

INTRODUCED: December 15, 2025

AN ORDINANCE No. 2025-265

To amend City Code § 30-930.9, concerning additional rights of owners to demolish certain properties, to establish a civil penalty for the razing, demolition, or moving of historic landmarks as authorized by Va. Code § 15.2-2306(F).

Patrons – Vice President Jordan, Ms. Abubaker, Mayor Avula and Ms. Lynch

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 12 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That section § 30-930.9 of the Code of the City of Richmond (2020), be and is hereby **amended** as follows:

Sec. 30-930.9. Additional rights of owners to demolish certain properties.

(a) *Procedures.* The following are procedures entitling owners to demolish properties:

(1) In addition to the right of appeal set forth in Section 30-930.8, the owner of a building or structure, the razing or demolition of which is subject to review under this division, shall, as a matter of right, be entitled to raze or demolish such building or structure provided that:

AYES: 8 NOES: 0 ABSTAIN:

ADOPTED: JAN 12 2026 REJECTED: STRICKEN:

a. The owner has applied to the Commission of Architectural Review and, if denied, to the City Council for such right;

b. The owner has, for the period of time set forth in the time schedule established in subsection (b) of this section and at a price reasonably related to its fair market value, made a bona fide offer to sell such landmark, building or structure and the land pertaining thereto to the City or to any person, any other government body, firm or corporation which gives reasonable assurance that it is willing to preserve and restore the landmark, building or structure and the land pertaining thereto; and

c. No bona fide contract binding upon all parties thereto shall have been executed for the sale of any such landmark, building or structure and the land pertaining thereto prior to the expiration of the applicable time period set forth in the time schedule contained in subsection (b) of this section.

(2) Any appeal which may be taken to the court from the decision of the City Council, whether instituted by the owner or by any other proper party, notwithstanding the sections of this division relating to a stay of the decision appealed from, shall not affect the right of the owner to make the bona fide offer to sell referred to in this section. No offer to sell shall be made more than 12 months after a final decision by the City Council, but thereafter the owner may renew the request to the City Council to approve the razing or demolition of the historic landmark, building or structure.

(b) *Time schedule.* The time schedule for offers to sell pursuant to this section shall be as follows:

(1) Three months when the offering price is less than \$25,000.00;

(2) Four months when the offering price is \$25,000.00 or more but less than \$40,000.00;

(3) Five months when the offering price is \$40,000.00 or more but less than \$55,000.00;

(4) Six months when the offering price is \$55,000.00 or more but less than \$75,000.00;

(5) Seven months when the offering price is \$75,000.00 or more but less than \$90,000.00; and

(6) Twelve months when the offering price is \$90,000.00 or more.

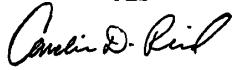
(c) *Notice required.* Before making a bona fide offer to sell as provided for in this section, an owner shall first file a statement with the Secretary of the Commission of Architectural Review, and the owner shall publish the notice twice, not less than seven days apart, in a daily newspaper of general circulation in the City. The statement shall identify the property, shall state the offering price, and shall state the date that the offer for sale is to begin and the name of the real estate agent, if any. No time period set forth in this section shall begin to run until the statement has been both filed and published.

(d) *Unauthorized demolition, razing, or moving.* Any person who is responsible for the razing, demolition, or moving of a building or structure that is located in an old and historic district in violation of this division shall be liable for a monetary civil penalty equivalent to twice the market value of the razed, demolished, or moved building or structure on the property as determined by the assessed value of the property at the time of the razing, demolition, or moving of the building or structure. The City Attorney shall enforce this subsection by bringing an action in the name of the City in the circuit court. The filing of an action pursuant to this subsection shall

not preclude action by the Zoning Administrator pursuant to the general laws of the Commonwealth in either a separate action or as part of the action seeking a civil penalty as authorized by this subsection.

§ 2. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:


Carolin D. Reid
City Clerk

DATE: November 21, 2025
TO: The Honorable Members of City Council
THROUGH: RJ Warren, Council Chief of Staff
THROUGH: Will Perkins, Senior Legislative Services Manager
FROM: The Honorable Katherine Jordan, Councilmember 2nd District
RE: To amend City Code § 30-930.9, concerning additional rights of owners to demolish certain properties, to establish a civil penalty for the razing, demolition, or moving of historic landmark as authorized by Va. Code § 15.2-2306(F).

CNL-2025-0040

PURPOSE: This ordinance establishes a civil penalty for the razing, demolition or moving of a building or structure that is located in a historic district or that has been designated by a governing body as a historic structure or landmark. Virginia Code § 15.2-2306(F) allows such civil penalty to be up to twice the market value of the building or structure based on the assessed value at the time of its being razed, demolished, or moved.

BACKGROUND: This legislation takes advantage of expanded authority granted to localities from the General Assembly to increase fines for unpermitted demolition of contributing historic structures within the City's Old & Historic Districts.

The City of Richmond Cultural Heritage Stewardship Plan (attached), included adoption of this change as one of its “Big Moves” to help conserve historic resources. The Cultural Heritage Stewardship Plan is a first of its kind comprehensive historic preservation planning initiative, and an outgrowth of the Richmond 300 Masterplan. Both plans were deeply community-informed, and the anti-demolition provision in particular has garnered widespread attention and support from the Richmond community.

Enhanced fines will provide a more effective deterrent against the willful or negligent unpermitted demolition of contributing historic structures throughout our City's Old and Historic Districts. This problem is not theoretical: in 2023, historic 100 year-old storefronts in Church Hill were torn down without the necessary permits and approvals from the Commission of Architectural Review,

and the City at the time was only able to levy a \$200 fine. This was the precipitating event that led Delegate Delores McQuinn to champion and introduce the attendant enabling legislation (HB1415) in 2024, which passed with bipartisan support in the General Assembly.

COMMUNITY ENGAGEMENT: The City of Richmond Cultural Heritage Stewardship Plan (published April 2025), included adoption of this change as one of its “Big Moves” to help conserve historic resources. The Cultural Heritage Stewardship Plan is a first of its kind comprehensive historic preservation planning initiative, and an outgrowth of the Richmond 300 Masterplan. Both plans were deeply community-informed, and the anti-demolition provision in particular has garnered widespread attention and support from the Richmond community.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Cultural Heritage Stewardship Plan; Richmond 300 Masterplan

FISCAL IMPACT: N/A

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: December 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: January 12, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: City Planning Commission

AFFECTED AGENCIES: Department of Planning and Development Review

RELATIONSHIP TO EXISTING ORD. OR RES.: N/A

ATTACHMENTS: “City of Richmond Cultural Heritage Stewardship Plan”

STAFF: Will Perkins, Senior Legislative Services Manager, (804-382-7811)



City of Richmond **Cultural Heritage Stewardship Plan**

Identifying, Recognizing, and Safeguarding
Richmond's Cultural and Historic Assets



This page intentionally left blank

Acknowledgements

The CHSP is the product of a collaborative effort among the City of Richmond's Department of Planning & Development Review (PDR), the Virginia Department of Historic Resources (DHR), and the Community Advisory Committee, as well as community stakeholders and organizations, residents, and businesses. The project included two phases beginning in January 2023 through 2025. Both phases were jointly funded by DHR and the City of Richmond through the annual DHR Cost Share program, which assists local governments in historic preservation planning initiatives. As the local preservation non-profit and advocacy organization, Historic Richmond provided professional expertise, background, consultation, supported outreach, and appointed a member of its staff to serve on the Community Advisory Committee. Commonwealth Preservation Group (CPG) was selected as the project consultant through a competitive procurement process.

Department of Historic Resources

Blake McDonald
LaToya Gray Sparks
Marc Wagner
Joanna McKnight

City of Richmond, Planning & Development Review

Kevin Vonck, *Director*
Kimberly Chen, *Senior Manager - authentiCITY Studio*

Community Advisory Committee:

* Jim Hill
Carver
* Peighton Young
Shockoe Bottom
* Janis Allen
Jackson Ward
Shemicia Lonnnette Bowen
Boulder Park
Danielle Leek
Providence Park/
Highland Park
Mila Carr
Providence Park/
Highland Park

- * Cyane Crump
Westhampton
- Stephen Davenport
Church Hill
- * Meghan Gough
Chesterfield
- David Herring
Church Hill
- Samantha Kenny
East Highland Park, Henrico
- * Nancy Lampert
Union Hill
- H.W. MacDonald
Church Hill
- * Andrea Quilici
The Fan
- * Tim Roberts
Shockoe Bottom
- * Rebecca Rowe
Bellevue
- Martha Warthen
The Fan
- Shakia Gullette Warren
Manchester
- * Sean Wheeler
Jackson Ward

* Indicates Advisory Committee Members who participated in stakeholder interviews, and therefore not listed afterward.

Stakeholder Interviewees:

* Note: All members of City Council, CAR, and CPC were invited to participate.

City Council

Andreas Addison
Katherine Jordan
Ann-Frances Lambert
Stephanie Lynch
Ellen Robertson

Commission of Architectural Review (CAR)

Michell Danese
John Grier
Kathleen Morgan
Sean Wheeler

City Planning Commission (CPC)

Max Hepp-Buchanan
Elizabeth Greenfield
Burt Pinnock
Vik Murthy
(past CPC member)
Rodney Poole
Rebecca Rowe

City Staff

Michelle Coward
Alex Dandridge
Sharon Ebert
Samantha Lewis
JJ Minor
Allison Oliver
Ray Roakes

External Interviewees

Kevin Allison
VCU
Bob Balster
Retired VCU,
Richmond Resident
Kai Banks
Storefront for
Community Design
Tim Beane
Fan District Association
Janine Bell
Elegba Folklore Society
Ana Edwards
VCU Department of
African American Studies
Rev. Monica Esparza
Hickory Hill Resident and
Neighborhood Advocate
Carmen Foster
Teachers in the Movement
Oral History Project,
Public Historian
Dr. Rev. Patricia
Gould Champ
Pastor and Founding
Visionary for Faith
Community Baptist Church
and Professor at VUU

Kate Howell
University of Maryland

Jennie Knapp Dotts
Realtor

Elizabeth Kostelny
Preservation Virginia

Jennie Joyce
Historic Richmond

Faith Norrell
Black History Museum
and Cultural Center

Marilyn Olds
President of Richmond
Tenant Org. and the
Creighton Court
Tenant Council

Maritza Pechin
Former Assistant Director
of Planning and R300
Community Engagement

Danielle Porter
Historic Richmond

Anya Shcherbakova
Storefront for
Community Design

Anna Shenck
ForRichmond

Ebony Walden
Diversity, Equity, and
Inclusion Consultant,
Ebony Walden Consulting

Commonwealth Preservation Group

Paige Pollard
Principal
Kayla Halberg
Project Manager, Director
of Survey & Research
Ashlen Stump
Data Analysis, Research,
and Content Development
Celina Adams
Public Engagement,
Research, Content
Development
Lena McDonald
Research and
Historical Timeline
Leon Guanzon
Graphic Designer
Ashley King
Public Engagement and
Project Administration



*Cover and opening images courtesy of the Cultural Heritage
Community Advisory Committee, Dave Parrish, and Ellen Chapman*

This document is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior or the National Park Service.

Table of Contents

Chapter 1: Introduction.....	8
1.1: Purpose of Plan	9
1.2: Key Terms	11
1.3: History of Preservation Planning Activities in the City	12
1.4: Cultural Heritage Stewardship in Context	15
1.5: Community Engagement	17
1.6: Overview of Plan Structure, Organization, and Use	19
Chapter 2: Vision and Framework.....	20
2.1: Richmond's Cultural Heritage Stewardship Philosophy	21
2.2: Guiding Principles for Cultural Heritage Stewardship in Richmond	21
2.3: Goals.....	23
2.4: Big Moves	24
2.4.1: Big Move 1: Lead by Example.....	24
2.4.2: Big Move 2: City-wide Architectural Survey and Archaeological Assessment	26
2.4.3: Big Move 3: Implement new enabling legislation to safeguard historic resources	28
2.4.4: Big Move 4: Revise and reinstate a more inclusive Real Estate Tax Abatement program for rehabbed properties, and evaluate tax assessment policies that unintentionally incentivize demolition of historic resources.....	30
Chapter 3: Engage and Educate	34
3.1: Context	35
3.2: Objectives.....	36
Chapter 4: Identify & Recognize	38
4.1: Context.....	39
4.2: Objectives	47
4.3: Ten-year Survey & Documentation Priorities	49

Chapter 5: Safeguard & Manage Change.....	50
5.1: Context	51
5.2: Objectives.....	58
Chapter 6: Collaborative Implementation and Prioritization.....	62
6.1: Internal & External Partnerships	63
6.1.1: Engaging Internal Partners in Cultural Heritage Stewardship	63
6.1.2: Engaging External Partners in Cultural Heritage Stewardship	64
6.2: Prioritization Factors	66
6.2.1: Threats to Resources (such as Development Pressure, Neglect, Demolition, and Natural or Manmade Disaster)	66
6.2.2: Resource rarity	68
6.2.3: Financial Hardship	68
6.2.4: Association with underrepresented or underserved communities	69
6.2.5: Historic age/era and integrity	70
Appendices	72
Appendix A: Community Engagement	74
Phase I Executive Summary	86
Phase I Stakeholder Interview Analysis	92
Public Input Results.....	97
Public Input Analysis.....	145
Community Advisory Committee Application Form.....	165
Appendix B: Richmond Historical Timeline	170
Appendix C: Disaster Planning Guide: Natural and Man-made Disaster Preparedness	186
Appendix D: Richmond External Partner Guide	192
Appendix E: Preservation Programs, Resources, Incentives, and Funding	196
Appendix F: Abbreviations List	202

This page intentionally left blank



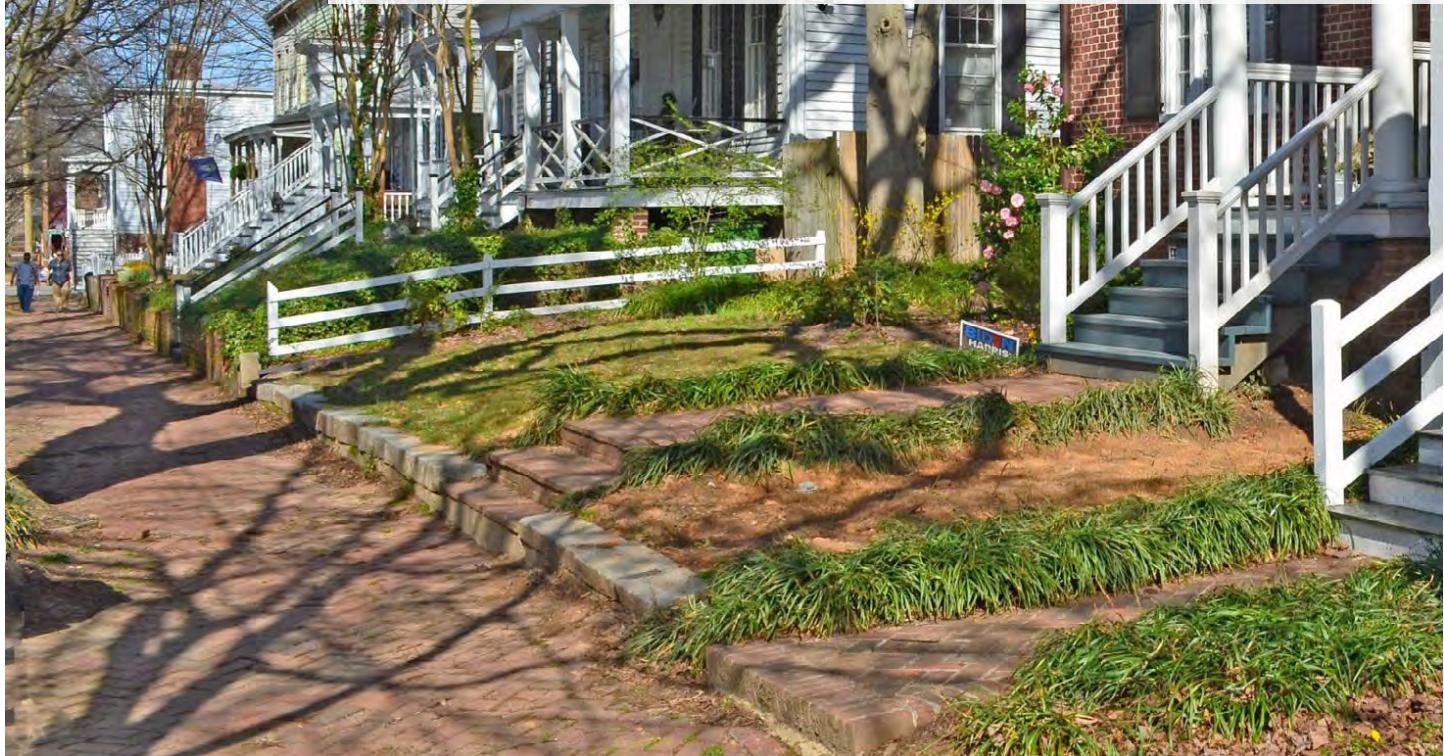
Chapter 1

Introduction



The City of Richmond's historic preservation planning program was first established in 1957, with the creation of Old & Historic Districts and the Commission of Architectural Review. Despite the longevity of the City's historic preservation program, there has never been a city-wide plan or process for identifying, evaluating, and stewarding Richmond's historic and cultural resources.

The purpose of this Cultural Heritage Stewardship Plan (CHSP) is to establish a clear, equitable, and predictable approach to identifying, recognizing, and safeguarding the community's cultural and historic assets. These assets include above ground resources such as buildings, structures, and landscapes; below-ground resources like archaeological artifacts or cemeteries; and intangible resources including community identity or character, sense of place, lost sites, and oral history. This plan provides tools and strategies that promote a balance between preservation and growth to manage change and retain Richmond's distinct identity as the city evolves.



Church Hill North Historic District, Calder Loth

1.1 Purpose of Plan



This plan is a direct outgrowth of the city's Richmond 300 Master Plan (R 300), which was adopted by City Council in 2020, and amended in July 2023. In Richmond 300, historic preservation is featured in Chapter 2, "High Quality Places." [Goal 3: Historic Preservation](#) in Richmond 300 provides a basic overview of the existing cultural resources and preservation program and identifies three (3) primary objectives for historic preservation in the city:

Objective 3.1

Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity.

Objective 3.1.a specifically called for the creation of a **city-wide preservation plan** to establish near- and long-term preservation priorities and to identify proactive strategies to protect character, quality, and history of the city.

Objective 3.2

Reduce the demolition of historical buildings.

Objective 3.3

Broaden the constituency for historic preservation by more equally representing, preserving, and sharing sites related to traditionally under-represented groups (e.g., Native Americans, Blacks).

According to the National Park Service (NPS), "Preservation planning is a process that organizes activities (identification, evaluation, registration, and treatment of historic properties) in a logical sequence."¹ As the federal agency responsible for administering the nation's historic preservation and cultural resource programs, the NPS is considered the primary authority on best practices for preservation planning.

Because the City of Richmond is a ["Certified Local Government,"](#) it is required to integrate preservation best practices into its planning activities. The CLG status also offers the city access to important grant funding, technical assistance from the Department of Historic Resources (DHR) and NPS, and an opportunity to weigh in on state and federal actions such as listings in the Virginia Landmarks Register and the National Register of Historic Places (NRHP).

¹ National Park Service, "Preservation Planning Standards" Secretary of the Interior's Standards for Archaeology and Historic Preservation, https://www.nps.gov/articles/sec_stds_planning_standards.htm



*Main Street Station Clock Tower,
CHSP Community Advisory
Committee-provided image*

**According to the NPS best practices,
preservation planning is based on the
following principles:**



1. Important historic properties cannot be replaced if they are destroyed.



2. Planning must begin prior to identification of all significant properties so that responsible decision-making can occur.



3. Preservation planning includes public participation that begins early enough to provide a meaningful definition of community values and impact recommendations and implementation.



*Shockoe Bottom
National Trust for Historic Preservation*



*Shakespeare Festival at Agecroft Hall,
Richmond Region Tourism*



*Bellevue, Hillside, Oak Grove Visioning
Meeting, City of Richmond*

1.2 Key Terms

The Key Terms identified below are those that are frequently discussed in the CHSP. Stakeholders, community members, and draft comments often asked what these different terms meant at various stages of the project. They have been defined here so that users and community members carry this background with them as they read and use the plan.

Cultural Heritage Legacy of tangible and intangible attributes of a group or society inherited from the past

Cultural Resource A broad term that refers to a variety of historic assets within a community

Tangible Physical, able to see or feel such as a building or artifact

Intangible Not immediately visible or apparent, lost resources, oral history, cultural traditions

Stewardship Care and responsible management

Preservation The act of caring for, managing, and protecting historically significant buildings, sites, places, neighborhoods, and community assets

History Study of the past through written records, oral history, and material culture.

Oral History A field of study and a method of gathering, preserving and interpreting the voices and memories of people, communities, and participants of past events.

Historic-age resource Typically refers to a place, building, object, district, or site that is more than 50 years old

Historic Property Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in (i.e. meets the criteria for listing in), the National Register of Historic Places (NRHP) maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria.

Historic Site The site of a significant event, prehistoric or historic occupation or activity, or structure or landscape (extant or vanished), where the site itself possesses historical, cultural, or archeological value apart from the value of any existing structure or landscape

Character-Defining Feature A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features.

Historical Significance The meaning or value ascribed to a structure, landscape, object, or site based on the NRHP criteria for evaluation. It normally stems from a combination of association and integrity.

Historical Integrity The authenticity of a structure's historic identity, evidenced by the survival of physical characteristics that existed during its prehistoric or historic period; the extent to which a structure retains its historic appearance.²

²National Park Service, “Definitions,” https://www.nps.gov/dscw/definitionsdc_h.htm#:~:text=Historical%20Significance,National%20Register%20criteria%20for%20evaluation

1.3 History of Preservation Planning Activities in the City



*Mary Wingfield Scott,
Richmond Times Dispatch*

Like many cities, the focus on heritage and culture in Richmond began as a grassroots historic preservation advocacy movement led by local activists and private non-profit organizations to protect historic buildings that were threatened by demolition. Beginning in the 1920s, Mary Wingfield Scott led a group of Richmond activists in this mission, successfully preserving threatened historic buildings and neighborhoods such as Church Hill. In 1935, the group came together again to save the Adam Craig House, forming the William Byrd Branch of the Association for the Preservation of Virginia Antiquities (now Preservation Virginia). Twenty years later in 1956, the Historic Richmond Foundation (now Historic Richmond) was formed out of the William Byrd Branch by Elisabeth Scott Bocock and Louise Catterall. Working with the City of Richmond, Historic Richmond assisted in creating Richmond's local Old and Historic District Ordinance in 1957 to protect designated neighborhoods and individual buildings from demolition and architectural change.³



*St. John's Episcopal
Church, circa 1960, VDHR*

Since the creation of OHDs in 1957, the City of Richmond's preservation policy has primarily been regulatory in nature. St. John's Church Old and Historic District, was the first City Old and Historic District established, with the purpose of preserving the character of the neighborhood surrounding St. John's Church, built in 1741. Around the same time, the Commission of Architectural Review (CAR) was established as the city's official historic preservation review body charged with review and approval of exterior changes to resources within the district.⁴ Today, Richmond has approximately 4,006 properties within 44 multiple-property or individual-property districts that are within CAR's purview.⁵

In 1974, historic preservation was integrated into the City of Richmond's planning department with the hiring of a planner to serve as the Secretary to CAR. The functions of CAR and preservation programming are now the responsibility of the authentiCITY Studio, a division of the Department of Planning and Development Review (PDR). The authentiCITY Studio is responsible for administering the city's [Old and Historic District ordinance](#), providing support to CAR, and reviewing projects for compliance with [Section 106 of the National Historic Preservation Act](#).⁶

³Historic Richmond Foundation, "Building on History: Our History." Accessed April 17, 2024. <https://historicrichmond.com/what-we-do/our-mission/>; "127-0192: St. John's Church Historic District," Virginia Department of Historic Resources. Accessed April 17, 2024. <https://www.dhr.virginia.gov/historic-registers/127-0192/>

⁴City of Richmond, Virginia, "Historic Preservation: City Old and Historic District Designation," Planning & Development Review. Accessed April 17, 2024. <https://www.rva.gov/planning-development-review/historic-preservation>; City of Richmond, Virginia, "Commission of Architectural Review," Planning & Development Review. Accessed April 17, 2024. <https://www.rva.gov/planning-development-review/commission-architectural-review>.

⁵City of Richmond, Virginia, "Commission of Architectural Review." Note these numbers are accurate at the time of plan development in 2024, but are subject to change.

Richmond continues to see the growth of local advocacy organizations and the creation of new ones seeking to recognize and steward the city's many historic and cultural resources. Many of these individuals and groups within the city are working toward identifying, protecting, and sharing the stories of historically marginalized and underrepresented communities within Richmond.

Although not an exhaustive list, examples of groups that contributed time to the development of this plan include [The JXN Project](#), [Storefront for Community Design](#), [Elegba Folklore Society](#), the Descendants Council of Greater Richmond, ForRichmond, and others. While early historic preservation efforts often left out or further marginalized communities of color, today, the Richmond community and cultural resource professionals have developed strong partnerships to make history and preservation activities more inclusive. This plan seeks to continue supporting their efforts through ongoing collaboration and engagement.

These organizations are not the first to honor and protect the history of marginalized groups. For generations, cultural heritage and family history has been passed down through oral history. Religious institutions, fraternal societies or social organizations, and individual community members, to name a few examples, have provided resources and space to house community history. Communities have also self-funded and often carried out work themselves to preserve, maintain, and improve their cultural heritage, historic structures, spaces, gathering places,



Capital City Kwanzaa Festival, Elegba Folklore Society



Christian Leadership Prayer Breakfast - ForRichmond, James Lee



*Sixth Mount Zion Church,
NPS Photo/Maggie L. Walker NHS*

⁶City of Richmond, Virginia, "Planning and Preservation," Planning & Development Review. Accessed April 17, 2024. <https://www.rva.gov/planning-development-review/planning-and-preservation>.

cemeteries, and cultural and oral traditions. Historically Black Colleges and Universities have also been influential in collecting, conserving, and maintaining archival documents. In recent decades, oral historians have worked to professionalize the field and change the narrative that oral histories are stories or tall tales. This work has resulted in the legitimization of oral histories as a reliable source. Additionally, non-profits, universities, and other organizations are providing resources to help communities in need digitize, preserve, and share their historical records.

In recent decades, historic preservation priorities have shifted to include programming and policies that go beyond regulatory practices to ones that document, celebrate, and uplift community history in new ways. This work has resulted in the legitimization of oral histories as a reliable source. This shift prompted the name of this document – a cultural heritage stewardship plan, rather than an historic preservation plan – for this very reason. The title demonstrates that preservation has more to offer the city than its existing regulatory framework and invite all communities to take part in stewarding historic and cultural assets in the city.

The next two pages illustrate key events in Richmond's historic preservation movement over the last 100 years. The color-coding highlights the city's long tradition of sharing the responsibilities of cultural heritage stewardship among individuals and private organizations, city government, and state and federal government agencies. The natural alignment of roles and responsibilities that formed over the last century (though not always equal) underscores the CHSP's emphasis on internal and external partnerships necessary to implement its goals and objectives.



*Chimborazo Urban Archaeology Corps,
Ellen Chapman*

1.4 Cultural Heritage Stewardship in Context

The selected events are directly tied to events policy or practice that impacted the cultural resources in Richmond. In this way, the timeline below features events and activities that we have learned from, and which have helped directly or indirectly inform this plan.

 Individuals/
Organizations City of
Richmond State/
Federal

1920's

Mary Wingfield Scott led advocacy efforts to save threatened historic buildings and neighborhoods such as Church Hill. In 2023, a State Historical Highway Marker was installed on Linden Row to recognize Scott's contributions to Richmond's historic preservation movement.



Mary Wingfield Scott Marker Dedication, WTVR

1926

Sixth Mount Zion Church opened the John Jasper Memorial Room and Museum. The museum expanded to include a research archive in 1993.

1932

Richmond's first
City Planning
Commission
was created.

1935

Historic preservation advocates banded together to save the Adam Craig House.

1937

The Home Owners' Loan Corporation's "Redlining maps" of Richmond were completed. Redlined areas, overwhelmingly concentrated in African American neighborhoods, were reported as having the poorest housing conditions. For decades, this tool was used by policy makers, planners, and financial institutions to systematically discriminate against and disinvest in Black communities.

1946

Richmond's first Master Plan was completed by Harland Bartholomew and Associates. The "Bartholomew Plan" re-imagined the city, and placed emphasis on parks and schools as community anchors, while also surrendering significant portions of the city fabric to expressways and parking. The plan called for the removal of dilapidated housing, which led to the destruction of many historically African American neighborhoods in the city.

1956

Elisabeth Scott Bocock and Louise Catteral formed Historic Richmond Foundation (now Historic Richmond).

1957

Richmond's Old and Historic District Ordinance (OHD) was established to protect designated neighborhoods and individual buildings from demolition and architectural modifications.

1957

The congregation of Sixth Mount Zion Church rallied against local and state planning and transportation officials to save the church from demolition as thousands of buildings in Jackson Ward were razed to make way for the construction of the Richmond-Petersburg Turnpike (now I-95/I-64). Around the same time, Frederick Douglas Court residents also successfully advocated against destruction of their neighborhood from the turnpike construction.



*Sixth Mount Zion Church
and Richmond-Petersburg Turnpike*

1967-1974

The majority-Black neighborhood of Fulton was targeted by the Richmond Redevelopment and Housing Authority for an urban renewal project that displaced thousands of residents and destroyed most of the nineteenth-century neighborhood.



Fulton Street, 1969, Valentine

1974

The City of Richmond's Planning Department hired the first planner to specifically serve the Commission of Architectural Review.

1995

Richmond established the Real Estate Tax Abatement Program for rehabilitated properties in the city. The program generated significant reinvestment and adaptive reuse of historic properties in the city.

1998

Richmond's City Council established the Richmond City Council Slave Trail Commission "to assist Council with oversight and assistance in helping to preserve and present the history of slavery in Richmond."¹

2005-2011

Archaeology at the Lumpkin's Jail site confirmed the location of the long-buried site associated with Richmond's antebellum slave trade. A larger movement to identify and preserve other sites associated with the city's Black history soon yielded important results, including rediscovery of the c. 1750 African Burying Ground, the 1816 Shockoe Hill African Burying Ground, numerous other historic Black cemeteries including Evergreen, East End, Forest View, and Barton Heights.

2020

Richmond 300 is released identifying cultural resources as a key component.

2020

Richmond's Monument Avenue was the scene of numerous public protests that were broadcast nationwide following the murder of George Floyd by white police officers in Minneapolis on May 25. Prompted by the protests, between 2020-2021, the City of Richmond and the Commonwealth of Virginia removed of the Confederate monuments that lined the avenue.



Confederate statue removal, Jack Gruber

2024

The City of Richmond released its master plan for The Shockoe Project, encompassing 10 acres in Shockoe Bottom.²

¹<https://www.rva.gov/slave-trail-commission/richmond-city-council-slave-trail-commission>

²https://rva.gov/sites/default/files/2024-02/Shockoe%20Project_Masterplan%20for%20The%2010%20Acres_v2.0_8.5x11.pdf; <https://www.rva.gov/capital-improvement-projects/shockoe-project>

1.5 Community Engagement

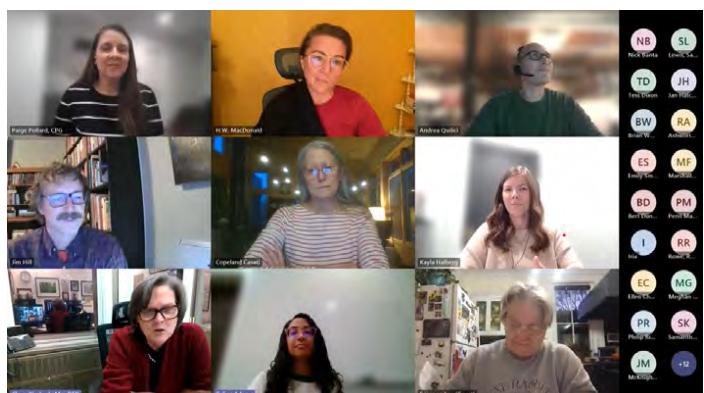
Richmond 300 established a new standard for community engagement in planning processes. As such, community engagement was a key component of the CHSP development process.

CPG approached engagement through the gradual expansion of outreach to stakeholders. Initial interviews were conducted with persons close to City Hall. This enabled CPG to understand the goals and priorities of the city, as well as perceived threats and challenges. With this information, CPG prepared a community engagement plan, and proceeded to reach out through individual interviews, presentations, Open Houses, and meetings with community associations and organizations. Through that, the project team received a wealth of input and feedback from a broad and diverse group of stakeholders, residents, businesses, and organizations. While it is impossible to speak to every Richmond resident for a project of this size, the feedback regarding challenges, concerns, and goals for the plan were consistent across all parties.

Community feedback regarding challenges, concerns and goals for the plan were consistent within stakeholder groups, giving the project team confidence that the views of each stakeholder group were clearly understood and well represented. The plan conveys that input in the key takeaways on the opposite page. These key takeaways were used to develop the plan's stewardship philosophy, guiding principles, goals, and objectives in order to achieve the collective vision conveyed by various stakeholder groups and community members.



CHSP Open House meetings, CPG



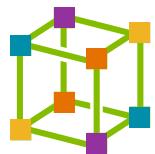
CHSP public interactive meeting, CPG

Key Takeaways from Community Engagement

- Community members wanted to know more about the city's historic and cultural resources through **architectural and archaeological survey and identification**. They also wanted to see **recognition** of known historic resources through marker programs to **encourage awareness** about the city's history as it grows.
- Community members cited the need to **identify, recognize, and acknowledge** the history and historic places associated with **underrepresented or historically marginalized communities** specifically, and to acknowledge the city's past injustices that have resulted in the loss of tangible aspects of cultural heritage or disinvestment in Black and Brown neighborhoods.
- Community members emphasized the need for a **range of preservation tools and policies** that address neighborhood concerns about demolition or incompatible new construction, while **keeping the cost burden low for existing residents**. Fewer residents were interested in adding new or expanding existing City Old and Historic Districts.
- Community members saw density and development pressure as the biggest perceived threat to historic and cultural resources in Richmond. **Residents are worried about losing the unique character of Richmond as the city grows**. At the same time, there is an acknowledgement of the role that the development community and tourism advocates have had in preservation and adaptive use of historic buildings in the city, and a need to make more historic resources eligible for incentives such as historic tax credits to encourage reuse of existing historic resources to address the density goals of Richmond 300.
- Community members expressed concern about rising housing costs for many community members. While preservation tools alone will not solve this complex issue, there was a **strong desire to implement preservation policies that would limit displacement and help existing residents stay in their neighborhoods if they so choose**. The development community cited past and present incentives, such as the real estate tax abatement program, that encouraged creation of additional housing within historic buildings, as valuable and necessary tools.

1.6 Overview of Plan Structure, Organization, and Use

Overall the plan includes background and vision first, followed by goals and recommendations. This structure is intended to meet the needs of all users.



Chapter 2 Vision and Framework



Chapter 3 Engage and Educate



Chapter 4 Identify and Recognize



Chapter 5 Safeguard and Manage Change



Chapter 6 Collaborative Implementation and Prioritization

Note that chapters 3-5 each address one major goal of the plan. Each goal chapter is organized to include existing context and public input related to the goal, as well as objectives to support plan users in reaching the goal.

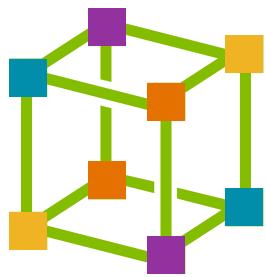
Potential Users of the Plan

Primary Users and Implementers

- Planning and Development Review
»authentiCITY Studio
- City Appointees
- Elected Officials

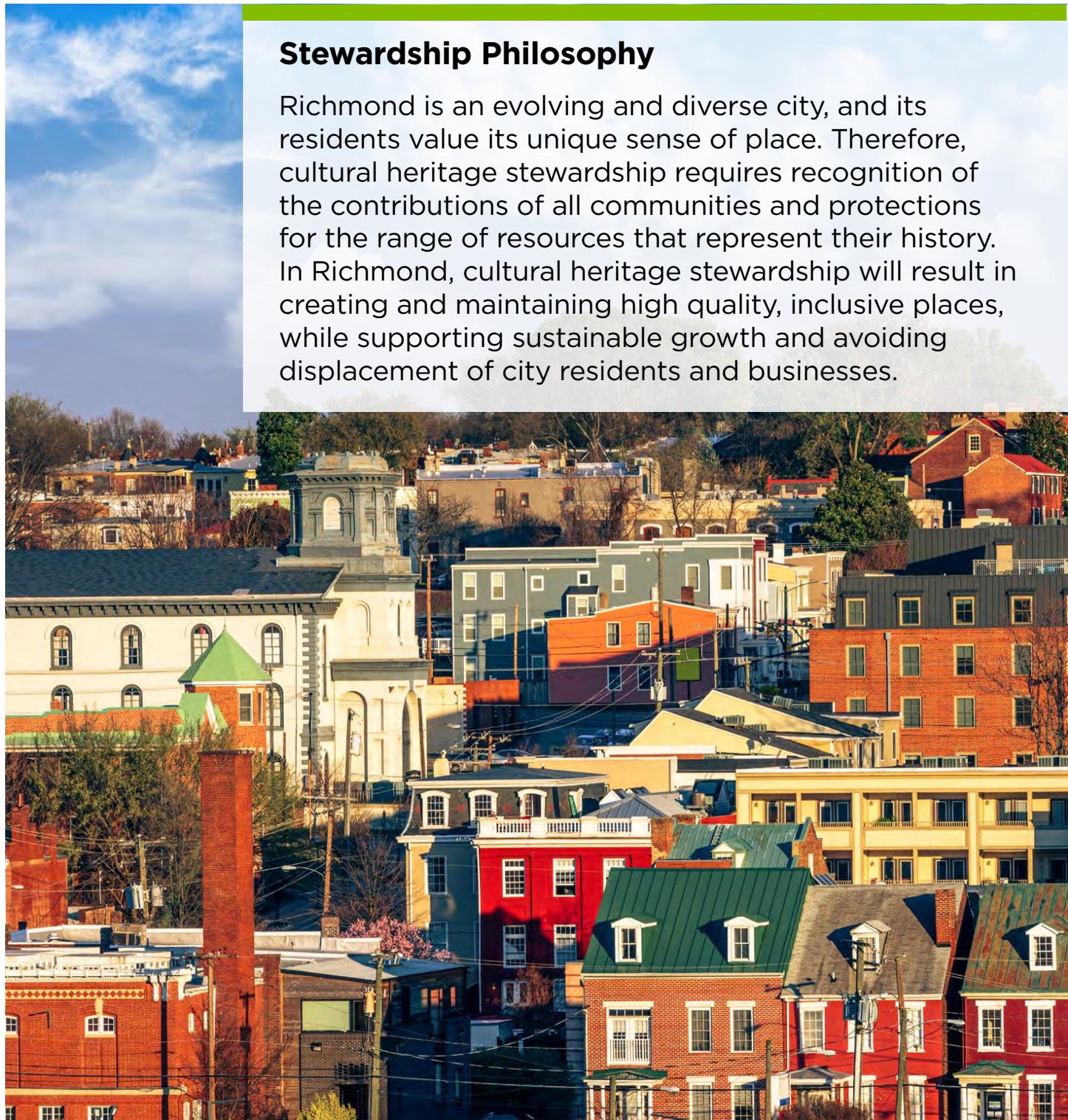
Users, Partners and Beneficiaries

- Other City Departments
- Private Organizations
- Residents, property owners, businesses, and developers
- Funders and Grant making agencies



Chapter 2

Vision and Framework



Stewardship Philosophy

Richmond is an evolving and diverse city, and its residents value its unique sense of place. Therefore, cultural heritage stewardship requires recognition of the contributions of all communities and protections for the range of resources that represent their history. In Richmond, cultural heritage stewardship will result in creating and maintaining high quality, inclusive places, while supporting sustainable growth and avoiding displacement of city residents and businesses.

2.1 Richmond's Cultural Heritage Stewardship Philosophy

Stewardship of Richmond's cultural heritage and unique sense of place – including the physical buildings, viewsheds, sites, and landscapes as well as the people who created, use, and reuse these spaces – is at the core of this plan. The Stewardship Philosophy is a benchmark to ensure recommendations and future implementation of the CHSP is consistent with community priorities. The Stewardship Philosophy was drafted based on the input received during public engagement and finalized under the direction of the Community Advisory Committee. The rest of Chapter 2 introduces the guiding principles, which make up the framework for the planning process and CHSP recommendations, the plan goals, and “Big Moves.”



Community engagement meeting for the Shockoe Hill African Burying Ground, City of Richmond

2.2 Guiding Principles for Cultural Heritage Stewardship in Richmond

Three guiding principles were established, and regularly refined, based on community input and the Stewardship Philosophy. The guiding principles served as a foundation for the planning process, informing the community engagement approach and plan recommendations. The guiding principles will also inform implementation of this plan. Each goal and objective is associated with one or more of these guiding principles as a way to ensure that the Stewardship Philosophy is adhered to consistently.



Jackson Ward Walking Tour, CHSP Community Advisory Committee-provided image

Guiding Principles for Cultural Heritage Stewardship in Richmond

1. Create and Maintain Diversity, Equity, and Inclusion in all Cultural Heritage Stewardship Programs by:

- inviting and encouraging broad community participation,
- documenting and amplifying the full community story, and
- measuring the impact across the entire community.

2. Increase awareness of and appreciation for the City's historic and cultural resources through:

- collaborative partnerships,
- educational initiatives,
- identification, interpretation, and recognition programs, and
- ongoing community engagement and outreach.

3. Foster a balance between preservation and development through policies that encourage:

- retention of long-term residents and local businesses,
- protection of tangible and intangible resources that Richmonders value,
- sustainable growth,
- economic development and job creation,
- heritage tourism, and
- affordable neighborhoods and housing options for Richmonders.

How we define DEI for the CHSP

All community history is considered, all voices are heard, and all are encouraged to take an active role in defining what is worth saving and how that is accomplished.

For more information or support, please reach out to the [City of Richmond's Office of Equity and Inclusion](#).



*Friends of East End Cemetery
Volunteers, Brian Palmer*



*Manchester Residential and
Commercial Historic District,
Calder Loth*

2.3 Goals



Goal 1: Engage and Educate

Richmonders value engagement with city staff and elected officials; they expect transparency about decision-making and actions.

The objectives in Chapter 3 provide strategies for maintaining ongoing community engagement, as well as activities that increase awareness and appreciation for the City's historic and cultural resources.



Goal 2: Identify and Recognize

Richmond is a city with abundant historic and cultural resources that have yet to be documented or recognized for their significance. To adequately plan, the city first needs to identify these resources.

Chapter 4 provides a range of recommendations from large scale identification methods such as survey to site specific research or thematic historic context development. Additionally, Chapter 4 includes strategies for recognizing and acknowledging the history of identified sites.

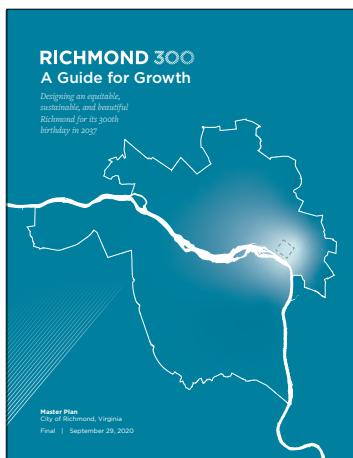


Goal 3: Safeguard and Manage Change

Richmond is a city with a sense of place that its residents value, and visitors seek. This character that makes Richmond unique is grounded in the city's history and culture.

Chapter 5 provides a toolkit of potential actions that the city and its neighborhoods can choose from to address concerns about loss of character as the city grows. These tools include ways to protect the physical characteristics of the city primarily through incentive-based, regulatory, and administrative means. Chapter 5 also includes recommended incentives that can both support economic development through historic rehabilitation, or which support the retention of existing residents and local businesses.

2.4 Big Moves



The “Big Moves” concept was introduced and successfully employed in [Richmond 300](#). Big Moves are actions critical to the successful implementation of the plan, and which the community, staff, and city officials regularly cited as important concepts during engagement sessions. For the CHSP, the Big Moves are associated with the various goals of the plan, and each is tied to one or more of the Guiding Principles. In addition to representing important calls to action by the larger community, the Big Moves are actions that the city already has the tools to implement, can be undertaken in short order, and are within existing policies, enabling legislation, and processes.

2.4.1 Big Move 1: Lead by Example

The City of Richmond owns several historic properties, buildings, parks, and sites. It is also responsible for the care and maintenance of historic streetscapes and viewsheds in the city. Proper stewardship of its cultural resources is an essential step towards demonstrating to residents that the city will hold itself accountable just as it holds its citizens accountable.

Recommended Actions	Guiding Principles	CHSP Goal(s)
Develop and maintain an inventory of city-owned historic resources to include buildings, structures, sites (such as parks, cemeteries, and viewsheds), and objects (such as benches, walls, staircases, lighting, art, etc.), and streetscapes (to include historic paving materials where appropriate).	1 2 3	1 2 3
Lead: PDR, Council, Assessor		
Fund and perform routine maintenance on all city-owned buildings using tools and methods appropriate for the age and materials of the building. The National Park Service's Technical Preservation Briefs offer guidance and tips for appropriate maintenance work on a variety of building types and materials.	1 2 3	1 2 3
Lead: PDR (education), DPW, DPU, P&R, RPS		

DHR	DPU	DPW	P&R	PDR	RPS
Department of Historic Resources	Department of Public Utilities	Department of Public Works	Parks and Recreation	Planning and Development Review	Richmond Public Schools

2.4.1 Big Move 1: Lead by Example (continued)

Recommended Actions	Guiding Principles	CHSP Goal(s)
<p>City departments responsible for the management of city facilities, parks, or streetscapes should coordinate with the authentiCITY Studio and follow design guidelines for new construction, alterations, planned maintenance, and demolition in local historic districts.</p>	1 2 3	1 2 3
<p>Lead: PDR (education), DPW, DPU, P&R, RPS</p> <p>Encourage and financially support communities and organizations that take ownership over the care and maintenance of historic and cultural assets in their neighborhoods. Ensure that they have tools and training necessary to conduct their work using preservation best practices.</p> <p>Lead: PDR, DPW, P&R, Council</p>	1 2 3	1 3
<p>Lead efforts to acknowledge past injustices by the city and use city resources to tell the full story and recognize historic places that have been lost due to city action or inaction.</p>	1 2	1 2 3
<p>Lead: PDR</p> <p>Re-engage the city's "demo watch list" to limit publicly funded demolitions of historic resources. Publicly funded demolitions should be reviewed by authentiCITY Studio staff prior to issuing permits.</p>	1 2 3	1 2 3
<p>Lead: PDR, Council, Assessor</p> <p>Codify requirement to post Certificates of Appropriateness next to Building Permits on project sites in Old and Historic Districts in order to emphasize the purpose, place, and importance of COAs in the permitting process.</p>	1 2 3	1 2 3
<p>Lead: PDR</p>		

DHR	DPU	DPW	P&R	PDR	RPS
Department of Historic Resources	Department of Public Utilities	Department of Public Works	Parks and Recreation	Planning and Development Review	Richmond Public Schools

2.4.2 Big Move 2: City-wide Architectural Survey and Archaeological Assessment

Big Move 2, commencing a city-wide architectural survey and archaeological assessment, is a critical first step to achieving one of the CHSP's primary goals to "Identify & Recognize" the city's cultural and historic resources. . City-wide survey and assessment are substantial undertakings and should take a phased approach.

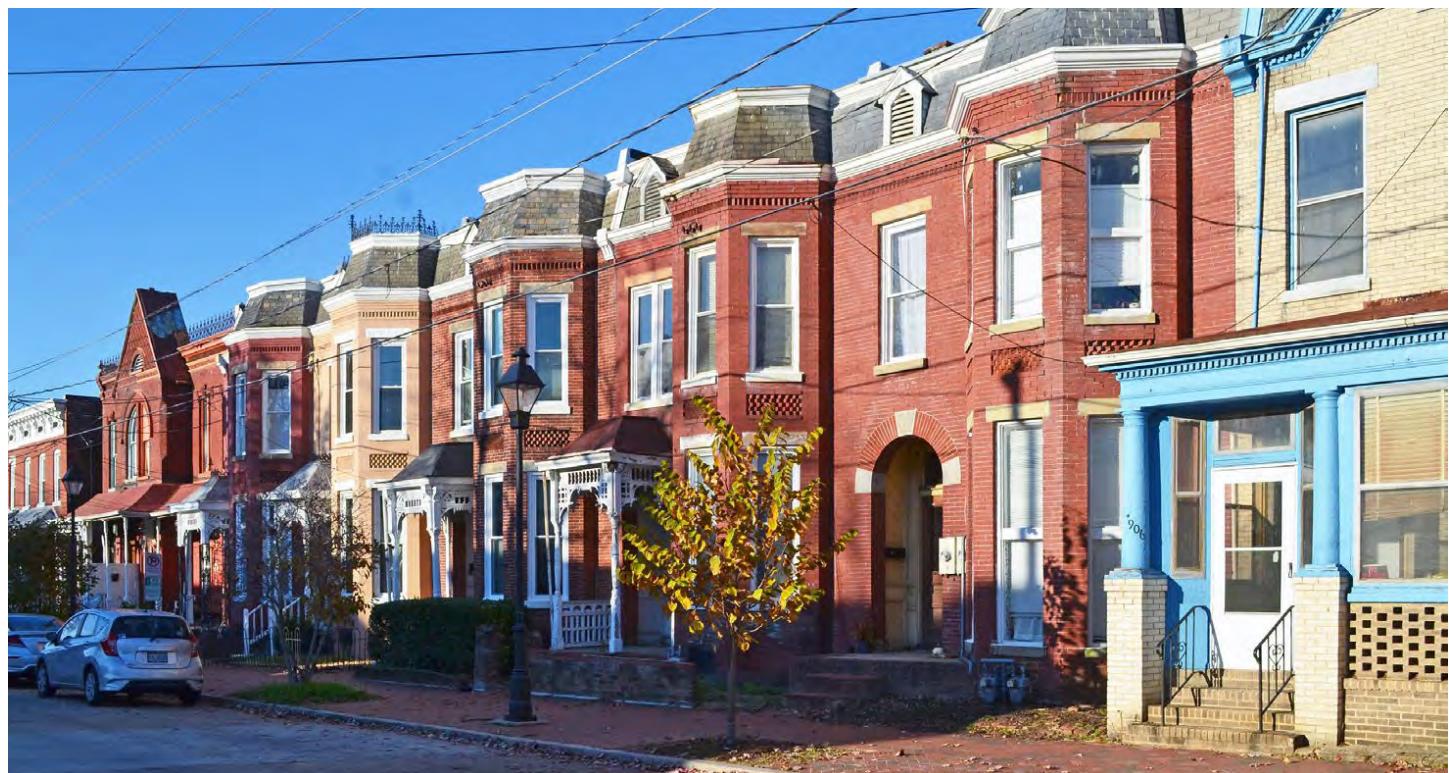
The first phase of any city-wide survey effort is to prepare an historic context and conduct selective survey. Selective survey does not include comprehensive parcel level detail but looks holistically at development patterns and neighborhood history.

