

From: [Carson Royster](#)
To: [Routman, Emily - Vendor](#)
Subject: 404 N. 23rd St Plan Disapproval
Date: Tuesday, September 28, 2021 10:35:06 AM

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To the Commission of Architectural Review,

I am writing to express my disapproval of the Certificate of Appropriateness for the project submitted on 9/28/2021 by Greg Shron at Center Creek Homes for the new construction of a two story, single family home at 404 N. 23rd St. As a resident of St John's historic district in the vicinity the proposed structure, I have concerns for how myself and my neighbors would be affected by this new construction.

Due to the very small size of the lot (in total it is a fraction of neighboring back yards), the construction of such a home does not seem feasible for various reasons; namely encroachment upon existing homes and their property lines in our historic district, clashing with the aforementioned existing historical homes, adding to our parking problem, water drainage issues, and fire hazards. It is our hope that you, the esteemed members of C.A.R., reject this proposition for the sake of those of us in this community who have been faithful stewards to our homes that we have loved for many years now.

Regards,
Carson Royster
Sent from my iPhone

From: [Mera Carle](#)
To: [Routman, Emily - Vendor](#)
Subject: Disapproval of Plans 404 N 23rd St.
Date: Tuesday, September 28, 2021 8:28:57 AM

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To the Commission of Architectural Review,

Hello, my name is Mera Carle. My husband Mark Shubert and I own our home at 2220 E Marshall St with our 4 month old daughter Wyonne. I am writing to express my disapproval of the Certificate of Appropriateness for the project submitted on 9/28/2021 by Greg Shron at Center Creek Homes for the new construction of a two story, single family home at 404 N. 23rd St. The structure is proposed to be built at the small empty lot behind our home which is historically supposed to be about half of my home's backyard . To be vulnerable here, I felt panic when I received the notice from the commission of architecture review that this structure was even being considered. That panic increased when I found out the company that is looking to build is a "foreign limited liability company" from Delaware that does not care about our historic block or our neighbors. Further investigation revealed this company shares offices with a developer that is buying up property all over Richmond. We've made offers on this lot, to try to get what should be our yard back, but of course a family with a newborn cannot outbid a giant real estate investor.

The lot is so small, and the proposed plans show the structure 2 feet from my property line. My yard with pollinator and vegetable gardens will not get any sunshine, as all the afternoon light will be blocked by this new structure. Due to my home and the trees, the only light I get is from the moth, where this structure will block all of it. How will I manage construction noise with my baby's nap time? Thinking more about the childhood I picture for my daughter -having room to run in the sun and in the morning, pick her fresh herbs and veggies for snacks, to find monarch eggs in our milkweed garden and protect them till they are ready to fly off- but now I see this at best in the shadow of new construction or at worst, not achievable at all.

I have far less sentimental concerns about this new construction as well. New construction on our historic block can lead to property values decreasing especially for my home, but potentially for all of us nearby. This is not an empty lot where a house is supposed to be, this is an empty lot that is supposed to be my backyard. I have concerns with fire hazards, water drainage, parking on our busy block and further damage to our street and the sidewalk we are finally getting addressed. I worry about the nuisance noises and ground

vibrations of construction. We also have never had access to our alley, meaning tending to utilities for my home is all done on the sidewalk, which is difficult and an eyesore. We have always hoped to buy this land to get our home's complete yard back and provide our block with some much needed beautified green space, but as I mentioned, we could not compete with an offer from the out of state property investors.

It has been extremely stressful to deal with this while I am raising my teething baby. I recently started a small charity to get essential supplies to east end families who are struggling with baby costs, and we received notice of this proposed construction immediately when my attention needed to be on those families. Our neighbors who have lived here for decades have informed us that construction on that land has been stopped a number of times by the community, for our community. This project would great decrease our quality of life, our home value, our sunlight, and the integrity of our historic block.

It is our hope that you, the esteemed members of C.A.R., reject this proposition for the sake of those of us in this community who have been faithful stewards to our homes that we have loved for many years now.

Mera Carle
804.512.9156
Meracarle@gmail.com

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Mera
she/her

From: [M Shubert](#)
To: [Routman, Emily - Vendor](#)
Subject: 404 N. 23rd St.
Date: Tuesday, September 28, 2021 10:38:12 AM

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Emily,

Here is my letter to the board in regards to the proposed development at 404 N. 23rd St, thank you in advance for passing it on and for your help throughout this process!

