

**From:** [Jennifer WH](#)  
**To:** [-matthew.ebinger@rva.gov](mailto:-matthew.ebinger@rva.gov); [Mercer, Brian P. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** Preserve the integrity of the John Marshall House  
**Date:** Wednesday, September 14, 2022 5:08:54 PM

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**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 Afternoon!

It has come to my attention that there are zoning issues that could destroy the integrity and surroundings of the very historic, very beautiful John Marshall House.

Please consider denying the changes that will ruin forever the historical integrity and beauty of this most important home. Virginia is usually so very dedicated to historical preservation.

Please do not change that now.

Any zoning changes should adhere to these guidelines to preserve the historical character of the City Center in Richmond:

- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to **allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists** and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent **new construction be designed to avoid visually obtrusive utilities and other utilitarian functions** or generation of activities that would negatively affect what still remains of the settings of these historic properties
- **Mitigation** should be undertaken **during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.**

Thank you for giving serious consideration to these requests.

Sincerely,  
Jennifer Egas  
Orange Beach, Alabama  
678-779-7901

**From:** [John Ferguson](#)  
**To:** [Ebinger, Matthew J. - PDR](#); [Mercer, Brian P. - PDR](#); [Oliver, Alyson E. - PDR](#); [info@preservationvirginia.org](mailto:info@preservationvirginia.org)  
**Subject:** Rezoning property directly adjacent to the John Marshall House  
**Date:** Wednesday, September 14, 2022 6:07:52 PM

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Any zoning change for the subject property must provide that:

- New construction abutting historic properties must be set back from property lines, with side and rear yard setbacks not just next to RO districts but also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines must be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent new construction must be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties
- Mitigation must be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

Please distribute a copy of this email to all the members of the Planning Commission.

Thank you.

John T. Ferguson, Esq.  
Member, Preservation Virginia

September 11, 2022

Dear Planning Commission members,

Re: John Marshall House safety

I have visited the John Marshall House twice. It is a gem of Richmond for many reasons.

It sits on a distinctive parcel of land

It is original

It is one of the few pieces of Richmond history that is lightly connected to the mistreatment

Of enslaved people and the Confederate attempt to destroy America.

It is a good attraction

If you are going to shoehorn his property into a concrete jungle of tall buildings to make money, the city will suffer in the long term. You are not Philadelphia or New York but you could learn from them in how to accommodate historic properties within the modern context of the city. I request the following amendments to your codes to protect this and other and historic properties in your city. Quite surprised they don't exist already.

- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to **allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists** and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent **new construction be designed to avoid visually obtrusive utilities and other utilitarian functions** or generation of activities that would negatively affect what still remains of the settings of these historic properties
- **Mitigation** should be undertaken **during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe**

**pedestrian access for staff and visitors, and compensation for potential loss of revenue.**

- **Heavy weight and extreme construction activity adjacent to historic structures can cause failure of the structure.**

**Ya'll don't want us putting up a new monument to shoddy planning commissioners in one of those vacant circles on Monument Avenue do you? Your decisions this month will mark the city for the next 50 – 100 years.**

**Thank you for your consideration.**

**Robin Young**

**520 Chimney Circle**

**Middletown VA founded 1756**

**22645**

**From:** [Bucci Zeugner](#)  
**To:** [-matthew.ebinger@rva.gov](mailto:-matthew.ebinger@rva.gov); [Mercer, Brian P. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** Protection for Historic Structures!  
**Date:** Thursday, September 15, 2022 4:02:23 AM

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I am writing in support of Preservation Virginia's proposals to make accommodations for historic buildings within the City Center area- especially adjacent to the John Marshall House. Historic Structures are an important part of the environment in Richmond that makes the City so desirable to new and people already located in Richmond. How dreary life would be with just new structures that are built without taking into consideration these old already existing landmarks.