Similarly, a city-wide archaeological assessment analyzes existing data, historic maps, pre-historical and historical development patterns, historic aerials, and other resources to evaluate and identify sites that have high potential to yield archaeological information. These studies may also include selective fieldwork and predictive modeling.



Chestnut Hill Historic District, Calder Loth

Both the city-wide architectural survey and archaeological assessment provide a road map for future work and a tool to better understand the resources the city has to steward.



Carver Residential Historic District, Calder Loth

2.4.2 Big Move 2: City-wide Architectural Survey and Archaeological Assessment (continued)

Recommended Actions	Guiding Principles	CHSP Goal(s)
<p>City-wide architectural survey, broken into phases based on region of the city, period of development, or annexation. Each phase should include a detailed historic context. Surveys should also include compiling existing survey data and inventories from various sources and reassessing existing survey data and inventories to determine where updates are necessary.</p>	1 2 3	1 2
Lead: PDR, Consultant, DHR	1 2 3	1 2
<p>City-wide archaeological assessment, broken into phases based on region of the city.</p>	1 2 3	1 2
Lead: PDR, Consultant, DHR	1 2 3	1 2
<p>Seek out and apply for grants to fund the architectural survey and archaeological assessment.</p>	1 2 3	1 2
Lead: PDR	1 2 3	1 2
<p>Fairly compensate private organizations and individuals that contribute to the historic context, architectural survey, and archaeological assessment.</p>	1 2 3	1 2
Lead: PDR, Council		



Survey fieldwork, City of Richmond



Urban Archaeology Corps, Catherine Cozzi

DHR	DPU	DPW	P&R	PDR	RPS
Department of Historic Resources	Department of Public Utilities	Department of Public Works	Parks and Recreation	Planning and Development Review	Richmond Public Schools

2.4.3 Big Move 3: Implement new enabling legislation to safeguard historic resources

In 2024, the Virginia General Assembly passed new legislation that enables municipalities to add new incentives and protections that work together to safeguard historic resources. The two bills directly address concerns that Richmonders voiced throughout the CHSP community engagement – demolition of historic resources and incentives to address the cost of doing preservation. Because this enabling legislation is ready to be implemented and in response to community requests for these types of programs, the city should seek to update the Old and Historic District ordinance to incorporate HB 914 and HB 1415 within the first year of CHSP adoption.

Enabling Legislation Overview

HB 914

Allows a locality that establishes a local historic district to provide tax incentives for the conservation and renovation of historic structures in such districts. These incentives may include tax rebates.

- Provides a financial incentive for properties that are already regulated by Richmond's OHD review processes and helps defray costs associated with proper maintenance, repairs, and alterations
 - » The incentive should only apply to properties that are currently in compliance with OHD guidelines and CAR requirements
- Incentivizes establishment of new OHDs or expansion of existing ones as desired by neighborhoods
- Implementation should include an evaluation and consideration of approaches to the tax incentive that will not encourage displacement or gentrification

HB 1145

Authorizes any locality to adopt an ordinance establishing a civil penalty for the razing, demolition, or moving of a building or structure located in a historic district without approval of a review board. The penalty may be up to twice the market value of the building or structure.

- Directly addresses citizen concerns regarding demolition of historically significant buildings
- The high penalty allowance gives the demolition ordinance teeth
- May be useful for managing demolition-by-neglect, as well as after-the-fact requests for approval of an already completed demolition
- Explore whether the ordinance can legally include demolition-by-neglect cases, and if so, specify the process for issuing citations and/or civil penalties

2.4.3 Big Move 3: Implement new enabling legislation to safeguard historic resource. (continued)

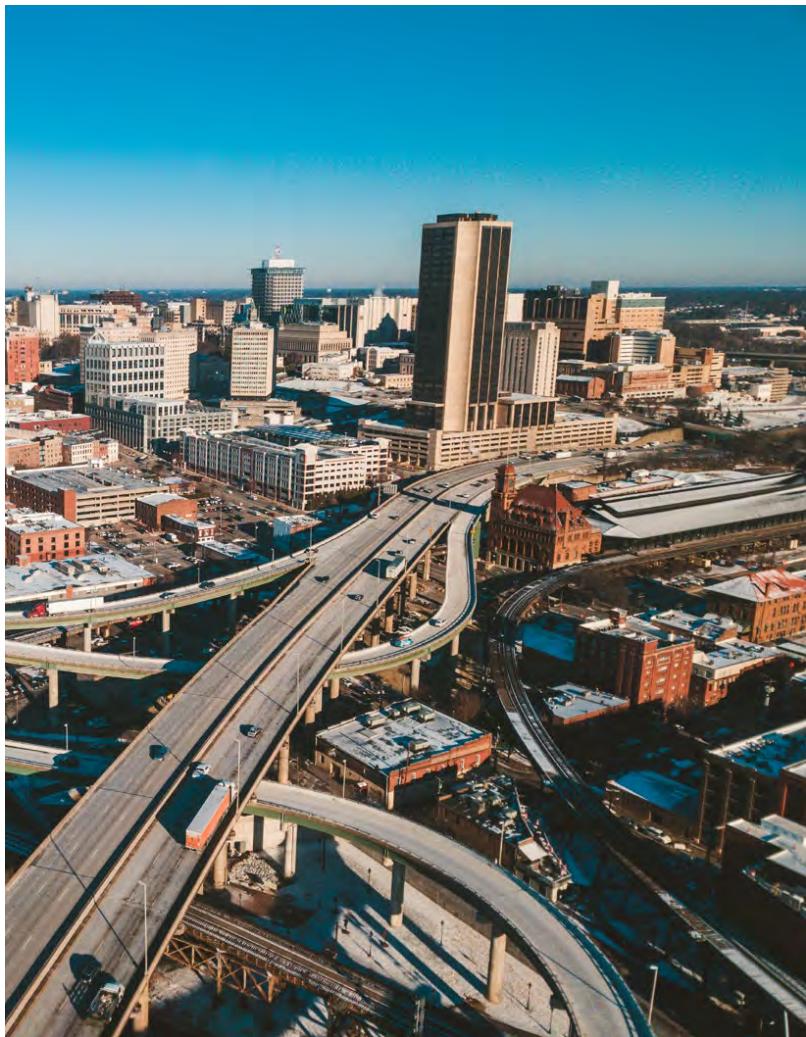
Recommended Actions	Guiding Principles	CHSP Goal(s)
<p>Update OHD Ordinance to include incentives allowed by HB 914 – Tax incentives for the conservation and renovation of historic structures in local historic districts</p>	1 2 3	1 3
<p>The incentive should only apply to properties that are currently in compliance with OHD guidelines and CAR requirements</p>		
<p>Implementation should include an evaluation and consideration of approaches to the tax incentive that will not encourage displacement or gentrification</p>		
<p>Lead: PDR</p>	1 2 3	1 3
<p>Update OHD Ordinance to include incentives allowed by HB 1415 – Civil penalties for demolition in a local historic district or of a local landmark</p>		
<p>Consider use of maximum penalty allowed by enabling legislation to give ordinance full potential</p>		
<p>Explore whether the ordinance can legally include demolition-by-neglect cases, and if so, specify the process for issuing citations and/or civil penalties</p>		
<p>Lead: PDR</p>		



CHSP Community Advisory Committee-provided photo

DHR	DPU	DPW	P&R	PDR	RPS
Department of Historic Resources	Department of Public Utilities	Department of Public Works	Parks and Recreation	Planning and Development Review	Richmond Public Schools

2.4.4 Big Move 4: Revise and reinstate a more inclusive Real Estate Tax Abatement program for rehabbed properties, and evaluate tax assessment policies that unintentionally incentivize demolition of historic resources.



Overlooking Shockoe Bottom and Downtown,
CHSP Community Advisory Committee-provided photos

While development pressure was cited as one of the biggest threats to historic resources by stakeholders and the public, the development community is also a proponent of preservation and historic rehabilitation. Inventive programs help support this work, and the Richmond development community points to the former Real Estate Tax Abatement program specifically as one of the key drivers of economic development, reinvestment, and growth in Richmond since the 1990s. The abatement also had a considerable impact on the creation of housing through adaptive reuse, which addresses community concerns about housing availability, as well as Richmond 300 objectives to increase housing density in the city. In 2019, a study released by VCU's Center for Urban and Regional Analysis evaluating Richmond's Rehabilitation Tax Abatement Program reported that "the largest share, in terms of tax abatement value, was invested in the multi-family housing rehab or adaptive use."

The 2019 VCU report also reported on the shortcomings of the former Real Estate Tax Abatement program in the city. Investment thresholds and accessibility of the program to lower income residents or neighborhoods with lower market values was among the top concerns. This raised eyebrows among community members who interpreted the study results to mean that the program only served the city's wealthiest residents and businesspeople. Concerns regarding equity ultimately resulted in the discontinuation of the program. Stakeholder and community engagement, however, indicate that there is a desire to reimagine and reinstate a more inclusive program, perhaps using some of the recommendations outlined in VCU's 2019 report.

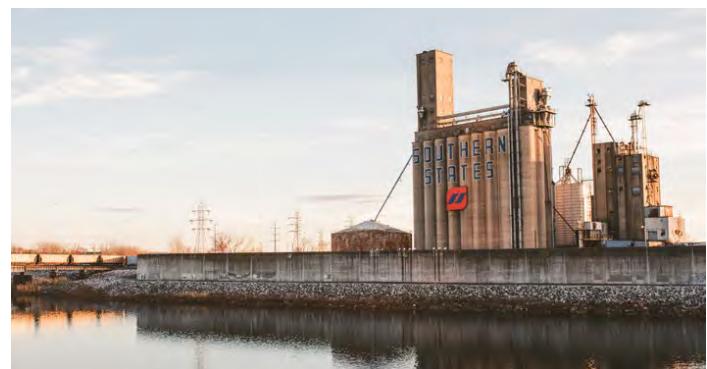
2.4.4 Big Move 4: Revise and reinstate a more inclusive Real Estate Tax Abatement program for rehabbed properties, and evaluate tax assessment policies that unintentionally incentivize demolition of historic resources. (continued)

Owners of historic buildings have expressed concerns about land valuation that reflects the highest and best use of a property allowed under the zoning ordinance. This approach to real estate tax assessments incentivizes replacement of existing buildings with new, larger buildings – potentially encouraging the demolition of historic structures in favor of infill that is out of scale with its surroundings. Another unintended consequence of increased assessments on land values is the likelihood of increased rents for housing units in smaller historic buildings.

Richmond 300 identified areas for growth and increased density. As the city implements Richmond 300's goals and the CHSP it should ensure that its policies and practices place emphasis on investment in existing vacant lots and/or non-historic properties. Incentives and tax policies should encourage retention of historic resources as well as longtime residents and businesses.



Example of infill substantially different in scale versus adjacent historic buildings. Michael Burns



Southern States Building, Manchester Industrial Historic District, CHSP Community Advisory Committee-provided photo



Model Tobacco Building and clubroom, Historic Richmond Foundation



While there are neighborhoods in Richmond that can accommodate increased density, city policies and practices should encourage investment on vacant lots or on parcels with non-historic properties. Recent studies have been completed to evaluate the feasibility of establishing a Land Value Tax that would levy higher assessments for vacant or unimproved parcels. This type of tax policy should be enacted with a thoughtful approach to historic properties. Language should be written to encourage reuse of vacant land and surface parking lots and discourage demolition of historic resources.

Recommended Actions	Guiding Principles	CHSP Goal(s)
<p>Affirmatively evaluate and revise as needed existing and new City property tax assessment policies and practices to ensure that historic and cultural resources and long-term residents are not negatively affected.</p>	1 2 3	1 2 3
<p>Lead: PDR, Council, Assessor</p> <p>Revise and reinstate a Rehab Tax Abatement Program to make it more accessible to lower income residents or lower cost neighborhoods, while continuing to encourage investment in vacant or dilapidated historic properties by the development community.</p> <p>Consider a lower threshold for investment for owner-occupied residences, while commercial or industrial rehab projects retain the higher investment threshold.</p> <p>Review and evaluate examples and confer with officials from other cities in Virginia such as Newport News, which requires residential users to incur costs equal to or greater than just 10% of the assessed building value prior to rehabilitation.</p> <p>Add ownership tenure requirements for owner-occupied housing, such as a requirement to retain and reside in residential properties for 5 or more years, to discourage quick property transfers that destabilize neighborhood affordability over time.</p> <p>Consider adding a standard benefit for projects under certain cost.</p> <p>Lead: PDR, Assessor, Council</p>	1 2 3	1 3

DHR	DPU	DPW	P&R	PDR	RPS
Department of Historic Resources	Department of Public Utilities	Department of Public Works	Parks and Recreation	Planning and Development Review	Richmond Public Schools

2.4.4 Big Move 4: Affirmatively evaluate and revise as needed existing and new City property tax assessment policies and practices to ensure that historic and cultural resources and long-term residents are not negatively affected. (continued)

Recommended Actions	Guiding Principles	CHSP Goal(s)
<p>Conduct a study to evaluate the impact of program use on surrounding property tax values and assessments and use the data to develop policies that will discourage gentrification and displacement due to increased cost of living for long term residents.</p>	1 2 3	1 2 3
<p>Review and evaluate the feasibility of implementing a program like the “Philadelphia LOOP (Longtime Owner Occupants Program)”, to stabilize costs for longtime or fixed income residents in neighborhoods where assessments have increased substantially.</p>		
<p>Lead: PDR, Council, Assessor</p>	1 2 3	1 3
<p>Consider step-increases to the incentive for creation of low-income and workforce housing with terms requiring units to remain affordable for a certain length of time. Consider lengths no less than abatement period, as well as lengths that extend beyond the initial abatement period to protect affordability long-term.</p>		
<p>Lead: PDR, Council, Assessor</p>		
<p>Advocate for enabling legislation needed to implement the above tax incentives and disincentives.</p>	1 2 3	1 3

DHR	DPU	DPW	P&R	PDR	RPS
Department of Historic Resources	Department of Public Utilities	Department of Public Works	Parks and Recreation	Planning and Development Review	Richmond Public Schools



Chapter 3

Engage and Educate



Richmonders value engagement with city staff and elected officials and expect transparency about decision-making and actions. The objectives in Chapter 3 provide strategies for maintaining ongoing community engagement, as well as activities that increase awareness and appreciation for the City's historic and cultural resources.



Chimborazo Urban Archaeology Corps, Ellen Chapman

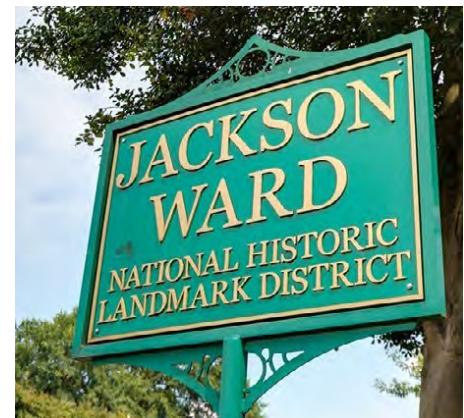
3.1 Context

Richmond 300 and the comprehensive planning process established a new standard for community engagement. As such, community engagement was a key component the CHSP development and the approach to community engagement changed to meet the call from stakeholders to increase outreach efforts.

CPG approached engagement through the gradual expansion of outreach to stakeholders. Initial interviews were conducted with persons close to City Hall. This enabled CPG to understand the goals and priorities of the city, as well as perceived threats and challenges. With this information, CPG prepared a community engagement plan, and proceeded to reach out through individual interviews, presentations, Open Houses, and meetings with community associations and organizations. Through that, the project team received a wealth of input and feedback from a broad and diverse group of stakeholders, residents, businesses, and organizations. While it is impossible to speak to every Richmond resident for a project of this size, the feedback regarding challenges, concerns, and goals for the plan were consistent within each stakeholder group, thus giving the project team confidence that there was consensus and clear understanding.

During the CHSP open house, participants shared their suggestions for engaging with the public and recommended types of educational opportunities. Among the most popular responses were:

- Walking tours of historic neighborhoods or areas – guided and/or self-guided
- Explaining well the role of preservation within city planning efforts
- Highlight the ways in which community involvement has made a difference in planning outcomes
- Signage to acknowledge and highlight historic areas throughout the city
- Internships (paid) for Richmond youth or college students
- Offer a variety of methods for people to engage
- Use social media and email, as well as hardcopy flyers or information kiosks in neighborhoods to get the word out about programs or opportunities for engagement



CHSP Community Advisory Committee-provided photo



Pump House Park tour,
Ellen Chapman

3.2 Objectives

The objectives below outline ways for Richmond to implement the recommendations in Section 3.1. Many of the objectives in this toolkit will require city partnership with outside organizations and residents.

1. Establish a committee that will oversee implementation and regular updates of the CHSP.

- a. Evaluate incorporating this role into the duties of the History and Culture Commission.
- b. Ensure that the committee represents a coordinated effort among historic preservationists, cultural heritage and museum professionals, neighborhood advocates, economic development and tourism groups, and members of the development and affordable housing communities.

2. Continue to broaden the constituency for historic preservation by more equally acknowledging, representing, and sharing the sites related to historically excluded, neglected, marginalized, and underrepresented communities.

3. Provide and/or support educational programming related to the city's history and resources.

- a. Share existing city documents, reports, or information with private organizations to support the creation of neighborhood walking tours.

4. Increase educational and outreach efforts, and support community workshops. Topics could include the following, among others.

- a. Richmond's diverse and varied neighborhood character.
- b. Incentive programs for historic preservation, adaptive use, and place-based economic development.
- c. Maintenance and repair of common historic materials.
 - i. Identify and maintain a list of skilled craftsmen.
- d. Conducting oral history interviews and collecting community memorabilia.



Window restoration training, CPG



Oral History of the East Marshall St. Wall Project, VCU

5. Expand awareness of the city's cultural heritage.

- a. Create a local marker program to ensure that diverse types of resources — tangible and intangible — are well represented.
- b. Collaborate with local cultural institutions and historical societies.
- c. Partner with museums and historic tourist attractions in the city.
- d. Participate in community events to share progress on plan implementation and other findings.
- e. Utilize a variety of marketing strategies to reach different audiences including:
 - i. The City's social media.
 - ii. Printed flyers in community centers, libraries, schools, and other central locations, and use of digital kiosks and community-center signage.
 - iii. Targeted email announcements through existing and new listservs, including City Council members.
 - iv. Traditional media and radio stations.
- f. Continue engagement and follow-up with the community through organized meetings, open houses, and input sessions.
- g. Create a centralized website for information on cultural heritage.
- h. Develop and distribute published guides on the city's architecture and history.
- i. Develop a finding aid for existing oral history repositories, publications or reports, tours, etc.



Maggie Walker memorial statue unveiling, NPS

6. Support community organizations that are already hosting community dialog around topics of restorative justice and racial healing as it relates to cultural heritage stewardship.

7. Explore city resources for language translation services for non-English speakers and hearing-impaired individuals.

8. Ensure that small area planning efforts incorporate the goals and objectives of the CHSP through established procedures and expectations.



Chapter 4

Identify & Recognize



Richmond is a city with abundant historic and cultural resources that have yet to be documented and recognized for their significance. In order to adequately plan, the city first needs to identify these resources. Chapter 4 provides a range of recommendations from large scale identification methods such as survey to site specific research or thematic historic context development. Additionally, Chapter 4 includes strategies for recognizing and acknowledging the history of identified sites.



Dr. Hughes' House Rehabilitation, Jackson Ward, Historic Richmond Foundation

4.1 Context

The City of Richmond includes approximately 68,000 buildings, of which 23% are over 100 years old, and 81% are at least 50 years old. This means approximately 55,000 buildings in Richmond are of historic age (50 years or older).¹ Less than half of these properties have been documented in the Virginia Cultural Resources Information System (VCRIS). VCRIS is a statewide database and standard recordation method in Virginia managed by DHR that contains a geo-referenced inventory of historic and cultural resources statewide.

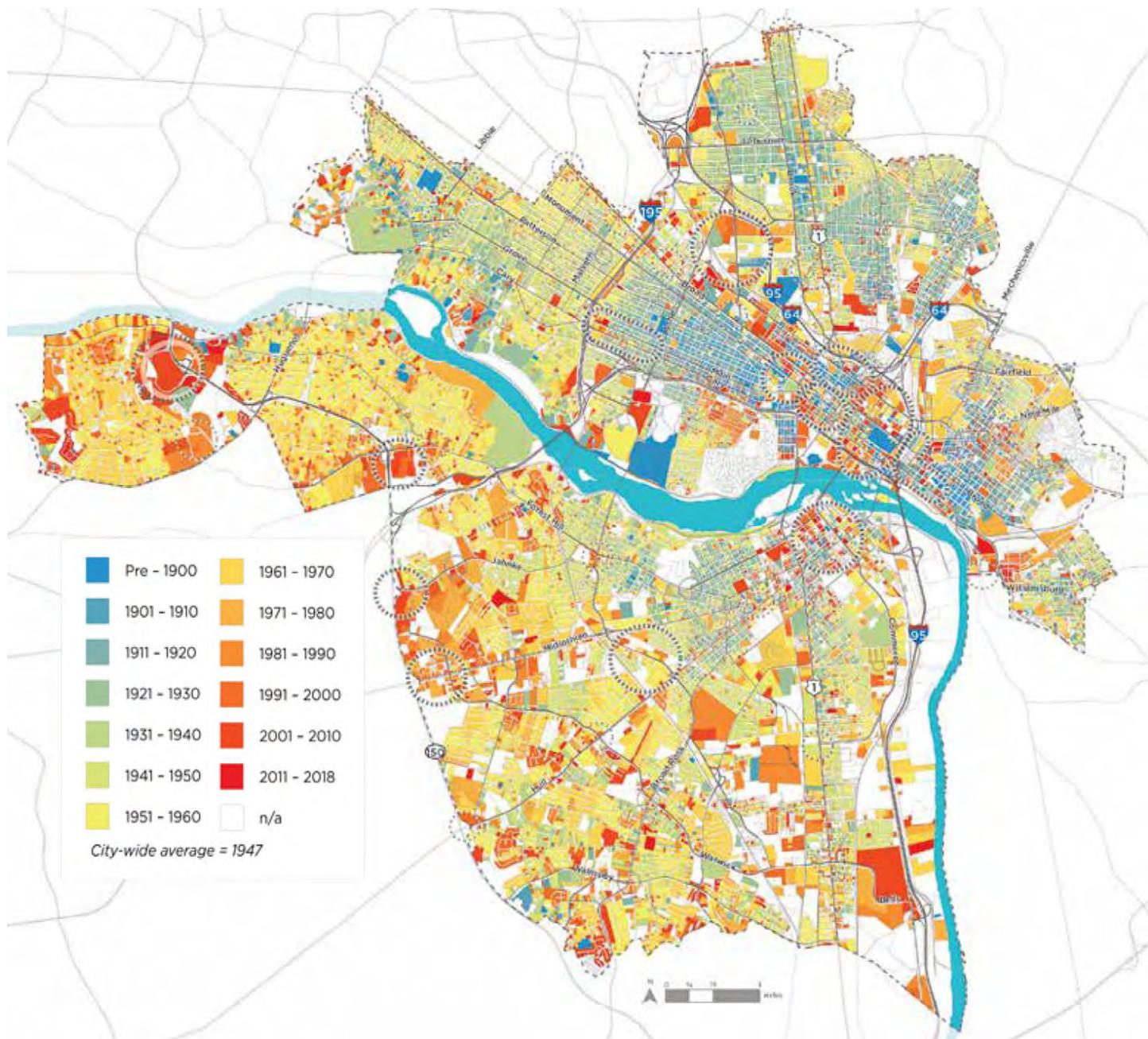
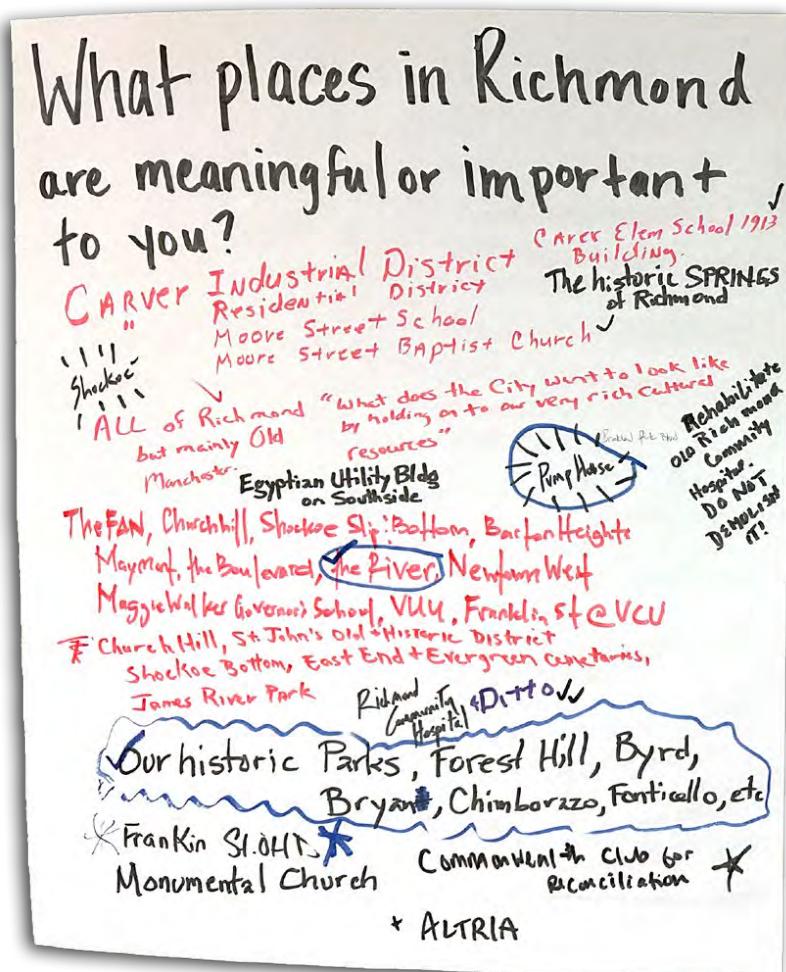


Figure 1: Building Construction Dates by Decade from Richmond 300.

¹ “City-Wide Historic Preservation Plan,” City of Richmond, Virginia. Accessed April 17, 2024. <https://www.rva.gov/planning-development-review/historic-preservation>

The city also consists of approximately 250 NRHP-listed properties, including individual buildings, sites, structures, or objects, as well as historic districts. It is important to note that not all resources that are historic age are listed in the NRHP or eligible for listing in the NRHP. There is a systematic process for assessing eligibility which includes assessment of integrity and significance. Historic age is the first question on the eligibility checklist, as listed resources must be at least 50 years of age, but it is not the only question that goes into the evaluation.² The purpose of *Goal 2: Identify and Recognize* is to identify, inventory, and document the city's historic age resources, so that evaluations about different types of recognition programs can be implemented.



CHSP Open House Worksheet, CPG

During the CHSP open houses, Richmonders were asked to provide input on what should be identified and recognized under this goal. Their responses included:

- Infrastructure such as parks, green space, streetscapes and grids, and canals
- Historic neighborhoods and districts, including public housing communities
- Cemeteries
- Places associated with underrepresented communities, with specific references to Black and Indigenous or Tribal sites
- Oral histories
- Endangered or threatened buildings
- Churches and public schools over 50 years old

This chapter provide strategies for identifying Richmond's historic and cultural assets, as well as methods for acknowledging their significance. The approaches recommended in section 4.2 utilize, enhance, or streamline existing policies and programs to accomplish this goal. New programs may require new enabling legislation, city policy, and/or community buy-in.

² Note that resources less than 50 years of age can also be listed in the NRHP, as long as they meet the criteria for "exceptional significance."

Types of Identification, Recognition, and Designation

The following pages describe the range of identification and recognition programs that exist within historic preservation and cultural heritage stewardship practices. The types of identification and historical designation programs vary in complexity as well as level of regulation. Each program description includes a brief overview of the designation, a summary of its benefits, and the level of accompanying regulations that property owners can expect.

Architectural Survey – Phases I and II

Phase I: Reconnaissance

Purpose: Identification

The first level of survey, frequently referred to as Phase I or reconnaissance level survey, records above-ground historic resources within a specific geographic area. Documentation includes exterior photographs from the public right-of-way and a map or sketch of buildings and site features. Documentation may also result in an evaluation of whether a resource contributes to a potential or existing NRHP historic district, and sometimes includes evaluations of potential individual eligibility for NRHP.

Benefits:

- Results in an **inventory** of historic and cultural resources within a specific area with **basic information** such as construction date, architectural style, construction methods, and known or easily identifiable history
- **Informs** preparation of NRHP historic district nominations
- Informs Section 106 review, and expedites the review process when recent survey already exists
- **Streamlines CAR review** for survey completed in City Old and Historic Districts
- Streamlines future public projects by allowing project managers to **minimize and/or mitigate impacts to historic resources** identified through survey

Regulations or Requirements for Property Owners:

- None

Phase II: Intensive

Purpose: Evaluation

The second level of survey, frequently referred to as Phase II or intensive level survey, is a more in-depth review of select significant above-ground historic resources. Documentation includes exterior and interior photographs, a sketched or computer-generated floor plan, and a map or sketch of buildings and site features. The surveyors are also required to analyze and make a recommendation about the property's individual eligibility for listing in the NRHP.

Benefits:

- Provides **in-depth documentation** about significant or rare resources
- **Full documentation** of a resource facing demolition or severe deterioration (“preservation through documentation”)
- **Informs** preparation of NRHP historic district nominations
- Informs Section 106 review, and expedites the review process when recent survey already exists
- Streamlines future public projects by allowing project managers to **minimize and/or mitigate impacts to historic resources** identified through survey

Regulations or Requirements for Property Owners:

- None

Historic Context Study/ Multiple Property Document

Purpose: Analysis

Historic Context Studies identify historical patterns, trends, and themes that exist among a group of related resources. The study results in a report or a Multiple Property Document that provides the framework for identifying, evaluating, and nominating related historic resources to the NRHP, and also serves as the basis for making building treatment recommendations.

Benefits:

- Produces original research or compiles existing scholarship about **historic themes or trends**
- **Identifies** geographic areas or individual resources that are associated with the context
- **Streamlines evaluation of the significance** of individual resources related to the historical context
- **Informs** preparation of individual or district NRHP nominations
- Streamlines future public projects by allowing project managers to **efficiently evaluate potential NRHP eligibility for common resource types** which are addressed in context studies (eg Public Housing)

Regulations or Requirements for Property Owners:

- None



Maggie Walker High School, Calder Loth



Baker Public School, Calder Loth



Albert Hill School, Calder Loth

Cultural Heritage District

Purpose: Place-keeping and Promotion

Cultural Heritage Districts do not yet exist in Richmond, however, in other major US cities, this type of designation has emerged in recent decades as a way to incorporate intangible aspects of history and culture into city planning initiatives. In San Francisco, for example, cultural heritage districts “contain a concentration of cultural and historic assets and culturally significant enterprises, arts, services, and/or businesses, and a significant portion of its residents... are members of a specific cultural, community, or ethnic group that historically has been discriminated against, displaced, or oppressed.”³

The process for designation does not currently exist within Richmond, and should be a component of the program development. Designation should consider the cultural heritage assets, but should also be community-led.

Benefits:

- **Celebrates** the city’s diverse cultural history
- **Amplifies sense of place** and promotes community-guided preservation
- **Connects neighborhoods** to City resources

Regulations or Requirements for Property Owners:

- Ranges and dependent on community input and desire for **overlays**
- Primarily associated with financial incentives – i.e. grants or tax abatement that requires following a standardized set of guidelines



Calle 24 Latino District, San Francisco, CA, www.sf.gov/san-francisco-cultural-districts-program

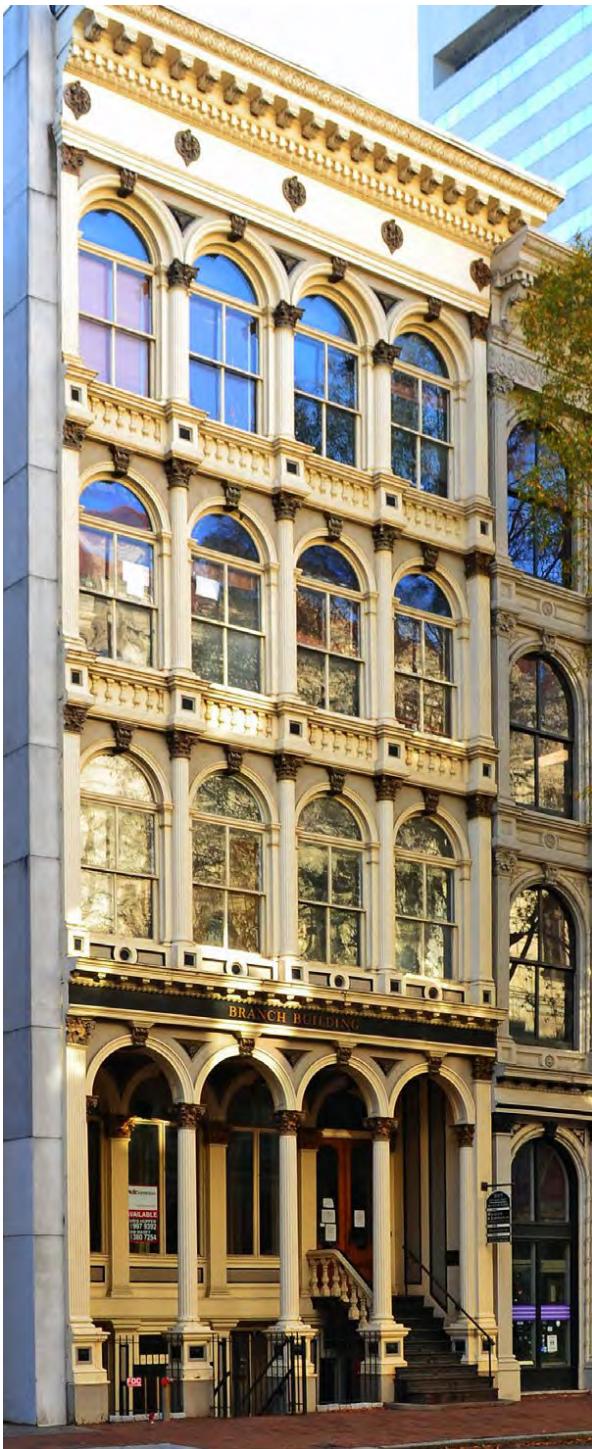
San Francisco’s Cultural Districts

have three main program goals, which could well-serve a number of Richmond’s communities:

1. To preserve, strengthen and promote diverse communities’ cultural and neighborhood assets, events, and activities
2. To celebrate, amplify and support the community’s cultural strengths to ensure immediate and long-term resilience
3. To streamline City and community partnerships to coordinate resources that stabilize communities facing displacement

³ San Francisco Mayor’s Office of Housing and Community Development, “An overview of the San Francisco Cultural Districts program,” https://www.sf.gov/information/overview-san-francisco-cultural-districts-program?_gl=1*m40akc*_ga*MTYyODk1NDcwMC4xNzlyNjA2Nzk3*_ga_BT9NDEONFC*MTcyMjYwNjc5Ni4xLjAuMTcyMjYwNjc5Ni4wLjAuMA..*_ga_63SCS846YP*MTcyMjYwNjc5Ni4xLjAuMTcyMjYwNjc5Ni4wLjAuMA

Virginia Landmarks and National Register of Historic Places



Branch Building, Calder Loth

Purpose: Recognize

Both the Virginia and National registers are the lists of historically and culturally significant properties in Virginia (or in the US for the NRHP). The list includes buildings, sites, structures, districts, and objects that are recognized for their significance in history, architecture, archaeology, and/or culture at the local, state, or national level.

Benefits:

- Strictly **honorary**
- Official recognition of significance based on a **standard evaluation method**
- **Encourages (but does not require) preservation**
- **Limited protections** for properties that may be impacted by state- or federally-funded projects
- **Financial incentives** such as:
 - » Grants
 - » State and Federal Historic Rehabilitation Tax Credit
 - » DHR Easement Donation Program

Regulations or Requirements for Property Owners:

- **NONE, unless** a property owner would like to benefit from financial incentives such as historic tax credits
- Projects using state and/or federal funds must consider the potential impacts to NRHP listed and eligible properties. This review process, known as [Section 106](#) review and compliance, does not prevent a project from moving forward, but it does require consultation with interested parties and mitigation of adverse effects.

Design Overlay Districts

Purpose: Protection of Neighborhood Character and Uniqueness

Richmond's Design Overlay Districts are intended to protect existing neighborhood character, architectural coherence and harmony, or vulnerability to deterioration. Each neighborhood that decides to opt in determines the features to regulate within their community, and each neighborhood has its own design guidelines. Currently, the only Design Overlay District in Richmond is the [West of the Boulevard District](#).

Benefits:

- Neighborhood-driven, and **opt-in**
- **Protects specific aspects** of neighborhood character based on the individual district's guidelines
- **More flexibility** than Old and Historic District

Regulations or Requirements for Property Owners:

- Property owners must obtain a [certificate of appropriateness](#) for alterations, new construction, or demolition requests **only when** they are within public view and are specifically described in each district's specific design guidelines



All Saints Presbyterian Church, Calder Loth

Old and Historic Districts

Purpose: Protection and Retention of Historic Resources

Richmond's Old and Historic Districts are intended to prevent incompatible new construction, inappropriate alterations, and demolition. They also promote retention of historic features that make the area historically or culturally significant. Neighborhoods as well as the Commission of Architectural Review may initiate establishment of Old and Historic Districts, based on adopted criteria. While CAR can initiate the process, the City is not interested in designating areas without overwhelming community interest. The process requires the preparation of a zoning overlay and ordinance approval, which necessitates multiple community engagement events and public hearings, during which owner interest and objections are heard. If approved by CAR, the ordinance would go on to City Planning Commission and ultimately City Council for approval. There are currently 45 Old and Historic Districts in the city with approximately 4,500 individual properties. The city's OHD program currently includes both districts and individual properties. The City could explore individual resource designation through a landmarking program that provides zoning and development incentives to property owners, encouraging preservation. Additionally, archaeological protections could be added to the existing OHD ordinance. Other examples have been added to the appendix.

Benefits:

- **Protects** the **architectural character** and cultural resources of Richmond for public benefit
- **Edulates** the public about the city's history and historic building materials
- **Preserve Richmond's sense of place** that attracts and retains residents, visitors, and businesses
- **Reduces loss** of irreplaceable historic materials and places

Regulations or Requirements

for Property Owners:

- Property owners must obtain a [certificate of appropriateness](#) for all exterior alterations, new construction, demolition, and site improvements within public view. This requires a review process administered by PDR and decided upon by CAR.
- Recommendations of this plan, if implemented, could increase civil penalties for demolition and add archaeological protections to existing or new OHDs.

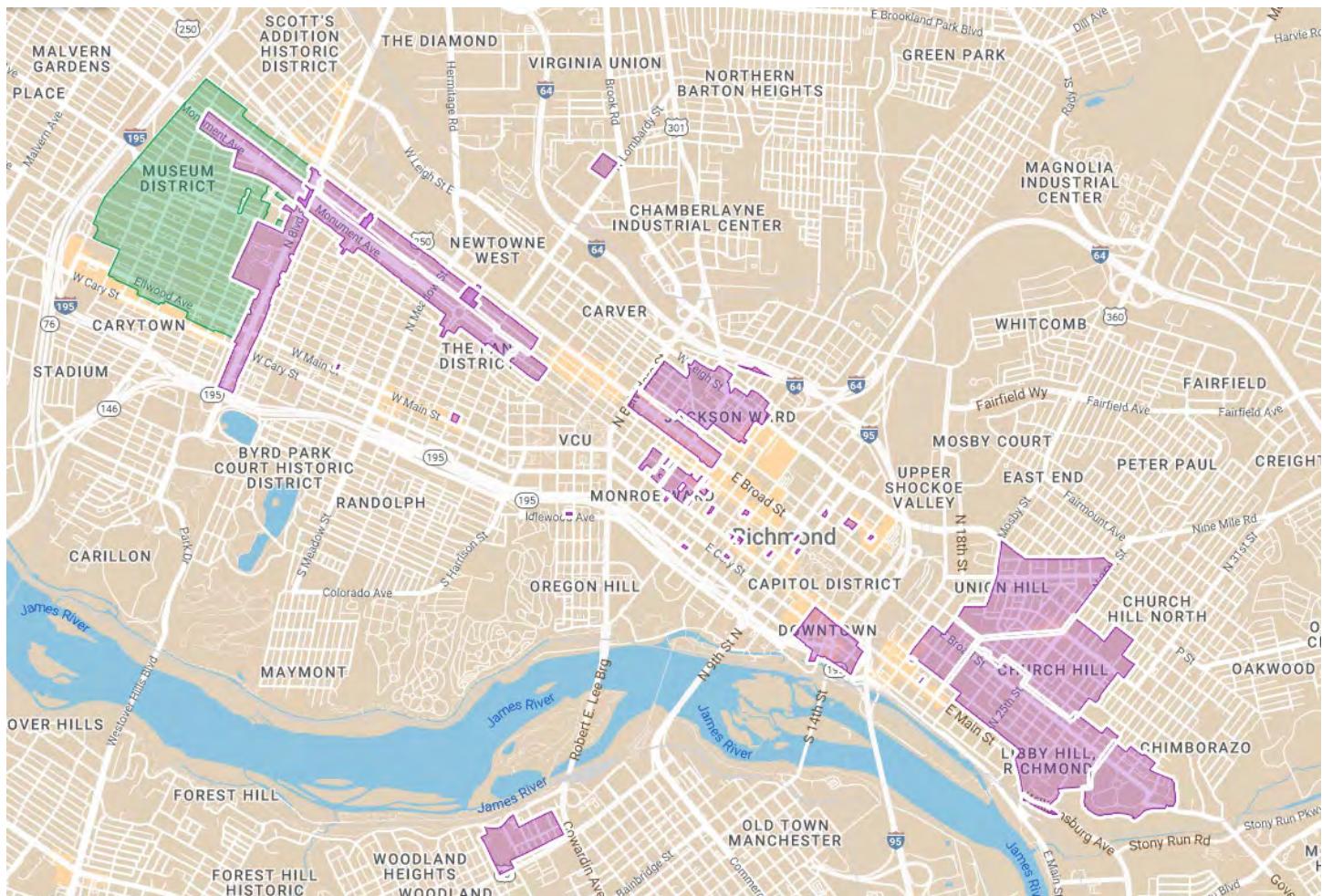


Figure 3: Design Overlay Districts (green), Old and Historic Districts (purple)

4.2 Objectives

1. Complete and maintain a historic resources inventory that is current, comprehensive, and cost effective through a multi-year survey. Survey and documentation should include:
 - a. Architectural survey at various levels including city-wide selective survey, neighborhood level reconnaissance survey, and intensive-level survey of select resources.
 - b. Archaeological survey or assessment to identify areas with potential to yield information.
 - c. Cemetery identification and inventory development
 - d. Historic Context Studies for common resource types or associations with broad patterns or history or cultural affiliations
 - e. NRHP Nominations for eligible individual resources and/or potential districts.



Survey fieldwork, City of Richmond



National Theater, Jeff Satterthwaite

2. Partner with community organizations to expand existing oral history programs.

- a. Establish best practices guidance, standards, and a repository for donation of all city-funded oral history initiatives to ensure consistent quality and accessibility.
- b. Maintain a finding aid of city-funded oral history interviews, as well as oral history initiatives managed by other Richmond organizations
- c. Evaluate appropriateness of oral history at the outset of each survey and documentation project, and use these initiatives to expand an oral history repository.



Video interview for the Teachers in the Movement project, Teachers in the Movement



Richmond wayfinding signage concept, Two Twelve



Washington Park highway marker dedication , VDHR



Hebrew Cemetery Mortuary Chapel, John Peters

3. Develop and install interpretive signage for lost resources in the city.

4. Develop and install consistent wayfinding signage that notes the location of historic neighborhoods, Old and Historic Districts, and NRHP-listed historic districts.

5. Support initiatives to install new state highway markers in the city through a streamlined review process that includes members of the DHR, PDR, and DPW.

- a. Educate the public about the alternative signage program offered by the City of Richmond History and Culture Commission for those requests that do not meet DHR's state highway marker program criteria.
- b. Coordinate requests for inclusion in a local marker program with the History and Culture Commission and other city departments as needed.

6. Leverage Section 106 review and compliance to strategically support community goals stated in the CHSP

7. Develop a community research grant program to support survey and inventory, research and documentation, and/or oral history projects that expand knowledge about the history of the city

- a. Consider an evaluation and ranking system that prioritizes projects focused on the history of underrepresented communities, rarity of resource type, risk to the resource and capacity of the owner.

4.3 Ten-year Survey & Documentation Priorities

The graphic below lays out a ten-year survey and documentation plan that serves as a recommended approach to prioritizing financial and staff resources in pursuit of survey and documentation efforts.

2025	<ul style="list-style-type: none">Initiate and complete a phased, multi-year, city-wide selective architectural survey and historic context study with recommendations for additional survey and nominations to the NRHP.	<ul style="list-style-type: none">Conduct an historic context study, to include oral histories, and selective survey of one or more underrepresented communities in the city (African American, Jewish, Pacific Islander, Latin American, LGBTQ+, for example).Apply for or financially support one new state historical marker associated with underrepresented history.
2026		
2027		
2028	<ul style="list-style-type: none">Initiate and complete a phased, multi-year city-wide archaeological assessment to identify areas of high concentration or high potential to yield information.	<ul style="list-style-type: none">Complete one NRHP Nomination based on the recommendations of the above surveys or historic context document, and public inputConduct an historic context study and selective survey of twentieth century neighborhoods city-wide (those constructed 1945-1975)
2029		
2030		
2031	<ul style="list-style-type: none">Complete a Cultural Landscapes study or a Traditional Cultural Property evaluation for a specific community based on the recommendations of the above surveys or historic context document, and public input	
2032		
2033	<ul style="list-style-type: none">Complete one National Register Nomination based on the recommendations of the above surveys or historic context document, and public inputApply for or financially support one new state historical marker associated with underrepresented history	
2034		



Chapter 5

Safeguard & Manage Change



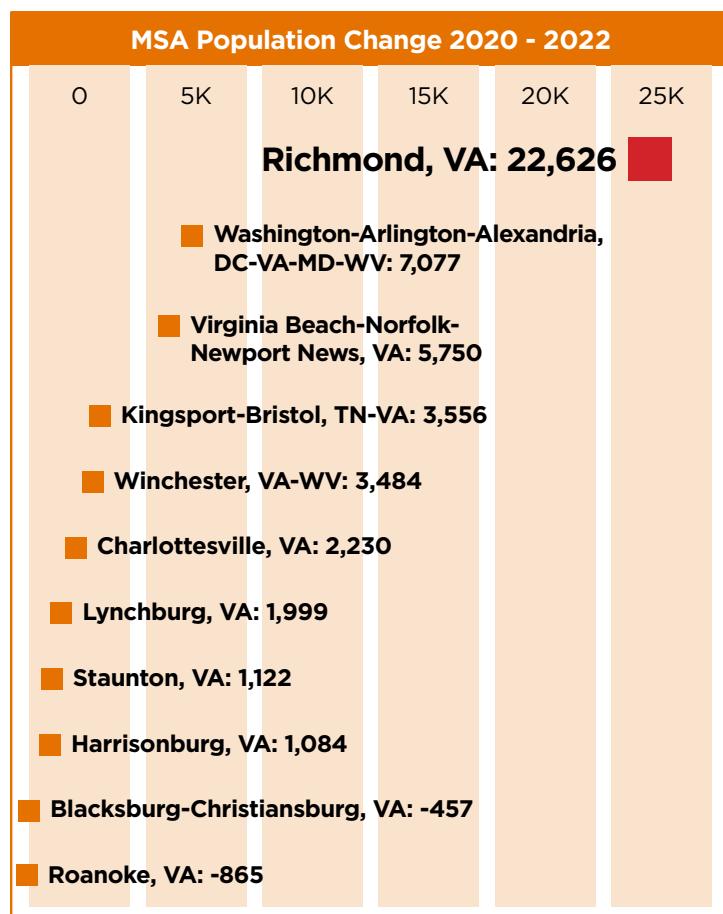
Community Hospital, Historic Richmond Foundation

5.1 Context

Goal 3, Safeguard & Manage, includes strategies that are at the core of preserving and protecting Richmond's cultural heritage; areas of focus within this section were informed by stakeholder engagement and public input. This toolkit was developed based upon input from the community and through analysis of existing programs and policies in Richmond. Where gaps exist in Richmond's current offerings, examples were pulled from other Virginia or US cities. It is important to note that some may require enabling legislation to be passed by the General Assembly; this is noted where applicable.