To the Commission of Architectural Review,

I am writing to express my disapproval of the Certificate of Appropriateness for the project submitted on 9/28/2021 by Greg Shron at Center Creek Homes for the new construction of a two story, single family home at 404 N. 23rd St. As a resident of the Church Hill Historic District in the vicinity the proposed structure for many years now, I have concerns for how myself and my neighbors would be affected by this new construction.

Due to the very small size of the lot (in total it is a fraction of neighboring back yards), the construction of such a home does not seem appropriate for various reasons; namely encroachment upon existing homes and their property lines in our historic district, clashing with the style of aforementioned existing historical homes, adding to our already stressful parking problems, water drainage issues, and fire hazards due to just how close this proposed dwelling is to three extremely old wooden homes are the initial issues that come to mind. I only got the letter informing me of this about 12 days ago now and between raising a 4 month old and providing for my family, I haven't had as much time as I would have liked to contemplate this startling development. But in addition to the reasons listed above, I do have a few other thoughts to contribute before the deadline today.

When researching my home via the wonderful archives at The Valentine about a year ago, I came across a beautiful photo of the original carriage house that once stood on that very ground and was utilized by the initial owners of 2220 E Marshall back in the late 19th century. I must say, it is sad to see such an unsightly structure even being considered to possibly replace what once stood there for decades. I've attached a photograph of that carriage house to this email.

In addition to researching my home via the numerous historic resources in our city, I had the unique opportunity to host family members of former owner Sadie Walker when they were in town for her funeral some years back. In addition to hearing so many endearing stories and seeing amazing photos of the Walker family in this same home that my wife and I are raising our now daughter in, I was also informed of how Mrs. Walker led our community in rejecting previous attempts to develop on the extremely small plot of land in question for the very same reasons. I'd like to think that with this letter I am sending you all that I am honoring her

wishes because it's people like Sadie Walker, a nurse just down the road for decades before settling into retirement, and many more that came before us that made this neighborhood what it truly is, not entities like this few month old foreign LLC from Delaware that appears to be snatching up land all through out town and the developer in question with whom they share office space downtown.

It was an honor to become a resident of this historic community when I purchased my home and, quite frankly, I never imagined a structure and/or situation like this would even be a possibility so close to my dwelling due to my understanding of how the committee for architectural review operated. It is the hope of many in our community that you, the esteemed members of C.A.R., will reject this proposition for the sake of those of us in this beautiful community who have been faithful stewards to our homes that we have had the privilege of living and making memories in for years before and years to come. I thank you for your time.

Regards,

Mark Shubert
2220 E Marshall St.



From: [Robin Hill](#)
To: [Routman, Emily - Vendor](#)
Subject: Disapproval of Plans 404 N 23rd St
Date: Tuesday, September 28, 2021 10:24:31 AM

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To the Commission of Architectural Review,

My name is Robin Hill and I live at 314 N. 23rd Street.

I am writing to express my disapproval of the Certificate of Appropriateness for the project submitted on 9/28/2021 by Greg Shron at Center Creek Homes for the new construction of a two story, single family home at 404 N. 23rd St.

As a resident of St John's historic district in the vicinity the proposed structure, I have concerns for how myself and my neighbors would be affected by this new construction.

Due to the very small size of the lot (in total it is a fraction of neighboring back yards), the construction of such a home does not seem feasible for various reasons; namely encroachment upon existing homes and their property lines in our historic district, clashing with the aforementioned existing historical homes, adding to our parking problem, water drainage issues, and fire hazards.

It is our hope that you, the esteemed members of C.A.R., reject this proposition for the sake of those of us in this community who have been faithful stewards to our homes that we have loved for many years now.

Thank you,

Robin Hill

Sent from Robin's iPhone

From: [Ted Hansen](#)
To: [Routman, Emily - Vendor](#)
Subject: Certificate of Appropriateness review - 404 N 23rd St
Date: Tuesday, September 28, 2021 8:49:05 AM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning,

Upon finding out about the proposed project for a new two story, single family home at 404 N 23rd St, I wanted to write in to formally object to a Certificate of Appropriateness being issued. I live on N 23rd St a stone's throw from this property and I am concerned about how the project will be executed and how it will impact our immediate area.

My first concern is with the Center Creek Capital Group that operates out of the Washington, DC area. They appear to have a development group that builds "high-quality homes that are affordable for first time home buyers". To look at their portfolio is to look at a series of homes that do not come close to representing the historic preservation of our area. I see a lot of shingled front porches, PVC windows, PVC cornices, composite decking materials, and designs that do not fall in line with our historic neighborhood. To me, as someone who has seen CAR get involved when neighbors use a certain paint color or install a certain hand railing, this project should be a non-starter for your review board.