Please take a moment to reflect on the character of Historic Structures that help tell our nations history and give architectural interest to our lived in environment. They make our city so much more interesting from the street level. It is important to take these thoughts into consideration:

New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House

Multiple step backs at cornice level and at upper levels along those property lines be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources

Adjacent new construction be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties  
Mitigation should be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

Thank you,  
Mary Zeugner

**From:** [Cynthia Porter](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** Fwd: Action Alert: Help Protect the John Marshall House  
**Date:** Thursday, September 15, 2022 7:35:39 AM

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Hello,

After having read the new zoning proposal that will be considered on Monday September 19, I strongly advocate for the important considerations proposed by Preservation Virginia which I have copied and listed below.

I would like for all parties to please share my concerns with The Planning Commission.

Sincerely,  
Cynthia Porter

- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to **allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists** and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent **new construction be designed to avoid visually obtrusive utilities and other utilitarian functions** or generation of activities that would negatively affect what still remains of the settings of these historic properties
- **Mitigation** should be undertaken **during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.**

**From:** [Warren White](#)  
**To:** [Ebinger, Matthew J. - PDR](#); [Mercer, Brian P. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** Fwd: Action Alert: Help Protect the John Marshall House  
**Date:** Thursday, September 15, 2022 11:32:33 AM

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Dear Planning Commission:

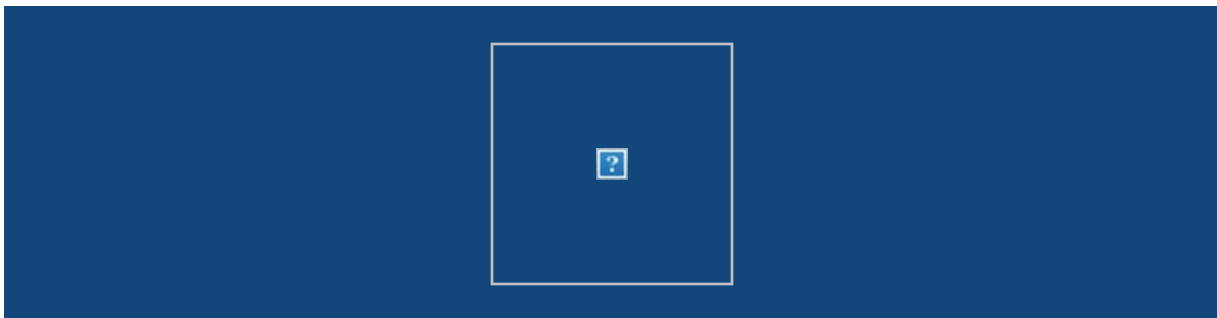
As a member of VA Preservation I suggest the **three amendments** to the proposed zoning changes listed in the attached letter, and encourage **protection** of historic structures and inhabitants during construction.

Thank you for your consideration.

Warren White  
1025 W. Grace St. #515

----- Forwarded message -----

**From:** **Preservation Virginia** <[info@preservationvirginia.org](mailto:info@preservationvirginia.org)>  
**Date:** Wed, Sep 14, 2022 at 3:47 PM  
**Subject:** Action Alert: Help Protect the John Marshall House  
**To:** <[Warrenwhite1949@gmail.com](mailto:Warrenwhite1949@gmail.com)>



**Protect the John Marshall House:  
Email Richmond City Planning  
Commission Members Today!**

On Monday, 19 September at 1:30 p.m., Richmond City Planning

Commission will consider rezoning certain properties in City Center, including areas directly adjacent to the John Marshall House, Blues Armory and Monumental Church.

Preservation Virginia owns and operates the John Marshall House– a National Historic Landmark and an invaluable resource for the city, the state and the entire nation– and we support the continued preservation efforts for the historic Blues Armory, Monumental Church and Wickham House/Valentine.