Development and Preservation

Stakeholder and public engagement provided insight for understanding the communities' greatest perceived threats to historic and cultural resources and cultural heritage in Richmond. Consistently, community engagement revealed development pressure spurred by recent population growth as one of the most critical threats to historic resources. According to the US Census, Richmond's population has increased by 12% between 2010 to 2022. This amounts to more than 25,000 additional residents. By comparison, Virginia's population growth over this same time period was about 8.5%, supporting claims that Richmond is one of the state's fastest growing cities, if not the fastest growing over recent years.¹ In response to this growth and housing shortages, Richmond 300 calls for increased density, especially in identified strategic growth nodes in the city. Additionally, Richmond 300 studies showed that the city is less dense today than it was in 1950, even when suburban annexations are removed from the comparison.²



Greater Richmond Partnership, U.S. Census Bureau Vintage 2022 Dataset, Annual Resident Population Estimates for Metropolitan and Micropolitan Statistical Areas and their Geographic Components for the United States: April 1, 2020, to July 1, 2022.

¹ <https://www.census.gov/quickfacts/fact/table/richmondcityvirginia%2CVA/RHI725222>

² Additional research into the causes or factors contributing to this change in density was not done for the CHSP. However, common historical trends such as suburbanization, white flight, urban renewal (especially in areas identified as overcrowded) commonly resulted in decreased population in urban centers during the mid-twentieth century. Additionally, many urban centers, especially those with considerable industrial capacity such as Richmond, saw rapid population growth during WWI and WWII often resulting in the subdivision of former single-family homes or condos, or subletting of rooms to war workers. Today, those same urban centers, including Richmond, are seeing population increases returning to pre-suburban flight and urban renewal numbers.

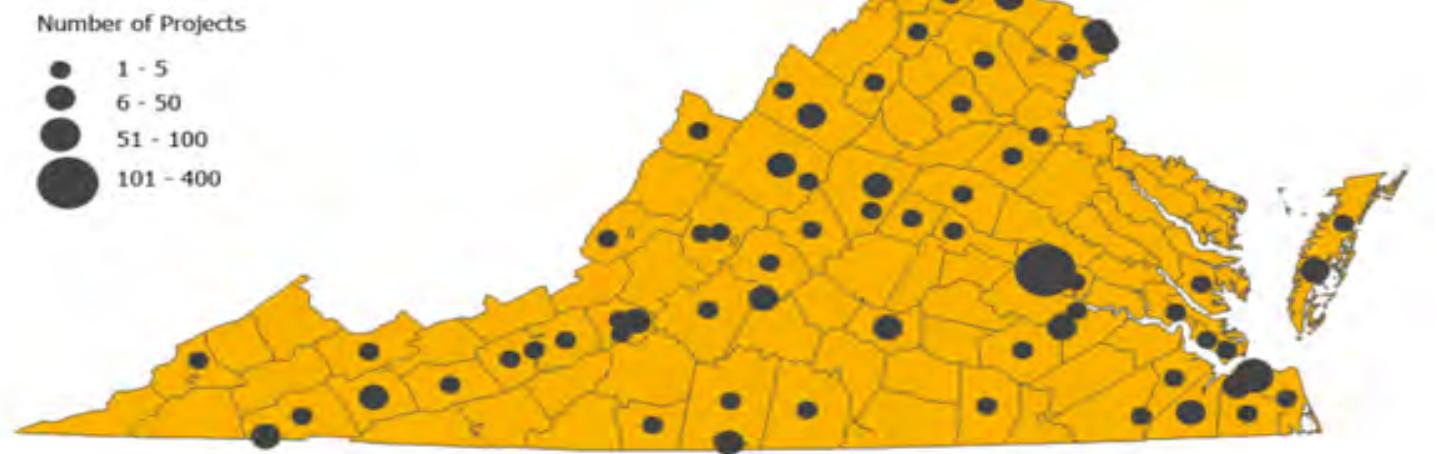
While the perception that development pressure threatens historic resources is sometimes a reality, **development and preservation often work together to mutual benefit**. For example, there is a strong and active development community in Richmond that is in the business of historic preservation and invests in and adaptively uses historic properties. With the use of preservation incentive programs such as tax credit and rehab abatement programs, vacant, dilapidated or no-longer useful buildings are put back onto the tax rolls and given new life. Strategies to increase density within the existing built environment by repurposing vacant or underutilized buildings can address housing concerns and minimize the impact of additional dwelling units.



Contrasting infill style in a St. Louis neighborhood, <https://nextstl.com/2021/01/gentrification-part-3-botanical-heights-west-of-thurman-avenue/>

Richmond has the most robust use of the Virginia and Federal Historic Rehabilitation Tax Credit (HTC) program in the state. According to a study by the [VCU Center for Public Policy, published in October 2023](#), the Richmond Metropolitan Statistical Area (MSA), which includes the City and surrounding counties, saw \$783.7 million in total rehabilitation project costs from 2015 to 2020. From 2019 to 2020, alone, the Richmond HTC investment more than doubled from \$66.5 million to \$141.5 million. This investment results in increased tax base for the city, new or improved housing units for residents, jobs for local construction, real estate, finance, design, and cultural resource sectors, and supports small business development. This critical tool supports both development and housing goals.” or something like that. Need to introduce a foothold in case Richmond needs to lobby the GA against HTC program changes in the future.

HRTC Projects by Locality (2015-2020)



VCU Center for Public Policy

In 2019, a [study released by VCU's Center for Urban and Regional Analysis evaluating Richmond's Rehabilitation Tax Abatement Program](#) reported that “the largest share, in terms of tax abatement value, was invested in the multi-family housing rehab or adaptive use.” Properties that were previously declining in value “experienced a substantial increase in value after rehab.” The program does not result in reduced revenue for the city, but instead, it freezes the assessment at pre-rehab value for a short period of time. Following this short freeze on assessed value, the City’s revenue is increased based on the improvements and reinvestment made on the property.

This short-term delay of increased revenue (which resulted from investment encouraged by the City program) is recouped quickly, and the City quickly benefits from increased real estate assessments and taxes, following the abatement period. For nearly four decades, the program was responsible for reinvestment and economic development in the city, serving both the development community and residents. At the same time, the 2019 report also acknowledged issues with the program, namely the investment thresholds and accessibility of the program to lower income residents or neighborhoods with lower market values.

Concerns regarding equity ultimately resulted in the discontinuation of the vast majority of the program. Stakeholder and community engagement, however, indicate that there is a desire to reimagine and reinstate a more inclusive program, perhaps using some of the recommendations outlined in the 2019 report.



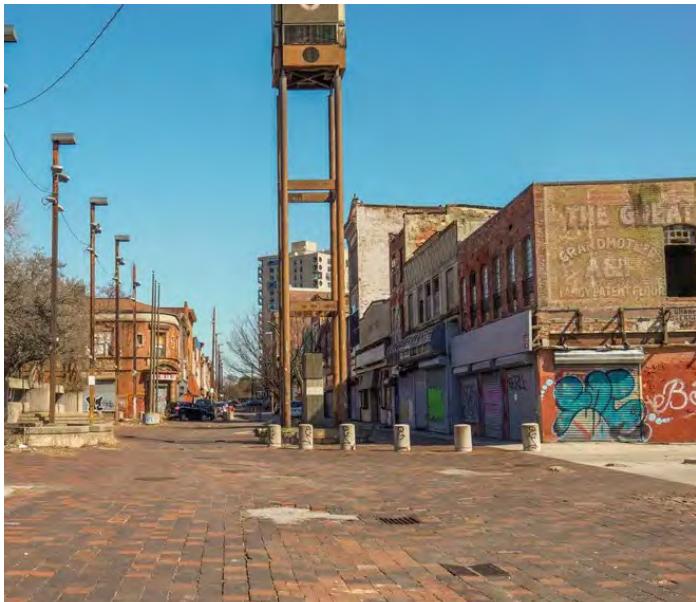
The Cooperage, Scott's Addition Historic District, apartments.com

Strategies for Solving Demolition by Neglect



Abandoned houses in Detroit, MI, Patrick Gorski/NurPhoto

The second most commonly cited threat to historic and cultural resources in Richmond, as reported by community members, is demolition by neglect. **This occurs when a property owner consciously allows a building to deteriorate** to the point where demolition is necessary, and may be ordered by the city building code official. This often occurs in cases of absentee property owners or when the building and sometimes (though not always) in cases of heirs' property, when ownership cannot be confirmed.



Abandoned Shopping Center, Baltimore, MD, Joey Hadden/Insider

Demolition of historic properties within a historic neighborhood negatively impact the streetscape and diminish overall architectural and cultural character. Stakeholders reported that past city programs, such as the **“Demo Watch List,” allowed preservation advocates an opportunity to offer the city alternative solutions to publicly-funded demolition city-wide**. Currently, demolition protections extend only to properties in the city’s Old and Historic Districts. While those protections have remained limited based on the state enabling legislation for many years, in 2024, the General Assembly passed new legislation to allow for increased civil penalties for demolitions in local districts or landmarked properties.

Housing Creation and Retention

Another frequently cited threat or challenge for cultural heritage stewardship in Richmond is **rising housing costs, gentrification, and displacement**. All of these are national concerns that are in some ways related, and are on the rise in urban centers across the country.

While it is beyond the purview of the CHSP to solve the complex issues leading to these threats, several of the tools can support other larger, more targeted efforts to reduce displacement and create affordable housing.

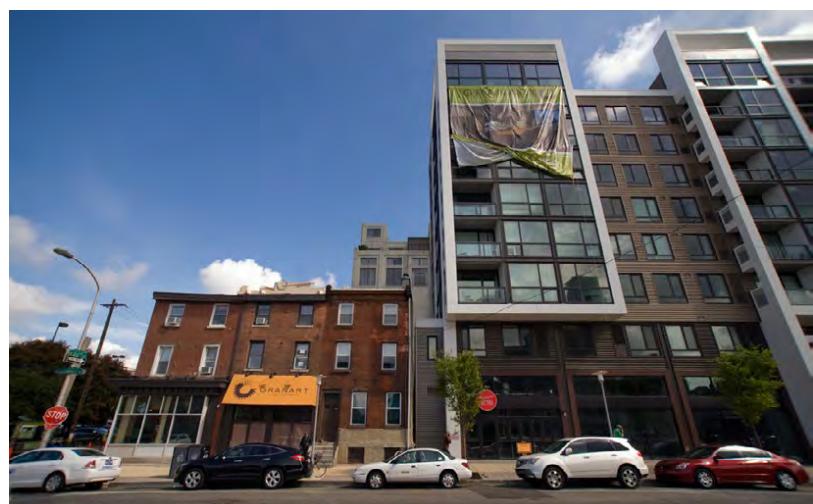
Among the most commonly reported solution to the housing affordability crisis has been to increase housing supply thereby stabilizing demand. In some neighborhoods, smaller, older and frequently more affordable housing units are demolished and multiple larger homes are constructed on the same lot in order to maximize density. Because of market factors and increased square footage, however, these new homes sell or rent for much higher prices than the original housing unit, thereby increasing housing cost for both that property, as well as increasing property values in the surrounding area.

In addition to the economic impact of this cycle, often the new, larger dwellings and smaller lots adversely impact the architectural character of the overall neighborhood.

Alternative strategies could achieve the same increase in housing units while reducing economic and neighborhood impacts. For example, there are many single-family neighborhoods with larger lots that could



Richmond Regional Housing Framework and Redevelopment & Housing Authority Summaries



Large-scale infill, Philadelphia, PA, Bradley Maule



Garage to Accessory Dwelling Unit conversion, Wyatt Gordon

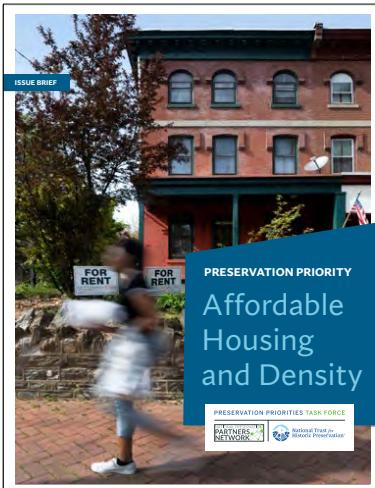


Richmond Dairy Apartments, <https://architecturerichmond.com/>

accommodate Accessory Dwelling Units (ADUs), increasing affordability of the property for the owner-occupied residence through rental income, and creating a new rental unit to support demand. ADUs can be designed in a manner which limits the visual impact on the streetscape through setback, and massing limitations. Conversely, there are many areas of the city where more dense development is appropriate based on the existing architectural characteristics.

Implementation of Richmond 300 recommendations in tandem with the recommendations of the CHSP can help target appropriate density strategies based on the community vision, neighborhood character, and opportunities for seamlessly increasing density.

Preservation incentives can also be used to encourage conversions which result in more housing opportunities. Mid-to-late twentieth century office buildings in downtown and surrounding areas already are or will continue to require new uses as the demand for office space declines. Similar to the approach that was taken in the past to turn industrial warehouses into apartments and condos, these office towers or parks should be evaluated and considered the next frontier for adaptive reuse projects in Richmond.



Preservation Priorities
Task Force

For more on the research and studies being conducted to align historic preservation best practices with the nation-wide housing crisis, calls for more affordable housing, and increased density, see the following resources:

- The Preservation Priorities Task Force: “Affordable Housing and Density”
 - » Brief on Affordable Housing and Density
 - » Washington, DC Case Study
- *At Home on Main Street: A Report on the State of Housing in Downtowns and Neighborhood Commercial Districts*
- National Alliance of Preservation Commissions Messaging Guide (See “Affordable Housing”)
- National Trust for Historic Preservation on “Historic Preservation Advocacy to Help Overcome the Housing Crisis”

Disaster Planning

Finally, steps that can be taken to prepare and plan for natural and manmade disasters that threaten historic and cultural resources. **Some of the risks that Richmond should be planning for include: earthquake, fire, flooding and torrential rain, wind and tornado damage, social unrest, vandalism, and violence.** For more on how these risks apply to Richmond and pre- and post-disaster planning tools, see [Appendix C](#).



Hurricane Camille, 1969, The Library of Virginia

5.2 Objectives

- 1. Regularly review the CHSP to evaluate progress and establish new or updated priorities and strategies to protect the character, quality, and history of the city.**
- 2. Continue to “Lead by Example,” through the stewardship of city-owned historic and cultural resources**
 - a. Utilize historic preservation best practices for city-owned resources to prioritize preservation and reuse activity wherever feasible.
 - b. Routine maintenance for all city-owned buildings using tools and methods appropriate for the age and materials of the building using the National Park Service’s Technical Preservation Briefs guidance.
 - c. Coordinate with PDR and authentiCITY Studio and seek CAR Certificate of Approval for alterations, site improvements, demolition, and new construction in Old and Historic Districts.
 - d. Enforce property maintenance and code compliance requirements, adopt the civil penalties for demolition by neglect ordinance, and publish a demolition watch list as a proactive tool to prevent demolition by neglect.
 - e. Identify areas of the city where historic paving should be restored and/or maintained, while also balancing the access needs of all users.
 - f. Lead by example.

- 3. Refine the existing Old and Historic Districts Program to include:**
 - a. Review OHD application process and evaluate room for improvements such as:
 - i. Expanded administrative review authority.
 - ii. Reduced applicant timeline from submission to approval.
 - iii. Diversified CAR membership criteria to include additional or different areas of expertise and/or cultural or neighborhood affiliations that represent the existing OHDs.
 - b. Review and revise CAR’s Guidelines to improve the clarity and usability, and regularly update the Guidelines to respond to new technologies, and evolving preservation best practices.
 - c. Evaluate the potential for and work with neighborhoods to determine the interest in expanding or reducing existing district boundaries and adding new districts as city-wide inventory is updated.
 - d. Establish controls to ensure that archaeological sites and subsurface materials are properly identified, evaluated, and recovered where necessary. This should include proactive measures to prevent disturbance and potential destruction.

5.2 Objectives (continued)

- e. Reduce demolitions of historical buildings by strengthening language of existing demolition regulations in Old and Historic District regulations.
 - i. Adopt an ordinance to establish a civil penalty equal to twice the market value of the demolished, razed, or moved building or structure as determined by the assessed value, as allowed by HB 1415.
- f. Adopt an ordinance to provide tax incentives for the conservation and renovation of historic structures in Old and Historic Districts, as allowed in the amended HB 914.
 - i. Evaluate and consider approaches to tax incentives that will not encourage displacement or gentrification.
- g. Develop stronger code enforcement tools for violations in Old and Historic Districts.

4. Develop zoning districts that support, protect, and enhance neighborhood character, especially in areas that are not protected by or not interested in establishing an Old and Historic District.

- a. Evaluate and expand (as desired by neighborhoods) the existing Design Overlay District in order to protect the individualized and unique character-defining aspects of historic neighborhoods such as building size, scale, and set-back, density, and open space, and reduce demolitions.



*Floyd Avenue, Design Overlay District,
Calder Loth*

5. Establish a cultural heritage district designation program to recognize neighborhoods and areas that have cultural value to the diverse communities of Richmond.

- a. Identify potential cultural heritage districts and work with community members to determine the priorities and vision for each individually.
- b. Work with the community to design consistent wayfinding signage that identifies cultural heritage districts.

6. Expand and support incentive programs to encourage preservation of historic properties and assist property owners with cost-burden associated with preservation work

- a. Revise and reinstate the Rehab Tax Abatement Program to make it more accessible to lower income residents or lower cost neighborhoods, while continuing to encourage investment in vacant or dilapidated properties
 - i. Consider a lower threshold for investment for owner-occupied residences, while commercial or industrial rehab projects retain the higher investment threshold
 - ii. Add ownership tenure requirements for owner-occupied housing, such as a requirement to retain and reside in residential properties for 5 or more years, to discourage property flips that destabilize neighborhood affordability over time
 - iii. Consider adding a standard benefit for projects under a certain cost
 - iv. Review, consider, and coordinate with the researchers involved in the 2019 VCU program study to implement a more inclusive program

- b. Advocate the General Assembly to maintain the state historic rehabilitation tax credit program, and adopt new legislation that incentivizes investment in the quality and character of Richmond's neighborhoods.
- c. Continue, expand, and fund the existing façade improvement program to encourage preservation and restoration of historic resources.
 - i. Incorporate review by authentiCITY Studio staff to ensure that city-funded improvements are appropriate for the historic character of the building, follow preservation best practices, and do not result in the loss of historic integrity.
- e. Leverage existing low-interest loan programs run by the Department of Housing and Community Development for low-to-moderate income property owners and/or tenants in need of emergency repairs and maintenance.
- f. Continue to develop pre-designed infill housing options that are compatible with neighborhood character in order to reduce cost, improve housing choices, preserve sense of place, and increase housing units and affordability.
- g. Continue to support existing or new land banking programs that reduce the cost burden of retaining historic properties and help long-term residents stay in or return to their neighborhoods.
- h. Establish local landmark designation option as an opt-in/development proffer.
- i. Create flexibility in the Zoning Ordinance to encourage the adaptive reuse of historical buildings and deter demolitions, such as allowing for compatible densities and uses in historical areas (e.g., reduce parking requirements for historical institutional, commercial, or industrial buildings that are changing uses)

7. Re-evaluate (and revise and rename as appropriate), fund, and utilize a property acquisition program similar to the Spot Blight Abatement Program designed to equitably acquire vacant, deteriorated or dilapidated properties to proactively prevent demolition and prioritize disposition to affordable housing developers or to a land bank to rehabilitate the property.

- a. Utilize existing or generate new sources to offset the costs of renovation and repairs for low-income residents as a first step prior to initiating use of an acquisition program.



Blight Abatement Program, Before and After, PA, Redevelopment Authority of the County of Bucks

8. Advocate the General Assembly for enabling legislation that allows for a city-wide demolition review policy to ensure historically significant and designated resources are considered before demolition can proceed.

- a. Utilize existing permitting process so that reviews are conducted simultaneously and are streamlined to avoid unnecessary delays for property owners
- b. Encourage retention of historically significant resources through financial incentive programs
- c. Provide mitigation options to property owners when demolition of historically significant resources cannot be avoided such as intensive level survey and documentation, historic structures reports, and/or archaeology.

9. Establish viewshed protections to preserve and enhance views of historic landscapes and natural features, such as the Libby Hill viewshed looking down river.

10. Develop a Cultural Resources Hazard Mitigation Plan focused on protecting historic assets from natural and manmade disaster events.

11. Identify partnership and funding sources for the protection, preservation, and if needed, acquisition of abandoned and neglected cemeteries, especially Black cemeteries.

12. Evaluate the tax assessment practices in Strategic Growth Areas to ensure that they align with existing building stock, rather than land development potential based on zoning allowances.

13. Provide ongoing training for elected and appointed officials, as well as staff, who have decision-making authority over treatments to historic properties.

14. Return City preservation or authentiCITY Studio staffing to pre-Covid levels.



Libby Hill Park, Timmons Group



Port City, Historic Richmond Foundation



Chapter 6

Collaborative Implementation and Prioritization



Richmond's CHSP includes a wide range of goals and recommendations designed to meet the community vision. Chapter 6 discusses the partnerships that could be formed or leveraged to efficiently and effectively implement the CHSP recommendations. This chapter also includes factors that should be considered when prioritizing implementation, funding, and staff resources.



The Art 180 Group at the Jackson Ward gateway intersection mural installation, David Parrish

6.1 Internal & External Partnerships

Many of the initiatives suggested by the community will require partnerships and may involve the city's investment in existing programs run by local organizations. Through intentional and proactive collaboration, preservation tools discussed in the CHSP can help to streamline administrative processes and maximize financial resources and staff capacity across departments and organizations.

6.1.1 *Engaging Internal Partners in Cultural Heritage Stewardship*

Cultural heritage stewardship has far-reaching benefits, and involves the efforts of many different stakeholders, City departments, and local organizations. While the City's historic preservation programming is primarily administered through the authentiCITY studio within PDR, their work both supports and relies upon the work of others. Interdepartmental collaboration will result in benefits such as streamlined internal processes and interactions with the public, cost savings, cost-sharing among departments, balanced workloads, reduced policy and process conflicts, and reduction of duplicated effort.

Examples of potential benefits of interdepartmental collaboration include:	Potential Internal Partners	Departments
Streamlining Section 106 consultation and mitigation requirements.	PDR DPW RRHA	CA City Assessor
Combining staffing and monetary resources on disaster planning and mitigation efforts.	PDR DPW DPU EM	DED Department of Economic Dev.
Multi-department use of annual real estate assessment surveys and collaboration on the types of information collected and stored in the building inventory.	PDR EM CA	DPU Department of Public Utilities
Combined public meetings on related topics which reduces public engagement fatigue for staff, elected officials, and the community.	All Departments: Topic Dependent	DPW Department of Public Works
		EM Emergency Management
		PDR Planning and Dev. Review
		PM/CE Prop. Mgmt./Code Enforcement
		RPS Richmond Public Schools
		RRHA Rich. Redev. & Housing Auth.

6.1.2 Engaging **External Partners** in Cultural Heritage Stewardship

External partnerships will enhance implementation of the CHSP to meet the community's vision for cultural heritage stewardship. Community input revealed that many priorities are outside of the city's traditional purview but could be achieved via partnerships with external stakeholders. Therefore, collaboration with existing community organizations is critical to the success of the plan. The information outlined below defines the roles of the city and external partners, examples of potential partners, and the benefits of collaboration.

Defining Roles and Benefits of Collaboration

City Role	External Partner Role
<p>While this plan will primarily be implemented by PDR, the City's role may also include other departments, elected, or appointed officials. The City, as a public agency, is responsible for providing public services. The City is also capable of serving as a convener and facilitator. As a non-profit and governing body, it does have limitations of authority, financial capacity, and manpower. Additionally, because Virginia is a Dillon Rule state, Richmond's legislative authority is limited by state enabling legislation that dictates what a municipality can and cannot do. The PDR department is primarily responsible for the urban design, built environment, and natural landscapes of the City.</p> <p>Where community goals extend beyond the capacity and limitations of PDR, it will be important to develop partnerships with existing organizations in the City with aligned missions and related programs, capacity, and resources. It is the responsibility of the City to identify and work with external partners where appropriate. Sometimes partnership may look like a joint effort to complete a project, in other instances, it may be through grant-making, for example.</p>	<p>External partners have been involved since the inception of this project, and have for generations had a leading role in cultural heritage stewardship in Richmond. Therefore, partnerships are critical to the plan's successful implementation. While the City is responsible for identifying partners that can help with implementation of this plan, external organizations may also at times approach the City with shared goals. Through existing or new programs, events, or outreach, external partners can facilitate and implement the objectives of this plan. This may include convening community members, providing information about planning tools, conducting oral history interviews, identifying sites of cultural heritage, and/or sharing information about the City's cultural heritage stewardship programs through existing networks.</p>



DesignRVA event, Storefront for Community Design

Examples of potential external partners

The City of Richmond is rich with cultural organizations and institutions, as well as business and neighborhood associations with goals and missions that complement this plan. Therefore, select examples from the list on the right (or others determined through additional community engagement or CAC recommendations) that demonstrate the range of potential partners will be described in detail in this section (3-5 total). Additional potential partners identified through the creation of this plan are listed in [Appendix D](#). Neither this list nor the appendix is intended to be all-encompassing; there may be other organizations or new organizations that develop after plan adoption that can play an important role as an external partner.



Kasama Collective,
Nicolas Galindo, Times-Dispatch



Virginia Museum of History and Culture,
Richmond Region Tourism

Potential external partners

Black History Museum and Cultural Center of Virginia

Black Restaurant Experience

Civic Associations

Descendants Council of Greater Richmond

Diversity Richmond

Elegba Folklore Society

For Richmond

Kasama Collective

Historic Richmond

Jewish Museum & Cultural Center

JXN Project

Library of Virginia

Maggie Walker Land Trust

Realtors Association of Richmond

Richmond Indigenous Society

Storefront for Community Design for Richmond

Virginia Interfaith Center for Public Policy

Virginia Museum of History and Culture

Visit Richmond

6.2 Prioritization Factors

Prioritizing the recommendations of the CHSP and deciding how and when to allocate resources to a project is a complex process. The factors below consider both community input as well as professional best practices, and current statewide and national initiatives. The factors and questions below are designed to assist the community with both the implementation of the CHSP recommendations, and guide response to emergencies as they arise.

A series of critical questions to ask when making decisions about resource allocation introduces each of the prioritization factors. The context that follows addresses how to think about and answer the questions.

6.2.1 Threats to Resources (such as Development Pressure, Neglect, Demolition, and Natural or Manmade Disaster)

Do any imminent threats exist that endanger the resource?

Is the resource at risk in the foreseeable future?

How can a potential action help plan for natural or man-made disaster in the future?

Is the threatened resource of sufficient value and importance to devote capacity to saving it, or is it an acceptable outcome to allow for its loss?

If the resource is going to be lost, are there documentation efforts that would be beneficial to the community and its historical record?



*Historic Ambassador Hotel fire
Dallas, TX, Tom Fox*

Consideration of threats to resources is critical when determining funding and staffing priorities. Once a resource is lost, it cannot be replaced. Some threats to resources require reactive and prompt attention such as a new development or demolition threat that arises unexpectedly. Other threats such as disaster planning can be addressed proactively through initiatives such as the development of a Cultural Resources Hazard Mitigation Plan.

6.2.1 Threats to Resources (continued)

According to community members, the current development and growth pressures in Richmond threaten loss of not only individual historic resources, but the physical character of Richmond's older neighborhoods. Properties that are vacant, neglected, or in otherwise poor condition also face demolition risk. Given the urgency of an imminent loss, level of effort required to advocate against demolition, and the time, money, and planning that goes into the development process, historic resources caught in these situations often must become an immediate priority, requiring reactive effort, or are permanently lost.



Flooded neighborhood, Richmond
Department of Public Utilities

While floods have always been a threat for properties in certain areas of the country, the risk of riverine and storm related flooding in Richmond has increased dramatically in recent years. Aging infrastructure can also threaten historic resources when it is unable to keep up with inundation, leading to flooding in low-lying areas such as Shockoe Bottom or areas with older stormwater management facilities. Levee and dam failure may also be a factor for consideration in Richmond.



Richmond floodwall closing, WRIC

6.2.2 Resource rarity

Is the resource a rare example of its type or a history that has otherwise been lost?

Many historic resources represent common architectural types such as cape cods, rowhouses, or concrete block warehouses, or are associated with historic contexts that are well-represented such as industrialization of Richmond. However, selective survey work and community engagement may identify rare resource types (either because many of them have been lost, or few ever existed).



The Rice House, Ansel Olson

It is important to consider intensive-level survey and documentation of rare extant resources, especially those at risk for demolition, redevelopment, or considerable alterations. Rarity of resource type can also be an effective argument for listing historic resources in the VLR and NRHP, which could incentivize the reuse and rehabilitation of a vacant building through financial incentives or bring greater awareness to the community about an important history that is rarely highlighted.

6.2.3 Financial Hardship

Is the intrinsic value of the resource greater than the monetary or redevelopment value, thus creating financial challenges justifying stewardship?

Is the resource owned by a non-profit?

Is the resource located in a low-to-moderate-income (LMI) neighborhood, or owned by a LMI household?

Are other sources of funding available for the project?

Is a grant available that requires matching funds?

6.2.3 *Financial Hardship (continued)*

Community input has demonstrated consensus around two key factors when considering the financial burden of cultural heritage stewardship:

- 1. Consideration of project cost was a low priority for City planning, and**
- 2. There is a clear need for preservation tools that do not overly cost-burden property owners, small businesses, and or renters.**

Therefore, in order to prioritize effectively, the CSHP makes implementation recommendations that take financial hardship into account. Additionally, this framework promotes equitable decisions and policy-making when unanticipated needs or challenges arise after this plan is adopted.

While some property owners, businesses, and developers may be able to fund preservation work, architectural or archaeological survey, or NRHP Nominations, for example, not all property owners can carry this type of cost burden. Based on community input, the City should invest its financial resources in communities that have the most need, and projects that would result in the largest community impact.

The type of community impact will vary from project to project. For example, an historic district nomination for an underrepresented community in Richmond would benefit all properties owners within the boundaries of the neighborhood through recognition and financial incentives, as well as the larger community that will gain a better understanding of the city's history. Grants and low-interest loans for low-income property owners to repair or maintain their historic properties may seem to solely benefit the individual property owner, however, the improvement can impact the overall quality of the streetscape or neighborhood and increase property values for neighboring properties. While smaller in scale and cost, the placement of a historical marker that raises awareness about Richmond history can have far reaching community and tourism benefits.

6.2.4 *Association with underrepresented or underserved communities*

Is the resource associated with underserved or marginalized communities in Richmond?

Is the project associated with an intangible or lost resource important to the cultural memory of a place, people or time?

Does the initiative have a reparative/restorative justice component?

Consideration of threats to resources is critical when determining funding and staffing priorities. Once a resource is lost, it cannot be replaced. Some threats to resources require reactive and prompt attention such as a new development or demolition threat that arises unexpectedly. Other threats

such as disaster planning can be addressed proactively through initiatives such as the development of a Cultural Resources Hazard Mitigation Plan.

According to community members, the current development and growth pressures in Richmond threaten loss of not only individual historic resources, but the physical character of Richmond's older neighborhoods. Properties that are vacant, neglected, or in otherwise poor condition also face demolition risk. Given the urgency of an imminent loss, level of effort required to advocate against demolition, and the time, money, and planning that goes into the development process, historic resources caught in these situations often must become an immediate priority, requiring reactive effort, or are permanently lost.



Burying Ground Memorial, University of Richmond

6.2.5 Historic age/era and integrity

Is the resource associated with a historic period of development – colonial era, industrial revolution, mid-century modern?

Does the resource have a high architectural or artistic value?

Does the resource retain a high degree of integrity associated with its significance?

When evaluating historic resources for their potential eligibility for the VLR and NRHP, it is critical to analyze both significance and integrity. While significance is fairly self-explanatory, the Seven Aspects of Integrity, listed on the following page, are far more complex.

Seven Aspects of Integrity

1. Location

2. Setting

3. Design

4. Materials

5. Workmanship

6. Feeling

7. Association

The Seven Aspects of Integrity are tied to the resource's areas and periods of historic significance, rather than physical condition. For example, a building in pristine physical condition, but which has lost a significant portion of its historic materials or design may not retain integrity; while a building in poor physical condition, but which retains many of its historic features may have a high degree of historic integrity. Additionally, not all seven aspects of integrity are required to achieve eligibility for listing in the VLR and NRHP. The level of integrity plays an important role in deciding which resources to prioritize for VLR and NRHP consideration. Reconnaissance-level survey can help determine integrity and support prioritization of future work such as PIFs and VLR and NRHP nominations.



Markel Building, Marissa Hermanson



Belgian Building, Calder Loth

Appendices

Appendix A

Public Engagement Report 74

Phase I Executive Summary	86
Phase I Stakeholder Interview Analysis	92
Public Input Results	97
Public Input Analysis	145
Community Advisory Committee Application Form	165

Appendix B

Richmond Historical Timeline 170

Appendix C

Disaster Planning Guide 180

Appendix D

Richmond External Partner Guide 192

Appendix E

Preservation Programs, Resources, Incentives, and Funding 196

Appendix F

Abbreviations List 202

This page intentionally left blank

Appendix A: Community Engagement

Appendix A summarizes the community input received to develop this plan, including methods of engagement and audiences reached. Through the various engagement opportunities discussed below, Richmonders' vision for cultural heritage stewardship was established. Appendix A also includes a copy of the [Community Advisory Committee Application](#), [Phase 1 Stakeholder Interview Analysis](#), and the [Community Input Survey Analysis and Results](#) (interim deliverables of Phase 2).

Community Advisory Committee

At the outset of the project, PDR established an Advisory Committee (AC) composed of representatives of various city boards and commissions as well as preservation, cultural resource, urban planning professionals, and citizens with an interest in historic and cultural resources. The goal of this committee was to provide preliminary input on the trends and challenges, plan development, and the public outreach plan. At the conclusion of its work, the AC was expanded with additional citizens/community representatives to reflect a broad and diverse constituency. Renamed the Community Advisory Committee (CAC), additional members were sought based on the feedback received during the phase 1 stakeholder interviews. All of the stakeholders interviewed during Phase 1 were invited to apply for the CAC and were asked to share the opportunity with their networks. This group included all members of the City Planning Commission, City Council, and council liaisons. CPG and the PDR also analyzed the demographics of the community survey respondents and requested that council liaisons assist in identifying individuals in the districts where gaps were noted. This process allowed for efficient, timely, and effective methods of soliciting interest in the CAC, while also increasing the demographic and geographic diversity of the group.

All applications were accepted from November to December 2023. In early January 2024, PDR and DHR reviewed the applications and selected the CAC members. By February 2024, the CAC was seated and relaunched with the first virtual meeting. During Phase 2, the CAC provided input and direction on public outreach and engagement strategies, assisted with outreach for the winter public engagement, offered comment on the plan's development at various draft stages. The CAC served in an advisory capacity to project staff of CPG, PDR, and DHR, but was not an official commission of the city. The advisory committee recruitment process and application is located in Appendix A.

Stakeholder Engagement

The initial project design called for one round of stakeholder interviews at the start of the project, followed by a community-wide survey, and community-wide engagement events. Additionally, an advisory committee was appointed to oversee the project.

Based on the initial stakeholder engagement, which is discussed in more detail below, CPG worked closely with the project funders to redirect the Phase 1 budget and deliverables to better align with the community input received in the first round of interviews. This resulted in additional stakeholder interviews and listening sessions, and expanded community engagement recommendations for Phase 2 including the

expansion of the Community Advisory Committee, hybrid public meeting options, several interactive open house sessions, and opportunities for youth participation. Each community engagement strategy that informed this CSHP is described in the subsections that follow.

Internal Stakeholders

At the beginning of Phase 1 (February 2023), the PDR staff organized three days of stakeholder interviews which included both internal and external stakeholders. Interviews were conducted by CPG staff so that anonymity could be preserved and interviewees were encouraged to be open and honest with their responses. Interviews were held in-person in a private meeting room in City Hall; a few virtual interviews were conducted at the request of the interviewee. The initial group of interviewees, who are referred to in this plan as “Internal Stakeholders” or “Round 1,” primarily consisted of City of Richmond elected and appointed officials, and City staff. All members of City Council and their liaisons were invited to participate in the interviews, as well as members of the Planning Commission and the Commission of Architectural Review. Staff interviewed represented a range of areas of specialties, including planning, preservation, and building codes. The staff-appointed Advisory Committee members who are local preservation, planning, or cultural resources professionals were also interviewed during Round 1. A total of 28 individuals were interviewed over a three-day period. Because of the overwhelmingly positive response to interview participation, all interview slots were filled by these individuals.

The purpose of the Internal Stakeholder interviews was to get a better understanding of the existing trends and challenges from the perspective of “City Hall” and from local preservation professionals. The key takeaways from Round 1 interviews are described below in section 2.1.3 and in detail in Appendix A. Out of Round 1 the need to expand the interview portion of the project scope emerged as a critical outcome. Therefore, CPG worked closely with the PDR and DHR to develop a “_Pivot Proposal” that reprogrammed that time for expanded interviews with community members, and delayed content development until Phase 2 of the project.

External Stakeholders

External Stakeholders, or Round 2 interviewees, included community residents and leaders, various community-based organizational leadership, church officials, design and development professionals, and cultural resource advocates. After a plan to restructure Phase 1 to focus on expanded stakeholder interviews was approved by PDR and DHR, CPG began a robust engagement process that involved cold calling and emailing contacts that had been shared with the team during Round 1 interviews. Through this process, CPG was able to schedule 20 additional interviews which occurred between May to July of 2023. Many of these interviews were conducted in person at locations convenient for interviewees – sometimes even in their living rooms or housing complex community room. These interviewees represented diverse perspectives in age, race, socioeconomic status, profession, and neighborhoods. Through these interviews, CPG collected valuable insight for the project goals, future community engagement strategies, as well as additional names for potential interviews. Through this person-to-person engagement strategy, CPG was able to build relationships with community

members who have continued to follow, provide input, and share the project with their networks and communities. Some of these individuals applied and were selected to be Community Advisory Committee members.

Stakeholder Engagement Outcomes and Phase 1 Deliverables

During Phase 1 of this project, two rounds of stakeholder interviews, consisting of 48 individual or small group interviews, were completed. Round 1 was characterized by internal stakeholders including City leadership and staff as well as advisory committee members who shared information on current preservation processes and policies. During this round of stakeholder engagement, CPG received recommendations for external stakeholders such as community leaders without direct ties to the city government. These individuals provided a perspective that was necessary to improve CPG's understanding of the city's history and vision. These individuals made up Round 2, or external stakeholder interviewees.

Following the stakeholder interviews conducted with City staff and community leaders, CPG developed a series of recommendations for community engagement to be completed during Phase 2 of the project.

Phase 1 deliverables were developed based on the stakeholder input completed throughout this phase, and included:

- **Executive Summary of Phase 1 providing an overview of the project background, methods, and findings of the project to date (pg 84);**
- Annotated, preliminary outline of the CHSP;
- **Summary and analysis of the Phase 1 stakeholder interviews (pg 88);**
- **Public Input Results (pg 95);**
- Phase 2 Community Engagement Recommendations;
- **Public Input Analysis (pg 143); and**
- **Community Advisory Committee Application Form (pg 163).**

Phase 2 Kickoff Meetings and Initial Community Engagement Sessions

In October and November 2023, CPG and PDR staff conducted several public meetings, as well as presentations to the City Chief Administrative Officers and City Planning Commission. The purpose of the community meetings was to introduce the larger community to the project, its purpose, and begin to answer questions and gather information. Based on feedback from stakeholder interviews, a variety of engagement options were planned to include both in-person meetings as well as virtual or hybrid meetings. At the request of Council Members for Districts 2 and 5, CPG and PDR staff also presented on the CHSP at a joint community meeting in November. Below is a summary of these meetings:

Community Kickoff Meetings – October 16 & 18, 2023

CPG and Staff presented information on the project background and work completed since January 2023, summarized the findings of Phase 1, and recommendations for Phase 2. These meetings were advertised on the City's website, shared with all stakeholder interviewees via email, and through Historic Richmond's networks. Additionally, PDR staff send emails on October 10 and 13, 2023 to all registered Richmond300 emails (4,822 recipients for each email). News outlets and professional business newsletters wrote short news articles on the upcoming meetings. The first of these two meetings was held in the evening at the Richmond Main Public Library, with a hybrid option for both in-person and virtual attendance. Approximately 60 people were in attendance either in person or online. Questions and conversations emerged around several topics such as demolition of historic buildings, oral history interviews, African American cemeteries, identification and recognition of lost community resources, especially those associated with African American history, and the place of archaeology in the plan. The second community meeting was held virtually at noon in order to provide a different day, time, and platform to reach various audiences, which was a common recommendation from stakeholder interviews. This meeting had about 40 attendees. Though virtual, the attendees participated in engaging conversations, asked questions, and offered helpful insights. Similar to the first community meeting, common themes that were addressed by attendees included historic building demolition and lost community resources associated with underrepresented communities. The second community meeting attendees also discussed concerns about development and density pressure, housing affordability, and a need for stronger enforcement of regulations. A link to the online community survey was shared during both meetings, and all were invited to participate and share it within their networks.

Joint Meeting of 2nd and 5th Council Districts – November 15, 2023

At the request of City Council members for the 2nd and 5th District, CPG and PDR staff presented an update, with similar content that was shared during the October Community Kickoffs. Approximately 75 people attended the meeting, and 100 more have viewed a recording of the meeting that was posted online. Staff answered questions, facilitated discussion about the community's goals, and share information about the

community survey. Additionally, while the community survey was set to close on November 15, 2023, the survey period was extended to November 20, 2023 in order to allow for additional input.

Public Opinion Survey

During Phase 2 of the project, an online, public opinion survey was conducted to gather input on the community's visions, goals, and priorities for the CHSP. The questionnaire focused on topics that aligned with the themes most often discussed during the Phase 1 internal and external stakeholder interviews in order to gather input on these topics from a larger audience. Questions were developed through a collaborative process with CPG, City Staff, the Historic Richmond Foundation. Esri's Survey123 platform was used to create the online survey, and the link to the survey was made available on the City's website, emailed to approximately 4,822 people who subscribed to the Richmond300 listserv, and was also distributed during public meetings and engagement events in October and November 2023. The survey was linked in six of the Richmond 300 emails, and five of those were exclusively focused on the CHSP. The reminder email sent on November 2, 2023 had a total of 2,422 opens and 213 clicks.

The CHSP Public Input Survey was open and available online to the public from October 16 until November 20, 2023. A total of 409 participants submitted survey responses; however, since no questions were "required," some questions were skipped by participants. Most of the participants in the survey identified interest in history and/or enjoy visiting historic places. Many live in old houses and/or live or work in an historic neighborhood. All participants have a direct or frequent relationship with Richmond, with the majority (70%) being long-term residents of Richmond, and most indicating that they live in a Richmond neighborhood. There were, however, a number of respondents living in the counties that compose the Greater Richmond Area, specifically Henrico, Chesterfield, and Hanover (in that order of frequency). Most of the survey respondents were 51 years or older, and the majority of respondents who responded to the question identified as female (59.61%). 76.35% of survey participants identified as White or Caucasian and only 6.90% identified as Black or African American, despite U.S. Census Bureau data accounting for an almost equal split of White or Caucasian and Black or African American residents in the city (44.6% and 44%, respectively). The responses to the survey demographics highlighted an obvious gap in participation amongst the city's residents; however, key takeaways from the survey results still provided insight that helped guide the creation of the CHSP.

Key Takeaways from Public Opinion Survey

- Many mid-20th-century and "less traditional" historic resources were identified as worth saving. This included resources more closely tied to culture and parks/open space, which were both priorities in other areas of the survey.
- Historic and cultural resources bring people to Richmond, but development and density pressures are also the biggest perceived threat. Participants indicated that historic and cultural resources are important to Richmond tourism, growth, and economic development, suggesting that Richmonders view historic and cultural resources as an existing/potential asset and reason people come to the city. However,

the resulting development and density pressures that occur as a result of growth were also identified as the largest threat to Richmond's historic and cultural resources.

- Housing affordability has a complex relationship with historic preservation. While a large percentage of respondents indicated that preservation assists in providing new or retaining existing affordable housing options, overall responses varied. 18% of respondents selected "other," providing answers categorized into a range of themes that indicated the complexity of the relationship between housing costs and historic preservation.
- Cultural value is the most important factor in determining funding priorities for historic and cultural resources, followed by threats to resources, association with marginalized groups, and economic benefits.
- High priority places included designated historic landmarks and districts, places associated with underrepresented groups, and historic neighborhoods.
- High priority initiatives included incentive programs for property owners and new or expanded zoning tools for neighborhoods.

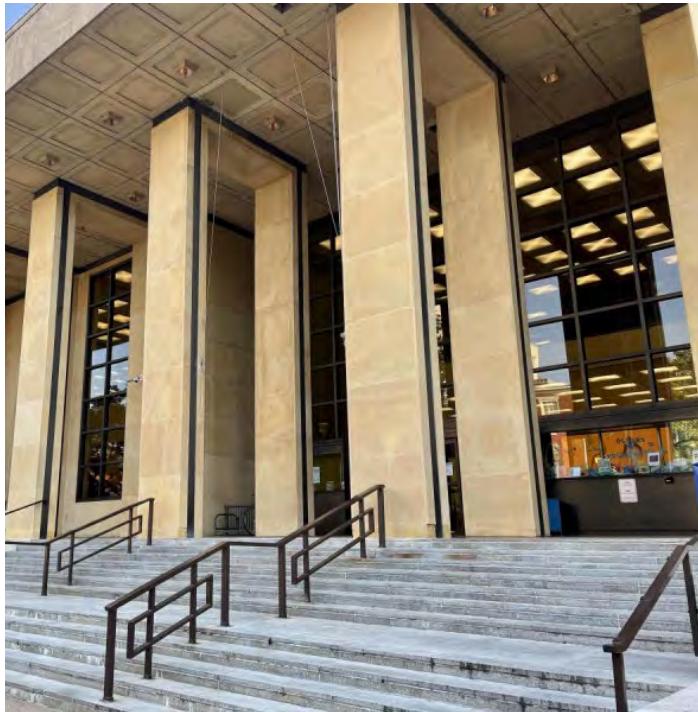
Despite demographic gaps in survey participation, responses generally reflected the responses heard in the stakeholder interviews. This included the focus on and importance of the city's character and culture, identification of development pressures as the greatest perceived threat to historic resources, importance of protections for community character that are not cost-prohibitive, and acknowledging the complex relationship between housing affordability, growth, and preservation. These recurrent themes, as well as the gaps in participation, informed the development of the CHSP.

Open Houses

To allow for more interactive one-on-one and group engagement, the project team conducted two open houses on February 28, 2024. The first open house took place 11am-1pm at the Richmond Main Library. This centralized location was accessible by public transportation, had easy access to parking, and is walkable to downtown offices and neighborhoods. This event targeted Richmonders who work or live in the area and could attend during their lunch breaks. This event was also located in a geographic area of the city where there had previously been relatively high participation. The goal was to gain feedback from those who were both new to the process and who had engaged previously to make sure the plan development was aligned with community input.

One of the goals of identifying locations for the two community centers was to reach communities not previously engaged in the project and to increase engagement and input in neighborhoods with a higher population of Black residents to fill in gaps in the online survey participation. Therefore, the second open house was held from 5-7pm at the Hickory Hill Community Center. This location was selected to engage with community members in Richmond's southside where there had been lower levels of previous engagement with the plan as evidenced by the community survey demographic data. Additionally, the Hickory Hill Community Center is located in a district with a higher Black population.

The open houses were advertised throughout February 2024. CPG shared an event flyer with their contact list consisting of 92 individuals, the CHSP Advisory Committee, Ross Cutrow from Good Morning RVA, as well as youth-focused organizations in Richmond. Those organizations included NextUp, Virginia's Youth in Action, Children's Museum in Richmond, Mary and Frances Youth Center, and Challenge Discovery Projects. City staff shared the event information with their Richmond300 email list consisting of 4,822 people, and Historic Richmond shared information about the two events through their networks as well.



Richmond Main Library, Wyatt Gordon

The open houses were drop-in style. There were six stations, each consisting of a question or activity. Participants were instructed to visit the stations that resonated with them or to work their way around the room. Participants could come and go as they please, and actively engage and participate as much or as little as they wanted. The activity prompts are listed below.

- Map and Question- What places in Richmond are meaningful or important to you?
- Barriers Question- What do you think has prevented historical resources from being honored or protected? Particularly the histories that are meaningful to you.
- Inclusion Question- How would you like your family's, neighborhood's, and community's history to be told, honored, and protected?
- Youth Activities and Question- How do we engage youth effectively?
 - » One of these stations has activities for young people including coloring pages, a sensory board on historic building materials, and an oral history activity

These questions and activities were designed to elicit feedback from community members while also encouraging engagement with the project team. The open houses also served as a tool



Open House at Hickory Hill Community Center, CPG

to broaden the reach of engagement with the project through location selection, time of the events, and content/options for engaging at the events. Various options were available to accommodate the differing capacity, time, engagement, and learning styles of community members. Creating this touch point with the community gave PDR staff, the CAC, and CPG an opportunity to strengthen or develop new relationships with the community.