The size of the lot is also concerning - I am not sure how feasible it is to build a project at that location without being right on top of an adjoining property line. If I had invested my time and energy into the house that will abut this project, I would be livid that this is even being considered. I implore you to look at the builder's portfolio, look up a house like their 2214 Carrington St. build, think critically about it, and then ask yourself if something like that is appropriate for our historic street.

I am happy to discuss further at any point, but please consider this my formal appeal to reject this proposed project immediately.

Thank you for your time,

-Ted Hansen
teddy12@gmail.com

From: eaddoms@aol.com
To: [Routman, Emily - Vendor](#)
Subject: COA-098252-2021, please do not approve!
Date: Tuesday, September 28, 2021 10:10:11 AM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

My name is Ellen Addoms, and my husband Malcolm and I bought the property at 412 N. 23rd Street in 1998. One of the main reasons we live in this neighborhood is the historic look of the area, and the fact that the character of the neighborhood is protected by the CAR.

I'm writing to let you know that I disapprove of the proposal to build on the lot at 404 N. 23rd Street. That lot is very small, and the proposed structure would be too small and too tall to fit in with the rest of the houses in the area. The plan says that the style of the house will be contemporary, which does not fit in with our neighborhood at all. The metal front porch railings and the 'faux-mansard' roof would look very much out-of-place. There is no space for the trash to be kept out of sight, so that means trash cans on the sidewalk all the time. And I hate to think what it would be like for us if the occupants decided to have parties on the roof!

Recently a house was built on the lot at 416 N. 23rd Street. This house is much more in line with the rest of the houses on the block, but still there are differences that make me wish the plans for it had been more consistent with the rest of the neighborhood. You can tell at a glance that this is a new-built house because of the materials used (hardiplank) and the size of the front windows. That's something I'm surprised was approved by the CAR.

The proposal for the structure at 404 looks to me as if the object of building is to make a profit on the housing market, with no real concern for the area's character and history. Please vote NO on this proposal!

Thanks,
Ellen Addoms

Michael & Laura Hild
2302 E Marshall Street
Richmond, VA 23223

September 27th, 2021

To Whom it May Concern,

We are writing in support of the plans for the planned home to be constructed at 44 N 23rd Street as neighbors and residents of Church Hill for nearly twenty years.

It stands to mention that we are one of the original supporters of the Church Hill North Old & Historic neighborhood who went door to door on nights and weekends speaking with fellow residents about the benefits of creating the Church Hill North Old & Historic District and explaining the role of the Commission of Architectural Review. This newly proposed infill construction would be a welcome complement to the adjacent old and historic homes which line both 23rd and East Marshall Streets.

This lot has been contemplated for development for at least 20 years. Unfortunately, it has sat, often with overgrown weeds, and without a purpose for the entire time we have resided here. After reviewing the plans in detail that have been posted online, we find the design to be both respectful to its neighbors, and a distinguishably modern complement to its historic counterparts.

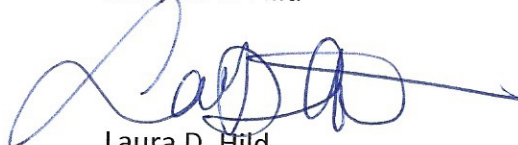
It also bears mentioning that this house is one of the few new construction proposals for a single-family home in the immediate area in the past twenty years. This welcome development should be applauded, not discouraged by neighbors who look to pick apart the proposal for reasons separate and apart from what CAR was established to govern. Bottom line, this is a thoughtful development and should be approved upon the merits of the design.

Please approve the plans as proposed in due haste.

Respectfully,



Michael C. Hild



Laura D. Hild

From: [Cameron Jennings](#)
To: [Routman, Emily - Vendor](#)
Subject: CAR Certificate of Appropriateness review - 404 N 23rd St
Date: Tuesday, September 28, 2021 7:11:02 AM

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To the Commission of Architectural Review,

I am writing to express my disapproval of the Certificate of Appropriateness for the project submitted on 9/28/2021 by Greg Shron at Center Creek Homes for the new construction of a two story, single family home at 404 N 23rd St. As a resident of historic Church Hill in the vicinity of the proposed structure, I have concerns for how this new construction will impact our neighborhood.