Preservation Virginia supports higher density in urban areas. The proposed mixed–use and mixed–income development in the City Center will benefit the City, encouraging the return of residents and local businesses to downtown and regenerating economic activity in the neighborhood. And the new neighbors will enjoy the variety of educational activities and programs we provide that share the rich history of Chief Justice Marshall, his family and enslaved individuals who lived there 1790–1835.

However, amendments to the ordinance are needed to protect the value of the historic buildings, especially the John Marshall House. Currently, proposed zoning changes will:

- Remove all height limits on new buildings.
- No front yards or side yards will be required.
- Require only one 10 foot step back on buildings over 7 stories.

Why is this so important? For one thing, the John Marshall House shares the block with the John Marshall Courts Building. The City’s stated goal is to relocate the courts’ activities and demolish the existing building to make room for new development. If the [proposed zoning changes](#) are made without adequate protections for adjacent historic buildings, there would



be no limits on the height of the new building. Only one step back would be required. Construction could abut the property line. The effect would cast a literal and permanent shadow on an incredibly significant historic resource.

It is not too late!

Contact the Richmond [City Planning Commission](#) and ask that they make accommodations for historic buildings within the City Center area– especially adjacent to the John Marshall House. Write today and ask that any zoning change provide that:

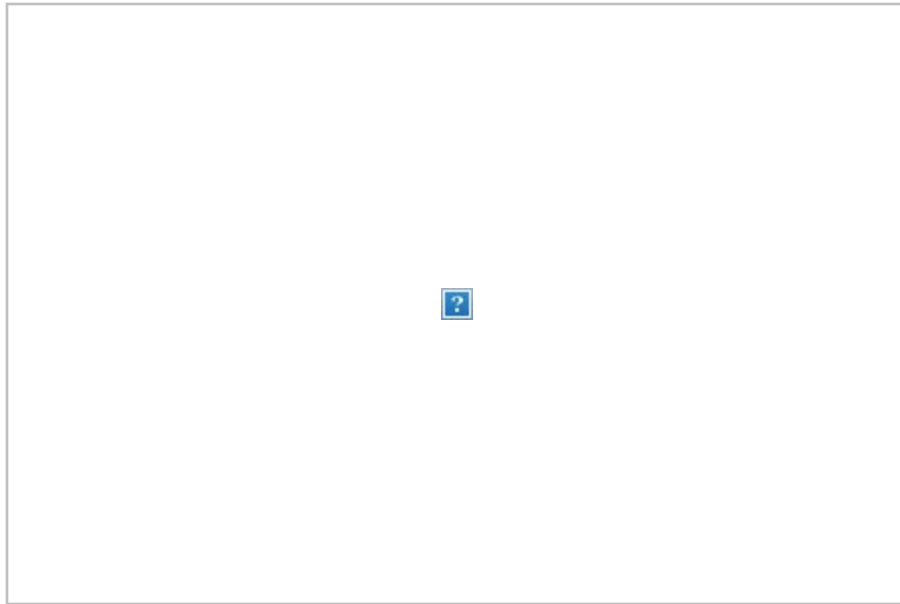
- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent new construction be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties
- Mitigation should be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

Email Matthew Ebinger at [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov), Brian

Mercer at [brian.mercer@rva.gov](mailto:brian.mercer@rva.gov) and Alyson Oliver at [alyson.oliver@rva.gov](mailto:alyson.oliver@rva.gov) and ask that they distribute your email to all the members of the Planning Commission.

Thank you so much for your support, and for making the case for the John Marshall House.





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**Our mailing address is:**

204 W Franklin Street

Richmond, VA 23220

[info@preservationvirginia.org](mailto:info@preservationvirginia.org)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

**From:** [Tayloe Thomas](#)  
**To:** [Ebinger, Matthew J. - PDR](#); [Mercer, Brian P. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** Protect the John Marshall House  
**Date:** Thursday, September 15, 2022 2:40:33 PM

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Dear Matthew Ebinger, Brian Mercer and Alyson Oliver,

I ask that any zoning change provide that:

- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to **allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists** and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent **new construction be designed to avoid visually obtrusive utilities and other utilitarian functions** or generation of activities that would negatively affect what still remains of the settings of these historic properties
- **Mitigation** should be undertaken **during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.**
- Please distribute your email to all the members of the Planning Commission.

