precious Investment  
Better Than Realtor®  
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*A Visible Passion for  
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[www.chrissmallrealestate.com](http://www.chrissmallrealestate.com)



Richmond, Virginia