Due to the very small size of the lot (in total it is a fraction of neighboring back yards), the construction of such a home does not seem feasible for various reasons; namely encroachment upon existing homes and their property lines in our historic district, clashing with existing historical homes, adding to our parking problem, water drainage issues, and fire hazards. I am asking that CAR rejects this proposal.

Thank you,

Cameron Jennings

313 N 23rd St

804-240-1665

From: [Robin Mapes](#)
To: [Routman, Emily - Vendor](#)
Subject: 404 N 23rd Street Proposed New Construction
Date: Monday, September 27, 2021 8:22:41 PM

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Commission of Architectural Review,

We are writing to express our concern over the Certificate of Appropriateness for the project submitted on 9/28/2021 by Greg Shron at Center Creek Homes for the new construction of a two story, single family home at 404 N. 23rd St. As a resident of St John's historic district in the vicinity the proposed structure, we have concerns for how our neighbors and neighborhood would be impacted by the new construction.

Due to the very small size of the lot (in total it is a fraction of neighboring back yards), the construction of such a home does not seem feasible for various reasons. This structure would encroach upon the existing homes and their property lines in our historic district, and it would clash with the existing historical homes. Other foreseen problems include increased parking issues, poor water drainage, and increased fire hazards. We ask that you, the esteemed members of the C.A.R., reject this proposition for the sake of those of us in this community who have been faithful stewards to our homes and neighborhood that we love.

Thank you for your consideration of our input.

Respectfully,
Pat and Robin Mapes
318 N. 23rd Street

From: [Anne Percival](#)
To: [Routman, Emily - Vendor](#)
Subject: 404 N 23rd Street Plans Disapproval
Date: Monday, September 27, 2021 9:41:37 PM

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To the Commission of Architectural Review,

I am writing to express my disapproval of the Certificate of Appropriateness for the project submitted on 9/28/2021 by Greg Shron at Center Creek Homes for the new construction of a two story, single family home at 404 N. 23rd St. As a resident of historic Church Hill in the vicinity of the proposed structure, I have concerns for how my family and my neighbors would be affected by this new construction. I have owned my home on the 400 block for almost 30 years.

Due to the very small size of the lot, a fraction in size of neighboring back yards, the construction of such a home does not seem feasible for various reasons; namely encroachment upon existing homes and their property lines in our historic district, clashing with the existing circa 1885 - 1903 homes, adding to our parking problem, water drainage issues, and fire hazards. The proposed inclusion of a large roof deck is also very concerning.

It is our hope that you, the esteemed members of C.A.R., reject this proposition for the sake of those of us in this community who have been faithful stewards of our homes. The 400 block of N 23rd is especially rich architecturally and allowing the construction of yet another generic, white box in Church Hill is going to permanently disfigure the block and the surrounding neighborhood.

Regards,

Anne R. Percival

From: [Jamie A. Wagstaff](#)
To: [Routman, Emily - Vendor](#)
Subject: Property North 404 N. 23rd St
Date: Tuesday, September 28, 2021 9:16:05 AM

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To Whom it concerns

My name is Jamie Wagstaff at 408 N. 23rd St. I am writing for disapproval of this new construction. I have been on this block for 60 years. This construction will cause so many problems for the neighbors with noise, parking, sidewalk repair, etc. I am disabled and the noise will make a condition even worse. Please consider not approving this new construction.

Jamie A. Wagstaff

jwag626@aol.com

From: [Heather Gormus](#)
To: [Routman, Emily - Vendor](#)
Subject: 404 N 23rd Plan Disapproval
Date: Tuesday, September 28, 2021 9:47:57 AM

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To the Commission of Architectural Review,

I am writing to express my disapproval of the Certificate of Appropriateness for the project submitted on 9/28/2021 by Greg Shron at Center Creek Homes for the new construction of a two story, single family home at 404 N. 23rd St. As a resident of St John's historic district in the vicinity the proposed structure, I have concerns for how myself and my neighbors would be affected by this new construction.

Due to the very small size of the lot (in total it is a fraction of neighboring back yards), the construction of such a home does not seem feasible for various reasons; namely encroachment upon existing homes and their property lines in our historic district, clashing with the aforementioned existing historical homes, adding to our parking problem, water drainage issues, and fire hazards. It is our hope that you, the esteemed members of C.A.R., reject this proposition for the sake of those of us in this community who have been faithful stewards to our homes that we have loved for many years now.

Regards,

Heather Gormus