Thank you,  
Tayloe Thomas

**From:** [Julie Grover](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Concern for Kent-Valentine House and John Marshall House  
**Date:** Thursday, September 15, 2022 6:58:43 PM

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**From:** Julie Grover <pjgrover5@comcast.net>  
**Sent:** Thursday, September 15, 2022 6:57 PM  
**To:** 'matthew.ebinger@rva.gov' <matthew.ebinger@rva.gov>; 'brian.mercer@rva.gov' <brian.mercer@rva.gov>; 'alyson.oliver@rva.gov' <alyson.oliver@rva.gov>  
**Subject:** Concern for Kent-Valentine House and John Marshall House

Please distribute the following email to all the members of the Planning Commission.

Please make accommodations for historic buildings within the City Center area- especially adjacent to the Kent-Valentine House (headquarters of the Garden Club of Virginia and the John Marshall House. Zoning changes must provide that:

- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the Kent-Valentine House and the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent new construction be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties

- Mitigation should be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

Thank you for your attention.

Julie Grover, Kent-Valentine House Chairman

McGuireWoods LLP  
Gateway Plaza  
800 East Canal Street  
Richmond, VA 23219-3916  
Phone: 804.775.1000  
www.mcguirewoods.com

J. Tracy Walker, IV  
Direct: 804.775.1131  
twalker@mcguirewoods.com

McGUIREWOODS

September 16, 2022

Mr. Rodney M. Poole  
Chair, City of Richmond Planning Commission  
900 E. Broad St., Room 511  
Richmond, VA 23219

Re: Proposed City Center Rezoning Ordinances (Ordinances 2022-245 & 2022-246)

Dear Mr. Poole:

I write this letter in my capacity as President of the John Marshall Center for Constitutional History & Civics, the operating entity of the John Marshall Foundation. The John Marshall Foundation owns real estate immediately adjacent to the John Marshall House, and the John Marshall Center partners with Preservation Virginia, the owner of the John Marshall House, to recognize and preserve the legacy of John Marshall.

Justice Marshall, widely known as the Great Chief Justice, elevated the United States Supreme Court and the judiciary as a co-equal branch of the federal government. In his thirty-four years as Chief Justice, his opinions established the Court as the final arbiter of the constitutionality of state laws, acts of Congress, and actions of the President. His judicial legacy is unparalleled. His opinions were foundational to the civil rights movement and are widely cited to this day at every term of court.

Justice Marshall was a great public citizen even before his elevation to the Supreme Court. He was a central figure in the 1788 Virginia Ratifying Convention, which narrowly ratified the United States Constitution by a vote of 89 to 79. He was an envoy to France at the time of the XYZ Affair, and upon his return to Richmond was elected to Congress as a representative of Virginia's 13th congressional district. Justice Marshall was a protege of President George Washington and ran for Congress at his urging. He later ably served as President Adams' Secretary of State and was a key member of his cabinet.

Justice Marshall's many and lifelong contributions to our City, our Commonwealth, and our Country were both powerful and profound. He is rightly considered as Richmond's greatest public citizen, and we honor and recognize him by preserving the home he maintained throughout his adult life on what is now known as Marshall Street.

The John Marshall House, owned and operated by Preservation Virginia, is a National Historic Landmark and an invaluable resource for the City, the Commonwealth, and the entire nation. It and the historic Blues Armory, Monumental Church, and the Wickham House/Valentine serve as some of the finest examples of early-American Federal architecture in the country, dating to the 1780s.