Key Takeaways:

- The importance of inclusive practices such as expanding the range of historic preservation efforts into areas such as oral history and archeology.
- A desire to address exclusionary policies, development activities and initiatives that resulted in gentrification, and to recognize the histories and sites of historically marginalized communities, particularly Black history in Richmond.
- A need to engage with Indigenous and Jewish community groups.
- Partnership and community involvement in CHSP implementation, and the benefits of collaborating with local organizations and universities.
- Strategies to preserve buildings and spaces including strengthened demolition protections and zoning updates
- Development pressure and the challenges it has created for historic resources.

Participants were encouraged to sign-in when entering the open houses, and fifty-two people adhered to this request. The demographic information of these participants can be found below.

Race: 39/52 attendees indicated their race	Age: 51/52 indicated their age range	Time living in Richmond	Familiarity with the project
<ul style="list-style-type: none">• 7/39 indicated they were Black or African American• 2/39 were Asian• 2/39 were Black and White, and• 28/39 were White or Caucasian	<ul style="list-style-type: none">• 1 was 18-24• 13/52 were between 25-39 years old• 14 were between 40-60• 20 were 61-75• 2 were 76+	<ul style="list-style-type: none">• Ranged from .5 years to 80 years	<ul style="list-style-type: none">• 10 people indicated that they were not familiar with the project.

Project Goals and Prioritization

Goal Area 1. Identify & Recognize:

What do you want to see identified and recognized in the plan?

Goal Area 2. Safeguard & Manage:

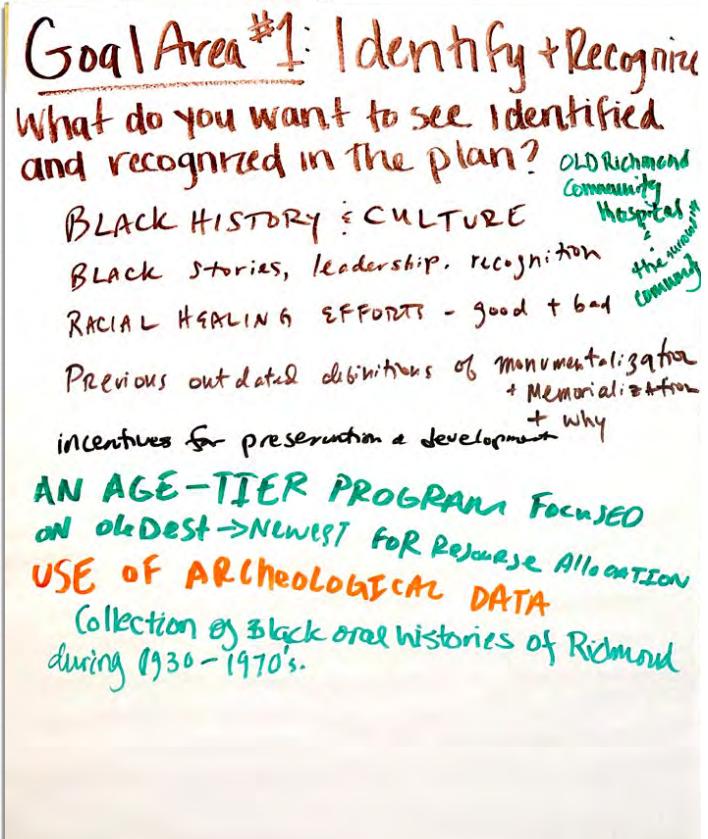
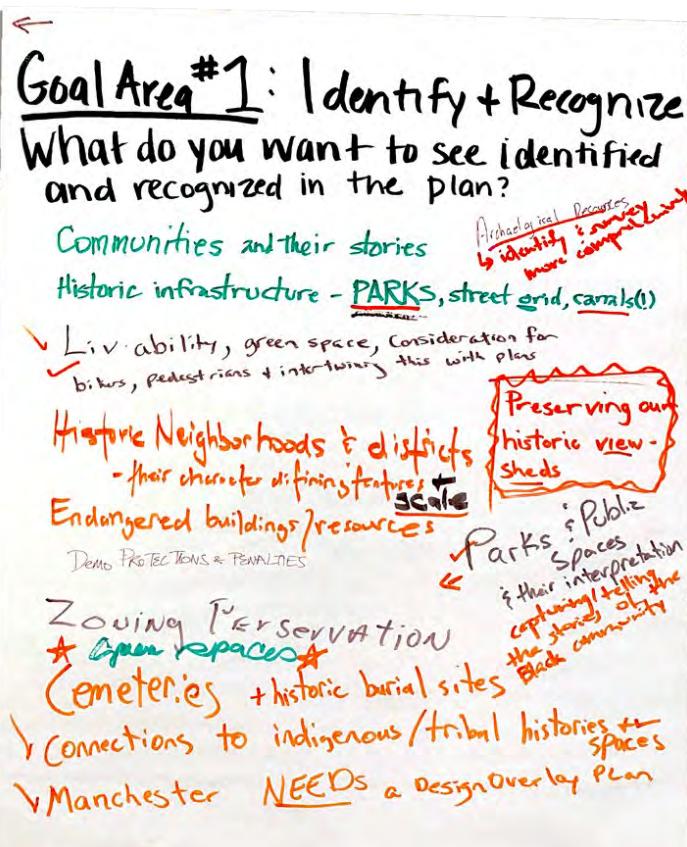
What policies or practices are important to protect your community's history and cultural resources?

Goal Area 3. Engage & Educate:

What types of engagement and/or educational activities/ programs would you like to see recommended in the plan?

Goal Area 4. Streamline Process & Maximize Resources:

How should the City prioritize its resources (staff/funds) when implementing this plan?



Public input responses provided during open houses.

Goal Area #2: Safeguard + Manage

What policies or practices are important to protect your community's history and cultural resources?

A&MD COLLECTION MANAGEMENT FOR ART COLLECTION

Address neglected/abandoned vacant building reuse

Don't demolish and get nothing in its place. ^{✓ demolition rehabilitation}

Allow incremental redev and infill at higher density.

✓ City/Planning commission to do density w/ responsibility as to what this beautiful city should look like for the future. We can't lose our soul to the desire of density with no real focus on keeping community. ^{Agree, very important}

Historic Tax Credits - preservation districts/incentives

Landmarks ordinance and Board independent of Planning Commission
clar controls and incentives policies

- ✓ Preservation through Zoning ^{Agree: Preservation through Zoning!}
only works if zoning plans are more important than politics
- ✓ Proper city maintenance of fragile cemeteries/sites ^(e.g. old archaeological sites)

• Create an outline that mentions where historic sites were/are so informational resources such as tours can be consistent & comprehensive in information

Goal Area #3: Engage & Educate

What types of engagement and/or educational activities/programs would you like to see recommended in the plan?

Community engagement in creating historical/cultural exhibits relative to specific blocks/communities

More Social Media, Flyers, KeepSK out front (that actually works) for community centers.

Be more welcoming to residents & visitors of the centers.

Teach Richmond history to students (it used to be taught in the 3rd grade)

Social Media bot w/ opportunities for IRL meet ups
maybe even walking tours

Environmental based + Sustainability encouraging activities

public school visits/ programming to local archives and places of public memory ^{Add current in the Public school that teach on African American history}
create a school named after Spottswood Robinson that is dedicated to teaching social justice and law. ^{have meaningful education courses that can provide a certificate or credits on Hickory Hill.}

Balance preservation & growth/development ~~✓ *~~

Historic tax credits ~~✓ *~~

Design standards for neighborhoods

Rein in the BZA

A legal review process in planning stages requiring an assessment of historical/cultural significance of assets that might be demolished. Kind of what is required on the environmental side via NEPA.

Goal Area #4: Streamline Processes and Maximize Resources

How should the City prioritize its resources (funding, staff time) when implementing this plan?

✓ Make preservation guidelines easier to understand

✓ Winnow requirements to get at priorities that preserve historic resources/materials

✓ Establishing development templates/pre-approved designs for historic districts could streamline development in these areas

✓ Preservation & Demo Protection in Zoning

Who should we include as potential external partners? ^{all educational institutions}

Developers, Real estate, contractors, architects

Historic Richmond Foundation

Parks & recreation

Dept of Public Utilities for infrastructure

Need traffic studies for development

Local Civic Associations

Virginia Union University (VUU)

VCU

Urban Forestry + Richmond Tree Stewards

Local Indigenous Communities

Slave trail Commission

JRPS education team

MUTUAL AID groups

GOLD LION CMTE - for comm. events + more

Developers

Elegba Folklore Society

Mellon Foundation

Ford Foundation

ZENA HOWARD +

Parkers will

Public input responses provided during open houses.

Ongoing Community Engagement Meetings & Presentations to City Planning Commission

CPG and PDR staff conducted public meetings and presentations throughout the duration of the project, primarily at key milestones in the plan development process. At each stage of content development, draft documents were added to the City's website, and made available for public comment. Document availability was advertised through email, newsletters, and other media sources. In addition to written comments, the public was invited to participate in virtual meetings that provided an update on the project status, guided them through the documents, and offered an opportunity to provide feedback and ask questions. A summary of each of these meetings is included below.

On *February 5, 2024*, Commonwealth Preservation Group and Richmond City Staff held a virtual public meeting where community members could learn about the results of the Public Survey, share their thoughts on the process, and receive updates on upcoming public engagement efforts.

On *March 19, 2024*, CPG made three separate presentations to the, Chief Administrative Officers, City Planning Commission and the Home Builders Association. This includes real estate developers, contractors, real estate agents, and individuals who build residential apartments. Commonwealth Preservation Group presented to the City Planning Commission in order to inform the development Community about the CHSP, address worries and misconceptions about the project, and connect with this population. There are various community groups and entities with vastly different perspectives and needs. Interacting with a broad range of people results in a comprehensive Preservation Plan that recognizes the tension between development, housing affordability, and preservation of historic buildings and sites. Participants expressed curiosity and worry about how they would be restricted by the CHSP. They also discussed the challenges around land value and tax assessments that are based on development potential of the base zoning for a particular property or area. These individuals indicated that in some areas, such as strategic growth areas or transportation corridors, the assessed value of land exceeds that of the building because it is based on the potential for a taller building with higher capacity for development. This results in the devaluation of the property and an increased incentive to demolish the property to build a larger building with more income potential to cover the added tax costs. This can also price longstanding businesses, renters, and average property owners out of their neighborhoods and displace those who are not able to afford rising rents and property taxes.

On *March 21*, City staff presented at the 9th District monthly meeting, introduced the plan, solicited community input, handed out copies of the draft plan, one-page flier, and business cards to about 25 people in attendance.

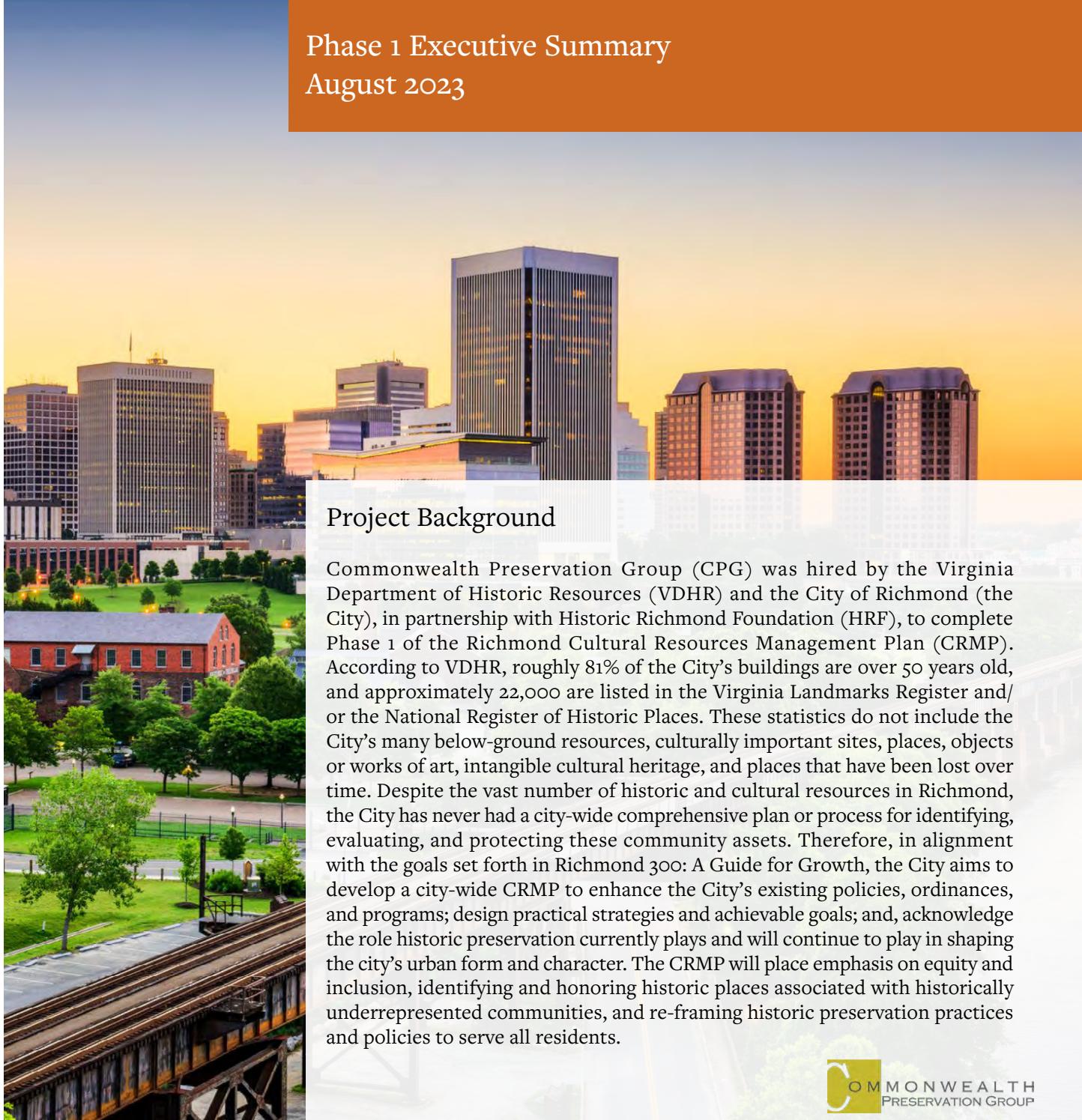
On *July 18*, CPG met with members of the Shockoe Partnership who represented members of the development community with interest in historic preservation. The group emphasized their concerns and comments regarding Draft 1 of the document. Additionally, they expressed their interest in making new or bringing back incentive programs that worked for economic development and reinvestment in historic properties, and echoed similar concerns about land tax assessments that were heard at the Home Builders Association meeting. Lastly, they sought to emphasize the role that development can have in achieving historic preservation, and to revise the Draft 1 language to de-emphasize the perspective that development is the enemy of preservation.

This page intentionally left blank



Richmond Cultural Resources Management Plan

Phase 1 Executive Summary
August 2023



Project Background

Commonwealth Preservation Group (CPG) was hired by the Virginia Department of Historic Resources (VDHR) and the City of Richmond (the City), in partnership with Historic Richmond Foundation (HRF), to complete Phase 1 of the Richmond Cultural Resources Management Plan (CRMP). According to VDHR, roughly 81% of the City's buildings are over 50 years old, and approximately 22,000 are listed in the Virginia Landmarks Register and/or the National Register of Historic Places. These statistics do not include the City's many below-ground resources, culturally important sites, places, objects or works of art, intangible cultural heritage, and places that have been lost over time. Despite the vast number of historic and cultural resources in Richmond, the City has never had a city-wide comprehensive plan or process for identifying, evaluating, and protecting these community assets. Therefore, in alignment with the goals set forth in Richmond 300: A Guide for Growth, the City aims to develop a city-wide CRMP to enhance the City's existing policies, ordinances, and programs; design practical strategies and achievable goals; and, acknowledge the role historic preservation currently plays and will continue to play in shaping the city's urban form and character. The CRMP will place emphasis on equity and inclusion, identifying and honoring historic places associated with historically underrepresented communities, and re-framing historic preservation practices and policies to serve all residents.



Phase 1 Research & Stakeholder Engagement

At the outset of Phase I, CPG conducted preliminary research to gain a better understanding of the current documentation, conditions, policies, and planning efforts within the City. This research included a review of DHR archival materials, past surveys, and an overview of mapping within the state database. This preliminary research also involved a review of existing planning documents such as the Richmond 300 and area studies that had recently been completed or were underway. Following initial meetings with city staff, DHR, and the City Planning Commission, CPG extended research efforts to the CRMP's focus areas, especially on ways that similar communities have emphasized equity and inclusion in their preservation planning documents and the practical applications and implementation of these tools in recent years. This preliminary research allowed CPG to enter into its first phase of stakeholder engagement with background knowledge on the City's cultural and historic resources. The resources will continue to shape CPG's approach to Phase 2, allowing staff to discuss real-world examples during public engagement and to gather input on what Richmonders would like to see most in the CRMP.

Following the preliminary research and project kickoff, CPG conducted a series of stakeholder interviews. The first round of interviews focused on Internal Stakeholders, or those with direct association to City government such as City Council members, appointed commission members, and City staff. These Internal Stakeholder Interviews are commonly referred to as "Round 1" interviews throughout the Phase 1 deliverables. Round 1 interviews were held primarily in-person in February 2023 and were comprised small groups or individual sessions. A few of these initial interviews were held virtually based upon the interviewee's preference. All interviews covered a broad range of topics as well as subject matter expertise based on the interviewee's role within the City. All members of City Council, City Planning Commission, and the Commission of Architectural Review were invited to interview, as well as selected staff from various departments, HRF staff, and technical preservation professionals appointed to the Advisory Committee. Participation from all of these groups was remarkably high, and therefore, required all of the time that had been allotted in the original project plan for both internal and external stakeholder engagement.

Following this first round of stakeholder interviews, which is discussed in more detail in the included public engagement analysis, the CPG staff determined that additional stakeholder interviews with community leaders outside city hall would be necessary (this round is referred to as Round 2 – External Stakeholder Interviews) to understand and incorporate the vision of the community as a whole.

After summarizing the results of the internal stakeholder interviews, CPG prepared a presentation for the project partners that summarized the trends and topics that came up most frequently in conversations. During this meeting, CPG also presented a "pivot proposal" that revised the Phase 1 scope to incorporate the additional external stakeholder interviews that were needed based on internal stakeholder input.

In order to expand this area of the project scope, CPG evaluated the Phase I goals and deliverables against the project budget and provided the City and DHR with a revised proposal that shifted the focus of Phase I to be on more extensive, in-depth, and inclusive stakeholder interviews. The goal of this "pivot proposal" was to allow CPG time to build trust with community leaders and learn more about the concerns of the City's residents. Upon approval of this "pivot plan," the deliverables for Phase I were simplified to allow more time to engage with these community leaders, and a plan for extended stakeholder engagement was formed.

From May to July 2023, CPG engaged in the second round of interviews, which sought to gather input from a more diverse and comprehensive sample of Richmond's community leadership that did not have direct ties to City Hall. The list of interviewees was prepared based on recommendations of the first-round interviews, CPG research, and ongoing recommendations by second round interviewees. This approach allowed CPG to build trust, one stakeholder at a time. During the second round of interviews, a combination of in-person and virtual interviews were conducted by CPG staff, based upon the availability and preference of the interviewee. Between the two rounds, a total of 48 individual or small group interviews were completed. CPG transcribed all responses for internal analysis and identified key themes and areas of focus for future community engagement. These key themes also informed the development of preliminary guiding principles for the plan, which have been added to the annotated outline described below, the first draft of the community-wide public opinion questionnaire, and the Phase 2 Community Engagement Plan.

Phase 1 Deliverables

As previously delineated, the first round of stakeholder interviews revealed it was necessary to extend this one-on-one and small-group interview approach before moving on to larger public engagement efforts. Rather than community-wide engagement and draft content development, the focus of Phase 1 evolved into expanded stakeholder engagement and trust-building. Community-wide public engagement

activities and content development were shifted to Phase 2 of the project in order to ensure all input could be fully incorporated into the plan.

The original Phase 1 deliverable package included a draft of five sections of the CRMP. These five sections included: Executive Summary and Outline; Community Outreach and Engagement; Summary of Past Preservation Efforts; Survey/ Documentation Recommendations; and Risk Planning. The revised Phase 1 deliverable package includes:

1. Executive Summary of Phase 1 (this document)

The Executive Summary provides an overview of the project background, methods, and findings of the project to date, and explains changes to the project scope, timeline, and deliverables.

2. An annotated, preliminary outline of the CRMP

The preliminary outline was developed in Spring 2023 prior to the second round of stakeholder interviews to provide interviewees with an idea of what they could expect from the project. This document was revised in Summer 2023 following the conclusion of stakeholder interviews, and it is intended to evolve as more public input is gathered and until the start of the first draft of the plan.

3. Summary and analysis of Phase 1 Stakeholder Engagement

This document provides an overview of the stakeholder interviews and an analysis of the trends and key themes discussed across all interviews. This summary will become part of the CRMP.

4. Phase 2 Community Engagement Recommendations

The Phase 2 Community Engagement Recommendations are based upon the input collected during stakeholder interviews, feedback from community members and staff on preliminary ideas, and an analysis of the methods used during the Richmond 300 public engagement process. Because the timeline, scope, and budget of the CRMP project is more limited than the city-wide master planning process, CPG focused its recommendations on the engagement activities that will reach the largest, most diverse audiences, that earned the highest praise from the Richmond 300 experience, or which allow CPG staff the greatest opportunity for direct engagement

and information gathering. Consultant time will be supplemented by strategic efforts of City Staff using templates, materials, and presentations prepared by CPG.

5. Public Input Questionnaire

This questionnaire was developed using the key themes that emerged from the stakeholder interviews and is intended to give the larger community an opportunity to voice its opinion about the current trends, challenges, and goals for historic and cultural resources in the city. The audience for the survey is intended to be broad and includes all city residents (past and present) as well as those who work in the city or who live in the adjacent counties and frequently visit or utilize city resources. The survey offers a broad range of questions and seeks to understand the community's vision for preserving, recognizing, and honoring its historic places. Demographic questions are included in the survey to help understand who provided the responses. This tool will also allow CPG to identify, and hopefully fill gaps early in the process and before the input poll closes.

6. Advisory Committee Application Form

At the beginning of Phase 1, an advisory committee was established to support and guide development of the CRMP. The Advisory Committee membership consists of technical, subject matter experts including city staff, DHR staff, members of city-appointed commissions, staff of local preservation advocacy groups, university faculty, and cultural heritage professionals. Based on the internal and external stakeholder input, CPG believes that membership for the advisory committee should be opened to the community. The goal of creating a combined Advisory Committee with both technical experts and community members is to ensure that the plan excels at communicating the community vision while also meeting the standards and preservation best practices of the field. The community members should represent a diverse and inclusive cross-section of the City of Richmond. In order to create a balance that ensures community leader voices are not overshadowed by technical experts, CPG recommends appointing more community representatives than technical experts. Another way of ensuring this is a community-led effort is to appoint a Chair or Co-chair from among the community representatives.

The application form included with this deliverable set can be used to solicit applications for committee

members. By soliciting applications, rather than appointing members, the hope is that this will ensure that members are committed, interested, and have the capacity to provide the input and direction necessary, and will give CPG and the City an opportunity to use its diverse membership to finalize a plan that is reflective of the entirety of the city's residents.

Each of the Phase 1 deliverables are intended to serve as "Drafts," for review and comment by DHR, the City, and Advisory Committee members, and may be revised during Phase 2 based on client and community feedback. Several of these deliverables will also evolve into chapters, sections, or appendices of the final CRMP.

Phase 1 Conclusions

The initial public engagement completed during the Phase 1 stakeholder interviews emphasized the need for inclusion, equity, and broad representation related to identification and recognition of Richmond's cultural and historic resources, community engagement efforts, development decisions, and appointments to city boards, committees, and commissions. The responses associated with community engagement highlighted the need for a variety of accessible engagement options. Responses also indicated that it is important to consider the language used for public engagement and plan development. Interviewees emphasized the importance of explaining professional jargon so that a general audience can better engage with the subject matter. Additionally, CPG found that interviewees often discussed similar concepts and themes using different terminology. For example, concepts such as affordable housing, housing affordability, gentrification, rising costs, and density and development pressure were often used interchangeably or to describe similar concerns among individuals.

Overall, while responses generally supported preservation of historic and cultural resources in the city, the majority of interviewees indicated the need for an increased focus on the identification, acknowledgment, interpretation, and protection of culturally diverse resources—tangible and intangible—including the impacts that development, density, and housing pressures have on them. Lastly, interviewees acknowledged the need to reframe historic preservation to work for more residents and encompass a wider variety of resource types.

Next Steps

The findings of the Phase 1 stakeholder engagement and research were used to inform the recommendations developed for Phase 2. CPG recommends that Phase 2

begin with a series of community-wide public engagement events that provide ample and varied opportunities for the community to participate. Recommended engagement events and activities include in-person and virtual meetings, booths at local festivals, an open-house, and a community charette, in addition to an online public input survey. City staff and the advisory committee will be responsible for the final selection of community engagement events and activities. As part of the Phase 2 public engagement, CPG will also provide templated presentations that City staff can bring to more community meetings and events throughout the year. Following completion of the Phase 2 community engagement and analysis, the consultant will prepare an engagement summary and a detailed outline of the CRMP. The consultant will then complete a series of text-heavy drafts, and make revisions based on comments and feedback from City staff, DHR, and the Advisory Committee until the final plan is delivered (12-14 months after Phase 2 commences). At key intervals in Phase 2, drafts should also be made available on the City's website for the public to track progress and provide feedback to City staff.

Included as an addendum to this Executive Summary is the proposed Phase 1 and Phase 2 schedule and project design, delivered as part of the pivot proposal in March 2023.



Richmond Cultural Resources Management Plan

Phase 1 Stakeholder Interview Analysis
August 2023



Overview of the Stakeholder Engagement Process

The original scope of Phase 1 of the CRMP accounted for both stakeholder and public engagement. CPG typically conducts several days of in-person interviews with two stakeholder groups prior to holding larger group activities: internal stakeholders, or those directly linked to City government, and external stakeholders such as community leaders, residents, organizational leadership not directly associated with City government. This layered approach allows CPG to begin to build trust, better understand the unique trends and challenges of the community, and develop an engagement plan that best suits the residents of that community. The original CRMP project design followed this approach.

After completing a robust round of internal stakeholder interviews in the winter of 2023, it became clear that more time would be required for external stakeholder engagement to achieve the ultimate goals of the CRMP. Once this need was identified, the focus of Round 1 broadened and re-calibrated to reach more residents who fit into the external stakeholder group. The group of 20 external stakeholders CPG spoke with in the late spring and early summer 2023 represented a diverse group of community leaders and yielded significant insights for this project. While, ultimately, the stakeholder engagement timeline extended past its original intent, it allowed CPG to build trust within the community, better understand the community vision, more effectively gather and incorporate input from a broader audience, and develop a community engagement plan for Phase 2 that responds to Richmond's needs.



Two rounds of stakeholder interviews comprised of 48 individual or small group meetings were completed during Phase 1. Round 1 conversations took place with internal stakeholders, who included City leadership and staff and advisory committee members, shared information on current preservation processes and policies. During this round of stakeholder engagement, CPG began to develop a list of recommended external stakeholders and community leaders without direct ties to city government who would be key to better understanding the history and vision of the city and to reaching a more diverse audience. These individuals made up Round 2, or external stakeholder interviewees.

Interview questions were adjusted between Round 1 and Round 2 to reflect the different roles and perspectives of the two groups. During Round 1, questions addressed cultural resource topics in a manner that was specific to the person's or group's role. Round 2 questions addressed cultural resource topics broadly and sought to understand the community perspective. Answers were analyzed to identify common and recurring themes. Despite the adjustment in questions, some common themes emerged across Round 1 and 2; others applied only to Round 1 or only to Round 2.

Key Takeaways of Stakeholder Engagement

- Internal and external stakeholders identified development pressure as the biggest threat to historic and cultural resources in Richmond. Both groups also acknowledged the need to strike a balance between encouraging growth and development and protecting the city's historic character and cultural assets.
- Among all interviews, the theme of Inclusivity and Equity was in the top three most frequently discussed topics. While responses among internal stakeholders tended to focus broadly on themes such as "telling the full story," external stakeholders more specifically cited the need to identify, recognize, and acknowledge underrepresented communities, and their legacies throughout the City.
- External stakeholders frequently cited the need for protections in historic communities that preserve community character while remaining flexible enough to allow current residents to maintain their properties without the burden of cost-prohibitive restrictions.
- The interviews collectively highlighted the complex relationship between housing affordability and preservation; respondents noted the need for preservation tools in neighborhoods threatened by development pressure and gentrification, while also noting that the costs of doing preservation work often price out lower-income residents.

// ROUND 1 RESPONSE THEMES & CORRESPONDING ROUND 2 SUB-THEMES

Round 1 Theme	Round 2 Corresponding Sub-Themes
Community Engagement	Engagement (41%) Word Choice and/or Focus of Historic Preservation (18%) Collaboration (15%) Education (13%) Community Organizations (9%) Digital Resources (2%) Access (1%)
Cultural Landscape & Built Environment	Place (26%) Neighborhoods (15%) Historic Resources (15%) Community (14%) Character (12%) Guidelines (9%) Old & Historic Districts (6%) Natural Resources (2%) Opportunities (1%)
Density & Development Pressures	Threats (40%) Development (22%) Housing (16%) Gentrification (7%) Density (5%) Demolition (5%) Threatened Resources (3%) Incentives (2%)
Inclusivity/Equity	Interpreting History (47%) Acknowledge Resources (21%) Underrepresented History (18%) Diversity (6%) Identity (4%) Arts & Culture (3%) Archaeology (1%)
City Staffing/Resources	Planning (50%) City Resources (29%) Boards & Committees (17%) Code Enforcement (4%)

Stakeholder Engagement Themes

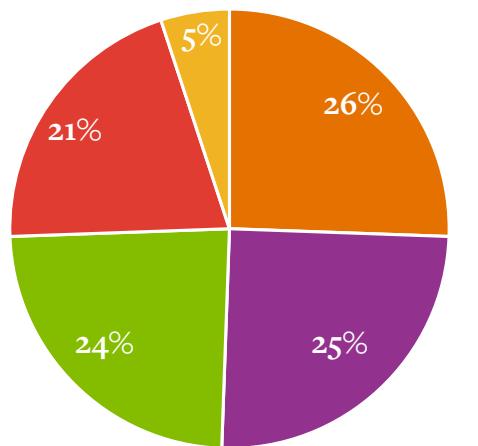
Internal stakeholder interviews (Round 1) yielded several high-level themes. External stakeholder interviews (Round 2) resulted in more granular input which was categorized into sub-themes; these sub-themes organically fell under the larger themes identified in Round 1 interviews. The table on the previous page lists the Round 1 themes and the corresponding Round 2 sub-themes that are referred to throughout this analysis.

Responses in both Rounds 1 and 2 could be categorized into the same themes; however, the perspectives in each round varied based on the role and relationship to City government, as was demonstrated by the themes discussed most frequently in each round. Internal stakeholders focused most heavily on the physical historic and cultural assets of the city, including buildings, neighborhoods, natural resources, etc. In comparison, Cultural Landscape & Built Environment was the fourth most frequently discussed theme among External Stakeholders, who made more comments about Community Engagement, Inclusivity/Equity, and Density and Development Pressures. While External Stakeholders acknowledged that the physical components of the city's cultural and historic resources are important, they indicated that the intangible aspects, policies, and external pressures relating to cultural heritage were more pressing. For example, many indicated that in order for historic preservation – and this Cultural Resource Management Plan – to be successful, the City and preservation-related groups need to engage in diverse and comprehensive community engagement; many also

provided thoughts and suggestions on how to do so successfully. Inclusivity and equity were a recurrent theme among External Stakeholders and they often cited the need to identify, recognize, and acknowledge underrepresented communities, and their legacies throughout the City. Equally as significant, though, was the frequency with which the concepts of inclusivity and equity were alluded to in topics such as cost of living, neighborhoods facing development pressure, and general interpretation of the city's history throughout this group's responses.

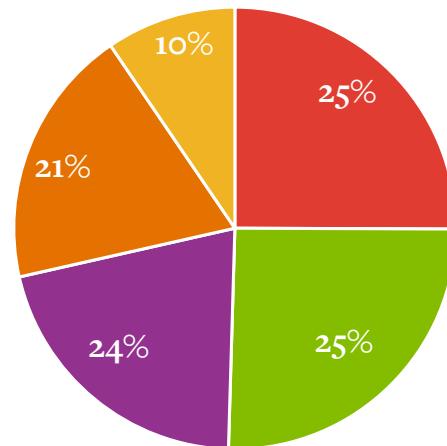
Density and Development Pressure in the city was the second most frequently discussed theme among Internal Stakeholders and the third among External Stakeholders. Many of these conversations focused on the rapid growth of the city in recent years, and the impact that the push for greater density and new development has had on historic neighborhoods. Interviewees from both rounds acknowledged the need to strike a balance between encouraging growth and development and protecting the city's historic character and cultural assets. Furthermore, this theme, along with Inclusivity and Equity, evoked pressures related to housing affordability and gentrification in Richmond. In addition to the city's urban centers and frequently cited areas of concern such as Shockoe Bottom, the continued demand for increased density and new development threatens historic neighborhoods where smaller-scale residences are naturally more affordable, and until recent years, have historically been more accessible to low- and middle-income households. Both groups also

// ROUND 1 INTERVIEW RESPONSE THEMES



- Cultural Landscape & Built Environment (26%)
- Density & Development Pressures (25%)
- Inclusivity/Equity (24%)
- Community Engagement (21%)
- City Staffing/Resources (5%)

// ROUND 2 INTERVIEW RESPONSE THEMES



- Community Engagement (25%)
- Inclusivity/Equity (25%)
- Density & Development Pressures (24%)
- Cultural Landscape & Built Environment (21%)
- City Staffing/Resources (10%)

discussed concepts associated with City Staffing and Resources, acknowledging areas in which the City had been successful and could improve.

Note: The number of interviewees in Round 1 and Round 2 differed. Therefore, all comparisons were made utilizing percentages rather than raw numbers.

Threats to Cultural & Historic Resources

Round 1 questions were oriented toward public policy and asked specifically about the current trends, challenges, threats, and opportunities both from the purview of City Hall and within the broader climate of the community. Round 2 questions centered on perceived threats to historic and cultural assets in the community and possible goals for the plan. Despite the nuances in language across each group's questions, both sets of interviewees identified development pressure as the biggest threat to historic and cultural resources in Richmond. While there are other similar threats that were mentioned in both rounds, the two stakeholder groups did not necessarily agree of the order of importance.

Language

Across all interviews, it was apparent that interviewees were using different words and phrases to talk about similar concepts. One such topic was housing affordability. Although many responses within Rounds 1 and Round 2 addressed the topic in like-terms, using language like "affordable housing," "affordability," or "affordable," others within Round 2 invoked the same ideas using different language like "mixed income," "high prices," "gentrification," or "cost." Additionally, many responses revealed how intertwined these concepts and themes are in reality, and a large majority of the responses within Round 2 related in some way to the ideas of inclusivity and equity. While concerns regarding the increased cost of living in the City were voiced across the socioeconomic spectrum, External Stakeholders expressed how the decreased housing affordability in Richmond has had direct impacts on social equity, and has adversely impacted and disproportionately displaced communities of color.

The relationship between housing affordability and preservation is complex, as demonstrated by the varied responses of interviewees. Respondents noted the need for preservation tools in neighborhoods threatened by development pressure and gentrification. At the same time, they noted that the costs of doing preservation work (i.e., higher cost materials, increased property tax rates) often prices out lower-income residents.

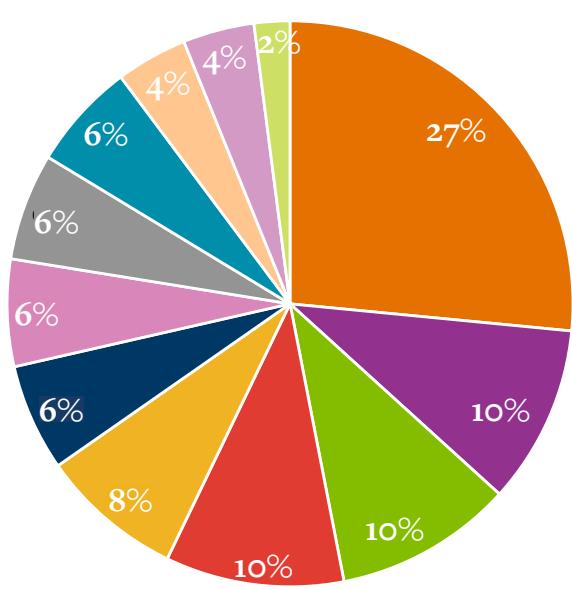
Inclusivity, Equity, & Representation

In both Rounds 1 and 2, the theme of Inclusivity and Equity was in the top three most frequently discussed topics. Additionally, whether explicitly or implicitly discussed, the concepts of inclusivity, equity, and representation were woven through the majority of interview responses, especially those in Round 2. External Stakeholders highlighted the need for diverse and equitable representation in community engagement, interpretation of the city's history, development decisions, and among those appointed to city boards and committees.

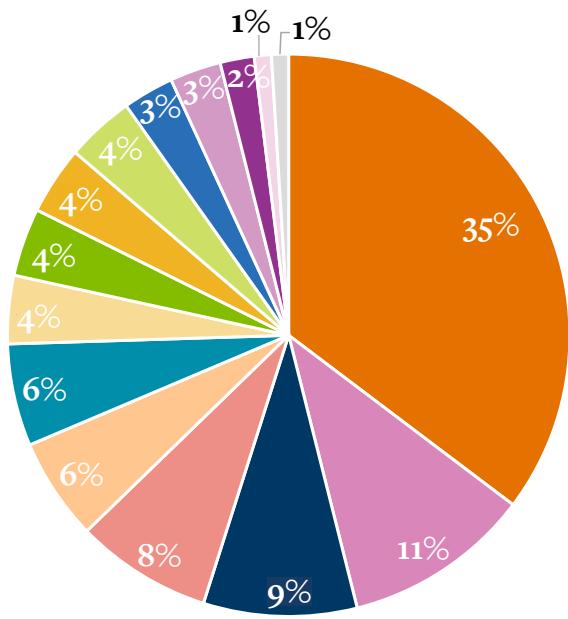
A few of the implied areas relating to equity and inclusivity included the relationship among gentrification, displacement, and development as well as housing and neighborhoods. Gentrification and displacement were discussed in both general terms and in relation to specific neighborhoods such as Jackson Ward, Union Hill, Washington Park, Manchester, some West End neighborhoods, and in public housing developments slated for redevelopment. The disruption of community that has historically occurred through displacement of residents for larger public improvement projects has negatively impacted African American neighborhoods in the city for generations. Despite this, African American communities formed cohesive, self-sustaining communities throughout the city (though segregated). Over time, these neighborhoods have become integrated, and more and more of them are facing gentrification and development pressure. Infill construction, replacement of small-scale residences with larger single-family residences or multi-family condos and apartments, and the cost of historic building materials and maintenance in today's market has further impacted the affordability of historic neighborhoods and is forcing long-standing residents to make hard decisions to move out of communities. External Stakeholders frequently cited the need for protections in these communities that preserve community character while remaining flexible enough to allow current residents to maintain their properties without the burden of cost-prohibitive restrictions.

Many interviewees, especially External Stakeholders, spoke of the need for the identification and honorific recognition that acknowledges and celebrates the history and contributions of underrepresented histories, places, and communities. Additionally, many commented that Richmond has an opportunity to tell the full story of American history regarding slavery, Civil Rights, and race relations that spans centuries. Careful interpretation of sites such as Lumpkins Jail, Shockoe Bottom, and Monument Avenue was frequently cited as an opportunity to attract international tourism and promote racial healing within the city.

// ROUND 1: WHAT THREATENS CULTURAL AND/OR HISTORIC ASSETS IN THE COMMUNITY?



// ROUND 2: WHAT THREATENS CULTURAL AND/OR HISTORIC ASSETS IN THE COMMUNITY?



■ Development (27%)

■ Lack of Advocacy (10%)

■ Lack of Awareness/Education/
Appreciation (10%)

■ Lack of Staff/Resources (10%)

■ Lack of Protection (8%)

■ Gentrification/Displacement (6%)

■ Demolition (6%)

■ Lack of Diversity in Preservation (6%)

■ Economics/Monetary Gain (6%)

■ Density (4%)

■ Vacancy (4%)

■ Lack of Planning (2%)

■ Development (35%)

■ Demolition (11%)

■ Gentrification/Displacement (9%)

■ Zoning (8%)

■ Density (6%)

■ Economics/Monetary Gain (6%)

■ Erasure of History & Culture (4%)

■ Lack of Awareness/Education/
Appreciation (4%)

■ Lack of Protection (4%)

■ Lack of Planning (4%)

■ Crime (3%)

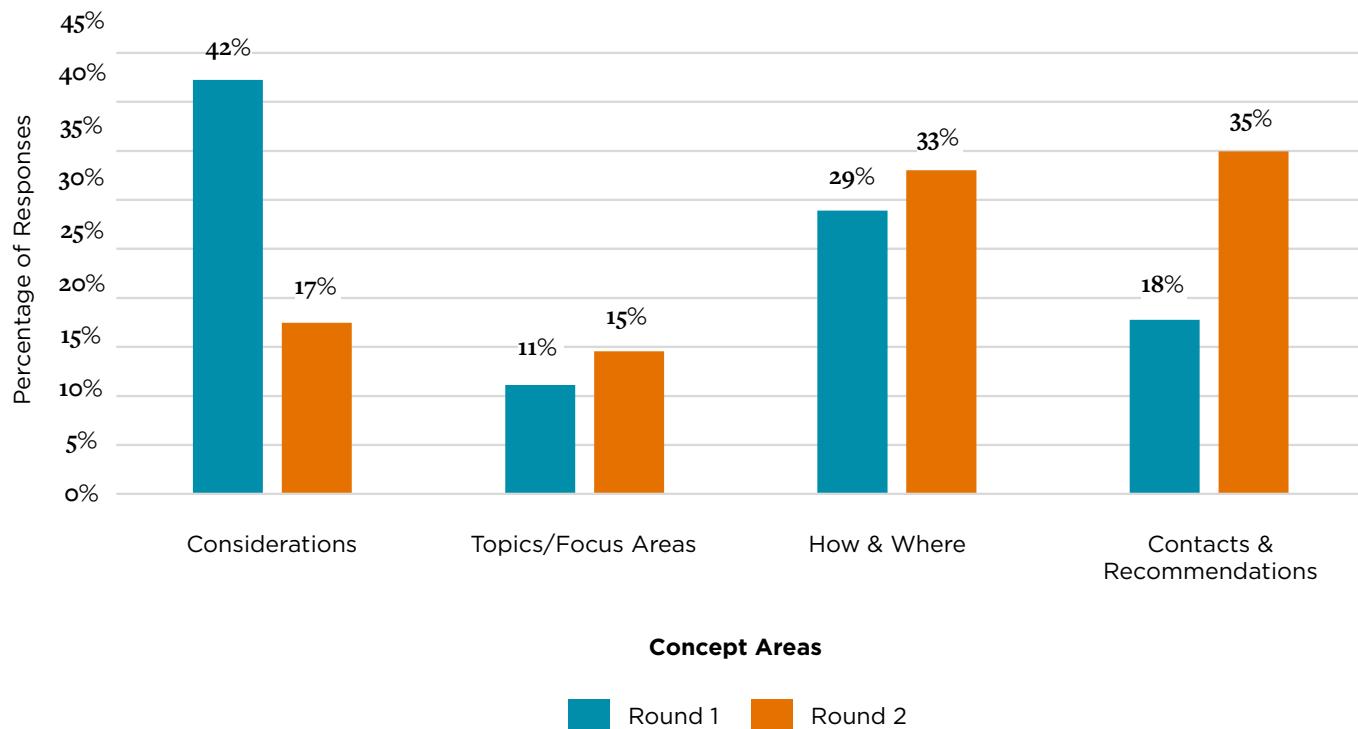
■ Vacancy (3%)

■ Lack of Advocacy (2%)

■ Neglect (1%)

■ Lack of Code Enforcement (1%)

// COMMUNITY ENGAGEMENT RESPONSES: KEY CONCEPTS



Future Engagement

Both Internal and External Stakeholders were asked to provide input on the future phases of public engagement. Responses between both groups focused on: things to **consider** while planning and completing public engagement, **focus areas** to include in engagement, **how and where** to engage the public, and specific contacts and recommendations for engagement.

CONSIDERATIONS

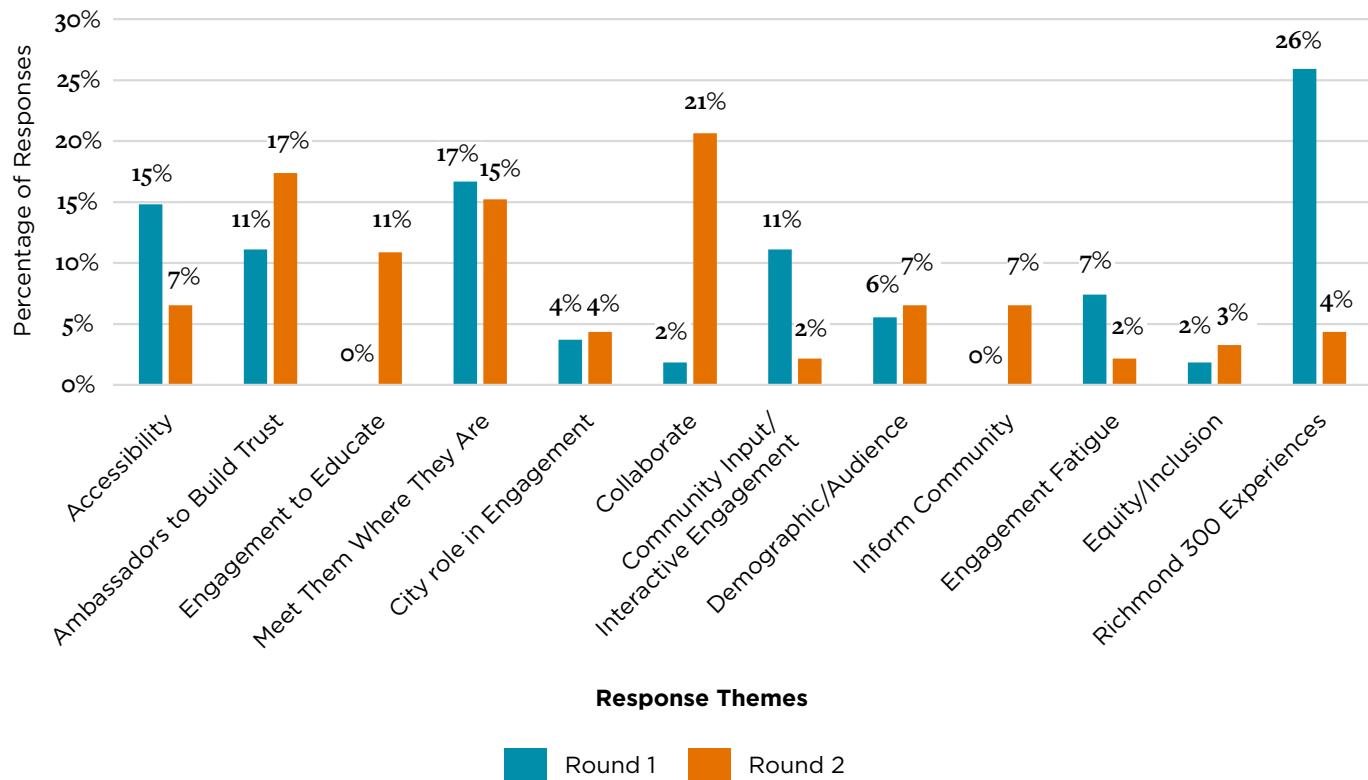
Internal and external stakeholders expressed their hope that the City would consider certain things while planning and completing public engagement. Considerations included identifying the demographics and audience, past experiences with engagement in Richmond, the city's role in engagement, and ways to make engagement accessible, equitable, and inclusive.

FOCUS AREAS

Focus areas for public engagement fell into two categories:

- **Education:** areas where engagement also educates the community about historic and cultural resources and preservation would be useful. Specific topics that may require additional education include:
 - Brief overview of the history of the city
 - Cultural and historic resources: What are they? Where are they? Why are they important?
 - Contact information for organizations and city staff that can provide additional information and resources
 - Benefits of historic preservation
 - Current programming
 - Project background, progress, process, and findings
- **Input:** areas where engagement should be used to seek community input. Specific areas that stakeholders identified as requiring additional community input include:
 - General community input on places that are important to them
 - Zoning updates to protect historic and cultural resources
 - The future of Monument Avenue as a physical space as well as a place for talking about the full history of race relations in America

// COMMUNITY ENGAGEMENT RESPONSES: THEMES



HOW & WHERE

Stakeholders provided several recommendations for how and where to best engage the public. Most of their recommendations included utilizing community ambassadors to build community trust; collaborating with existing groups and organizations; meeting people where they are (schools, churches, community events/places, and community organizations/meetings); and providing accessible, inclusive, and equitable engagement opportunities.

The conversations held with internal and external stakeholders over the course of several months demonstrated that current and future engagement should strive to build trust, meet people where they are, and seek opportunity to be collaborative, equitable, and inclusive.

Conclusions

The Internal and External Stakeholder interviews conducted by CPG during Phase 1 of the CRMP provided a basis for understanding current trends and challenges impacting historic and cultural resources across the City. Many of the key themes discussed in this analysis were used to develop and revise some of the preliminary guiding principles and chapter summaries provided in the Annotated CRMP Outline. Additionally, the input from stakeholders helped inform the Phase 2 Community Engagement Plan, Questionnaire, and Advisory Committee Application.

