

From: [Erin Wilson](#)
To: [Routman, Emily - Vendor](#)
Subject: Comment from neighbor - 404 N. 23rd Street
Date: Tuesday, November 23, 2021 9:18:13 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.

Dear Members of the Commission of Architectural Review:

The proposed house at 404 N. 23rd Street would *not* be a good neighbor to the historic homes in the area. It would not enhance the character of the existing historic district, and frankly would overcrowd the very small lot upon which its construction is proposed. The rendering of the home is misleading in its proportion to the lot, and frankly resembles a 2-story mobile home, which in no way matches the aesthetic of the block.

As a resident of this neighborhood, I ask that you give this proposed construction diligent scrutiny.

Regards,

Erin McClinton
2208 E. Marshall St.

--

Erin F. Wilson
Special Assistant to the Dean
[School of Education](#)
[Virginia Commonwealth University](#) &
Assistant to the President, [Council of Academic Deans from Research Education Institutions \(CADREI\)](#)
emcclinton@vcu.edu
Office: 804-828-1309

From: [L"Finnegan Flora](#)
To: [Routman, Emily - Vendor](#)
Subject: 404 n. 23rd st
Date: Tuesday, November 23, 2021 11:45:44 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.

To the commission of architectural review-

I, Robert Sykes, live directly next to the property being proposed to be built on 404 n. 23rd st. My address is 406 n. 23rd st. I have lived here for over 20 years and in Church hill for over 30 years. I am a historian and care deeply for this neighborhood. Myself and my family are 100% AGAINST this building. That lot was meant for a very small garage. The house suggested does not fit with the architectural integrity and aesthetics of our beloved Church Hill neighborhood here on 23rd street. I have spoken with at least 7 other neighbors on this block and Marshall st who are vehemently opposed as well. So many of them were not even aware until we told them or until the sign was placed as such they were not given the opportunity to choose their opinion. We can provide a petition with names, addresses and signatures of everyone who opposes if you wish. If we do that I'm confident that group of 7 will multiply greatly. There has to be a way for the people who have lived here for years to be happy and also welcome some changes and new neighbors. I just don't think this proposed plan is anywhere near it. Thank you so much for your time and consideration! Good luck with your meeting!

Sincerely,
Robert Sykes
Ashley Sykes

406 N. 23rd st
Richmond, Va
23223

From: [M Shubert](#)
To: [Routman, Emily - Vendor](#)
Subject: 11/23/21 C.A.R. Meeting Letter - 404 N. 23rd St.
Date: Tuesday, November 23, 2021 11:15:38 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.

Hey Emily,

Here's my letter for tonight's C.A.R. meeting - thanks in advance and hope you have a great holiday!

Members of C.A.R.,

My name is Mark Shubert, owner of 2220 E Marshall St. and I am writing you for the third time about the proposed infill construction at 404 N. 23rd St. While I applaud the ghastly and dangerous metal siding on the north side no longer being featured in the updated plans for the structure (I'm still pretty baffled as to how anyone would think that would mesh with the historic vibe of Church Hill), some concerns still remain. Mainly, I seem to remember reading that any new construction should not be significantly higher than the surrounding properties that exist in the vicinity. Sure enough, this still seems to tower over the long standing dwellings that this single family home would be closest to. I would love to see that addressed and please let me know if I am mistaken about the height issue.

I also still do not understand why the balcony faces directly towards my circa 1863 home when instead it could be facing to the north. Since there seems to be a lot of talk about citing existing historic homes and their features (ie: the English basements, etc), I'd love to see examples that were built within a few block radius of balconies so close to one another that seem directed in such a manner. In the spirit of the aforementioned talk about examples in our area, I recently went on a stroll in search of such examples but couldn't find any. On top of such an odd structure being built on such a small plot of land, I find this feature to be a rather invasive one. I'm truly at a loss on this one and would like to see this matter addressed as well.

On top of these observations, the previous concerns my wife and I have voiced in the previous months like fire hazards, flooding issues, parking (the size of the proposed parking spot was a hot topic amongst some neighbors last time we spoke), sunlight for vegetation and more still remain as well. And while not architecturally oriented, this development presents a direct threat to our chickens. Per our application and license with Richmond Animal Control, there is a certain amount of space that our chickens need from structures which they currently have but we fear that this construction would not only infringe upon that but also not be good for their health due to the noise, construction activity, dust, etc. With all of this in mind, what could be done to combat these issues for the safety and respect of those who have been here years longer than this development company has even existed? It's truly a shame that the original structure that stood there is still not even being taken into account for being a possible inspiration for design much like the board had hinted at in previous meetings, but that is what it is.

In short, myself and many others in the community are still struggling to see what overall congruence this has with the surrounding historic structures that many of us have been residents, stewards and lovers of for some time now. The adjustments thus far are appreciated and hopefully many more can be made along with tending to concerns like those noted above. It would be a shame to set a precedent of letting developers build whatever they want without regard for ALL of the standards that have been in place for decades now. It's happened to historic communities all over and hopefully ours won't fall victim to that. Thank you for your time and have a wonderful holiday!

Mark Shubert
2220 E Marshall St.

From: [thomas kojcsich](#)
To: [Routman, Emily - Vendor](#)
Subject: Proposed construction at 404 N. 23rd St.
Date: Tuesday, November 23, 2021 11:19:17 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.

I'm writing to voice my opposition to the proposed construction at 404 N. 23rd street. The proposed structure lacks congruence with the surrounding historic homes and structures and I object to the lack of compliance with established setbacks. When viewed in relation of the surrounding properties it appears garish, inappropriate, and as a shoe box on a postage stamp.

I adamantly encourage the Commission of Architectural Review to reject this application.

Thomas Kojcsich
2218 E. Marshall Street
Richmond

From: [Mera Carle](#)
To: [Routman, Emily - Vendor](#)
Subject: Disapproval for 404 N 23rd
Date: Tuesday, November 23, 2021 11:24:46 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.

Hi Emily,

Hope this finds you well.

Please relay to CAR my continued disapproval of the project at 404 N 23rd street. The majority of the surrounding area continues to express their disapproval of this project.

My primary complaint is that when small lots are grandfathered in, and allowed to be built upon, the size of the structure and distance from surrounding lots and homes should be considered.

Hope you have a good holiday.

Mera Carle

--

Mera
she/her