The John Marshall Center joins Preservation Virginia in support of higher density development in urban areas. The proposed mixed-use and mixed-income development downtown will benefit the City, encouraging the return of residents and local businesses and regenerating economic activity in the neighborhood. And the new neighbors will enjoy the educational activities and programs the John Marshall Center provides that share the rich history of Justice Marshall and his enduring judicial legacy.

Yet, the proposed rezoning in the City Center Rezoning ordinance comes up short in protecting Richmond's historic buildings and properties – especially the John Marshall House. As written, the proposed zoning changes in the ordinance include:

- The removal of all height limits on new buildings.
- No front yards or side yards required.
- The requirement of only one 10-foot step back on buildings over seven stories.

If the proposed zoning changes are made without adequate protections for adjacent historic buildings, there would be no limits on the height of the new building. Only one step back would be required. Construction could abut the property line. The effect would cast a literal, permanent shadow on an incredibly significant historic resource.

The John Marshall Center joins Preservation Virginia in asking that:

- New construction abutting historic properties be set back from property lines, and side and rear yard setbacks be added, not just next to RO districts but also next to City Old & Historic Districts which includes the John Marshall House.
- Multiple step backs at cornice level and at upper levels along those property lines be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources.
- Adjacent new construction be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what remains of the settings of these historic properties.
- Mitigation undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

The John Marshall Center strongly supports the inclusion of these measures in the proposed zoning changes to ensure that the John Marshall House and other Richmond historic sites remain accessible and available to future generations and that they remain the national treasure that they are today. It is also in the City's financial interest to protect these properties and enhance their accessibility. Richmond is a tourist city and all care should be taken to continue attracting tourists interested in our City's rich history.



Thank you for your consideration of this submission.

Sincerely,  


J. Tracy Walker IV  
Managing Partner  
President, John Marshall Center for  
Constitutional History & Civics

cc: Leonard Sledge, Director of the Department of Economic Development for the City of Richmond  
Matthew Ebinger, Planning Supervisor, City of Richmond Planning Commission  
Brian Mercer, Planner, City of Richmond Planning Commission  
Alyson Oliver, Preservation Planner, City of Richmond Planning Commission  
Elizabeth S. Kostelny, CEO, Preservation Virginia  
Joni Albrecht, Executive Director, John Marshall Center for Constitutional History & Civics

**From:** [Trish Bernal](#)  
**To:** [Mercer, Brian P. - PDR](#); [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** Proposed Zoning Changes in City Center Area  
**Date:** Friday, September 16, 2022 1:10:27 PM

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Please forward this message to all members of the Planning Commission:

Dear Planning Commission members,

I am writing to ask the Commission to make accommodations for historic buildings within the City Center area- **especially adjacent to the John Marshall House, Blues Armory and Monumental Church**. Any zoning changes in this area should provide that:

- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to **allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists** and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent **new construction be designed to avoid visually obtrusive utilities and other utilitarian functions** or generation of activities that would negatively affect what still remains of the settings of these historic properties
- **Mitigation** should be undertaken **during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.**

Regards,

Patricia "Trish" Bernal  
Constituent & Taxpayer  
Homeowner in St. John's Old & Historic District

**From:** [Andrea Butler](#)  
**To:** [Ebinger, Matthew J. - PDR](#); [Mercer, Brian P. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** Zoning Changes -- Please Proceed with Caution  
**Date:** Friday, September 16, 2022 1:30:34 PM

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**Hello – Please pass this message to the planning commission members prior to Monday’s meeting. Many thanks.**

Dear Planning Commission Members,

As executive director of the Garden Club of Virginia – owner of the national historic landmark Kent-Valentine House at 12 E. Franklin St.—I am concerned about proposed zoning changes that could impact the John Marshall House and, if applied across other historic areas, could affect our property, too. The Kent-Valentine House operates year-round as a statewide headquarters for 3,500 members, and the property is—on its own—one of Richmond’s 16 Old and Historic Districts.