Richmond CRMP Public Survey Final Draft

1. What is your favorite place to visit in Richmond?

A word cloud visualization showing the most popular favorite places to visit in Richmond. The words are colored and sized to represent their frequency and importance. The most prominent words include Hill, river, James, Park, Maymont, and Hollywood.

Response

Count

VMFA	24
Maymont	23
Hollywood Cemetery	16
Belle Isle	11
Maymont park	9
the James River	7
The Fan	7
Byrd Park	5
Forest hill park	4
The VMFA	3

The river	3
the james river park system	3
Maymont.	3
James River Park	3
Church Hill	3
VMFA Maymont	2
The Pipeline	2
Libby Hill Park	2
James River Park System	2
James river	2
Jackson Ward	2
Hollywood Cemetery	2
Churchill	2
Bryan Park	2
What is interesting to me is that any time I think of a really cool event that brings people to visit, brings Richmonders together, it has a fantastic historic backdrop- from 2nd Street, Church Hill's High on the Hill or Irish Festival, the Craft & Design Show at Main Street Station, Shockoe's RVA Day, the Folk Festival along our historic riverfront... IMPOSSIBLE to make as memorable or cool without preserving these sites. So if I had to pick a favorite place I'll choose something endangered, not yet re-utilized: Richmond's PUMP HOUSE.	1
What is currently William Byrd Park which should be renamed.	1
Walking the sidewalks in the museum district and looking at the older houses	1
Walking the Pipeline	1
Walking in the Fan District.	1
Walking down the capital trail to the canal walk murals and over to the potterfield bridge	1

Walking around the FAN	1
VMFS	1
VMFA, Maymont Park, Churchill Area	1
Vmfa, hollywood cemetary, the byrd, libby hill, union market	1
VMFA, belle isle, church hill	1
VMFA sculpture Garden and anywhere along the James	1
VMFA Sculpture Garden	1
VMFA outdoor area	1
VMFA / Museum District	1
VMFA & Carytown	1
Virginia Museum of History and Culture	1
Virginia Museum of Fine Arts	1
Virginia House/Agecroft	1
Virginia Historical Society	1
VFMA	1
Very hard to pick one place in a city so full of significant and historic places. I frequently go to Church Hill and walk the streets to look at the beautiful architecture. St John's Church, The Mews and the Craig House. Shockoe Bottom.	1
Various locations in the East End: the streets and landscape around my house and Oakwood and Evergreen Cemeteries in particular.	1
Va Dept of Historic Resources	1
Truly it depends on the day and the season - we have so many treasures in Richmond! For simplicity in response, today I would pick Maymont.	1
Too many to name just one. I have always loved the architecture of the Fan, the near West End, Churchill, as well as the historic homes along West Cary.	1

This is a terrible questionnaire. It pits things of cultural value against things of historical value. And how can oral history compete against or be ranked with physical spaces?	1
There is not one favorite place but many sites of significance in our city that I enjoy visiting. The areas I enjoy and visit the most are the historic neighborhoods in our city. Churchill, Jackson Ward, Monument Avenue, the Shockoe area, and the VMFA and Fan district.	1
There are too many to pick one, but the historical fabric of Richmond is what makes the City so special and differentiates it from others like Raleigh, Charlotte, Atlanta, etc. We must continue to respect, cherish, and protect the historic fabric of Richmond and not allow it to fade and ultimately disappear as other cities have allowed.	1
There are so many---can't choose---but some of them are Hollywood Cemetery, the museums, The Jefferson Hotel, Maymont, and once upon a time---Monument Avenue	1
There are so many, we are so privileged to live in a city that had the time to grow a rich, layered cultural history that reflects the journey of our nation with all its pain and glory. If I had to pick a place it would have to be everywhere from the Fan to Church Hill, from Jackson Ward to Belle Isle. I am unable to pick a specific site.	1
There are so many to name. Richmond's authentic, historic structures make it unique and beautiful. These include Old City Hall, Monumental Church, Capital Square, Tredegar Iron Works, and neighborhoods of Jackson Ward, Church Hill, and the Fan. The James River waterfront and Hollywood Cemetery are also treasures of the city.	1
The whole old parts of the city	1
The Westhampton neighborhood	1
The VMFA/VDHR/VMHC complex	1
The VMFA.	1
The VMFA garden	1
The Virginia Museum of History and Culture, and the Hollywood Cemetery	1
The Virginia Museum of Fine Arts.	1
THE VIRGINIA MUSEUM OF FINE ARTS	1
The variety of restaurants	1
The Valentine Museum, the Poe Museum, the cemeteries, the parks.	1

The Valentine	1
The urban landscape of Richmond offers a lot to see just by walking through the City, which is one of the best ways to experience Richmond. To that end, it's difficult to limit a single place to visit, so much as one of my favorite things to do is experience the character and historic fabric of the various neighborhoods.	1
The Science Museum of Virginia.	1
the river/trails	1
The river. I also love West Grace Street, where I live. It is a beautiful street with such an interesting story to tell!	1
The River.	1
The river, wandering and finding ruins of the canal or other buildings (mill, pump house)	1
The river!	1
The river at various access points.	1
The river & the canal walk. Not entirely because of what they currently are but also what they can be. Richmond beckons a highly unique landscape that has only begun to realize its potential. The river's water has been dirtied & still manages to be gorgeous. The canal is a direct connection inwards into the city with the river that boasts a unique interplay. Both of these beautiful places can really be expanded upon.	1
The pump house!	1
The Pump House	1
The parks	1
The museums on Arthur Ashe Boulevard and the Fan	1
The Museum District and the Fan.	1
The local city parks...Maymont, Byrd.	1
The James River.	1
The James River, Carytown, Shockoe Bottom, Churchill parks Libbie, Chimborazzo and Jefferson, Jackson Ward, and Downtown	1

The James river Hollywood cemetery Monument Ave Carytown	1
The James River waterfront	1
The James River parks system	1
The James River Park System. Maymont. Lewis Ginter Botanical Gardens. Byrd Park. Forest Hill Park. Joseph Bryan Park. Monroe Park. Belle Isle and Brown's Island. The Fan District Neighborhood. The Church Hill/Libbie Hill Neighborhood. Museum District Neighborhood. Westover Hills Neighborhood. Bellevue Area Neighborhood.	1
The James River Park System.	1
The James River Park system, if I have to pick just one.	1
The James River or VMFA	1
The floodwall.	1
The Fan/Museum district. The history on display everywhere is unbeatable.	1
the fan/ carytown,	1
The Fan, Church Hill, Monument Avenue.	1
The Fan neighborhood. This has less to do with its historic significance than its current walkability and vibrancy.	1
The Fan District.	1
The Fan district from Monroe Park to Arthur Ashe. The houses, churches and little shops and restaurants are like no other. Truly an urban gem	1
The Fan District	1
The Fan and the parks. Love walking the historic neighborhoods.	1
The Fan and Arthur Ashe Boulevard	1
The Fan -- walking in my own neighborhood!	1
The Capitol	1

The Capital trail and the Canal walk. It's beautiful and restful. There are several green spaces and some restaurants. Wish there were more. Love the history around Tredegar. It's an asset to the city. I am glad that a new entertainment venue is planned. It's a really nice mix of old and new here in Richmond.	1
The Canal Walk	1
The Byrd theater!	1
The Byrd Theater	1
The Byrd park bridge	1
The Black History Museum	1
The Art Museum or Maymont.	1
The 2900 block of Cary St in Carytown. Besides the Byrd Theater, this block contains such broad variety in a compact space. It has restaurants for every price point from the Kitchen to Coppolas and cuisines that include Thai, Indian, Vietnamese, Japanese, Italian, and Mexican. There's a bank, coffee shop, icecream parlor, book store, vintage clothing, retail, salon and spa. The adjacent corners expand options to include a market, parklet, antique store, tailor, and Chinese takeout. The upper floors of almost all the stores are a mix of residential homes and apartments. I suspect there are even a few offices tucked away. The block has wide sidewalks, tree wells, necked down corners, bike racks and benches. There's a bus stop for the 5, 20 and 78. It even has a parking deck for those that choose to drive, and alley access. The architecture ranges from 1920s to the most modern/international design, a function of every plot being separately owned. Every neighborhood should have this.	1
T. Tyler Potterfield Bridge.	1
St Johns Church	1
So many but Hollywood Cemetery is one of my favorites.	1
Shockoe slip	1

Shockoe Hill African Burying Ground: Richmond's 2nd African Burial Ground) was established by the city of Richmond, Virginia, for the interment of free people of color, and the enslaved. The heart of this now invisible burying ground is located at 1305 N 5th St. It was created as the replacement for the Burial Ground for Negroes, now called the Shockoe Bottom African Burial Ground. The Burial Ground for Negroes was closed in 1816 upon the opening of this new African Burying Ground on Shockoe Hill. The Shockoe Hill African Burying Ground is one of Virginia's most endangered historic places. Major threats to the burial ground are the DC2RVA high-speed rail project, the east-west Commonwealth Corridor, & the proposed widening of I-64, & various infrastructure projects. The historic home of Rev. James Holmes, 1000 N 4th St. should be recognized (still standing). The location of the home of Rev. James Jasper (in Gilpin Court) should be recognized. He built his home at 1112 St. James St.

Shockoe Bottom because of the intersections of the river, history, and archaeology 1

Shockoe bottom and slip. The city lost significant cultural/historical signifigance/identity with the taking down of confederate statues and the Columbus statue. There is too much emphasis on "underrepresented, woke ideology. 1

Shockoe Bottom - needs help though 1

Shockoe 1

Scuffletown Park, is a hub of the community, lovely cared for, open to all, while supporting local businesses nearby. Perfect place-making! 1

Riverwalk and Carytown 1

Riverview cemetary 1

Riverfront, Belle Island 1

Riverfront 1

River, Maymont, Capital Trail, 1

Richmond Museum of Fine Arts 1

Richmond is a cultural and historical mecca. There are too many sites and venues to list only one favorite. 1

Reconciliation Statue 1

Pump house! Would love to go in/ see it open to the public. 1

Probably Church Hill, but I love lots of the historic neighborhoods. 1

Pony Pasture Park	1
Parks of the James River	1
Parks and outdoor venues.	1
Our beautiful outdoor spaces, such as Scuffletown Park, Hollywood Cemetery, etc.	1
Oregon Hill	1
Old neighborhoods	1
Old City Hall, Monumental Church, John Marshall House, the Valentine Museum, The Capitol and Governor's Mansion, The National Theatre, the VMFA, Richmond's old and historic neighborhood's: Monument Avenue, West Avenue, The Fan District, The Museum District, The Carillon Neighborhood, Byrd Park Terrace & Court, Maymont and Byrd Park Area, The Northside including Bellevue, Ginter Park, Barton Heights, Battery Park, Westover Hills, Church Hill....as you can see I have many - all authentic and unique places of interest in the city, that make our city special!	1
Nature	1
My home	1
My favorite place to visit is Church Hill including Chimborazo Park and Libby Hill.	1
Museums, Parks, Battlefields, St John's Church	1
Moore Street School	1
Monument Avenue - if there were any monuments. The city had an opportunity to preserve historic monuments and do something that brings communities together. Instead, it allowed mob violence to take over a historic neighborhood and destroyed historic monuments that could have been used to enlighten the unfortunate history associated with them. It is kind of rich that the city now pretends to care about a CRMP.	1
Monument Avenue	1
Monument Ave	1
Monroe Park and/or Maymont	1
Maymont/Byrd Park	1
Maymont. The James River.	1

Maymont, the James River	1
Maymont, historic church hill	1
Maymont, Forest Hill Park, VMFA	1
Maymont, Carytown	1
Maymont, Agecroft, Hollywood Cemetery	1
Maymont, Agecroft hall, The Jefferson Hotel and the James River Park system	1
Maymont Park, James River Trail Systems, Shockloe Slip, Church Hill	1
Maymont or Lewis Ginter	1
Maymont and VMFA	1
Marcus-David Peters circle.	1
Main Street Station	1
Low Line	1
Libby Hill park.	1
Libby Hill Park -- it's a wonderful spot to take in so much of Richmond's history and natural beauty. I love that it is within walking distance of my house and several local shops and restaurants, and is often a meeting place for friends and neighbors. I love that my memories and experiences of the park are layered over centuries of Richmonders who came before me, and loved and experienced that place, too.	1
Libbie Hill Park	1
Lewis Ginter Gardens	1
Lewis ginter botanical garden	1
Jefferson hotel lobby and bar	1
James River/Maymont/Hollywood Cemetery	1
James River.	1
James River, VMFA	1

James River, Brown's Island, Monument Ave, all museums	1
James River parks system	1
James River Park, Monument Avenue, VMFA	1
James River Park Systems- all trails	1
James River and surrounding trails	1
James River & Kanawha Canal	1
James River - multiple spots including Belle Island and Rockettes Landing.	1
Jackson Ward.	1
Jackson Ward then Church Hill	1
Jackson Ward / the "Arts District" Museum District Church Hill	1
Its parks: Libby Hill, Chimborazo, Byrd Park and the James River Park System	1
It used to be the monuments on Monument Avenue, until they were destroyed at the direction of the city of Richmond and the state of Virginia.	1
It used to be Downtown Richmond. Now it's Churchill	1
In Richmond, it's Shockoe Slip, Shockoe Bottom, and individual places like St. John's Church. Monument Avenue used to be the great focal point for understanding Richmond's history, and it was my favorite single site, until it was destroyed by the city. The destruction of Richmond's history invites trivialization and revisionism that threatens to allow future generations to deny and fabricate a narrative of Richmond's history that is distorted and of no value to the learning process. In the next 50 years, revisionists will be able to claim that Richmond was not a major focal point of secessionism or massive resistance. Erasing history is as dumb as book burning.	1

I visit the places that have been erased off of the physical landscape in Richmond due to redlining, 'slum' clearance, redevelopment and/or demolition by neglect. These are the places that I grew up in and where my family & friends live. There doesn't seem to be a space within this survey for more comments, so I will use this entry to make some suggestions. 1. Please elevate the lived experience of legacy residents and the descendant community vs. technical expertise. Approach churches within Richmond--these are still institutions that serve as a lifeline for the African American community. 2. Priority needs to be given to neighborhoods that were historically redlined and/or annexed. These are neighborhoods that had unique features that made them special. These are also the neighborhoods currently in jeopardy of losing current residents who are being priced out by developers/speculative investors taking advantage of neighborhoods that were purposefully devalued in the past.	1
I really love to walk through Shockoe and Church Hill. It's fun exercise and I like looking at all the pretty buildings and reading the markers.	1
I love visiting Maymont or Scuffletown Park.	1
I love visiting Church Hill because it has so many rich historical assets--the view over the river where Richmond got its name, the historic architecture, the view looking at VCU and the city to see our past, present and future evolving harmoniously, St. John's church, beautiful parks like Libby Hill and St. John's Mews. Its fun vibe with restaurants and coffee houses. Its cobblestone streets.	1
I love the historic architecture of the Fan and the Museum District.	1
I love my new home in the Hermitage Rd Historic District - it's right next to Bryan Park, which might be my personal favorite place to visit. It's also near to Scott's Addition, another favorite of mine, as well as Monument Ave (which used to be my favorite street in Richmond, before it started losing monuments....).	1
I live in the Museum District, so most are around here - VMFA, Byrd Park, and places nearby. I photograph this area regularly also. (With a film Leica)	1
I like walking around historic church hill. I also enjoy visiting the VMFA and the Fan.	1
I like going to various places in Richmond. It has so much to offer.	1
I have many but as a walker, I love Byrd Park and Maymont.	1
I don't have just one place to visit in Richmond. Richmond is full of historical gems. Whether it's going to the river, going to Jackson Ward or Carver neighborhoods, or even walking in my own neighborhood (Westwood), there's a lot to see.	1

I can't limit this to a favorite place but would say all areas East of Monroe Park to Shockoe Bottom from Jackson Ward to the south side of the river. I am a Richmond native who lived at Linden Row as an infant, attended St. Paul's Episcopal Church, attended high school in the east end during cross town bussing, worked in the Financial District for 30 years. The historic buildings, neighborhoods and history need to be preserved and shared with locals and visitors for generations to come.	1
I can't choose one. I am often enough at the VMFA because of Spanish meetup on Friday mornings. I don't often enough walk at Belle Isle, but I value the ruins there. I like looking at the Tredegar complex (Civil War Museum) when in that area (Folk Festival, for example). I love walking past older buildings, residential and otherwise. I would like a chance to tour the old City Hall! I love the James River Park, although I would like mass transit options to get there. I love Maymont, of course. I love the view from Libby Hill of the James River as it bends. I want to see action on memorializing the slave trade history in Shockoe Bottom!	1
Hollywood cemetery.	1
Hollywood Cemetery, James River and the park system, Main Street Train Station, Overlook in Church Hill	1
Hollywood Cemetery! It has everything! Virginia and Richmond History, scenic views of the river, beautiful trees and walking up and down all those hills is a great way to catch up with friends while getting in some cardio!	1
Hollywood Cemetery , Jefferson Hotel	1
Historic West Grace Street, Fan District	1
Historic neighborhoods, particularly The Fan, Jackson Ward, Oregon Hill and Church Hill. Also, Franklin Street and Northside. They are built on a human scale, tend to have large trees, have interesting architecture and exude history and a sense of place. Also the Pump House.	1
Ginter Botanical Garden	1
Downtown/River	1
Downtown Riverfront, Belle's Island and James River Pipewalk	1
Downtown (City Center, Monroe Ward, Shockoe Slip) because it is nice to get out and walk and see the sights on foot at your own pace.	1
Culturally: VMFA Historically: Hollywood Cemetery	1
City stadium	1

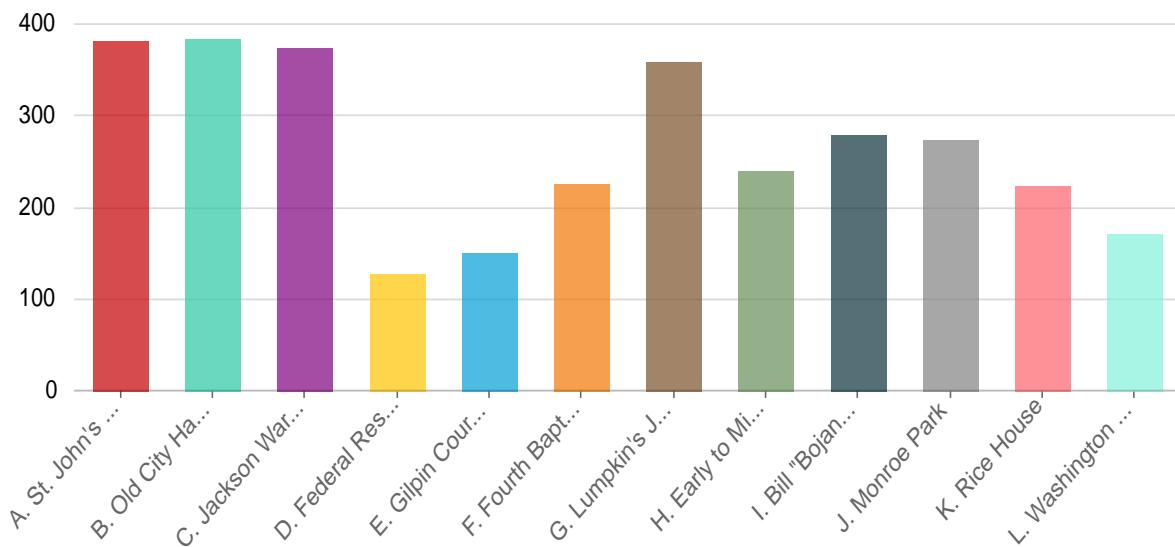
Church Hill, riverfront and historical neighborhoods.	1
Church Hill, James River, Tredegar Iron Works, Cary Street, Museum District, The Fan	1
Church Hill, Carytown,	1
Church Hill or the Fan neighborhoods. I enjoy the different architectural styles of houses, the mix of uses, the smaller streets, the mature tree canopy, and the small parks tucked away in the neighborhood.	1
Church Hill neighborhood, The Mill along the Texas Beach Trail, T. Pott Bridge, Tredegar, Manchester Slave Trail	1
Church Hill neighborhood and parks	1
Chimborazo Park	1
Carytown, Hollywood Cemetery, Shockoe Bottom, ChurchHill, Manchester, the entire city	1
Carytown - walking in and around the shopping district, shopping,eating, and meeting friends there.	1
Carytown	1
Cary Town	1
Cary St	1
Capitol Square, Pump House, Belle Isle, Browns Island, Arts District, Scotts Addition, Church Hill, Fan, Jackson Ward, Monroe Ward, Forest Hill Park, Maymont, Byrd Park, Bryan Park, So much!	1
Capitol of Virginia	1
Can't pick just one. Top three: VMFA, James River, and all of the historic neighborhoods.	1
Canal Walk, Monumental Church (Jenny gave us a wonderful tour here today.	1
Canal Walk	1
Bryan Park, Maymont,Architecture of Monument Avenue, Belle and Brown Islands	1
Brown's Island, anywhere around the river	1
Brown's Island because it means I'm going to some kind of event!	1
Brown's Island and anywhere around the James River	1

Browns Island	1
Breweries, Cap Trail, Fan, Lewis Ginter	1
Blackwell (the following is for the last question) My neighbors and I have been fighting to gain ownership and preserve the old Oak Grove Elementary School. Instead of cooperation from the City, we were excluded from the processes and planning for this site. Instead, a developer was granted this building by the City and per an article written by John Baliles, the affordable housing that was promised through this development will probably not transpire. This is very egregious and reeks of discrimination--especially compared to how the City has opted to preserve and provide funding for the rebuilding of Fox Elementary School. This is a school whose historic fabric may be questionable since it endured a fire but in a more affluent part of the City with a predominantly White population. If the city cares about racial equity and justice, then it should provide opportunities (and funding) to preserve the few remaining structures that are historically associated with African Americans	1
Black History Museum & Cultural Center of VA and VMFA	1
Belle Isle.	1
Belle Isle and Tredegar for a mix of nature and history. Also love Chimborazo and Libby Hill in Church Hill. And the VMFA and Monument Avenue and the pocket parks around the Fan and Museum District and over to Byrd Park and the lakes and Maymont and across the river to Riverside Drive, up to Pony Pasture and Huguenot. There's no single defining thing that's my favorite of Richmond that can stand on its own above the rest. It's the whole experience, the small parts that easily and inextricably are tied together to the cohesive whole. It includes natural history, manmade history through various chapters, history buildings, natural parks, defining streetscapes and varying modes of transit to experience it all.	1
Belle Isle - It's on the river, it's a nice park with amenities (drinking water would be nice...), there are interesting historical sites, it's pleasantly busy in the summer and nicely empty in the winter.	1
Any space near the river!	1
Any of the parks! On the river!	1
Any of the parks that mountain bikers are not using.	1
Any of the museums, especially VMFA and The Black History Museum; and Maymont Park	1
along the river	1
All parks and green spaces (which we're losing a lot of- too quickly). This is my vote!!!	1

All of the historic places and sites	1
Agecroft Hall during the Shakespeare festival	1
Abner Clay Park	1
A toss-up between Maymont, Hollywood Cemetery and the Capital Trail.	1
My wife and I moved to Richmond in September, but we love Shockoe Bottom/Church Hill. The Fan is also wonderful!	1

Answered: 366 Skipped: 43

2. Which of the images above show historic buildings, sites, or places?

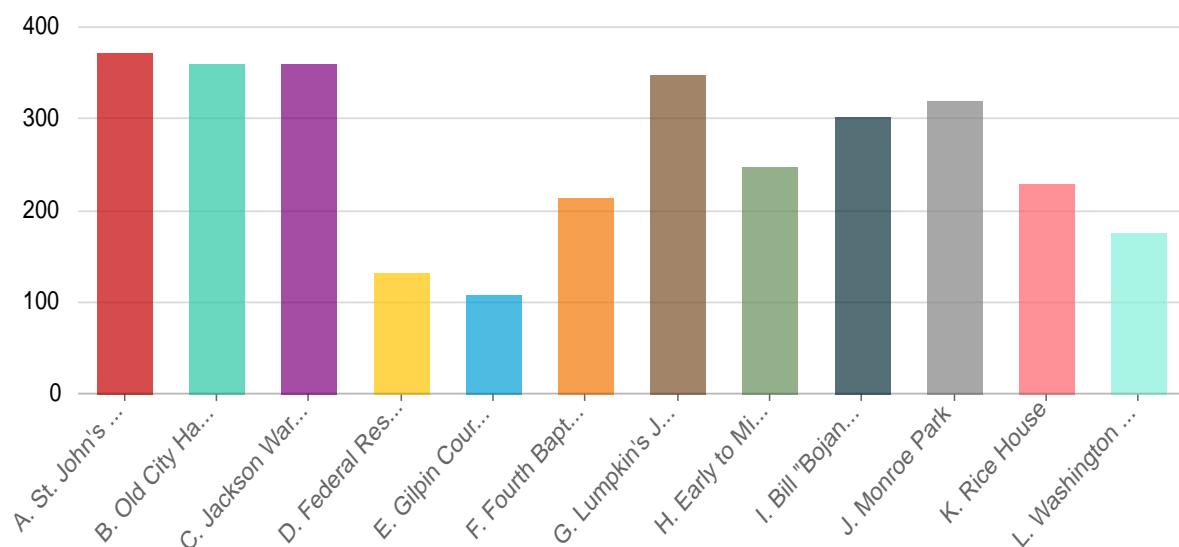


Answers	Count	Percentage
A. St. John's Episcopal Church	382	93.4%
B. Old City Hall	385	94.13%
C. Jackson Ward	375	91.69%
D. Federal Reserve Building	128	31.3%
E. Gilpin Court	151	36.92%
F. Fourth Baptist Church	226	55.26%

G. Lumpkin's Jail Site	359	87.78%
H. Early to Mid-20th Century Houses	240	58.68%
I. Bill "Bojangles" Robinson Monument	280	68.46%
J. Monroe Park	274	66.99%
K. Rice House	224	54.77%
L. Washington Park Neighborhood	172	42.05%

Answered: 404 Skipped: 5

3. Which of the buildings, sites, or places above are worthy of protection/preservation?

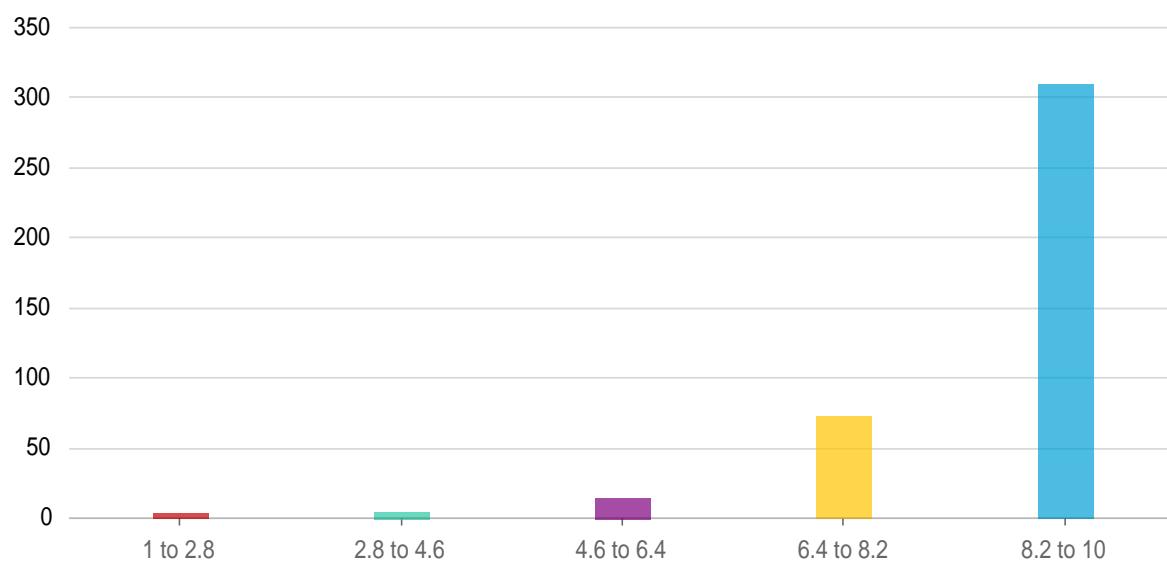


Answers	Count	Percentage
A. St. John's Episcopal Church	373	91.2%
B. Old City Hall	361	88.26%
C. Jackson Ward	360	88.02%
D. Federal Reserve Building	133	32.52%
E. Gilpin Court	108	26.41%

F. Fourth Baptist Church	214	52.32%
G. Lumpkin's Jail Site	348	85.09%
H. Early to Mid-20th Century Houses	248	60.64%
I. Bill "Bojangles" Robinson Monument	303	74.08%
J. Monroe Park	320	78.24%
K. Rice House	230	56.23%
L. Washington Park Neighborhood	176	43.03%

Answered: 408 Skipped: 1

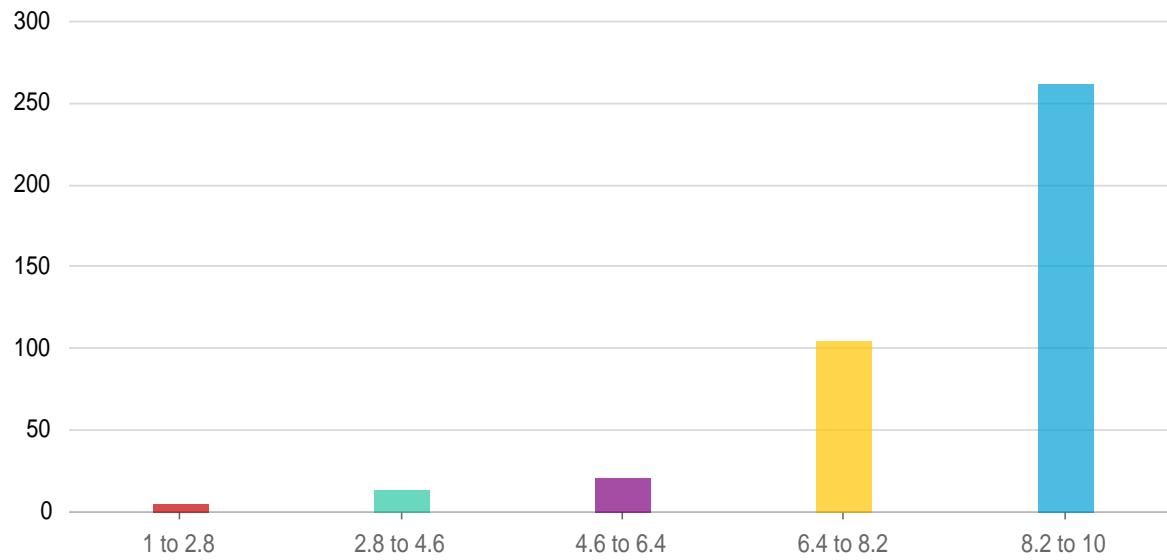
4. How important are historic and cultural resources to Richmond tourism?



Stats Value

Min.	1
Max.	10
Avg.	9.05896805896806
Sum.	3,687

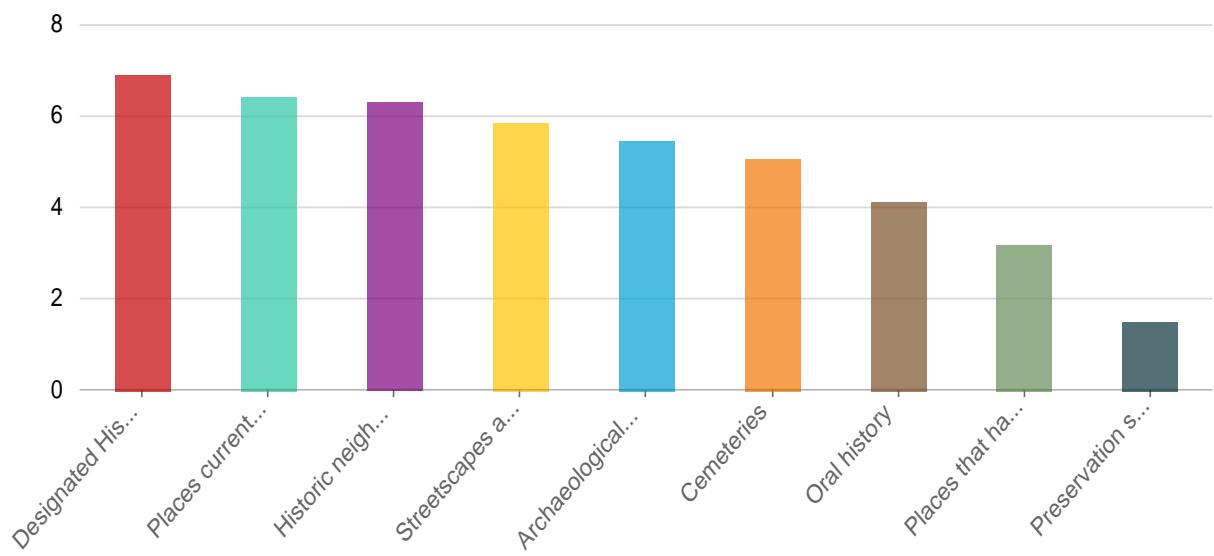
Answered: 407 Skipped: 2

5. How important are historic and cultural resources for Richmond's gro...**Stats** **Value**

Min.	1
Max.	10
Avg.	8.67076167076167
Sum.	3,529

Answered: 407 Skipped: 2

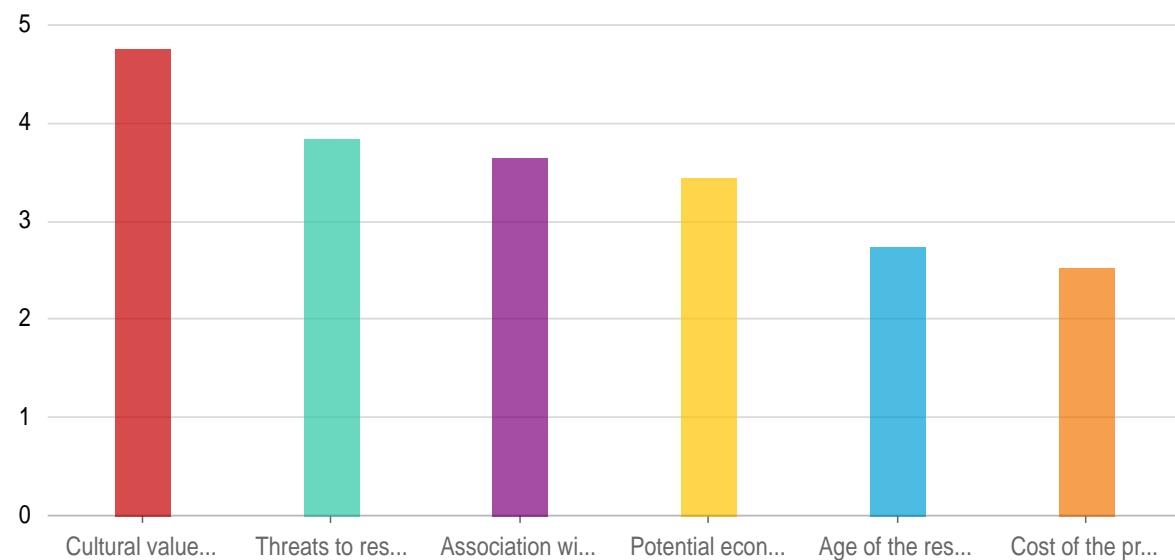
6. How should Richmond prioritize the following when developing historic...



Rank	Answers	1	2	3	4	5	Average score	
1	Designated Historic Landmarks and Districts	34.41% 139	17.33% 70	14.36% 58	9.9% 40	6.44% 26	5.94% 24	6.44% 6.92 26
2	Places currently or historically associated with African American, Native American, or other underrepresented groups	24.01% 97	12.62% 51	17.82% 72	14.6% 59	10.89% 44	8.66% 36	6.45
3	Historic neighborhoods (more than 50 years old)	16.09% 65	22.28% 90	14.6% 59	13.86% 56	12.13% 49	7.18% 29	7.67% 6.32 31
4	Streetscapes and public open spaces	11.63% 47	16.83% 68	15.35% 62	15.35% 62	10.89% 44	11.63% 41	5.87
5	Archaeological sites	7.18% 31	14.11% 36	13.12% 32	13.86% 34	18.81% 33	13.61% 31	9.65% 5.49

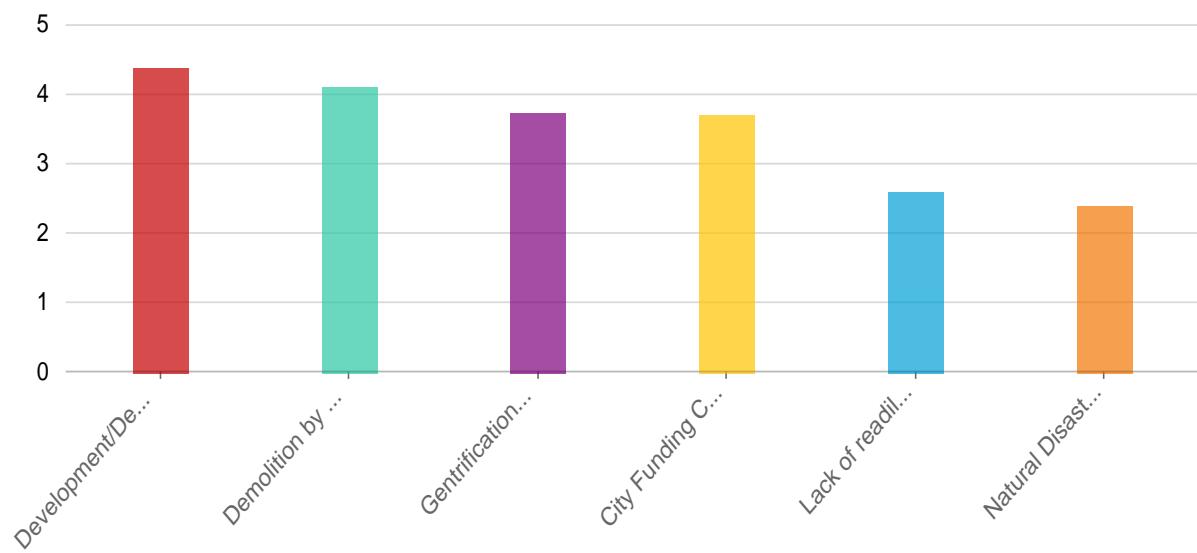
Answered: 404 Skipped: 5

7. How should Richmond prioritize city funding for historic and cultural...



Answered: 405 Skipped: 4

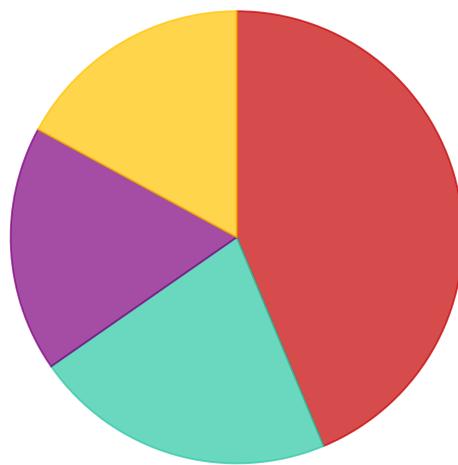
8. What are the greatest threats to historic resources and/or historic...



Rank	Answers	1	2	3	4	Average score
1	Development/Density Pressure	38.15% 153	16.96% 68	14.71% 59	13.97% 56	8.73% 35
2	Demolition by Neglect	23.19% 93	25.19% 101	19.45% 78	12.47% 50	12.47% 51
3	Gentrification and Housing Affordability	16.46% 66	22.19% 89	18.7% 75	15.96% 64	15.21% 61
4	City Funding Constraints	14.96% 60	18.95% 76	21.45% 86	21.7% 87	13.72% 51
5	Lack of readily available information or resources for home owners	3.24% 13	9.48% 38	12.97% 52	21.45% 86	24.69% 99
6	Natural Disaster and/or Flooding	3.99% 16	7.23% 29	12.72% 51	14.46% 58	25.19% 101

Answered: 401 Skipped: 8

9. How do you view the relationship between housing costs and historic...

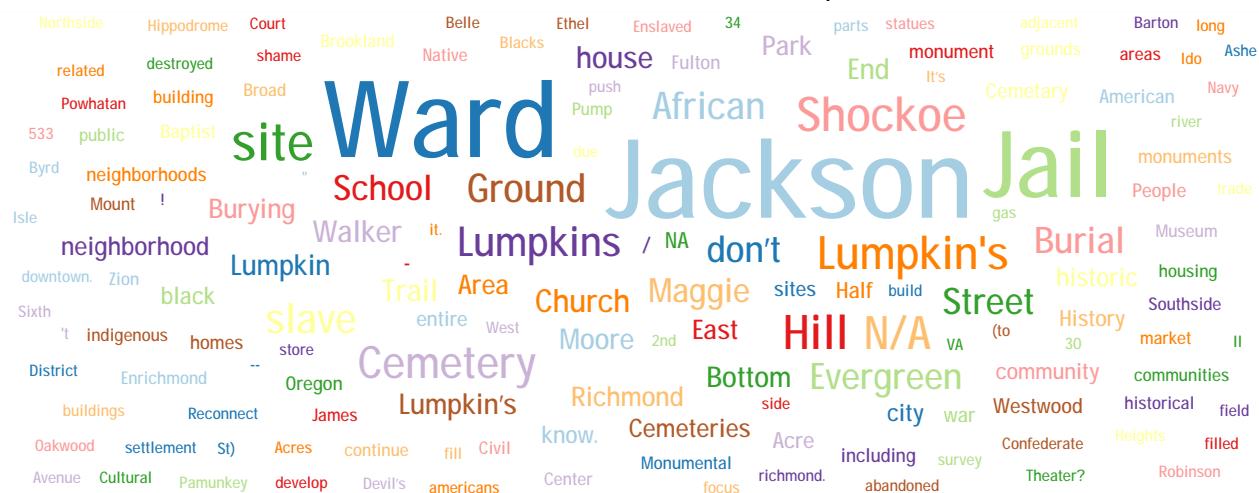


- Preservation assists in
 - providing new or retaining existing housing affordability.
 - Preservation creates housing affordability issues.
 - Other (please describe)
 - There is no relationship.

Answers	Count	Percentage
Preservation assists in providing new or retaining existing housing affordability.	174	42.54%
Preservation creates housing affordability issues.	86	21.03%
Other (please describe)	70	17.11%
There is no relationship.	68	16.63%

Answered: 398 Skipped: 11

10. Name one historic and cultural site of significance to underrepresented communities in Richmond.



Response

Count

Jackson Ward	44
N/A	23
I don't know	13
I don't know	12
Evergreen Cemetery	11
Shockoe Hill African Burying Ground	7
Lumpkin's Jail	7
NA	6
Moore Street School	6
Lumpkin's Jail	6
Lumpkins Jail	5
Lumpkin's Jail Site	4
Lumpkin Jail	4
I don't know.	4

Not sure	3
Monumental Church	3
Maggie Walker house	3
Lumpkins Jail site	3
East End Cemetery	3
Church Hill	3
The Pump House	2
Shockoe Hill African Burial Ground	2
Reconnect Jackson Ward	2
Oregon Hill	2
Lumpkin Jail Site	2
Lumpkin	2
Evergreen Cemetery	2
You should ask those communities and not a survey that will probably be filled out by affluent white people like me who have the luxury of time to fill it out	1
Winfrey Cottage	1
Westwood Neighborhood	1
Westwood Community in Richmond, VA	1
Westwood Community - Richmond, VA	1
Tredegar Iron Works	1
Trail of the Enslaved	1
Trail of Enslaved People	1
This survey has a STRONG agenda. Shame on whoever designed it. You don't really want our opinion, you're trying to push yours.	1

There isn't just one !	1
There are links to Blacks and Native Americans in Oregon Hill and western riverfront that aren't well known or highlighted	1
The Westwood neighborhood in the near west end of Richmond.	1
The slave trail	1
The slave trade blocks in Shockoe Bottom	1
The R E Lee Monument and the rest of the Confederate monuments	1
The old parts of Jackson Ward that were taken away to build the Coliseum and parts of 95.	1
The Old Oak Grove School	1
The Maggie L Walker Historic site	1
The John Marshall House	1
The James River as it was used by Native people pre-contact	1
The Jackson Ward Community	1
The history of Jackson Ward and all neighborhoods that have been destroyed such as Fulton, Navy Hill etc	1
The historic slave cemetery should have a memorial	1
The heritage and culture of the Powhatan and Monacan and Mattaponi tribes	1
The 'Harlem of the south' area around the Hippodrome and adjacent revitalized Broad Street corridor	1
The entire Shockoe Hill African Burying Ground (to include the 30 acres beyond the now city of Richmond owned portion.	1
The entire Jackson Ward neighborhood	1
The entire former slave market around Lumpkin's Jail - a World-Class museum would be great	1
The Devil's Half Acre	1
The Cemeteries of Barton Heights	1

The Black West End Neighborhood https://scholarscompass.vcu.edu/murp_capstone/60/ ; I will also say a huge swath of the Southside including neighborhoods that are members of the Southside Civic Association	1
The abandoned hydro-electric plant downtown.	1
The "Arts District," especially around 2nd street, which is being slowly but surely "demolished by neglect"	1
That's not already protected? The Hippodrome Theater? Robinson Theater?	1
Spottswood Robinson House, Frederick Douglas Court, Westwood, Moore Street School, Richmond Community Hospital	1
Southside fishing spots	1
Sons and Daughters of Ham Cemetery	1
So many Shockoe Burial Ground, BMHVA, Maggie Walker House, VUU, Black Cemeteries	1
slave trail and lumpkins	1
Slave Trail and buildings and spaces related to the slave system	1
Slave trail	1
Slave trading grounds in Shockoe Bottom	1
Slave market site in Shockoe Bottom	1
Sixth Mount Zion Church	1
Sixth Mount Zion Baptist Church	1
Sites in jackson ward. Past city wrongs should be acknowledged and remedied	1
Site of Gabriel's rebellion	1
Site of Brook Field Park (Brook Rd/School St) should be recognized.	1
Shockoe Hill African Burying Ground -- it's a shame that this is basically just an abandoned gas station with a marker.	1
Shockoe Bottom area, including Lumpkins Jail and other slave trade related sites contained therin.	1

Shockoe Bottom / Lumpkin's Jail Site	1
Shockoe Bottom	1
Shockoe	1
Second Baptist Church next to/owned by the Jefferson Hotel organization.	1
Sacred burial ground / lumpkins jail	1
Richmond Hebrew Cemetery	1
Revolutionary War skirmish site at Chimborazo Park- entirely unmarked/un interpreted.	1
Residential homes in the northside or East End, including public housing, that represent the post-World War II segregated Richmond neighborhoods.	1
Raven Street Projects	1
Pumpkins jail, and Belle Isle area	1
Pump House	1
Pre-colonial Native American settlement patterns	1
Powhatan Hill and all along the river because it belonged to the Pamunkey People which history has ignored and still does today. Pamunkey are the most underserved and underrepresented communities in the entire state.	1
Post civil war areas known to have been "red-lined" to prevent equal housing opportunities and affordability for African-Americans from "Jim Crow" era lending practices to the present.	1
Oregon Hill and associated cultural and architectural resources	1
Old school buildings.	1
Oakwood Cemetery	1
None	1
neighborhoods....that are being torn down to build million plus homes with little architectural value	1
Need to develop our understanding of the societies that were around our city prior to european arrival and portray that better. Need to continue to grow our focus on portraying the history of the african american experience in richmond.	1

More statues of females all over Richmond and more preservation of homes and workplaces of women other than Maggie Walker, such as the Richmond Women's Bread Riot during the Civil War 1

Moore Street School, Fonticello Park 1

Moore Street School or YWCA Building in Gillian Court 1

Moore Street School behind Carver Elementary, it is was a school am I represented community for a long time. And there are efforts being made to make it into a preformance arts center which would give back to that community. 1

Moore Street School and Thirteen Acres School 1

Monument Avenue Return historical monuments 1

Monument Avenue 1

Monroe Park 1

Mayo Bridge 1

Maggie Walker's home. 1

Maggie Walker site 1

Maggie Walker Hlstoric Site 1

Maggie Walker buildings -- store -- on Broad Street 1

Maggie L Walker house, Evergreen cemetary, Shockoe Bottom African Burial Ground 1

Lumpkins slave jail site/ burial ground. 1

Lumpkins Slave Jail area; Maggie Walker house 1

Lumpkins Slave Jail Archaeological Site 1

Lumpkins Jail/Slave Trail 1

Lumpkin's Jail/Slave Burial Ground 1

Lumpkins jail/Monument Ave 1

Lumpkins Jail/Devil's Half-acre and the entire Shockoe Bottom 1

Lumpkin's Jail/Devil's Half Acre 1

Lumpkins jail slave burial site	1
Lumpkin's Jail site/Slave Trail	1
Lumpkin's Jail Site and Devil's Half Acre	1
Lumpkins Jail site & the burial ground in Shockoe.	1
Lumpkin's Jail or the slave trail on the James near the Mayo Bridge.	1
Lumpkin's jail area	1
Lumpkins Jail and field across Broad Street.	1
Lumpkin's Jail and African Burial Grounds	1
Lumpkin's Jail / Slave Trail	1
Lumpkin's Jail - Shockoe Bottom	1
Lumpkin's Auction and Jail site	1
Lumpkin's Jail/Devil's Half Acre	1
Lumpkin's jail/African burial ground	1
Lumpkin's Jail and surrounding area	1
Lumpkin's Jail / Devil's half acre	1
Lumpkin jail site and historical center	1
Lumpkin Jail site and historical black cemeteries	1
Lumkin's Jail and surrounding area	1
Jewish Cemetery in Gilpin area	1
Jackson Ward; Shockoe Hill African Burial Ground; Evergreen and East End Cemeteries; Lumpkin's Jail site	1
Jackson Ward/Gilpin	1
Jackson Ward, the Slave Trail	1
Jackson Ward, Slave Trail	1

Jackson Ward, including Maggie Walker Statue	1
Jackson Ward, espically a focus on the areas that were demolished due to the Interstate	1
Jackson Ward, Church Hill, Manchester	1
Jackson Ward, Brookland Park Boulevard	1
Jackson Ward on the north side of I-95.	1
Jackson Ward Neighborhood should have their own neighborhood design overlay so those invested in the history there can develop preservation priorities. This should be true for all historic neighborhoods rather than asking for a single site.	1
Jackson Ward neighborhood	1
jackson ward is being "remodeled" horribly. vinyl windows should not be allowed! Ditto for the Fan	1
Jackson Ward area and the Randolph neighborhood. Primarily neighborhoods that were destroyed due to highway construction (I95) and downtown expressway.	1
Jackson Ward and Northside	1
Jackson Ward and areas lost in building of interstate 95	1
Jackson Ward	1
Intermediate Terminal, Richmond does poorly valuing the work places of those who work/worked with their hands	1
Indigenous peoples lived on the banks of the James River. I don't recall any signage or markers. It's just invisible.	1
I do 't	1
Idk	1
I don't know. I am a visitor so not familiar with specific does.	1
I don't know.	1
I do not know.	1
Holocaust Museum	1

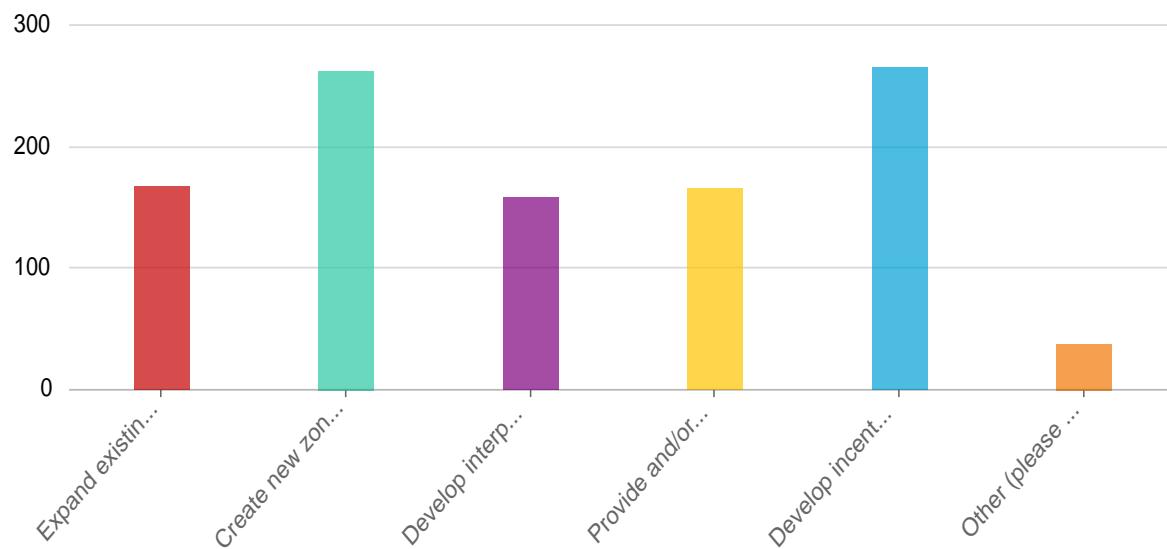
Historic single family homes in Oakwood	1
Historic neighborhoods/homes	1
Historic Jackson Ward	1
Hermitage Road Historic District	1
Has to be Shockoe Bottom that should recognize for both Blacks and Indigenous communities that have been grossly short-changed in Richmond's history.	1
Greenwood cemetery	1
Good grief. You cannot be serious with this question!	1
Fulton Hill/Bottom	1
Fulton hill	1
Fulton	1
Fourth Baptist - both b/c of original history and the addition by Ethel Furman.	1
Evergreen Cemetery / Lumpkin Jail (really needs more attention)	1
Edgar Allen Poe house	1
Ebernezer Church	1
East End/Evergreen Cemeteries	1
east end cemeteries that were under the guardianship of enrichmond before its collapse	1
east end cemeteries	1
East End Cemetery	1
East End burial sites - city money needed as Enrichmond imploded.	1
Don't know	1
Devils Half Acre site - I am pro museum/cultural site	1
Creighton court.	1
Confederate monuments	1

Club 533	1
Civil war monuments should have been preserved.	1
Chimbarozo Freedman's Village	1
Carver Neighborhood	1
Byrd Park	1
Burying sites, cemeteries.	1
Burial grounds and slave market in Shockoe Bottom	1
Brown's Island	1
Brookland Park Movie Theater	1
Brookland park	1
Brookbury Farm	1
Blackwell neighborhood	1
Black cemeteries that were neglected by the city and Enrichmond	1
Black cemeteries	1
Beth Ahabah	1
Belle Isle	1
Battery Park and Byrd Park in the life of Arthur Ashe	1
Based on the question, not sure if this refers to one that is endangered or not; of the current, I would answer the Black History Museum and Cultural Center of Virginia	1
Barton Heights Cemetery	1
As an architect, LOVE seeing Ethel Bailey Furman building up there. That's an incredible example of old (church) and new (modern educational wing) created by a minority architect for a minority congregation. Also middle / lower income historic homes.	1
Arthur Ashe monument (and the newer Kehinde Wiley sculpture "Rumors of War")	1
Archaeological sites in Navy Hill	1

Any remnants of the community black americans had in Granite area	1
Any recognition of the pre-colonization indigenous settlement on modern day Church Hill	1
Ancarrow's Landing	1
Ancarrows Landing	1
all of the public housing in the city	1
All of Jackson Ward, or Maggie Walkers house.	1
All of Jackson Ward	1
African Burial Ground	1
African American Cemeteries	1
African American Burial Ground	1
Abner Clay Park Area	1
A non-obvious one might be the site of the Richmond 34, a nonviolent sit-in at the Thalhimers department store downtown. A family friend recalls that day from when he was a kid. I remember there were talk of developing a public art installation and plaza	1
6th Mount Zion Baptist Church	1
2nd Street	1
"Underrepresented" is irrelevant here—we are one city, with a dire need to unify rather than to segregate. But these man-made "race" constructs will continue to have power as long as we encourage humans to continue slicing themselves up by race.	1
Evergreen Cemetery	1
Churchill	1

Answered: 381 Skipped: 28

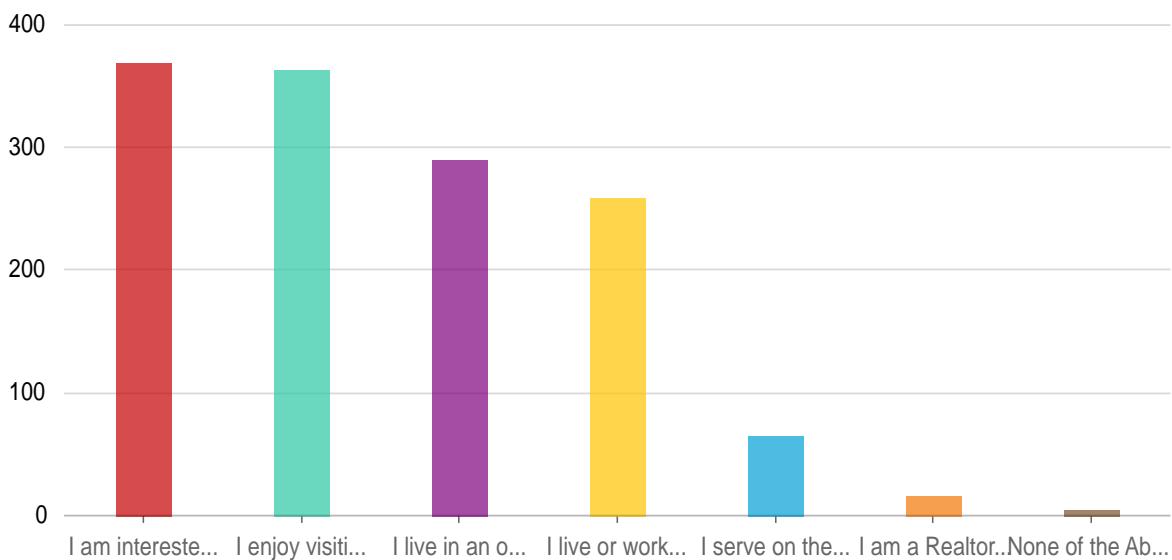
11. Which of the following initiatives should be priorities in the Cultural Resources...



Answers	Count	Percentage
Expand existing or add new local historic districts that review and manage all exterior alterations, new construction, and demolitions.	168	41.08%
Create new zoning tools that protect selected aspects of the architectural character of historic neighborhoods such as building size, scale, and set-back from the street.	263	64.3%
Develop interpretive signage for lost resources in the city.	159	38.88%
Provide and/or support educational programming related to the city's history and resources.	166	40.59%
Develop incentive programs to assist property owners with preservation of historic buildings with an emphasis on single-family owner-occupied residences.	266	65.04%
Other (please describe)	38	9.29%

Answered: 402 Skipped: 7

12. Which of the following best describes your past experience with historic places,...



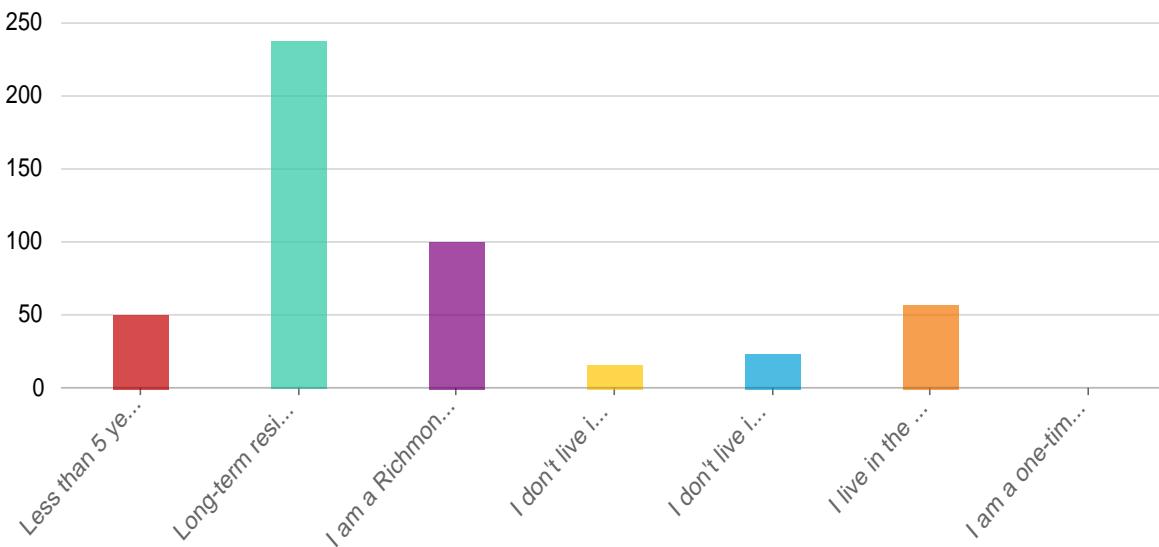
Answers	Count	Percentage
I am interested in local history.	370	90.46%
I enjoy visiting historic places.	364	89%
I live in an old house (older than 50 years).	291	71.15%
I live or work in an historic neighborhood.	260	63.57%
I serve on the board of a non-profit organization focused on historic preservation, cultural history, or museum interpretation.	66	16.14%
I am a Realtor/Real Estate Agent or Developer.	17	4.16%
None of the Above (please explain below).	5	1.22%

I am interested in local history.	370	90.46%
I enjoy visiting historic places.	364	89%
I live in an old house (older than 50 years).	291	71.15%
I live or work in an historic neighborhood.	260	63.57%
I serve on the board of a non-profit organization focused on historic preservation, cultural history, or museum interpretation.	66	16.14%
I am a Realtor/Real Estate Agent or Developer.	17	4.16%
None of the Above (please explain below).	5	1.22%

Answered: 408 Skipped: 1

Demographic Questions

- 13. How long have you lived in Richmond?



Answers	Count	Percentage
Less than 5 years	51	12.47%
Long-term resident	238	58.19%
I am a Richmond native	101	24.69%
I don't live in Richmond, but I used to	17	4.16%
I don't live in Richmond, but I visit frequently and/or do business there	24	5.87%
I live in the greater Richmond area	58	14.18%
I am a one-time or less frequent visitor of Richmond	0	0%

Answered: 404 Skipped: 5

o 14. What neighborhood do you live in?



Response

Count

Museum District	32
The Fan	29
Fan	21
Church Hill	17
Woodland Heights	14
Henrico	10
Fan District	8
Jackson Ward	6
Ginter Park	6
The Fan District	5
Stratford Hills	5
Oregon Hill	5
Henrico County	5
Westover Hills	4

Rosedale	4
Near West End	4
Manchester	4
Chesterfield County	4
Chesterfield	4
Carillon	4
Bon Air	4
Westhampton	3
Sherwood park	3
Northside	3
Monroe Ward	3
Malvern Gardens	3
Churchill	3
Bellevue	3
Battery Park	3
Willow Oaks	2
Southside	2
Shockoe Bottom	2
Sauer's Gardens	2
Reedy Creek	2
Midlothian	2
Mechanicsville	2
Maymont	2

Laburnum Park	2
Huguenot Farms	2
Historic West Grace Street	2
Historic Jackson Ward	2
Forest Hill	2
Carver	2
Byrd Park	2
Woodstock (not Woodhaven, as all y'all come-heres keep trying to rename it; Woodhaven is a street in Woodstock)	1
Woodstock	1
Willow Lawn	1
Westwood Community Richmond, VA	1
Westwood Community in Richmond, VA	1
Westview, West End	1
Westover	1
Westhampton (the triangle between Three Chopt and Patterson)	1
westhampton area	1
Western Henrico	1
West of Boulevard (Jefferson Terrace)	1
West Hampton	1
West End (VCU Area)	1
West End (Byrd Park)	1
We just moved to Petersburg!	1
Varina	1

Union Hill	1
Traylor Estates 23235 with the roads the City of Richmond has forgotten about repaving	1
Traylor Estates	1
The West End	1
The Stadium neighborhood	1
The Fan--West Grace Street	1
The Fan/W Grace St	1
The Fan but grew up in South Side	1
The Carillon	1
Swansboro West	1
Swansboro	1
Stonewall Court, City of Richmond	1
St John's Old and Historic District	1
Springfield, VA but I plan to retire to Richmond in the next few years	1
Southside of Richmond	1
Southside (near Brookbury)	1
Short Pump	1
Shockoe Slip	1
Sherwood Park, Northside	1
Scott's Addition	1
Saint Johns District, Church Hill	1
Rosedale-Northside	1
Rollingwood in Henrico County	1

Rocketts Landing	1
Riverview	1
Richmond City - Monument Avenue Park	1
Richmond	1
Providence Park	1
Peter Paul District	1
Park Ave, the Fan	1
Oregonhill	1
Oak Ridge Tennessee	1
North Ginter Park	1
North Chesterfield, Chesterfield County	1
North Chesterfield, Bon Air	1
North Barton Heights	1
Musuem District	1
Museum District, on Monument Ave.	1
Museum District, but the Southside and Randolph are special places to me because I spent my childhood in these areas of Richmond.	1
Museum District - Near West End	1
Museum	1
Monument Avenue	1
Monroe park	1
Monroe	1
McGuire	1
Maymont neighborhood	1

Malvern Gardens (near Fan)	1
Lynchburg, VA	1
Libbie Mill, Henrico County	1
Laurel park, Henrico County	1
Lakeside	1
King William, Virginia	1
Jefferson Terrace	1
Jacksonward	1
I own my parents home at 6711 in Hanover Avenue in an area called Westhampton Farms. My son lives there now.B	1
I now live primarily in Alexandria, VA; I used to live primarily in the Fan, I now live secondarily (small apartment) in Shockoe Bottom	1
I lived in Northside (Hermitage Road Historic District) for 15 years prior to moving to Hanover County two years ago	1
I live on the border between the Fan and the Museum District.	1
I live in Westover Hills near Forest Hill Avenue.	1
I live in Rockville in Hanover Co. but my family were longtime residents of the city	1
I live in Oxford, I work in the fan, used to own a home in the Springhill Historic district.	1
I currently live in Midlothian but am a Richmond native who has lived within the city limits for years, attended K-12 in the city and worked downtown for 30 years.	1
Hopewell	1
Hobby Hill	1
Historic W Grace St	1
highland springs	1
Highland Park!!!	1

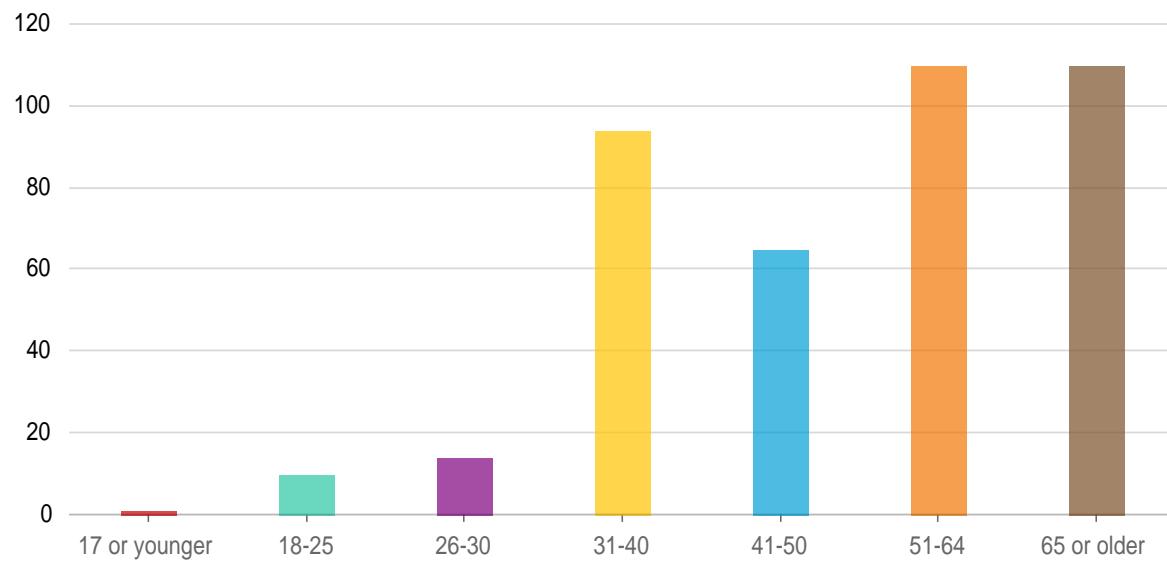
Highland Park Southern Tip	1
Hermitage Road Historic District	1
Henry place	1
Henrico, just a few blocks west of the city	1
Henrico County, Va	1
Henrico County now, formerly Westover Hills	1
Henrico County (Near West end on border with city)	1
Grove Avenue Crest	1
Grove / Malvern area just west of the Museum District	1
Great Falls Va.	1
glen burnie	1
Gaslight	1
Fulton Bottom	1
Fredericksburg, VA	1
Forest View	1
Forest hill park	1
Forest hill area	1
Far West End of Henrico	1
Far West End Henrico	1
Fan West	1
Fan District and Southampton district near River	1
Fairmount	1
East highland springs	1

East Highland Park	1
Downtown	1
currently I live in Midlothian	1
Colonial Place	1
College Hills in Henrico	1
College Hills (so, technically Henrico, but we back up to Bandy Field)	1
Clubview	1
City Stadium	1
City Center	1
Churh Hill	1
Church Hill, in the Oakwood-Chimborazo Historic District	1
Church Hill North	1
Chestnut Hill	1
Chesterfield, VA	1
Chesterfield / Midlothian	1
Charlottesville	1
Cary Street West End	1
Carillon, currently, have lived in Fan, Museum District and West End in the past.	1
Carillon neighborhood	1
Brookland Park	1
Britton's Hill Farm	1
British Camp Farms	1
Bon Air, Chesterfield, VA	1

Ashland, VA	1
23238, Henrico now, but 23226 before	1

Answered: 380 Skipped: 29

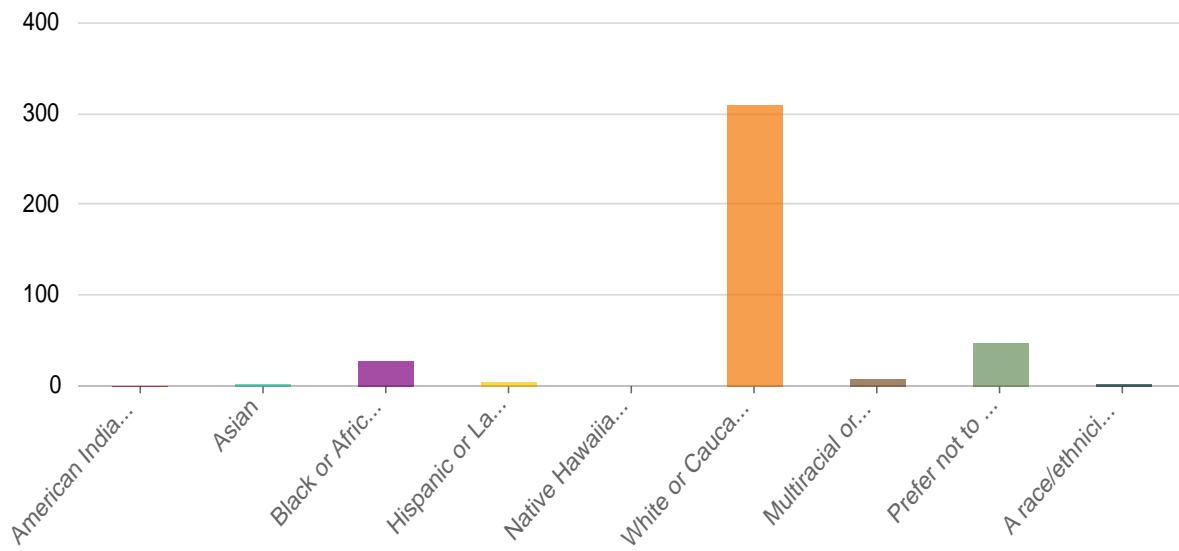
o 15. What age group are you a part of?



Answers	Count	Percentage
17 or younger	1	0.24%
18-25	10	2.44%
26-30	14	3.42%
31-40	94	22.98%
41-50	65	15.89%
51-64	110	26.89%
65 or older	110	26.89%

Answered: 404 Skipped: 5

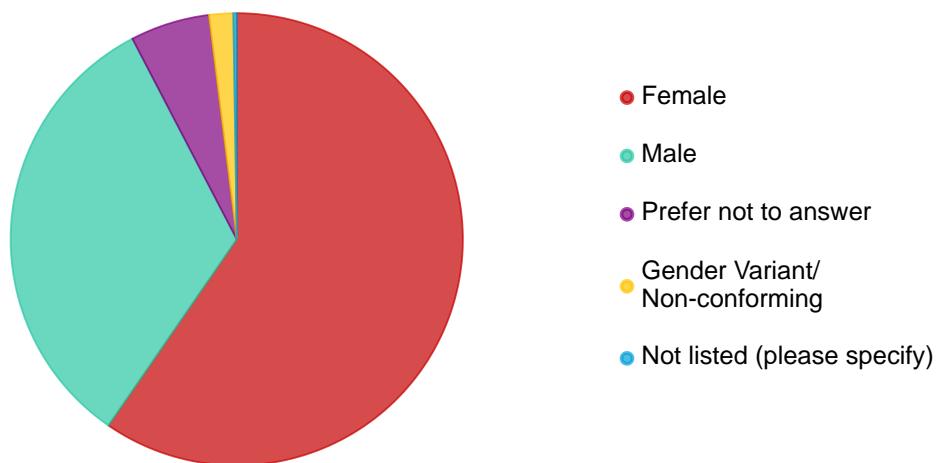
o 16. Which of the following best describes you?



Answers	Count	Percentage
American Indian or Alaska Native	1	0.24%
Asian	3	0.73%
Black or African American	28	6.85%
Hispanic or Latino	5	1.22%
Native Hawaiian or Other Pacific Islander	0	0%
White or Caucasian	310	75.79%
Multiracial or Biracial	8	1.96%
Prefer not to answer	48	11.74%
A race/ethnicity not listed here (please specify)	3	0.73%

Answered: 406 Skipped: 3

- 17. With which of the following do you most identify?



Answers	Count	Percentage
Female	242	59.17%
Male	133	32.52%
Prefer not to answer	23	5.62%
Gender Variant/Non-conforming	7	1.71%
Not listed (please specify)	1	0.24%

Answered: 406 Skipped: 3



The **Cultural Heritage Stewardship Plan** Public Input Survey was open and available online to the public from **October 16 until November 20, 2023**.

409 participants submitted survey responses; however, since no questions were “required,” some questions were skipped by participants.

The following document summarizes the responses provided for each question in the survey.

Prepared by:



of community history such as shared memory and memorialization, oral history or oral tradition, lost resources, and identity. Establishing a plan provides a way to manage change in a sustainable way as communities evolve and grow over time.

The public input survey summary that follows provides an overview of the responses to an online questionnaire conducted to gather input on the community’s vision, goals, and priorities for the CHSP. A full analysis and report on the responses will be included as an appendix to the final plan.

City of Richmond Cultural Heritage Stewardship Plan

Public Input Survey Summary



Oakwood-Chimborazo Historic District. Calder Loth, 2021

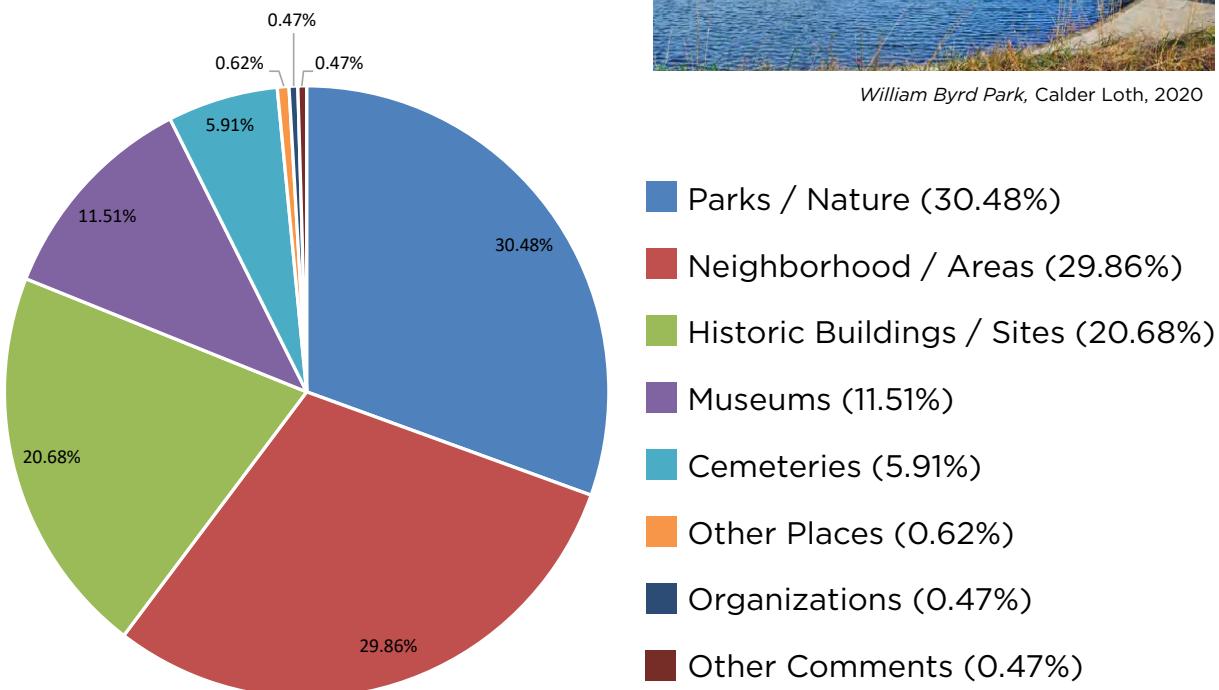
The purpose of a **Cultural Heritage Stewardship Plan (CHSP)** is to identify, recognize, and safeguard a community’s cultural and historic assets. These assets, also referred to as resources, may include buildings, structures, communities or places, landscapes, below-ground resources (like archaeological artifacts or cemeteries). Cultural heritage also includes intangible aspects

1. What is your favorite place to visit in Richmond?

Goal: Understand the community's level of interest in historic and cultural sites and/or known tourist destinations.

Participants were asked to write-in their favorite place to visit in Richmond; the consultant then identified and grouped similar responses, resulting in the categories below. The top 3 favorite places to visit in Richmond that participants identified were related to:

- a. Parks/Nature
- b. Neighborhoods/District Areas
- c. Specific Historic Buildings/Sites



2. a) Which of the images above show historic buildings, sites, or places AND b) Which of the buildings, sites, or places above are worthy of protection/preservation?

Goal: Understand how the community defines “historic”



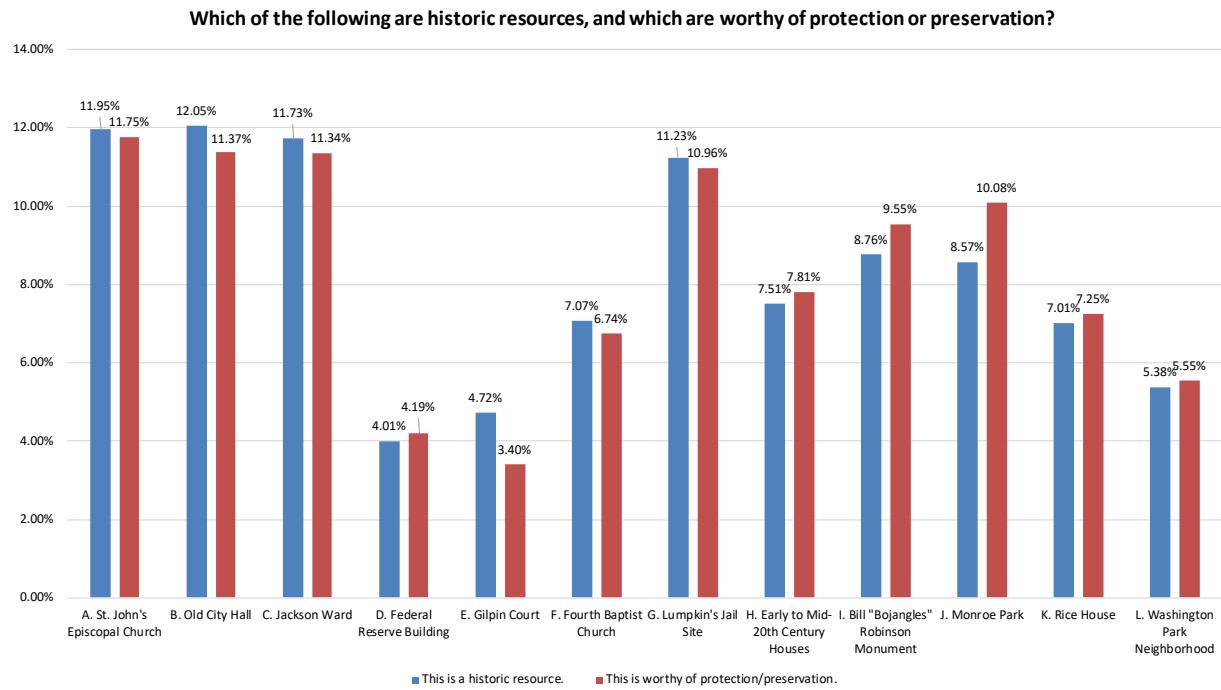
Monroe Park. Google Earth



Bill "Bojangles" Robinson Monument. NPS

Participants were given 12 images and asked two different, but related, questions. Participants could select as many images as they felt applicable for both questions. Responses to the two questions were generally similar;

however, the following resources were identified as worthy of protection/preservation more frequently than they were identified as historic. The largest gaps were seen in Monroe Park and the Bill “Bojangles” Robinson Monument, which are more closely tied to culture and parks/open space – both priorities in other areas of the survey.



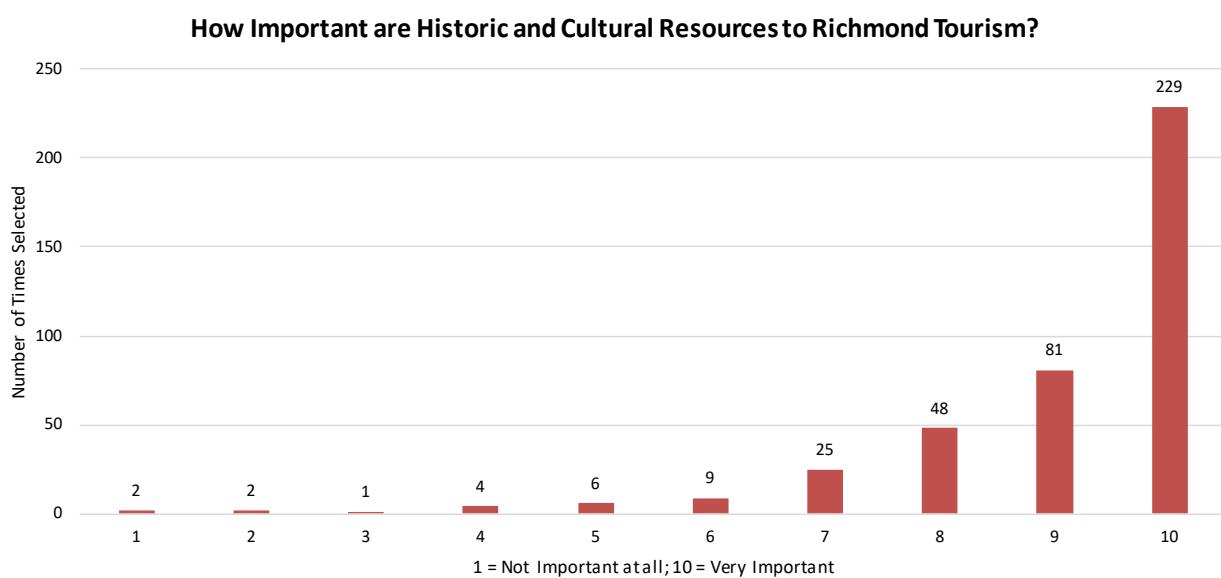
3. How important are historic and cultural resources to Richmond Tourism?



Byrd Theater. Courtesy of VHDR

Goal: Understand how the community values heritage tourism.

Participants were asked to select a ranking between 1-10, with 1 being not important at all and 10 being very important. Overall, respondents indicated that **historic and cultural resources are important to Richmond Tourism**, suggesting that Richmonders view historic and cultural resources as an existing/potential asset and reason people come to the city.



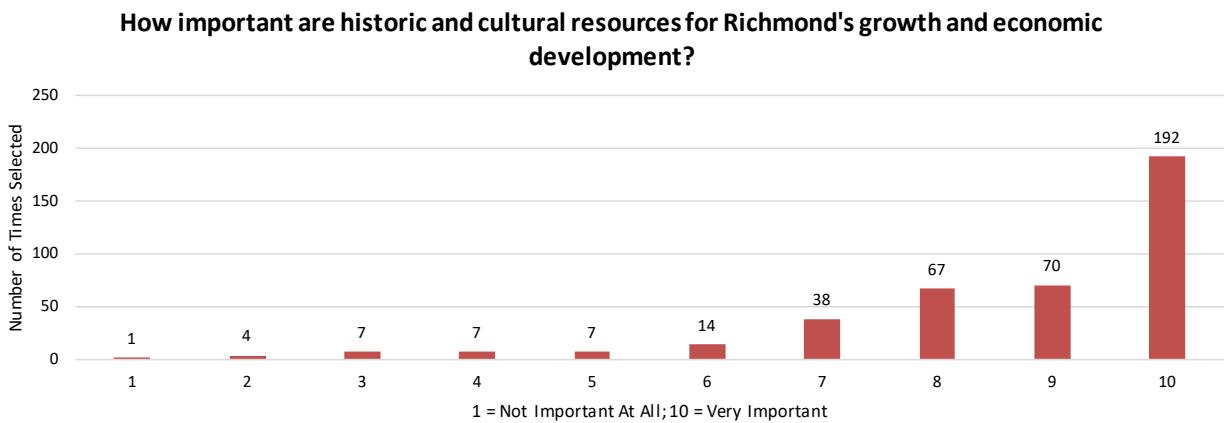
4. How important are historic and cultural resources for Richmond's growth and economic development?

Goal: Understand how community values historic resources and their contribution to Richmond's sense of place and growth.

Participants were again asked to select a ranking between 1-10, with 1 being not important at all and 10 being very important. Participants largely indicated that **historic and cultural resources are important to Richmond's growth and economic development**. These results align with stakeholder interview responses which **expressed the value Richmonders place on the unique character, identity, and sense of place** in Richmond, crediting the growth of the city largely to its historic character.



West Broad Commercial and Industrial Historic District.
Calder Loth, 2021



5. How should Richmond prioritize the following when developing historic preservation planning initiatives?

Goal: Understand how the community prioritizes historic resources.

Participants were provided with the list of 9 historic preservation planning initiatives below and asked to rank them (1 being the most important, 9 being the least important). Participants ranked these initiatives

TABLE 5.1

Rank	Historic Preservation Planning Initiative
1	Designated Historic Landmarks and Districts
2	Places currently or historically associated with African American, Native American, or other underrepresented groups
3	Historic neighborhoods (more than 50 years old)
4	Streetscapes and public open spaces
5	Archaeological sites
6	Cemeteries
7	Oral History
8	Places that have been demolished or that no longer exist
9	Preservation should not be a priority in Richmond

in the order shown below in Table 5.1. Based on their average scores, these priorities fell into 3 priority tiers, shown in Table 5.2. **Contrary to the responses heard during stakeholder interviews, intangible history areas such as oral history and lost places were identified as lower priorities in the survey responses, possibly due to an imbalance of survey response demographics compared to stakeholder interviews and city demographics.**

TABLE 5.2

Historic Preservation Planning Initiative	Average Score
TIER 1: HIGH PRIORITY	
Designated Historic Landmarks and Districts	6.92
Places currently or historically associated with African American, Native American, or other underrepresented groups	6.45
Historic neighborhoods (more than 50 years old)	6.32
TIER 2: AVERAGE/MEDIUM PRIORITY	
Streetscapes and public open spaces	5.87
Archaeological sites	5.49
Cemeteries	5.08
TIER 3: LOW PRIORITY	
Oral History	4.25
Places that have been demolished or that no longer exist	3.20

6. How should Richmond prioritize city funding for historic and cultural resources?

Goal: Understand how the community prioritizes City preservation projects.

Participants were provided with the following 6 funding priorities and asked to rank them (1 being the highest priority, 6 being the lowest). Participants ranked the funding priorities in the order below. While **cultural value rose to the top as a clear factor for prioritizing funding**, respondents ranked threats, association with marginalized groups, and economic benefits nearly equally. The age of the resource and cost of the project were lower priorities for respondents:

TABLE 6

Rank	Priorities for Funding
1	Cultural value to the community and visitors
2	Threats to resources such as sea-level-rise/flooding, neglect, development pressure
3	Association with underrepresented groups or minority history
4	Potential economic benefits to the community
5	Age of the resources
6	Cost of the project and/or funding availability



Belle Isle. Calder Loth, 2021



Shockoe Hill African Burying Ground Historic District. Dan Mouer, 2021

7. What are the greatest threats to historic resources and/or historic communities in Richmond?

Goal: Understand the community's concerns about risks to historic properties to inform our recommendations.

Participants were asked to rank 6 threats from highest to lowest threat (1 being the highest threat); participants ranked threats to historic resources and/or historic communities in Richmond in the following order:

TABLE 7

Rank	Threats
1	Development/Density Pressure
2	Demolition by Neglect
3	Gentrification and Housing Affordability
4	City Funding Constraints
5	Lack of readily available information or resources for home owners
6	Natural Disaster and/or Flooding



Richmond aerial. Adobe Stock



Building Demolition. CPG

8. How do you view the relationship between housing costs and historic preservation in Richmond?

Goal: Understand if the community thinks preservation is helping, hurting, or irrelevant to affordable housing.

- Preservation assists in providing new or retaining existing housing affordability.
- Preservation creates housing affordability issues.
- Other (please describe)
- There is no relationship.

Participants were asked to select one of the multiple-choice answers provided below; if “other” was selected, participants were asked to provide a write-in explanation. While a large percentage of respondents indicated that preservation assists in providing new or retaining existing housing affordability, overall responses varied. 18% of respondents selected “other,” providing answers categorized into a range of themes that **indicated the complexity of the relationship between housing costs and historic preservation** (see Table 8).

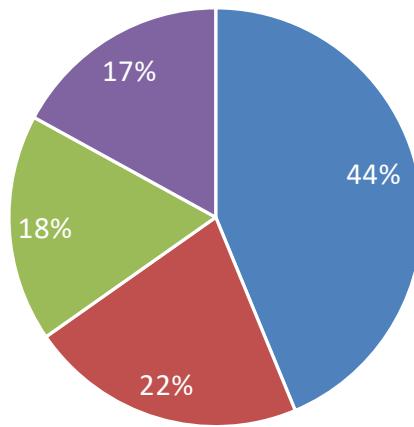


TABLE 8

Those who selected “other” provided answers relating to the following themes:	# of responses
It is a complex relationship	14
Unsure	13
Preservation can both assist in providing new/retain existing housing affordability and create housing affordability issues.	11
Housing costs in Richmond are more impacted by other economic/financial factors.	8
Impact of development on preservation and affordability.	6
Role of financial incentives, investments, and assistance in preservation and housing affordability.	4
Need for socio-economic accessibility in preservation	4
Need for collaboration and balance relating to preservation and affordability.	3
Preservation decreases affordability.	1
Other	5

9. Name one historic and cultural site of significance to underrepresented communities that should be preserved.

Goal: Identify key resources to include as we develop priorities.

This question was a free-response, write-in question; answers were then organized and repeated responses tallied. **Jackson Ward** and **Lumpkins Jail/Slave Market** were the two most frequently identified historic and cultural sites of significance to underrepresented communities that should be preserved.

The third most frequently provided answer was “**I don’t know**” (or a variation of that), a response that may be reflective of the self-reported demographics of the respondents who were 77% white. As the city continues its efforts to identify places of significance to marginalized and under-recognized communities, direct engagement with and input from those members is crucial and was a point made by several respondents.



Jackson Ward Historic District, Calder Loth, 2019



Lumpkins Jail Site/Slave Market, Calder Loth, 2021

10. Which of the following initiatives should be priorities in the Cultural Resources Management Plan?

Goal: Establish community consensus regarding priority programming.

Participants were provided the list of initiatives below and asked to select all that applied. Participant responses fell into three tiers:

TABLE 10.1

TIER 1: HIGH PRIORITY	
Develop incentive programs to assist property owners and preservation of historic buildings with an emphasis on single-family owner-occupied residences.	
Create new zoning tools that protect selected aspects of the architectural character of historic neighborhoods such as building size, scale, and set-back from the street.	
TIER 2: AVERAGE/MEDIUM PRIORITY	
Expanding existing or add new local historic districts that review and manage all exterior alterations, new construction, and demolitions.	
Provide and/or support educational programming related to the city's history and resources.	
Develop interpretive signage for lost resources in the city.	
TIER 3: LOW PRIORITY	
Other (see Table 9.1 below)	

TABLE 10.2

Those who selected “other” provided answers relating to the following themes:	# of responses
Incentives	7
Enforcement	6
Demolition	5
Housing	5
City Staffing	4
Archaeology	4
Other Priorities	4
Connections and Public Space	4
Preserve, protect, & maintain	4
Development	3
Support & Enable	3
Restore	2

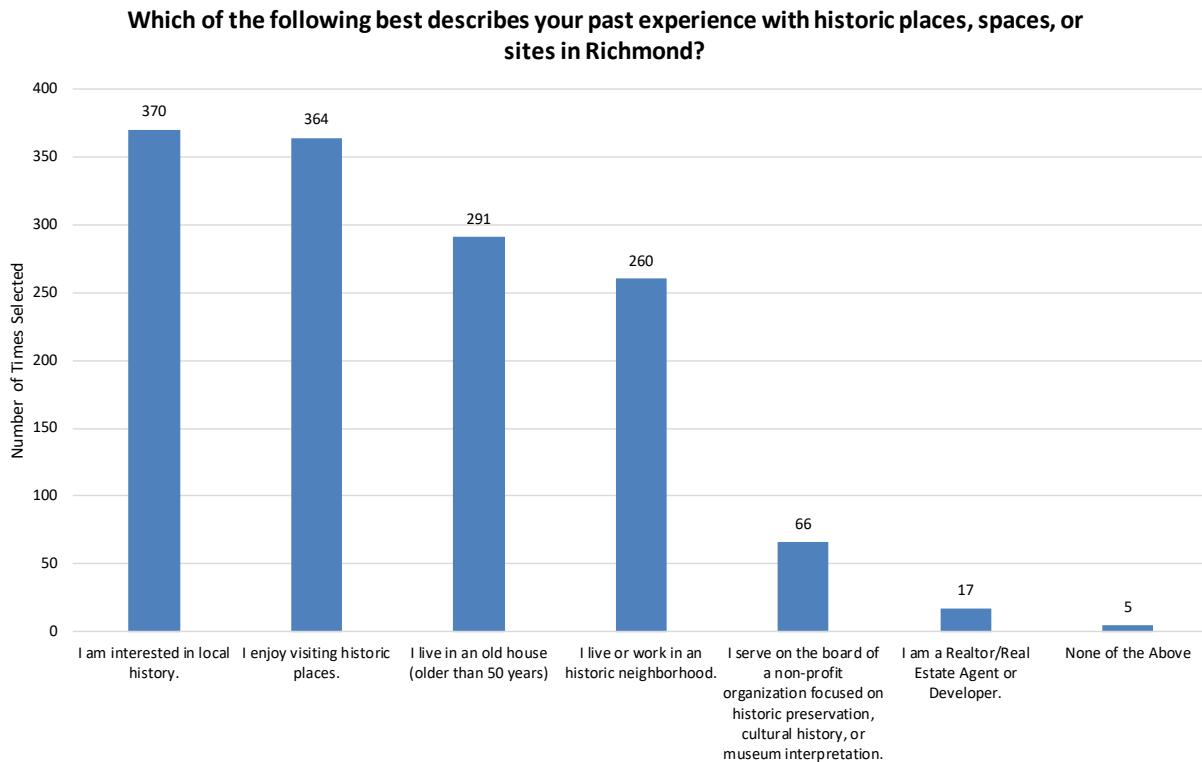


Oakwood-Chimborazo Historic District. Calder Loth, 2021

11. Which of the following best describes your past experience with historic places, spaces, or sites in Richmond?

Goal: Understand background with historic preservation.

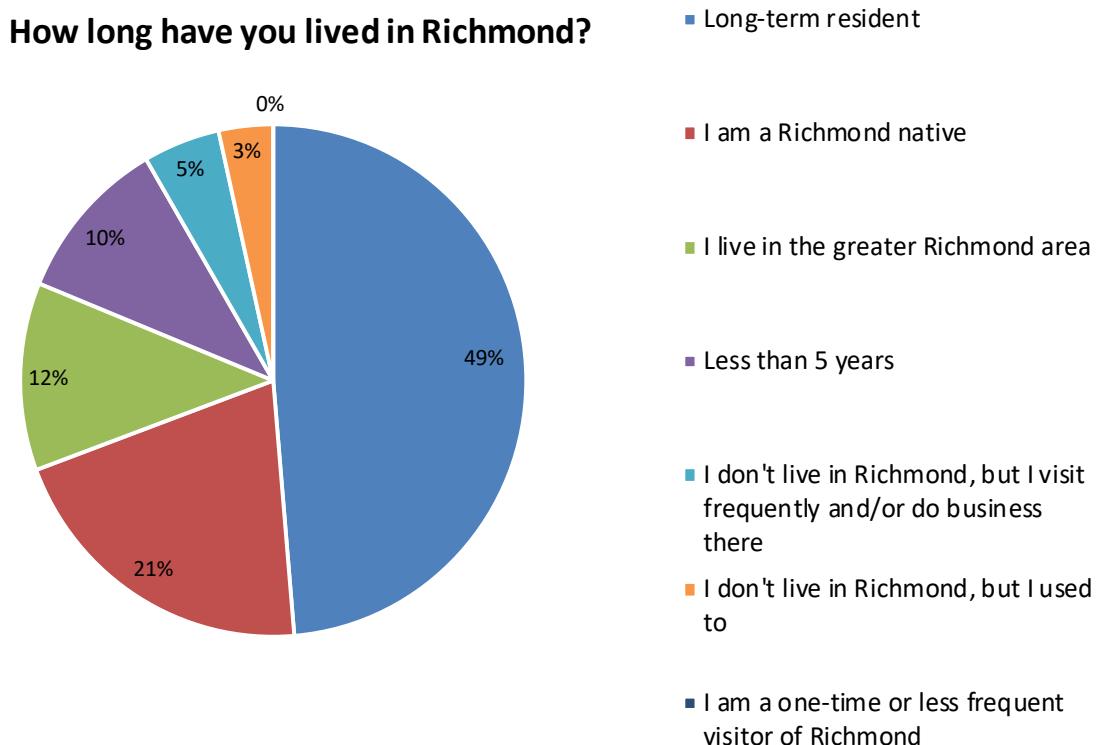
Participants were provided with the list of answer choices below and asked to select one response with which they identified best. Most respondents indicated they were **interested in history and/or enjoy visiting historic places, and many live in old houses and/or live or work in an historic neighborhood**. This question was designed to help better understand where respondents were coming from, and how much familiarity they have with preservation, museums, or historic resources generally.



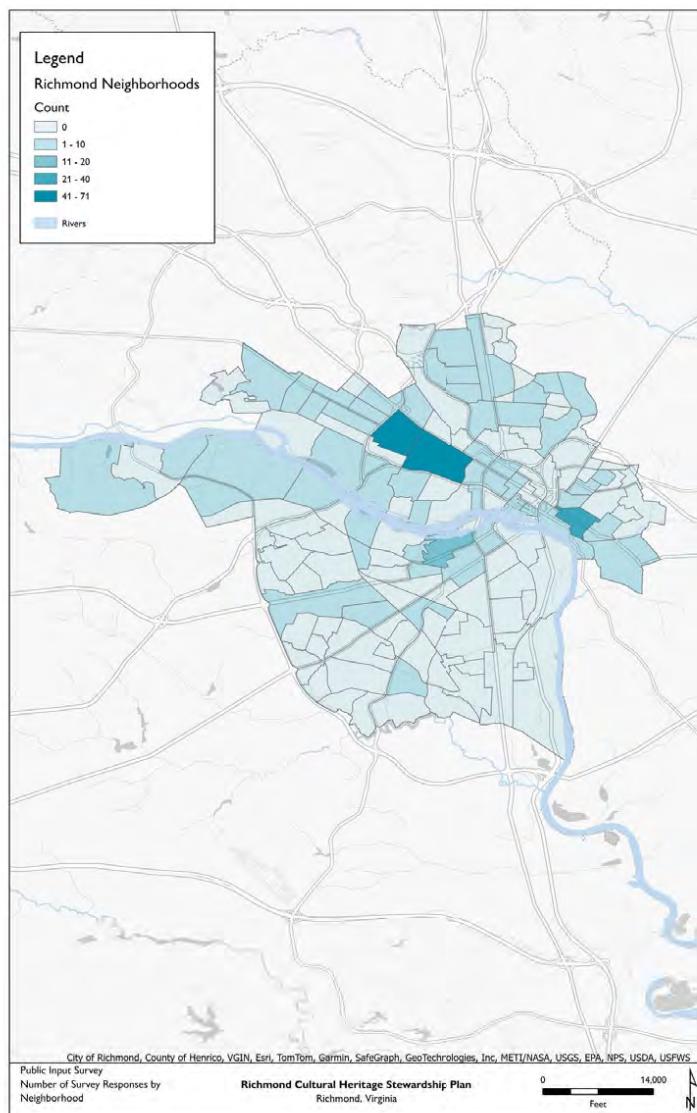
12. How long have you lived in Richmond?

Goal: Establish understanding of perspective of the respondent.

Participants were provided the list of answer options below and asked to select the answer with which they identified best. All of the survey respondents have a direct or frequent relationship with Richmond. The **majority of respondents (70%) are long-term residents or natives of Richmond**, and 22% live in the greater Richmond area or have lived in Richmond for less than 5 years. 5% visit frequently and/or do business in Richmond, and 3% used to live in Richmond but now live elsewhere.



13. What neighborhood do you live in?



Goal: Understand the geographic distribution of responses, socio-economic status of respondents, and diversity of respondents.

This question was a free-response, write-in question to help identify the distribution of survey participation. Responses were then compared, sorted into City-identified neighborhoods, tallied, and mapped. **Most respondents indicated that they live in a Richmond neighborhood; however, there were a number of responses from respondents living in the counties that compose the Greater Richmond Area, specifically Henrico, Chesterfield, and Hanover (in that order of frequency).** A few respondents identified areas in other Virginia cities or counties. Within Richmond, the top three

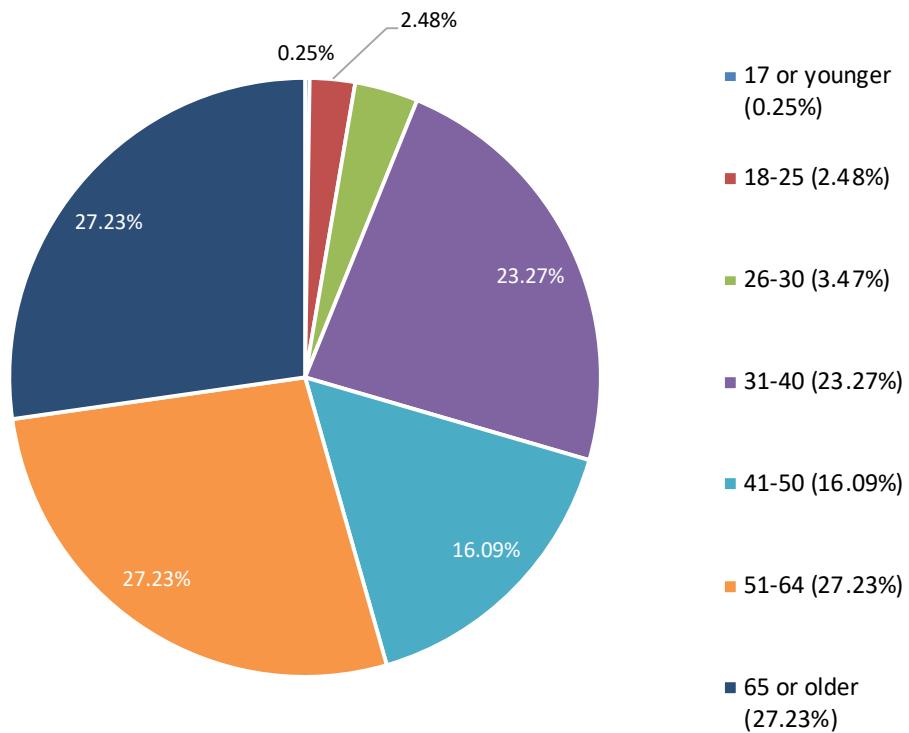
neighborhood areas that respondents identified as living in were The Fan District, Museum District, or Church Hill.

14. What age group are you a part of?

Goal: Understand the range of ages participating in the survey.

Participants were asked to select the age range they fell within. The **majority of respondents were 51 or older**, with an even split between the age ranges of 65 or older (27.23%) and 51-64 (27.23%). The next most frequently selected age range was 31-40, followed by 41-50. Although the City's population only consists of 13.8% of residents that are 65 years or older (according to the U.S. Census Bureau), participants aged 65 or older were among the top responders to the survey.

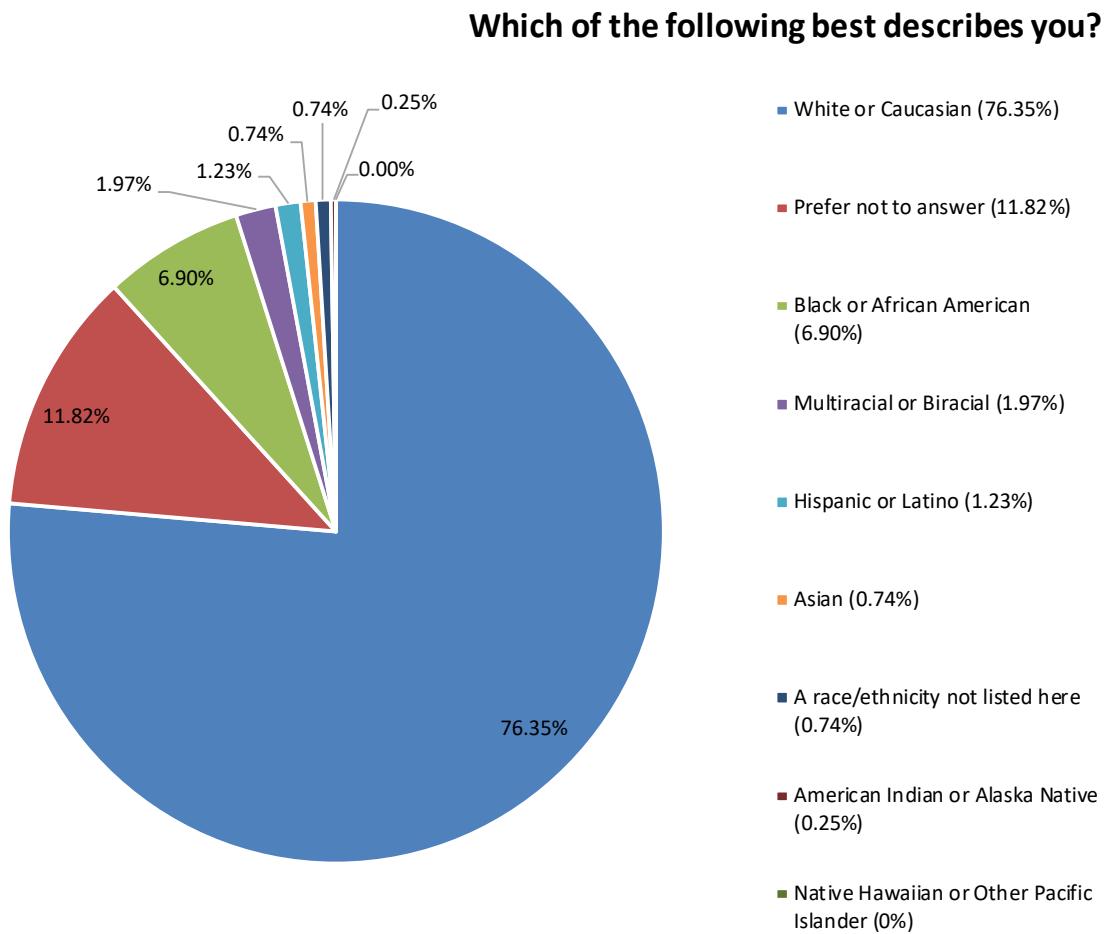
What age group are you a part of?



15. Which of the following best describes you?

Goal: Understand cultural perspective provided in responses.

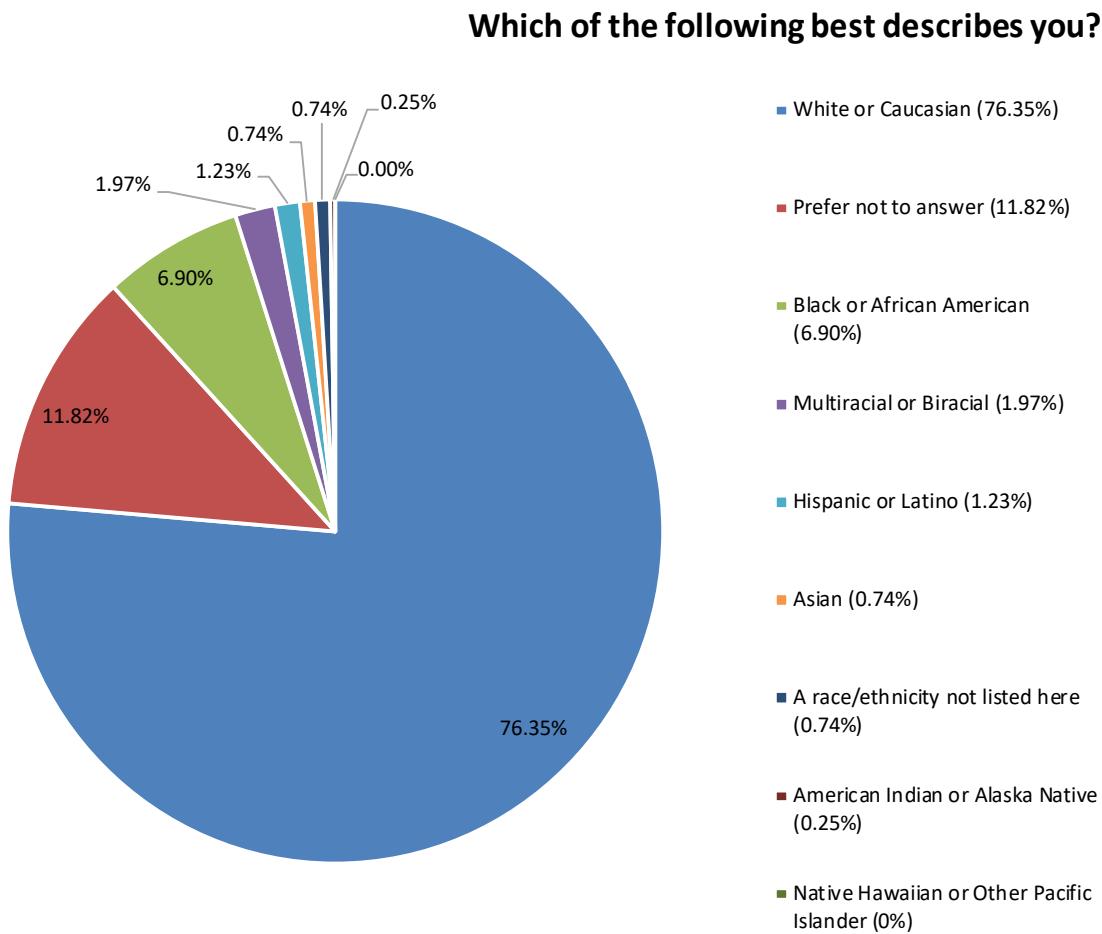
Participants were asked to select the race/ethnicity which best describes them. According to the U.S. Census Bureau, Richmond's White or Caucasian residents account for 44% of its population (an almost equal split with its Black or African American residents); however, **76.35% of survey participants identified as White or Caucasian and only 6.90% identified as Black or African American.**



15. Which of the following best describes you?

Goal: Understand cultural perspective provided in responses.

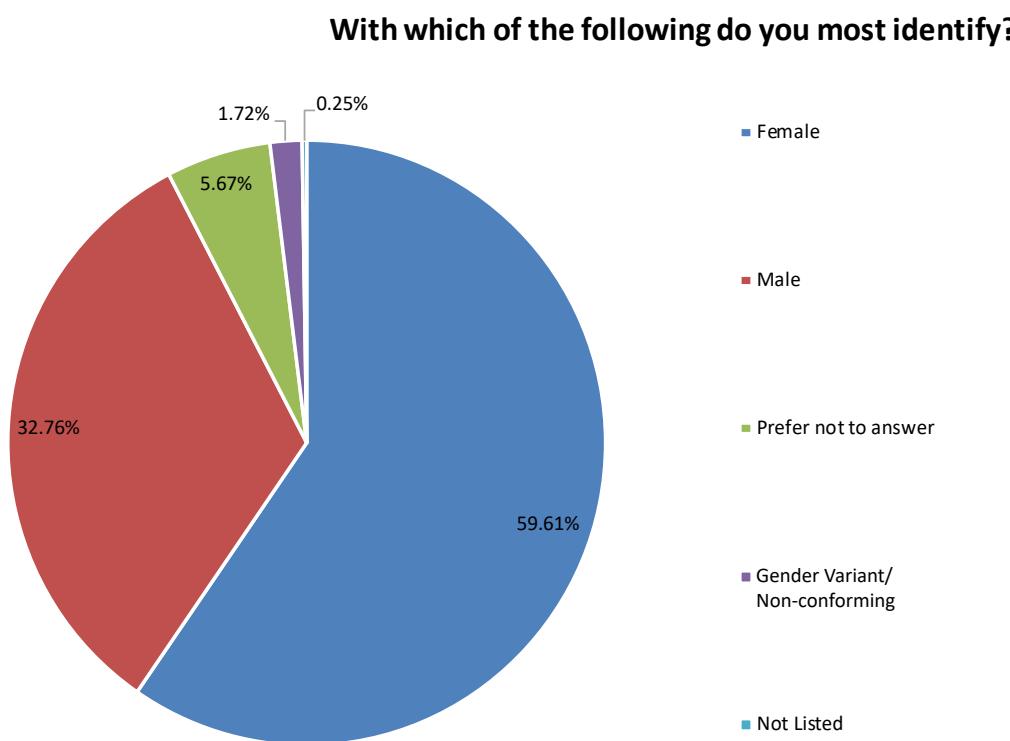
Participants were asked to select the race/ethnicity which best describes them. According to the U.S. Census Bureau, Richmond's White or Caucasian residents account for 44% of its population (an almost equal split with its Black or African American residents); however, **76.35% of survey participants identified as White or Caucasian and only 6.90% identified as Black or African American.**



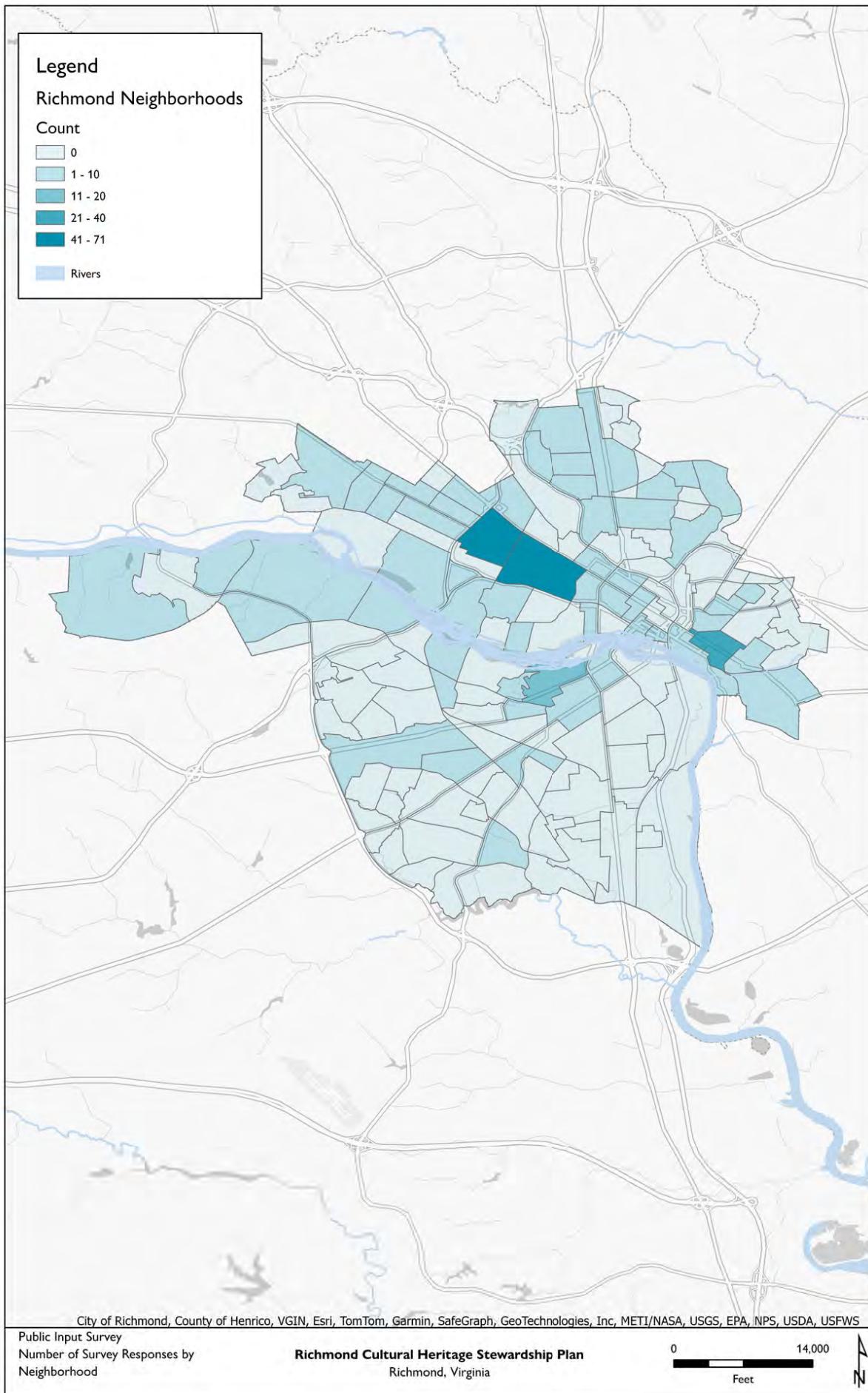
16. With which of the following do you most identify?

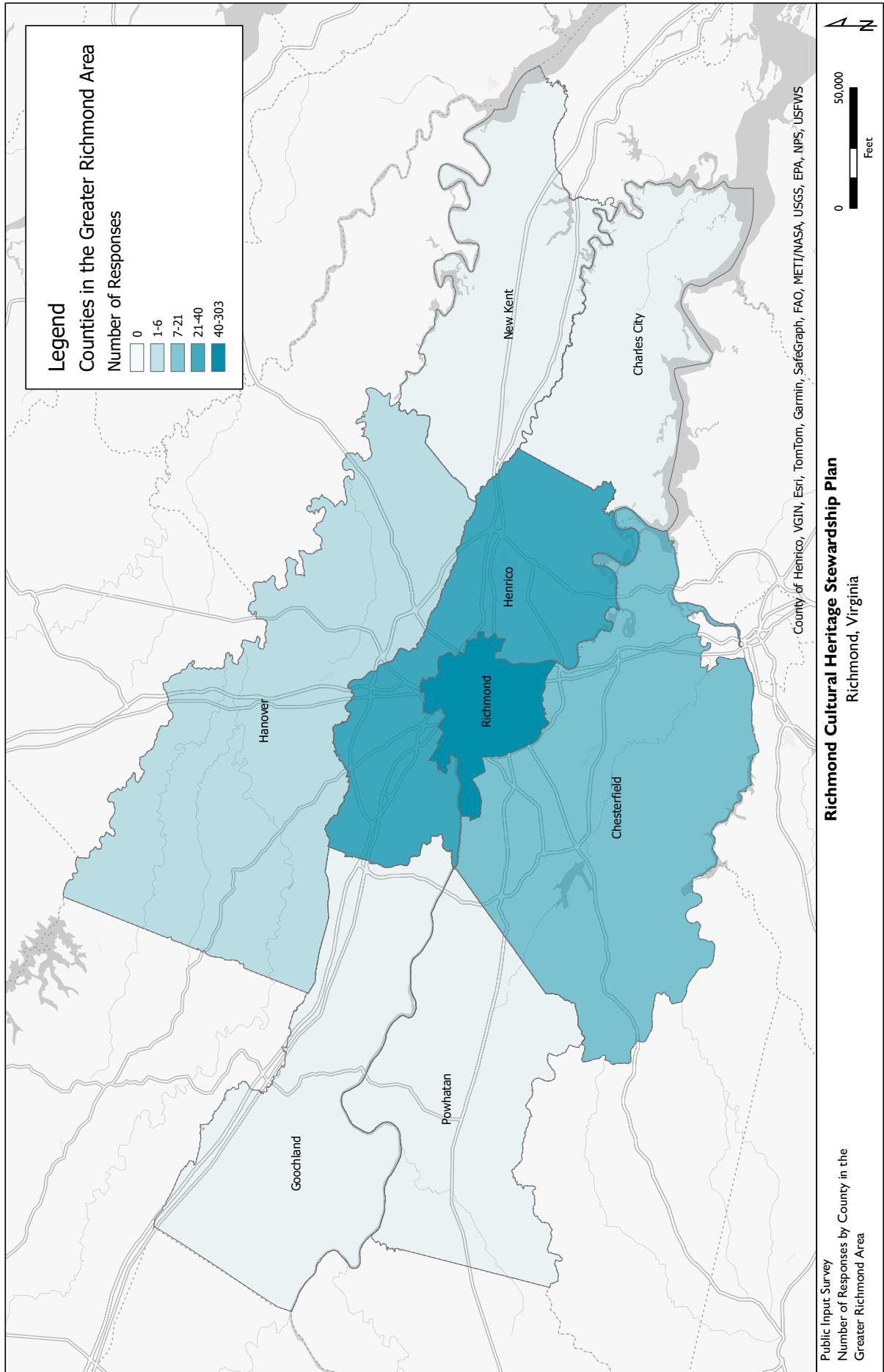
Goal: Understand perspective of respondents.

Participants were asked to select the gender identity with which they most identify. The **majority of respondents who answered this question identified as female (59.61%)**. Although this is reflective of the U.S. Census Bureau data which reports a majority female population in Richmond (52.4%), it should be noted that the U.S. Census collects data based on sex assigned at birth (specified as male and female) rather than gender.¹



¹Additional information about how the U.S. Census Bureau collects data relating to sex can be accessed here: <https://www.census.gov/topics/population/age-and-sex/about.html>







Richmond Cultural Resources Management Plan

ADVISORY COMMITTEE APPLICATION



Project Background for Prospective Advisory Committee Applicants

In alignment with *Richmond 300* Objective 3: Historic Preservation, the City of Richmond is in the process of creating a city-wide Cultural Resource Management Plan (CRMP). Through the CRMP, the City aims to enhance its existing policies, ordinances, and programs relating to places of cultural and historic significance within the community. The CRMP will provide practical strategies and achievable goals as well as acknowledge the role historic preservation currently plays and will continue to play in shaping the city's urban form and character. The CRMP will have an emphasis on equity and inclusion, identifying areas of diversity in the City's cultural resources and providing approaches to recognize and honor the history of underrepresented groups.



Advisory Committee Overview

ROLE

The Advisory Committee is envisioned as a group of interested stakeholders who will ensure the voice of the community is appropriately reflected in the CRMP. The Advisory Committee will help City staff and consultants:

- **Shape community engagement** to ensure diverse, accessible, and inclusive participation.
- **Guide the development** of CRMP drafts to reflect community input and vision.
- **Review and provide feedback** on drafts of the CRMP prepared by the consultants.
- **Share information** about community input sessions and plan development process with personal and community networks to encourage participation.

MEETING FREQUENCY

Advisory Committee meetings will occur monthly for the duration of the CRMP development process. Committee members are also asked to participate in public meetings and engagement activities at key milestones in the project.

The work of this group will inform the creation of a future implementation committee, which will have greater long-term commitment. While Advisory Committee members may be involved in this implementation committee, it is not a requirement.

MEMBERS

The Advisory Committee will consist of 11-15 members. Interested residents and community leaders will make up the majority of the committee and will be supported by cultural heritage and preservation professionals from Richmond-based organizations, agencies, boards, and commissions. Advisory Committee members will represent different geographic areas and the demographic diversity of the city.

MEMBER SELECTION

Historic Preservation and Planning Department staff, project partners, and existing Advisory Committee members will select additional Advisory Committee members from the pool of applicants. Selection will be based upon the desired attributes below:

- **Community leadership, special interest, or technical expertise** in topic area(s) that relate to historic and cultural resources, housing affordability, historic preservation, community planning, urban design and architecture, storytelling and/or oral history, interpretation of community history, public art, museums, or similar topic areas (please specify).
- **Community outreach experience** reaching and working with Richmonders and/or strong leadership experience and network within your community.
- **Visionary and strategic** thinking abilities; experience collaborating with a diverse group of individuals around a concept and implementing that vision.
- **Diverse perspectives** that will enable a multi-faceted, inclusive approach to issues faced by the committee.

Why Does the City Need Help?

The City of Richmond strives for the Cultural Resources Management Plan to be molded by all types of people who reside, work, and live life in Richmond. The City and its consultants are forming this committee to ensure that the community's vision is at the forefront of the plan's recommendations. Additionally, the City needs help making sure that people are aware of the CRMP's development, why it is important, and how they can impact the planning process and Richmond's future.

What Communities Does the City Need Help Reaching?

We need help reaching traditionally under-represented individuals - those who often may not participate in public processes for many reasons such as those listed below.

- Traditional meetings conflict with work or home schedules.
- Historic preservation and city planning process sometimes uses technical language that is difficult to understand, regardless of income or educational level.
- People feel burn-out from participating in past efforts that have sometimes seen limited results.
- People have limited time and resources to expend on planning efforts that do not directly impact their immediate present or future.

Application Submission

Applications must be received by **DECEMBER 8, 2023 at 5:00PM** via one of these methods:

- **Option A:** Email – submit completed application to ***Kimberly.Chen@rva.gov***
- **Option B:** Physical Drop-off – submit completed application to
City of Richmond
c/o Kimberly Chen
5th Floor, City Hall
900 E Broad St
Richmond, VA 23219

Advisory Committee Application

NAME: _____

HOME ADDRESS: _____

WORK ADDRESS: _____

EMAIL ADDRESS: _____

CELL PHONE: _____

NEIGHBORHOOD YOU LIVE IN: _____

NEIGHBORHOOD YOU WORK IN: _____

COUNCIL DISTRICT YOU LIVE IN: _____

COUNCIL DISTRICT YOU WORK IN: _____

OCCUPATION: _____ EMPLOYER: _____

DATE OF BIRTH: _____ RACE/ETHNICITY: _____

COMMUNITY RELATED TOPICS OF LIVED EXPERIENCE, EXPERTISE, AND/OR KNOWLEDGE:

<input type="checkbox"/> Affordable Housing	<input type="checkbox"/> Diversity & Inclusion	<input type="checkbox"/> Museums
<input type="checkbox"/> Architecture	<input type="checkbox"/> Economic Development	<input type="checkbox"/> Real Estate & Development
<input type="checkbox"/> Archaeology	<input type="checkbox"/> Education	<input type="checkbox"/> Sustainability
<input type="checkbox"/> Arts & Culture	<input type="checkbox"/> Engineering	<input type="checkbox"/> Technology
<input type="checkbox"/> City Planning	<input type="checkbox"/> Recreation/Open Space	<input type="checkbox"/> Urban Design
<input type="checkbox"/> Civic Association	<input type="checkbox"/> History/Historic Preservation	<input type="checkbox"/> Other
<input type="checkbox"/> Leadership	<input type="checkbox"/> Landscape Architecture	
<input type="checkbox"/> Community Organizing	<input type="checkbox"/> Law	

Advisory Committee Applicant Questions

1. How will your technical expertise, lived experience, and/or knowledge of Richmond contribute to the Cultural Resources Management Plan development effort?
2. Describe your experiences engaging with Richmond's cultural and historic resources.
3. Describe your community engagement or outreach experiences in the City of Richmond.

Appendix B: Richmond Historical Timeline

The first people reached the area now known as Virginia approximately 18,000 years ago, as the most recent Ice Age drew to a close. These early groups were hunter-gatherers who moved from place to place depending on season, availability of game, and presence of useful flora. Over time, people began to establish a more sedentary way of life with settlements, typically located along riverbanks on high ground, that became permanent places of occupation. Through the development of horticulture and agriculture, in addition to hunting, fishing, and foraging, indigenous peoples diversified their diets and built geographic knowledge transferable to succeeding generations through teaching and oral history. In addition, remaining in a stable location allowed individuals to begin developing specialized skills, which contributed to the creation of more complex social systems, including identifiable cultural practices unique to each group. Sprawling trade networks linked communities across immense distances; trade goods associated with indigenous people in present-day Virginia have been identified as far away as the Gulf Coast and the Great Lakes. Languages also became part of indigenous culture, with three broadly defined language “families,” Algonquian, Iroquoian, and Siouan, found among Native peoples in Virginia.¹

Algonquian and Siouan Tribes in the Richmond Area

The Richmond area, where the Falls of the Powhatan (now James) River are located, was a transitional territory between the Tidewater-based Tsenacomoco comprised of the Powhatan confederation and the Siouan Indians of the Monacan tribe in the Piedmont.

The fall line is an area of transition from the Virginia Piedmont to the coastal plain, where land elevation drops about 110 feet over 7 miles and creates rapids among large granite boulders.

Tsenacomoco, dating to AD 900-1650, grew to encompass approximately 16,000 square miles of Tidewater land in present-day Virginia. The confederation of tribes included the Powhatan,

Youghanund, Mattaponi, Pamunkey, Arrohtaek, and Appamattuck, among others. They lived in the southernmost range of Algonquian speakers along the east coast from North Carolina to Labrador, Canada. The boundaries of Tsenacomoco stretched from the Chesapeake Bay west to the fall line of the Powhatan River (present-day Richmond’s location).²

“The Siouan Indians of the Monacan and Mannahoac tribes [comprised] a confederation ranging from the Roanoke River Valley to the Potomac River, and from the Fall Line at Richmond and Fredericksburg west through the Blue Ridge Mountains.”³ Occupation at Rassawek, the Monacans’ principal town located at the confluence of today’s James and Rivanna rivers, began more than 4,730 years ago.

¹<https://encyclopediavirginia.org/entries/indians-in-virginia/>

²<https://encyclopediavirginia.org/entries/tsenacomoco-powhatan-paramount-chiefdom/>

³<https://www.monacannation.com/our-history.html>

1607

On May 13, 1607, English colonists selected a location on the coast of Tsenacomoco to build a fort.⁴

From **May 21-27**, Captain Christopher Newport, Captain John Smith, and 120 men undertook an expedition up the tidal waterway then called the Powhatan River, encountering along the way the Kecoughtan, Paspahegh, Quiyoughcohannock, and Appamattuck tribes. Upon reaching the falls, they paid respects at the village of Powhatan (located in what is now Richmond's east end) on Tsenacomoco's frontier.⁵ A short distance west of the village of Powhatan, the colonists set up a Christian cross and claimed and named the river for King James I. Newport's group reached Paqwachowng, where the river's 7-mile fall line began. Located at a large flat rock, called shakahocan by the Powhatan, and the mouth of a wide creek (later named Shockoe, a corruption of the Powhatan term), this site marked the end of the river's tidal navigation.⁶ After managing to explore farther west beyond the fall line, the colonists visited two Monacan Indian towns, Mowhemicho and Massanack. Locations of three other towns, Rassawek, Monasukapanough, and Monahassanugh, were mapped. John Smith's 1608 Map of Virginia (see image on next page) included these and other Indian settlements that he recorded during the expedition.⁷

1609

Powhatan and his people relocated from Werowocomoco to Orapax, east of present-day Richmond, to put more distance between themselves and James Fort. In May, a party of English colonists led by Francis West traveled upriver to the falls of the James River but made no permanent settlement. For more than three decades, however, the Anglo Powhatan Wars of 1609-1614, 1622-1632, 1644-1646 precluded most further colonial exploration of the present Richmond area.⁸

1619, August

The first enslaved Africans were brought to a North American English colony when the White Lion privateer paused at Point Comfort to trade the Africans for rations. The landing of this group of "20 and odd" Africans marked the beginning of 246 years of chattel slavery in today's United States. African Landing Day now is commemorated annually at Fort Monroe National Monument on Point Comfort.

Ca. 1645

The English returned to the fall line sometime after 1644, when the Virginia colony's General Assembly ordered the construction of Fort Charles, which became the first permanent English settlement in Richmond's vicinity.⁹

⁴James Fort was named for King James I and the new colony was named Virginia, the name selected by Sir Walter Raleigh in 1584 when the first English colonizing effort at Roanoke Island was attempted.

⁵Tsenacomoco's paramount chief, Wahunsonacock, had been born at Powhatan ca. 1550 and bore the name of his village and tribe. He resided at Werowocomoco by 1607 when the first English colonists arrived.

⁶T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 15-16.

⁷<https://encyclopediavirginia.org/entries/monacan-indian-nation/>; <https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

⁸<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

⁹<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

Although English settlement had barely begun, extensive land grants were being bestowed on English aristocrats by the Crown. Despite the Anglo Powhatan Wars, Englishman Thomas Stegge grew wealthy and politically powerful in Virginia during the 1630s and 1640s. Thomas Stegge's namesake son went to Virginia and, during the 1660s, was joined by his nephew William Byrd I (ca. 1652-1704).¹⁰

1670

William Byrd I "inherited 1,800 acres along the [James River falls in then-] Henrico County from his uncle Thomas Stegge in 1670," a holding that included the location of present Richmond.¹¹

1675

William Byrd and Nathaniel Bacon were licensed by colonial Governor Sir William Berkeley in autumn 1675 to engage in fur trading with Piedmont tribes. By March 1676, their operations had been terminated when fighting between the Native Americans and the colonists caused the colonial General Assembly to prohibit regular commercial dealings with the Indians.¹² Although involved in precipitating Bacon's Rebellion (1676-1677), Byrd distanced himself from Bacon's actions against both local tribes and the colonial government.¹³

1679, Spring

William Byrd, I received command over the defense forces at the falls of the James River, where he was obligated to place "50 armed men and 250 tenants there." Byrd also revived his fur trade with Piedmont-dwelling tribes. Byrd further enriched himself by importing enslaved Africans to work his tobacco plantations and other enterprises. His trade network extended beyond Virginia to international markets.¹⁴

1712

Byrd's son, also named William (1674-1744), amassed 11 plantations in the vicinity of the fall line. At one plantation, a community called Shaccos formed where the Shockoe Creek emptied into the James River falls. In 1712, William Byrd II built a tobacco warehouse along the James River. His facility soon was designated as an official inspection station and became the region's key place to store and grade tobacco. A rudimentary town developed around the storehouse, including a store, at least one tavern, a ferry, and a chapel.¹⁵ Enslaved Africans and African Americans were integral to the tobacco industry from its earliest days. They also labored in the water-powered mills and factories that were established at the fall line.¹⁶

¹⁰<https://encyclopediavirginia.org/entries/byrd-william-ca-1652-1704/>

¹¹<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

¹²<https://encyclopediavirginia.org/entries/bacons-rebellion-1676-1677/>

¹³<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

¹⁴<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

¹⁵<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

¹⁶Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 31.

1733, September 19

The colonial General Assembly urged William Byrd II to establish a town at "Shacco's to be called Richmond." Byrd selected the site, located between two hills, and the settlement's name, Richmond, is often thought to be a reference to England's Richmond upon Thames, where Byrd had lived for a lengthy period.¹⁷

William Mayo and James Wood drew plans for the new town. Composed of 34 blocks, the plan covered the hilly terrain along the river's north bank. Today's 17th Street, east to 25th Street, and what are now Cary, Main, Franklin, Grace, and Broad streets were within the original plan. The main blocks were divided into four lots each, along with twelve larger squares. Industrial and commercial development initially was concentrated in Shockoe Bottom, where the Shockoe Creek emptied into the James River. Residential development occurred on the hills that flanked the creek, above and away from the unpleasant activities in the Bottom.¹⁸

1737, April 22

William Byrd II advertised in the *Virginia Gazette* the opportunities in Richmond and availability of land.¹⁹ Many of the earliest buildings erected by Richmond's wealthiest residents were built on sites selected for their views of the James River and the fall line.²⁰

1741

St. John's Church and a parish cemetery were established in Richmond on land donated by William Byrd II to Henrico Parish (established in 1611) at a site the church continues to occupy today.²¹

1742, May

The colonial General Assembly passed "An Act for establishing the Town of Richmond," which at that time was within Henrico County's boundary.²²

1748

The Byrd family built a tobacco warehouse at Rocky Ridge on the south bank of the James River, across from Richmond. By 1767 the village included a forge, mill, landing, canal, eight rental properties, and 300 lots. Rocky Ridge was established as the town of Manchester in 1769. Richmond annexed Manchester in 1910.²³ The Byrds, like most of their peers, relied on an enslaved workforce to build their wealth, whether those individuals worked on plantations or in industrial concerns or plied the waters of the James River. Richmond was, as author Selden Richardson explained in his book of the same time, *Built By Blacks*.²⁴

¹⁷T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 20, 41. <https://encyclopedia-virginia.org/entries/richmond-during-the-colonial-period/>

¹⁸<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>; T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 41, 51.

¹⁹<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

²⁰T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 22.

²¹<https://savingplaces.org/distinctive-destinations/historic-st-johns-church#:~:text=John's%20Church%20is%20the%20first,established%20on%20the%20present%20site>; T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 79.

²²<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

²³<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

²⁴Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 24-32.

c. 1750

The first African Burying Ground served as Richmond's earliest municipal cemetery for burials of enslaved and free African Americans. Its precise date of establishment is not known, other than at some time during the eighteenth century. Located north of present-day Broad Street on the west side of Shockoe Creek, next to a gallows ground, in an area subject to flooding and erosion, the cemetery was labeled "Burial Ground for Negroes" on an 1809 map of Richmond. The cemetery continued in use until c. 1816. The site soon was covered by fill, its existence forgotten, and redevelopment followed.²⁵

1751

The colonial General Assembly established the town of Beverley upriver from Richmond at the beginning of the James River fall line.²⁶

1752

The colonial General Assembly moved the Henrico County seat from Varina to Richmond.²⁷

1769

Recognizing the industrial potential for the falls to power numerous mills, William Byrd III divided the water rights along the James River between Richmond

and Manchester. Among the major water-powered industrial facilities on the river were the Virginia Manufactory of Arms (1808), Belle Isle Iron Works (1818), and Tredegar Iron Works (1836). Flower, cotton, and paper mills also were eventually established on the waterfront.²⁸

From the late 18th century into the 1860s, "Richmond was the cultural, political, and financial capital of Virginia and served as the hub of the state's developing railroad network as well as an important port, in part, due to the success of the James River and Kanawha Canal,"²⁹ for which construction began in 1785.

1771

Massive flooding of the James River almost wiped-out Richmond.

1775

Patrick Henry delivered his "Give me Liberty or Give me Death" speech to the Virginia Assembly in St. John's Church in Richmond.

1779, May

In the midst of the American Revolution, the General Assembly voted to move the Virginia capital from Williamsburg to Richmond.³⁰ The capital was moved on April 18, 1780.

²⁵Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 45-46, 158.

²⁶<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>; Mai-Linh K. Hong, "Get Your Asphalt off my Ancestors!": Reclaiming Richmond's African Burial Ground," Law, Culture and the Humanities Vol. 13, No. 1 (2017), p. 88.

²⁷<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

²⁸T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 29-30, 32-33, 41.

²⁹<https://lva-virginia.libguides.com/c.php?g=1223816&p=896888>

³⁰<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

1781

Virginia became a commonwealth, with its own constitution, bicameral legislature, and governor. The Revolutionary War ended on September 3, 1783.³¹

1782

Richmond was incorporated as a city.

1788

Designed by Thomas Jefferson, the State Capitol, one of Richmond's most iconic buildings, became the first major government building constructed in the United States after the American Revolution (1775–1783). “The site chosen for the new building, Shockoe Hill, overlooked the falls of the James River in Richmond.”³² “The State Capitol houses America’s oldest legislative assembly.”³³ Enslaved Africans and African Americans performed much of the construction labor.³⁴

Completion of Mayo’s Bridge marked the first spanning of the James River at Richmond.³⁵

1790-1860

Development of Richmond’s “Little Africa” neighborhood, site of today’s Jackson Ward, created an enclave of free persons of color in the city.³⁶

1791

Richmond’s first cemetery for Jewish residents, the Franklin Street Burial Ground, was established on land donated by Isaiah Isaacs.³⁷

1800

Gabriel’s Rebellion, an insurrection planned by Gabriel, an enslaved blacksmith, and other enslaved people in a Henrico County neighborhood north of Richmond sought to overthrow slavery in Virginia. The uprising, planned to start on August 30, 1800, was foiled first by torrential rain and then by betrayal of the plan to White enslavers. More than 70 enslaved men, including Gabriel, were arrested for insurrection and conspiracy. Gabriel and at least 26 other men were executed, some in the immediate vicinity of the African Burying Ground (aka Burial Ground for Negroes) in Richmond.³⁸

³¹<https://encyclopediavirginia.org/entries/richmond-during-the-colonial-period/>

³²<https://www.lva.virginia.gov/exhibits/capitol/design/>; T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 51.

³³<https://www.virginia.org/listing/virginia-capitol-and-executive-mansion/5006/>

³⁴Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 39.

³⁵T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 31.

³⁶T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 51.

³⁷T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 81.

³⁸Michael Nicholls, “Gabriel’s Conspiracy (1800),” *Encyclopedia Virginia*, December 7, 2020, <https://encyclopediavirginia.org/entries/gabriels-conspiracy-180>.

Completed through Richmond, and built largely by enslaved Black laborers, free people of color, and Irish immigrants, the James River and Kanawha Canal provided a navigable route around the city's famous fall line.³⁹ Between 1785-1851, construction of the James River and Kanawha Canal ultimately spanned 197 miles and reached into the Alleghany Mountains.⁴⁰

1805

Richard Young became the first official surveyor for the City of Richmond in 1805.⁴¹ Today, Young's plans are a part of the Richmond City Office of the City Engineer Collection and are still consulted.

A pauper's cemetery was in use by 1805. A portion of the site later became Shockoe Hill Cemetery, in which the first recorded interments occurred in 1822. City gallows sites were at various locations on Shockoe Hill during the nineteenth century.⁴²

1806

A Poor House that accommodated both White and Black residents was constructed on Shockoe Hill in the same

vicinity as the 1805 cemetery. A new Almshouse complex was constructed on the site between 1860-1920.⁴³

1813

Designed by architect Alexander Parris in the Federal style, the Executive Mansion was completed just east of the State Capitol and today is the nation's oldest, purpose-built governor's mansion.⁴⁴

1816

Shockoe Hill African Burying Ground was designated by the City of Richmond to replace the earlier African Burying Ground, which had become too crowded for more interments. The cemetery was directly associated with the slave trade in Shockoe Bottom, with Richmond's community of free persons of color, and with the growing population of emancipated African Americans after the Civil War.⁴⁵ The cemetery is located at the intersection of present-day North Fifth and Hospital streets.

Hebrew Cemetery on Shockoe Hill was established and remains in use today.⁴⁶

³⁹T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 27.

⁴⁰<https://www.tclf.org/james-river-and-kanawha-canal-historic-district#:~:text=Construction%20on%20the%20canal%20began,with%20traffic%20peaking%20in%201860>; T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 31.

⁴¹<https://lva-virginia.libguides.com/c.php?g=1223816&p=8968888>.

⁴²L. Daniel Mouer, et al., "Shockoe Hill Burying Ground Historic District," National Register of Historic Places nomination, 2022, <https://www.dhr.virginia.gov/historic-registers/127-7231/>, p. 7, 25, 29; T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 83.

⁴³L. Daniel Mouer, et al., "Shockoe Hill Burying Ground Historic District," National Register of Historic Places nomination, 2022, <https://www.dhr.virginia.gov/historic-registers/127-7231/>, p. 7, 23.

⁴⁴<https://www.executivemansion.virginia.gov/>. This website has numerous photos of the mansion.

⁴⁵L. Daniel Mouer, et al., "Shockoe Hill Burying Ground Historic District," National Register of Historic Places nomination, 2022, <https://www.dhr.virginia.gov/historic-registers/127-7231/>, p. 9. In 2023, the National Park Service determined that the Shockoe Hill African Burying Ground is of national significance and recommended study for its designation as a National Historic Landmark.

⁴⁶L. Daniel Mouer, et al., "Shockoe Hill Burying Ground Historic District," National Register of Historic Places nomination, 2022, <https://www.dhr.virginia.gov/historic-registers/127-7231/>, p. 7-8; T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 83.

1829-1831

Richmond's first public waterworks, including the Marshall Reservoir, was constructed. In 1831, Richmond's first water-powered pumphouse for its municipal waterworks along the James River was completed. A second pumphouse followed in 1846, and the "New Reservoir" pumping station was constructed in 1874.⁴⁷

1830-1860

"From 1830 to 1860, Richmond, Virginia, was the largest supplier of enslaved Africans on the east coast of the United States. Created in 2011, the Richmond Slave Trail is a three-mile route through an area also known as the Devil's Half Acre; it contains seventeen points, spanning from the slave ship port at Manchester Docks to Lumpkin's slave jail."⁴⁸

"The auction houses in Shockoe Bottom frequently sold human 'goods' along with corn, coffee, and other commodities. Slave commerce was concentrated in the roughly 30-block area bounded by Broad, 15th, and 19th Streets and the river. Davenport & Co., located at 15th and Cary streets, was an auction house near the center of the district; portions of the building survived Civil War destruction."⁴⁹

The center of the slave-trading area was at Main and Fifteenth streets, where Bell Tavern stood. Persons engaged in the buying and selling of human beings often conducted business at the Exchange and St. Charles hotels. Slave auctions occurred at multiple locations equipped with tall poles where a red banner would fly to signal when and where an auction was in progress. More than fifty slave-trading facilities and five slave jails crowded the streets of Shockoe Bottom.⁵⁰

1832

Medical students at the nascent Medical College of Virginia in Richmond began paying graverobbers, dubbed "resurrectionists" for procurements of human burials from the pauper's cemetery and African Burying Ground.⁵¹ Use of the bodies of marginalized people, the living and the dead, for medical and anatomical studies without consent continued for more than 150 years.

1842

A City Hospital and "Colored Almshouse" were constructed on Shockoe Hill.⁵²

⁴⁷LT. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 31, 107.

⁴⁸<https://oxfordamerican.org/eyes/devil-s-half-acre>

⁴⁹<https://www.rva.gov/sites/default/files/2022-06/Slave%20Trail%20Brochure.pdf>

⁵⁰Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 39-40.

⁵¹L. Daniel Mouer, et al., "Shockoe Hill Burying Ground Historic District," National Register of Historic Places nomination, 2022, <https://www.dhr.virginia.gov/historic-registers/127-7231/>, p. 25-28.

⁵²L. Daniel Mouer, et al., "Shockoe Hill Burying Ground Historic District," National Register of Historic Places nomination, 2022, <https://www.dhr.virginia.gov/historic-registers/127-7231/>, p. 8.

1844-1861

Robert Lumpkin operated a “slave jail” that held as many as 100 enslaved people in Richmond’s Shockoe Bottom. Lumpkin’s, along with at least four other major slave jails, functioned alongside a network of slave brokers, clothiers, bankers, and other merchants engaged in the economic activity associated with the slave trade. The site of Lumpkin’s Jail was confirmed in 2005 and archaeological investigations confirmed the presence of important subsurface remnants of the complex. The site has since been the subject of extensive archaeological investigations and historical research.⁵³

1846

Manchester’s first public waterworks was placed in operation.⁵⁴

1847

The rural cemetery movement reached Richmond with the formation of the Hollywood Cemetery Company.⁵⁵

1850-1920

Large-scale granite quarrying occurred within and along the James River’s fall line through Richmond. Nineteenth-century industrialization, accompanied by dumping of stone, earth, and debris, altered much of the fall line and led to widespread pollution of the river waters. The James River’s use as a fishery for Richmond ended by 1900.

1851

Completion of landscape grounds around the State Capitol prompted City of Richmond officials to appoint a Committee on Public Squares, begin acquiring land for public parks, and initiate a tree planting plan. Monroe Square, Gamble’s Hill, and Libbie Hill were the first three public squares to be established. The Civil War led to abandonment of these efforts.⁵⁶

1854

Richmond’s first municipal gasworks was constructed and the first street lamps installed. The same year, the City established Oakwood Cemetery at a location one mile beyond the corporate limits.⁵⁷

1859

The Richmond “slave code” banned African Americans from Capitol Square, City Spring, and municipal cemeteries unless they were “attending a white child or elderly person or on business for a white employer.” African Americans performed the majority of labor necessary to maintain the parks.⁵⁸

1860

Richmond’s first streetcar system, consisting of horse-drawn cars, began operation.⁵⁹

⁵³<https://www.smithsonianmag.com/history/digging-up-the-past-at-a-richmond-jail-50642859/>; <https://savingplaces.org/places/shockoe-bottom>

⁵⁴T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 57.

⁵⁵T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 84.

⁵⁶T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 61-64.

⁵⁷T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 48, 84.

⁵⁸T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 71, 94.

⁵⁹T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 48.

1861-1865

Richmond functioned as the capital of the Confederate States of America through most of the Civil War. “Slavery was the backbone of the Confederate workforce, especially in Richmond. Enslaved people in Richmond worked in all facets of the war.”⁶⁰

1863, April 2

The Richmond Bread Riot erupted in response to the rising cost of food and other necessities. Rioters took to the streets for two hours until the Confederate military threatened action against the civilian crowd.

1865, April

As Confederate forces began to retreat from Richmond, they set fire to numerous warehouses to destroy war materiel. The fires spread to other parts of Richmond and heavily damaged Richmond’s business district, but were contained by conquering Union forces before reaching Capitol Square.⁶¹ The Civil War ended at Appomattox Court House a few days later.

1867

Mary Lumpkin donated the former Lumpkin’s Jail property to Nathaniel Colver, founder of a Baptist seminary that became Virginia Union University (now on Lombardy Street).⁶²

1870

A constitutional convention was held at the State Capitol to draft a new state constitution that outlawed slavery, a requirement for Virginia’s readmission to the United States.

1870-1930

Richmond’s municipal sewer system was constructed of locally-sourced granite for curbs and gutters that funneled water into sewers that emptied into Shockoe Creek and the James River. Street paving, first with cobblestones and bricks, and with asphalt after 1900, and paving of sidewalks with brick also became widespread downtown and in White neighborhoods.⁶³

1873-1907

Confederate veteran and Virginia Military Institute alumnus Wilfred Emory Cutshaw served as City engineer and supervised creation of numerous public improvement projects, completion of landscaping at Monroe Square, Gamble’s Hill, and Libbie Hill, and establishment of several new parks, including the 40-acre Chimborazo Park, Taylor’s Hill, Jefferson Park, and Riverside Park. All of Richmond’s public parks were accessible only to White residents.⁶⁴

⁶⁰<https://www.battlefields.org/learn/articles/richmond-virginia-during-civil-war>

⁶¹<https://lva-virginia.libguides.com/c.php?g=1223816&p=8968888>; <https://www.battlefields.org/learn/articles/richmond-virginia-during-civil-war>

⁶²<https://www.smithsonianmag.com/history/digging-up-the-past-at-a-richmond-jail-50642859/>

⁶³T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 32, 48-49.

⁶⁴T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. . 64-68, 71.

1874-1877

Marshall (now dubbed “Old”) Reservoir was improved and New Reservoir was constructed. A Whites-only public park, later named William Byrd Park, was established around New Reservoir. A new Gothic Revival, picturesque pump house, constructed of granite, was completed in 1884. Richmond’s first parkway, the Boulevard (now named Arthur Ashe Boulevard) was constructed between 1874-1883.⁶⁵

1876

Founded by emancipated African Americans, the Westwood community took root on the west side of Richmond around the Westwood Baptist Church. The community survived the rapid development of suburban neighborhoods for White residents from the late nineteenth to mid-twentieth century, refusal by the City to extend utilities and infrastructure into the area, and a mid-twentieth-century attempt to justify its destruction for the creation of a municipal park.⁶⁶

1879

The City closed Shockoe Hill African Burying Ground to additional burials. Almost immediately, the City began allowing the site began to be desecrated with construction of transportation routes,

including city streets (1883, 1890), a viaduct (1890-1891), and railroad tracks for the Seaboard Air Line Railroad (1900). During the twentieth century, commercial and residential development occurred on portions of the cemetery. During the 1960s, two multiple-lane bridges carrying I64/I95 were constructed with massive structural supports placed along the edge of Shockoe Hill.⁶⁷

1888

Richmond’s electric streetcar system began operating. The following year, the Richmond and Manchester Railway Company built a new trolley line to their newly created amusement park, Forest Hill Park. Westhampton Park, designed by the prestigious Olmsted Brothers firm, followed in 1902.⁶⁸

The first of numerous streetcar suburbs were built in the outskirts of Richmond by private developers between 1888 and the 1920s, including Barton Heights, Ginter Park, Sherwood Park, Battery Park, Highland Park, and Windsor Farms.⁶⁹

1891

Local African American leaders established Evergreen Cemetery. Woodland Cemetery followed in 1914 and became the last of the rural cemetery-style burial grounds created in Richmond.⁷⁰

⁶⁵T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 109-111.

⁶⁶Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 132-141.

⁶⁷L. Daniel Mouer, et al., “Shockoe Hill Burying Ground Historic District,” National Register of Historic Places nomination, 2022, <https://www.dhr.virginia.gov/historic-registers/127-7231/>, p. 11-12, 39-42.

⁶⁸T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 48, 112-113. The University of Richmond was constructed on a portion of Westhampton Park starting in 1911.

⁶⁹T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 122-125.

⁷⁰T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 89-90; Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 164-170.

1893

Maymont, the mansion owned by James and Sallie May Dooley, was completed and extensive professionally designed gardens began to be created.⁷¹ Following the death of Sallie May Dooley, the Dooley family donated the extensive property to the City in 1926 for use as a municipal park.⁷² The small working-class, majority-Black Maymont neighborhood grew up alongside the eastern reaches of the Maymont property.

1894

Richmond City Hall, designed by nationally known architect Elijah E. Myers, was completed. The High Victorian Gothic building was built using almost 2 million cubic feet of James River granite quarried along Richmond's waterfront. The building's interior ironwork also was locally produced. Its completion was celebrated as the beginning of a new era for the city.⁷³

1899

Virginia Union University moved to its current location on Lombardy Street. Its core campus with imposing Romanesque Revival buildings became an important architectural landmark and signaled the school's significance in Richmond.⁷⁴

1900

Richmond's Jackson Ward neighborhood emerged as a locus of Black Richmond entrepreneurial and cultural activity and was dubbed the "Harlem of the South" for its impressive array of more than 100 Black-owned businesses and lending institutions, mutual aid societies, churches, public service organizations, and theaters. A highly educated professional class included leaders such as Maggie Lena Walker, founder of St. Luke Penny Savings Bank founder Maggie Lena Walker, Richmond Planet newspaper owner/ publisher and real estate developer John Mitchell Jr., real estate developer Daniel J. Farrar Sr., architects John A. Lankford and Charles Thaddeus Russell, and others whose collective efforts created Jackson Ward's rich architectural fabric as well as landmarks throughout the city and neighborhoods such as Randolph and Navy Hill.

1901-1902

A lengthy constitutional convention was held in Richmond to replace the 1870 state constitution. One hundred delegates participated. The newly approved constitution was ratified by state legislators without input from voters and marked the beginning of the Jim Crow era of segregation in Virginia. Poll taxes and literacy tests became prerequisites for voting, and resulted in a steep drop in voting among Black and poor White voters.⁷⁵

⁷¹T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p/ 102-103, 117.

⁷²T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p/ 102-103, 117.

⁷³<https://sah-archipedia.org/buildings/VA-01-RI6>

⁷⁴Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 96-97.

⁷⁵Susan Breitzer, "Constitutional Convention, Virginia (1901-1902)," *Encyclopedia Virginia*, December 7, 2020, <https://encyclopediavirginia.org/entries/constitutional-convention-virginia-1901-1902/>

1903

Electric streetlights replaced gas lamps in Richmond.⁷⁶

1904

The hydroelectric Belle Isle power station on the James River began providing electricity to Richmond's electric trolley system, the first successful electrically-powered streetcar company in the nation.⁷⁷

Ca. 1904-ca. 1930

Richmond's Monument Avenue neighborhood was developed in a suburban area west of downtown Richmond. From 1904 until 1929, the development of the area as a residential neighborhood was matched by the raising of a series of monumental public sculptures commemorating Confederate leaders. Monument Avenue's development also was illustrative of Beaux Arts planning ideals and those of the City Beautiful movement.

1906

Richmond's first public playground for children was established at a location in Shockoe Valley. Eight municipal playgrounds were completed by 1911. One playground was designated for use by Black children. All of the playgrounds had minimal landscaping, equipment, and supervision.⁷⁸

1909

Belle Bryan donated 262 acres to the City of Richmond for the creation of Joseph Bryan Park.⁷⁹

1910

The cities of Richmond and Manchester merged.

1917

The U.S. Supreme Court ruled that racially restrictive zoning deployed in Richmond to maintain segregation and stifle Black homeownership was unconstitutional.⁸⁰

1919

A group of African American investors developed Frederick Douglass Court, one of the few middle-class Black suburbs to be built in Richmond prior to World War II.⁸¹ In 1932, Richmond Community Hospital was built adjacent to the neighborhood and provided healthcare to the City's Black residents. During the 1950s, construction of the Richmond-Petersburg Turnpike (today's Interstate 95), narrowly missed Frederick Douglass Court due to sustained opposition by Richmond's Black community.⁸²

⁷⁶T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 49.

⁷⁷T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 31.

⁷⁸T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 77-78.

⁷⁹T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 115.

⁸⁰Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 99.

⁸¹T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 124; Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p.100-102.

⁸²Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 103-104,107-108.

1932

Richmond's first City Planning Commission was created.⁸³

1932-1942

Utilizing Works Progress Administration funds, the City acquired and developed 24 new, segregated playgrounds (11 were for Black children and 13 were for White children).⁸⁴

1938

The 16-acre Brook Field, the largest park to date for Richmond's Black population, opened. As of 1943, recreational space available to African Americans totaled approximately 75 acres out of the 1,054-acre municipal park system.⁸⁵

1946

Completion of Richmond's first master plan.⁸⁶

1957

Richmond's first Old and Historic District, encompassing St. John's Church and the surrounding neighborhood, was designated.⁸⁷

1958

The Richmond-Petersburg Turnpike was completed through Richmond. Designed to create a high-speed, multiple-lane transportation corridor through numerous Black neighborhoods, including Navy Hill and Jackson Ward, the project was representative of the discriminatory transportation planning practices widely deployed ever since planning had emerged as a distinct profession starting in the late nineteenth century.⁸⁸

1962

Richmond's public school system was racially desegregated.

1967-1974

The majority-Black neighborhood of Fulton was targeted by the Richmond Redevelopment and Housing Authority for an urban renewal project that displaced thousands of residents and destroyed most of the nineteenth-century neighborhood.⁸⁹

⁸³T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 70.

⁸⁴T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 78.

⁸⁶T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 120-121.

⁸⁶T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 70.

⁸⁷T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 127-128.

⁸⁸T. Tyler Potterfield, *Nonesuch Place: A history of the Richmond Landscape*, p. 128; Virginia Historic Landmarks Commission staff, "Jackson Ward Historic District," National Register of Historic Places nomination, 1976, <https://www.dhr.virginia.gov/historic-registers/127-0237/>, p. 26; Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p.112-115.

⁸⁹Selden Richardson, *Built by Blacks: African American Architecture and Neighborhoods in Richmond* (Charleston, SC: The History Press, 2008), p. 121-125.

1970

The current constitution of Virginia was approved by voters in November 1970. The constitution jettisoned the Jim Crow-era voting restrictions of the 1902 state constitution, set the minimum age to vote at eighteen years, guaranteed the right of all children to a public education without segregation, and reformed the state's court system, thus bringing state law in compliance with federal civil rights legislation of the 1960s.⁹⁰

Richmond was prevented from annexing further lands and consolidating its public school system with neighboring localities. The move by state legislators was widely regarded as an effort to prevent full racial integration.

1977

Richmond's first Black mayor, Henry L. Marsh, was elected.

1979

The Virginia General Assembly "temporarily" blocked the ability of independent cities, such as Richmond, to annex land. The temporary ban was never lifted, and, in 2016, was extended to end in 2024. Lacking the ability to expand population, land area, and tax base, many of Virginia's independent cities struggled financially through the remainder of the twentieth century. Alternatives to annexation have been studied but not adopted.⁹¹

1998

Richmond's City Council established the Richmond City Council Slave Trail Commission "to assist Council with oversight and assistance in helping to preserve and present the history of slavery in Richmond."⁹²

1999

The Richmond Canal Walk, spanning a 1.25-mile segment of the former James River & Kanawha Canal towpath, opened to the public.⁹³

2005

The Richmond City Council Slave Trade Commission, Alliance to Conserve Old Richmond Neighborhoods, and Department of Historic Resources commissioned a major archaeological investigation of the Lumpkin's Jail site in Shockoe Bottom. The study confirmed the site of the jail and demonstrated that long-buried sites associated with Richmond's antebellum slave trade are still extant. A larger movement to identify and preserve other sites associated with the city's Black history soon yielded important results, including rediscovery of the c. 1750 African Burying Ground, the 1816 Shockoe Hill African Burying Ground, numerous other historic Black cemeteries including Evergreen, East End, Forest View, and Barton Heights, and numerous studies of the architectural and archaeological resources, individuals, and events.

⁹⁰Brent Tarter, "The Virginia Constitution of 1971," *Encyclopedia Virginia*, June 29, 2023, <https://encyclopedia-virginia.org/entries/the-virginia-constitution-of-1971>.

⁹¹Report of the Commission on Local Government, "Report on Annexation Alternatives to the General Assembly of Virginia," November 2018, www.dhcd.virginia.gov/sites/default/files/Docx/clg/gena-assem-studies/report-on-annexation-alternatives-housedocument-11.pdf.

⁹²<https://www.rva.gov/slave-trail-commission/richmond-city-council-slave-trail-commission>.

⁹³<https://www.tclf.org/james-river-and-kanawha-canal-historic-district#:~:text=Construction%20on%20the%20canal%20began,with%20traffic%20peaking%20in%201860>.

The City incorporated findings into its master planning process and historic preservation planning. Numerous community engagement and education events also were conducted by public and private parties, including many descendants of earlier generations of Black Richmonders.

2008-2011

The c. 1750 African Burying Ground's location was rediscovered. The cemetery had been covered with debris and fill during the nineteenth century and was redeveloped. During the late 1950s, the site was disturbed and partially covered by construction of Interstate 95. The site later was paved for a parking lot and, between 2008-2001, was owned by Virginia Commonwealth University. Following public protests, in 2011, the University removed the asphalt and transferred ownership of the site to the City of Richmond.⁹⁴ Intensive research into the history of 1816 Shockoe Hill African Burying Ground began during the early 2000s and provided evidence of its national significance in the history of African Americans and the chattel slave trade.

2011-2015

The five-year sesquicentennial of the Civil War included events held statewide, with many events held in Richmond through cooperative action by the Black History Museum and Cultural Center,

National Park Service, American Civil War Museum, Virginia Historical Society, Museum of the Confederacy, and The Future of Richmond's Past.⁹⁵

2020, May-June

Despite the onset of the covid-19 pandemic, Richmond's Monument Avenue was the scene of numerous public protests that were broadcast nationwide following the murder of George Floyd by White police officers in Minneapolis on May 25. Prompted by the protests, between 2020-2022, the City of Richmond undertook removal of the Confederate monuments that lined the avenue and the Commonwealth of Virginia removed a state-owned memorial.

2023

The National Park Service found the Shockoe Hill African Burying Ground to be of national significance and recommended preparation of a National Historic Landmark nomination.⁹⁶

2024

The City of Richmond released its master plan for The Shockoe Project, encompassing 10 acres in Shockoe Bottom.⁹⁷

⁹⁴<https://www.sacredgroundproject.net/p/richmonds-african-burial-ground.html>; Mai-Linh K. Hong, "Get Your Asphalt off my Ancestors!": Reclaiming Richmond's African Burial Ground," *Law, Culture and the Humanities* Vol. 13, No. 1 (2017), p. 83, 85-86.

⁹⁵<https://www.smithsonianmag.com/history/what-richmond-has-gotten-right-about-interpreting-its-confederate-history-180963354/>

⁹⁶Correspondence from the National Park Service to the Department of Historic Resources (DHR), 2011, on file in the Archives under DHR identification number 127-6660.

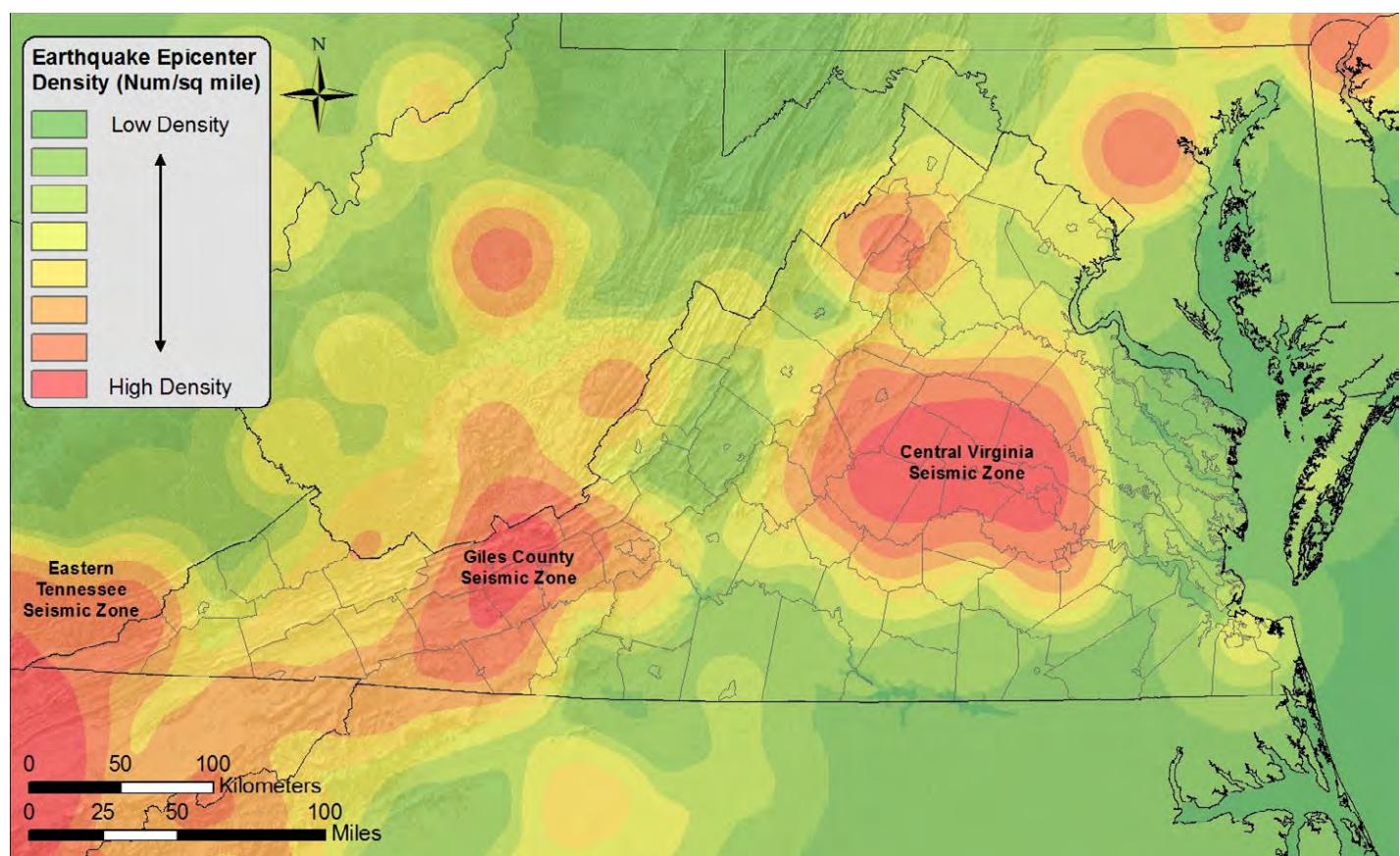
⁹⁷https://rva.gov/sites/default/files/2024-02/Shockoe%20Project_Masterplan%20for%20The%2010%20Acres_v2.0_8.5x11.pdf; <https://www.rva.gov/capital-improvement-projects/shockoe-project>

Appendix C: Disaster Planning Guide: Natural and Man-made Disaster Preparedness

When planning for disasters, it is critical to consider how the city's historic and cultural resources will be addressed both at the preparedness and recovery stages. This section will address some of the natural and manmade disasters that pose a risk to Richmond's historic and cultural resources. While this chapter provides a basic overview of potential threats and the common approaches to mitigation, it is not intended to replace an in-depth Cultural Resource Hazard Mitigation Plan.

3.6.1 Earthquake

Earthquakes are a type of geophysical disaster (a disaster that originates inside the earth) that are caused by a sudden shift or movement of the earth's tectonic plates. Earthquakes in Virginia primarily occur within seismic zones rather than along fault lines, as shown in the image below. Due to its location within the Central Virginia Seismic Zone, Richmond is at an increased risk for experiencing earthquakes, which may impact all of the city's historic and cultural resources.



Virginia Department of Energy (<https://energy.virginia.gov/geology/EQHazardMapping.shtml>)

3.6.2 Fire

Fire-related risks may include wildfires, accidental fires, or arson. A wildfire is considered “an unplanned fire that burns in a natural area such as a forest, grassland, or prairie,” and is frequently caused by humans or lightning; risk for wildfires is increased with little rain and high winds.⁹⁸ An accidental fire may include any other type of unintentional fire such as the following four classes of fires: A) Ordinary Combustibles, B) Flammable Liquids, C) Energized Electrical Equipment, and D) Combustible Metals.⁹⁹ These accidental fire types may be started by a variety of causes, which include many disaster types. Arson is defined as “any willful or malicious burning or attempting to burn with or without intent to defraud, a dwelling house, public building, motor vehicle or aircraft, personal property of another, etc.”¹⁰⁰ Richmond is at a Moderate risk for wildfires over the next 30 years, according to RiskFactor. However, accidental fires may occur at any time, with disasters such as wind events and earthquakes increasing this likelihood.



U.S. Fire Administration

3.6.3 Flooding & Torrential Rain

The Federal Emergency Management Agency (FEMA) defines flooding as “a temporary overflow of water onto land that is normally dry.” Flooding may be caused by factors such as rain, snow, coastal storms, storm surge, and/or overflows of dams or other water systems. Depending on the cause, floods may develop slowly or quickly; flash floods may come without warning.¹⁰¹



Virginia Department of Conservation and Recreation

Due to its location along the James River, Richmond is at risk of riverine flooding, which occurs “when streams and rivers exceed the capacity of their natural or constructed channels to accommodate water flow and water overflows the banks, spilling out into adjacent low-lying, dry land.”¹⁰² This type of flooding may be caused by various factors, but is

⁹⁸FEMA, “Wildfire,” FEMA V-1013 (May 2018). Accessed April 15, 2024. https://www.ready.gov/sites/default/files/2024-03/ready.gov_wildfire_hazard-info-sheet.pdf

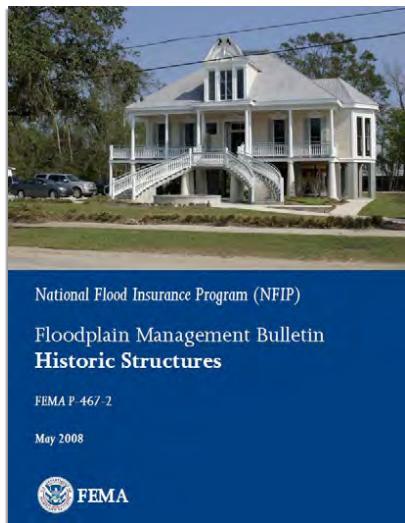
⁹⁹“Classes of Fires,” American Fire and Life Safety. Accessed April 15, 2024. <https://www.americanfireandsafety.com/classes-of-fires.html>

¹⁰⁰FBI: UCR, “Arson,” 2017 Crime in the United States. Accessed April 15, 2024. <https://ucr.fbi.gov/crime-in-the-u-s/2017/crime-in-the-u-s-2017/topic-pages/ars>

¹⁰¹FEMA, “Be Prepared for a Flood,” FEMA V-1005 (March 2018). Accessed April 15, 2024. <https://fema-community-files.s3.amazonaws.com/hazard-information-sheets/Flood-English.pdf>

¹⁰²FEMA, “Riverine Flooding,” National Risk Index. Accessed April 15, 2024. <https://hazards.fema.gov/nri/riv-erine-flooding#:~:text=Riverine%20Flooding%20is%20when%20streams,low%2Dlying%2C%20dry%20land>

frequently caused by torrential, or extremely heavy, rainfall. In some cases, tidal flooding may also impact the water levels of the James. According to RiskFactor (2024), 12% of Richmond's properties have a "greater than 26% chance of being severely affected by flooding over the next 30 years."¹⁰³



An important potential benefit to identifying and documenting historic structures at risk in the floodplain specifically are the relief options provided by FEMA in the NFIP. FEMA guidance for appropriate retrofits for historic structures in floodplains acknowledges that historic properties perform differently and, as a result, are not always well served by recognized best practices. Therefore, they enable localities to either provide exceptions to typical compliance requirements for historic properties, or provide exemptions to compliance requirements. It is important, however, to pursue risk reduction and resiliency efforts wherever feasible, even if the standard FEMA mitigation options are inappropriate for the historic property. However, this exception granted to historic properties allows for site-specific planning and

implementation of mitigation measures that are more appropriate for the property and which do not detract from its historic designation. Currently, the City of Richmond's floodplain ordinance incorporates relief options for historic structures through an exemption to the "substantial improvement" definition, as a "special exception" that may be granted by the Director, and within the "New Construction and Substantial Improvement" section of the ordinance. As in many localities, however, these potential relief options within the floodplain ordinance are complex. They should be explored more thoroughly, and a process for utilizing the relief options should be developed so that both property owners and city staff can make more informed decisions on a case-by-case basis.

3.6.4 Social unrest

The definition of social unrest can vary depending on who is involved and the context in which it occurs. Social unrest often includes the disruption of public order due to feelings of dissatisfaction or anger by a group of people and may include violent or non-violent actions. When violent actions occur, historic and cultural resources may be impacted intentionally, or simply due to their proximity to the location of the event. Richmond has a politically and socially fraught history due to its role in the Transatlantic slave trade and as the capital of the Confederacy. This challenging history continues to influence Richmond and the community more broadly. Due to this history, its seat as Virginia's capitol, and the number of historic and cultural resources in the city, Richmond is at risk for its historic and cultural resources being threatened by social unrest, both intentionally and unintentionally.

¹⁰³RiskFactor, "Richmond Flooding Risk." Accessed April 15, 2024. https://riskfactor.com/city/richmond-va/5167000_fsid/flood

3.6.5 Vandalism

Vandalism is defined as the “willful or malicious destruction or defacement of public or private property.”¹⁰⁴ While vandalism of some historic and cultural resources may be unrelated to their historic and cultural status, others may be targeted due to their importance and/or what they represent to a group of people. Acts of vandalism may occur independently, but also frequently accompany times of social unrest (see 3.6.7 for more information on social unrest). Like any city, Richmond’s historic and cultural resources may be at risk of damage from vandalism, whether intentionally targeted for their history and status, or not.

3.6.6 Violence (Active shooter, bombing, etc.)

Acts of violence include any intentional acts involving “the use of physical force with intent, effect, or reasonable likelihood of causing pain, harm, injury or damage to any person or property.”¹⁰⁵ Any act of violence may pose a threat to Richmond’s historic and cultural resources, including but not limited to, active shooters, bombings, and violence associated with social unrest (see 3.6.7 for more information on social unrest). Violence associated with these acts may intentionally, or unintentionally, cause damage to the city’s historic and cultural resources.



Nashville bombing, 2021,
Andrew Nelles, The Tennessean

3.6.7 Wind/Tornado

High winds may be caused by various natural events, including events such as Hurricanes, Tornados, Nor’easters, and Thunderstorms.

Hurricanes are “massive storm systems that form over warm ocean waters and move toward land.” Hurricane risks can include “powerful winds, heavy rainfall, storm surge, coastal and inland flooding, rip currents, tornadoes, and landslides.”¹⁰⁶

Tornadoes are “violently rotating columns of air that extend from a thunderstorm to the ground.” They can also be caused by other wind events such as Hurricanes.¹⁰⁷



Hurricane Irene damage,
Richmond Times-Dispatch

¹⁰⁴“Vandalism,” Merriam-Webster Dictionary. Accessed April 15, 2024. <https://www.merriam-webster.com/dictionary/vandalism>

¹⁰⁵George Washington University, “Threats and Acts of Violence,” Office of Ethics, Compliance, and Risk. Accessed April 16, 2024. <https://compliance.gwu.edu/threats-and-acts-violence>

¹⁰⁶FEMA, “Be Prepared for a Hurricane,” FEMA Preparedness Community. Accessed April 15, 2024. <https://community.fema.gov/ProtectiveActions/s/article/Hurricane>

¹⁰⁷FEMA, “Be Prepared for a Tornado,” FEMA Preparedness Community. Accessed April 15, 2024. <https://community.fema.gov/ProtectiveActions/s/article/Tornado>

Nor'easters are storms along the East Coast that form over coastal areas with winds typically from the northeast.

Thunderstorms include powerful winds, create lightning and hail, and may cause flash flooding and tornadoes.

Although it is most at risk for hurricanes, Richmond may be impacted by any of these wind events. RiskFactor rates Richmond as having a “Major Wind Factor,” with 100% of homes having at least some wind-related risk, including hurricanes, tornadoes, or severe storm winds. Wind events can also cause damage to other historic and cultural resources such as objects, structures, and sites.

3.6.8 Pre- and Post-Disaster Planning Tools

While many disasters cannot be anticipated, there are steps a locality can take to be prepared for disasters to strike and to set themselves up for successful recovery after a disaster. The following preparedness and recovery tools are provided as useful examples, but are not meant to replace a Cultural Hazard Mitigation Plan.

Pre-Disaster Planning Tools

- Identify, Evaluate, and Document Resources: keep an updated list of the properties within Richmond that are listed on the Virginia Landmarks Register (VLR), National Register of Historic Places (NRHP), locally designated, and/or are local easement properties. Use historic resource surveys to identify, evaluate, and document resources, including evaluating their risk for damage from each of the relevant disaster types.
- Be familiar with the City’s Emergency Operations Plan (EOP) and the Richmond-Crater Multi-Regional Hazard Mitigation Plan , including how historic and cultural resources are addressed in each document. If either or both documents do not adequately address historic and cultural resources, consider updating them during their next review cycle.
- Develop a priority matrix or other tiered system to assist with prioritizing and addressing historic and cultural resources post-disaster.

Post-Disaster Planning Tools

- Follow the direction in the City’s Hazard Mitigation Plan (once prepared and adopted) to address historic and cultural resources after a disaster, as applicable.
- Identify resources that have been damaged; consult the priority matrix/tiered system to prioritize addressing damaged resources.
- Identify state and/or federal opportunities for disaster recovery assistance for historic and cultural resources, and share information and resources with the community for what to do if their historic property was damaged.

This page intentionally left blank

Appendix D: Richmond External Partner Guide

Housing

The Better Housing Coalition

The Better Housing Coalition is the Richmond region's largest nonprofit community development corporation. BHC creates high-quality homes for residents of modest means and empowers them with programs and tools to help them reach their fullest potential, at all stages of life.

Housing Opportunities Made Equal

HOME was founded in 1971 to fight discrimination in housing access. Many of our victories are well known, setting Supreme Court precedents and providing national impact.

Maggie Walker Community Land Trust

The Maggie Walker Community Land Trust seeks to develop and steward permanently affordable housing opportunities to foster racially equitable communities. They provide resources on this process and its impact.

Project Homes

This non-profit organization preserves and produces high-quality affordable homes, large-scale home repairs, and improved accessibility and energy efficiency for existing homes. Their community impact report discusses examples of their creative approach to affordable housing.

Richmond Association of Realtors

Central Virginia's largest trade association, serving over 5,000 REALTORS® who live and work in the Richmond metropolitan area. They provide their members with the resources, services, and community engagement necessary to conduct ethical, professional, and profitable businesses.

Richmond Tenants Union

The Richmond Tenants Union (RTU) fights for all tenants' right to safe, decent, and affordable housing.

Youth and Community Engagement

For Richmond

A non-profit organization that connects and equips Christian leaders to collaborate for the transformation of Metro Richmond. They work to unite churches and communities behind issues that are larger than any one organization. They are specifically interested in and equipped to convene conversations around racial healing.

Storefront for Community Design for Richmond

A non-profit design center in Richmond, VA that inspires equitable, community-driven design in the built environment. They achieve this through innovative programs and resources for the next generation of designers.

Virginia Commonwealth University

Their community engagement efforts include youth engagement programs, community grants, and health programs.

University of Richmond Tenants Union

Their community engagement consists of continuing education resources, opportunities to partner with the University, and experience the University's culture and campus.

Natural Environment

Friends of the James River Park

Our programs seek to improve the quality of access to the Park's unique ecology and recreational opportunities. We draw on the Park as the cornerstone of outdoor adventure education in the City of Richmond and as a critical educational tool to instill environmental literacy and stewardship in this community.

Green Infrastructure Collaborative

The current collaborative is a federal initiative. Members work regularly with external organizations at the national, state, and local levels to develop resources, engage with the public, and advance the implementation of green infrastructure. This cooperative effort fosters engagement and cooperation between agencies that actively work to promote the implementation of green infrastructure.

Reforest Richmond

Reforest Richmond is a collaborative campaign to increase Richmond's urban tree canopy to 60% by 2037 as mentioned in the Richmond 300 Master Plan.

Richmond Tree Stewards

The mission of Richmond's trained, volunteer Tree Stewards is to promote and improve the health of city trees to ensure the city's forest will survive and thrive. This is accomplished by increasing public awareness through community education, planning and planting for the future, and providing maintenance and care for young trees on streets and in parks. Tree Stewards work closely with Urban Forestry and with other organizations interested in the health of our community forest.

Urban Forestry

The Urban Forestry Division (UFD) is responsible for planting approximately 2,000 new and replacement trees during the planting season, November 1st and April 15th. UFD maintains approximately 120,200 city-owned trees of more than 80 species. The most common services UFD provides are removal of dead trees and pruning.

Cultural & Community Organizations

Black History Museum and Cultural Center of Virginia

The BHMVA focuses on highlighting and developing educational resources and opportunities that promote an understanding of Black people, history, and culture in Virginia. They center inclusive storytelling in the context of American history.

Descendants Council of Greater Richmond

A collective of descendants of African Americans who were laid to rest in Richmond's segregated burial grounds and members of the Black community. They engage in community events and educational advocacy to promote the proper care and attention needed to honor and preserve these cemeteries.

Diversity Richmond

Diversity Richmond's mission is to be a catalyst, a voice, a place, and a resource that enriches and champions a diverse community, aspiring for a vibrant, inclusive community that is safe and welcoming for LGBTQ+ people, families, and allies.

Elegba Folklore Society

Elegba, from the Yoruba cosmology of West Africa, is an Orisa or intercessor who opens the roads, bringing clarity out of confusion. The Elegba Folklore Society is a year-round, lively celebration of African and African American culture. Enjoy art and imports in our cultural center. Sway with our performance company in the warmth and feel of an African village.

Kasama Collective

Kasama Collective is a community-led project created to elevate the Asian American and Pacific Islander community of RVA. With a mission centered on community building and support, Kasama Collective provides a platform that highlights AAPI businesses, creators, and entrepreneurs through recurring monthly events and creative opportunities that uplift, empower, and foster a stronger community.

Moore Street School's Archive

It was the first school in Richmond intentionally built for African American children after the Civil War. The foundation aims to rehabilitate, repurpose and preserve decaying Moore Street School into a performing arts training for all ages as well as create an event and meeting place.

Richmond Black Restaurant Experience

This was initially a week dedicated to celebrating Richmond's growing Black culinary industry and tourism scene to counter economic disparities within Minority-Owned businesses. The Richmond Black Restaurant Experience has branched out to more events, philanthropic efforts, and professional development opportunities.

Richmond Indigenous Society

A community organization that acts as a resource to Native Americans in Richmond and neighboring areas.

Carole and Marcus Weinstein Jewish Community Center JCC

This organization seeks to provide educational programs that are guided by Jewish values and culture.

Historic Preservation & Oral History

Historic Richmond

A Richmond non-profit organization whose mission is to preserve the city's diverse and distinctive historic buildings, neighborhoods, and places particularly as Richmond grows and develops over time.

JXN Project

A research-based, historic preservation non-profit organization that promotes restorative truth-telling and redemptive storytelling. This organization focuses on capturing the pivotal role of Richmond, Virginia, in particular Jackson Ward, and recontextualizing its origin story as the nation's first historically registered Black urban neighborhood

Library of Virginia

In Library's collections have more than 130 million items. Their digital collections and in person exhibits allow visitors to explore Virginia's history, culture and government.

Preservation Virginia

Statewide historic preservation non-profit and advocacy organization founded more than 100 years ago, and works to ensure the relevancy of the Commonwealth's historic places.

StoryCorps

Highlights the humanity in all people through storytelling. Since 2003, nearly 700,000 people across the country had meaningful conversations about their lives. These recordings are collected in the U.S. Library of Congress and in the StoryCorps online archive.

Virginia Department of Historic Resources

VDHR is the Commonwealth's State Historic Preservation Office, and administers the state's historic preservation, survey, historical marker and registers programs, archaeology, tax credit, and easement programs.

Virginia Museum of History and Culture

The Virginia Museum of History & Culture is owned and operated by the Virginia Historical Society , the oldest cultural organization in Virginia, and one of the oldest and most distinguished history organizations in the nation.

Recreation & Tourism

Richmond Region Tourism

Richmond Region Tourism shares the unique Richmond culture with residents and visitors by showcasing community events that are inclusive and welcoming to all.

Appendix E: Preservation Programs, Resources, Incentives, and Funding

State and National Register Programs:

The National Register Of Historic Places

The NRHP was established in 1966 with the passage of the National Historic Preservation Act and is overseen by the NPS. It is the official list of buildings, structures, sites, objects, and districts that embody the historic and cultural significance of the United States. Resources listed in the NRHP may be significant at the local, state, or national level. The NRHP is an honorific designation that is intended to increase public awareness of a community's historic resources, encourage preservation, and qualify the property owner for financial benefits through the Federal Historic Rehabilitation Tax Credit program for income-producing properties. The NRHP does not prevent the owner from making changes to a property or restrict the use of the property.

The Virginia Landmarks Register

The VLR was created in 1965 by the General Assembly of Virginia and is the state's official list of significant historic and cultural resources. The VLR is overseen by the Virginia Department of Historic Resources and follows the criteria set by the NPS for the NRHP. Like the NRHP, the VLR is an honorific designation and does not restrict the use of or changes to the building. Both income-producing and non-income producing properties listed in the VLR are eligible for the State Historic Rehabilitation Tax Credit.

Incentive Programs for Preservation Activities:

There are several programs available offering incentives for historic preservation activities. The two most well-known are the Federal and State historic rehabilitation tax credit programs. Historic tax credits are a dollar-for-dollar reduction on income tax liability for taxpayers who rehabilitate historic buildings. For entities that cannot use the credits (such as non-profits or churches), a process of syndication enables them to be transferred to a taxpaying entity in exchange for cash.

Federal Historic Rehabilitation Tax Credits

The Federal Tax Credit Program was established in 1977; to date, rehabilitations have occurred in all fifty states, Puerto Rico, and the Virgin Islands. The Federal Historic Rehabilitation Tax Credit Program offers a 20% income tax credit for the rehabilitation of historic, income-producing buildings that are determined to be "certified historic structures." In order to be eligible, a property must be individually listed in the National Register of Historic Places, contributing to a NRHP historic district, or deemed eligible, either individually or as part of a district, for inclusion in the NRHP.

The tax credit program is a three-part application process:

- Part 1 – Evaluation of Significance: The Part 1 application provides information about the appearance and significance of the project building; this portion of the application is not required for buildings individually listed on the State and National Registers.
- Part 2 – Description of Rehabilitation: The Part 2 application describes the current condition of the building and outlines the planned scope of work for the

rehabilitation. The proposed work is evaluated by the SHPO and NPS based on the Secretary of the Interior's Standards for Rehabilitation (for the full text of the SOIS for Rehab, see page x).

- Part 3 – Request for Certification of Completed Work: The Part 3 application is submitted upon project completion, and documents in photographs that the work was completed as proposed. Approval of this application certifies that the project meets the Standards and is a “certified rehabilitation,” allowing the applicant to claim the 20% credit. In order to adequately review the proposed work, SHPOs/NPS require the following documentation:
 - » Photographs: A comprehensive set of photographs documenting both the exterior and interior of a building before the start of work must be included with either the Part 1 or Part 2 application. Photographs should be in color, taken at a high resolution, and printed at least 4”x6” in size on photographic paper. Photographs should also be numbered, labeled or captioned, and keyed to accurate existing floor plans.
 - » Drawings: Drawings illustrating the proposed work should be included with the Part 2 application. Sufficient detail should be included to show planned alterations or new construction. Typical drawings included with a Part 2 application include floor plans, elevations, and sections. Additional detailed drawings, such as those of existing and proposed new windows in the case of window replacement, may also be required for a successful Part 2 application.
 - » Maps and Site Plans: Maps are helpful to include with the Part 1 application to clearly identify the project building site, particularly if it is within a historic district. If available, historic maps, such as Sanborn Fire Insurance Maps, can also be included to help accurately document changes that were made to a building during or outside of the period of significance.

State Historic Rehabilitation Tax Credits

The Virginia State Historic Rehabilitation Tax Credit Program was established in 1997. The Virginia program offers a 25% income tax credit for the rehabilitation of historic, owner-occupied or income-producing buildings that are determined to be “certified historic structures”; income-producing projects often qualify for both State and Federal credits. As with the Federal program, in order to be eligible, a property must be individually listed in the National Register of Historic Places, contributing to a NRHP historic district, or deemed eligible, either individually or as part of a district, for inclusion in the NRHP.

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (DHR)

Certified Local Government

Richmond is a Certified Local Government (CLG), which provides a means for communities to strengthen their local preservation programs by establishing a partnership with the State Historic Preservation Office (SHPO). Benefits include access to grant funding for preservation programs.

Classic Commonwealth: Virginia Architecture from the Colonial Era to 1940

This publication was created to aid in identifying architectural resources in Virginia, providing a brief overview of the historic and architectural development.

New Dominion Virginia, Architectural Style Guide

Created to aid in historic resource surveys and the Virginia Cultural Resources Information System (VCRIS) database, the New Dominion Style Guide provides an updated list of styles that emerged after World War II (1946 to present day). This resource is particularly useful in identifying recent past resources.

A Handbook and Resource Guide for Owners of Virginia's Historic Houses

This resource provides homeowners with best preservation practices when project planning an historic home renovation.

How to Research Your Historic Virginia Property

This document outlines the different types of sources available when researching the history of a property, including city directories, deeds, plats, and Sanborn maps.

NATIONAL PARK SERVICE (NPS)

Technical Preservation Services (TPS)

This division of NPS is responsible for historic preservation at the federal level, by developing guidance on the preservation and rehabilitation of historic buildings and administering the Federal Historic Preservation Tax Incentives Program.

The Secretary of Interior's Standards

The Secretary of the Interior has four sets of standards for the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. Click on the section header to find out more about each approach.

Sustainability

This site provides information on the intersection between historic preservation and sustainability, including treatments to increase energy efficiency in historic buildings and information on new sustainable technology that is appropriate for use in historic preservation projects.

Educational Resources and Studies General

Resources for Preservation Commissions

From the [National Alliance of Preservation Commissions](#), this site provides a number of resources to help support the work of local design review boards including preservation plans, technical assistance, and a professional network directory

Virginia Historic Rehabilitation Tax Credit Impact Study

Preservation Virginia and DHR partnered with the VCU Center for Public Policy Urban to conduct three studies to gauge the impact of preservation on Virginia's economy. The resulting reports put dollar amounts to the impact these preservation-based programs have had on the state of Virginia.

Saving Energy in Historic Buildings: Balancing Efficiency and Value

by John H. Culver and Brad Randall, published in APT Bulletin: Journal of Preservation Technology (41:1, 2010)

This article identifies the benefits of energy modeling and life-cycle costing as a means to increase energy efficiency in historic buildings in an appropriate way.

8 Ways to Green Your Historic House by the National Trust for Historic Preservation, Preservation Tips and Tools.

A list of eight ways to increase the energy efficiency of your historic home without replacing the historic windows!

6 Low-Cost, Energy-Saving Tips for Homeowners by the National Trust for Historic Preservation, Preservation Tips and Tools.

Tips for saving energy in your historic home by taking advantage of the existing features of historic buildings.

Preserving Naturally Occurring Affordable Housing by Donald L. Elliott

This work outlines the role preservation has in protecting existing housing to establish more affordable housing options. Elliot argues that this is particularly important due to the loss of these units and the limited ability for new housing to meet this need.

Partnership for Housing Affordability

This nonprofit that focuses on affordable housing in the Richmond, VA area. They utilize data to identify challenges and promote policies and programs that would result in more accessible affordable housing. They created frameworks and corresponding briefs on this topic.

- Richmond NOAH Brief
- Richmond Regional Housing Framework

Richmond Regional Housing Framework 2020-2022 Data Update

This is a data update to the Partnership for Housing Affordability (PHA)'s Richmond Regional Housing Framework.

The Preservation Priorities Task Force

This is a partnership between the National Preservation Partners Network and the National Trust for Historic Preservation. There are four resources on topics related to preservation including affordable housing and density; diversity equity and inclusion; preservation trades and workforce development; sustainability and climate action.

PlaceEconomics

They provide data-driven content on the economic impact of historic preservation. They have research on reinvesting in older housing, Historic Preservation and Affordable Housing, and related topics.

The Economic Impact of Heritage Tourism in Virginia

The Center for Urban and Regional Analysis at Virginia Commonwealth University completed this report for Preservation Virginia. It delves into the impacts of preservation-related policies on Virginia's economy.

ARCHAEOLOGY AND BELOW GROUND RESOURCES:

Example Ordinances

Alexandria Archaeological Ordinance

- City of Alexandria Archaeological Standards
- The Alexandria Archaeological Protection Code
- ARTICLE I - Alexandria Archaeological Commission

Fairfax County Archaeological Ordinance

Virginia Beach Historic Preservation Ordinance

Additional Resources

Buried Beneath the River City: Investigating an Archaeological Landscape and its Community Value in Richmond, Virginia Landscape

This dissertation uses numerous methods to study Richmond's archaeological value as it relates to "racial politics, historic and present inequities, trends in academic and commercial archaeology, and an imperfect system of archaeological stewardship."

Vermont Housing and Conservation Board Policy Position Historic Preservation

Outlines policies related to historic preservation as it intersects with development, affordable housing, and related topics.

Preserving Historic African American Cemeteries: Strategies for Richmond, Virginia

This plan was completed on behalf of the Descendants Council of Greater Richmond, VA. The plan explores information on the maintenance, restoration, and preservation of cemeteries as cultural and historic sites. The plan accomplishes various tasks such as analyzing the existing conditions of Richmond cemeteries, sharing local expert feedback, and offering policy recommendations for descendants and the City of Richmond to address relevant challenges.

Demolition Ordinance Examples

The following list and hyperlinks are example demolition ordinances used by other cities in Virginia:

Norfolk Historic District Design Guidelines

This report provides guidelines for when demolition and relocation are appropriate as well as factors to consider under these conditions.

Code of Virginia Beach

Outlines the importance of historic and cultural heritage within the city as well as the regulations necessary to maintain, preserve, and in some cases demolish these resources.

Fairfax Zoning Ordinances in Historic Overlays

Indicates the circumstances in which demolition will be considered, who reviews these requests, and how demolition will be approached.

Charlottesville Design Guidelines

This brief chapter of the Design Guidelines highlights review criteria and guidelines for moving buildings and demolition.

Appendix F: Abbreviations List

AC: Advisory Committee (Consisting of community members and subject matter experts)

CAMP: Commission Assistance and Mentoring Program

CAO: Chief Administrative Officer(s)

CAR: Commission of Architectural Review

CDBG: Community Development Block Grant

CHSP: Cultural Heritage Stewardship Plan

CLG: Certified Local Government

COA: Certificate of Appropriateness

CPC: City Planning Commission

CPG: Commonwealth Preservation Group

DHR/VDHR: Virginia Department of Historic Resources

DPW: Department of Public Works

DPU: Department of Public Utilities

EM: Emergency Management

FEMA: Federal Emergency Management Agency

FF: Flood Factor

FTE: Full Time Employee

GIS: Geographic Information System

HBAR: Home Builders Association of Richmond

HR: Historic Richmond

HUD: U.S. Department of Housing and Urban Development

LMI: Low: and Moderate:Income

MOA: Memorandum of Agreement

MPD: Multiple Property Document

NAPC: National Alliance of Preservation Commissions

NCPTT: National Center for Preservation Technology and Training

NOAH: Naturally Occurring Affordable Housing

NPS: National Park Service

NRHP: National Register of Historic Places

NRN: National Register Nomination

NTHP: National Trust for Historic Preservation

OHD: Old and Historic District

PDR: Planning and Development Review Department, Richmond

PIF: Preliminary Information Form

PVA: Preservation Virginia

VCRIS: Virginia Cultural Resource Information System

VCU: Virginia Commonwealth University

VDOT: Virginia Department of Transportation

VLR: Virginia Landmarks Register