Juxtaposition matters. For new and old properties to co-exist, many considerations need to be taken into account to maintain the historic fabric of Old and Historic Districts while allowing for growth.

- New construction abutting historic properties must be set back from property lines. Properties without setbacks are imposing, do not allow for green space and can block the natural light of neighboring properties.
- Adjacent new construction must be designed to avoid visually obtrusive utilities. My organization must seek approval to run a cable from the ground level to our second level, for example, and we must paint it to match the property’s color. Should newly constructed buildings immediately adjacent to our property be exempt from similar high standards of visual appearance?
- Care must be taken that the added density of people, cars and visitors does not negatively affect the settings of these historic properties. We currently deal with the regular nuisances of city life – neighbors stealing trash cans, homeless individuals using our garden hose or sleeping on our benches, and people leaving trash in our parking area – but would not

want to see an escalation of the nature of these activities.

- New construction projects adjacent to historic parcels must be required to take effective measures to mitigate de-stabilization of historic structures, provide comfortable and safe pedestrian access, and to compensate for potential loss of revenue.
- Multiple step backs at the cornice and upper levels along those property lines should be required to allow historic buildings space to breathe, to help manage water run-off, and to preserve the sense of place that provides visitors with context regarding the significance of historic properties.

I trust that the impact of new construction on historic properties will be well-considered at your Sept. 19 meeting. Thank you.

Andrea Butler

Andrea Butler  
Executive Director  
804-643-4137



**From:** [Marian Schutrumpf](#)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [CityWebManager](#)  
**Subject:** John Marhsall House Phone:804-266-5682  
**Date:** Thursday, September 15, 2022 8:26:32 PM

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From: Marian Schutrumpf

Email Address: wgschu@hotmail.com

Mail Address: 4205 Crestwood Road  
Richmond VA 23227

Message:

Please preserve the John Marshall House and environs as it stands. What in the world are you thinking?

**For DIT Use Only:**

**Client IP Address:** 10.18.5.10

**Client Operating System:** WinNT

**Client Browser Name:** Chrome

**Client Browser Version:** 105.0

**From:** [Dana Adams](#)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [CityWebManager](#)  
**Subject:** Protection of Historic Buildings w improved zoning Phone:7573779458  
**Date:** Thursday, September 15, 2022 4:57:26 PM

---

From: Dana Adams

Email Address: [adamsdana46@yahoo.com](mailto:adamsdana46@yahoo.com)

Mail Address: 825 Craig Dr  
Suffolk, VA 23434

Message:

Dear Commission Members: Please make accommodations for historic buildings within the City Center area- especially adjacent to the John Marshall House. Please make any zoning change provide that: New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House Multiple step backs at cornice level and at upper levels along those property lines be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources Adjacent new construction be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties Mitigation should be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue. Sincerely, Dana Adams

**For DIT Use Only:**

**Client IP Address:** 10.18.5.10

**Client Operating System:** Unknown

**Client Browser Name:** Safari

**Client Browser Version:** 15.6

**From:** [Leslie Rubio](#)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [CityWebManager](#)  
**Subject:** Zoning Changes for historic buildings in City Cent Phone:804-484-9884  
**Date:** Thursday, September 15, 2022 10:07:33 AM

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From: Leslie Rubio

Email Address: [lesliesu123@gmail.com](mailto:lesliesu123@gmail.com)

Mail Address: 1705 Georgia Avenue  
Richmond, VA 23220

Message:

Please consider making accommodations for historic buildings within the City Center area- especially adjacent to the John Marshall House. I request that any zoning changes provide that: 1. New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House 2. Multiple step backs at cornice level and at upper levels along those property lines be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources 3. Adjacent new construction be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties 4. Mitigation should be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

**For DIT Use Only:**

**Client IP Address:** 10.18.5.10

**Client Operating System:** WinNT

**Client Browser Name:** Chrome

**Client Browser Version:** 105.0

**From:** [Marva Dunn](#)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [CityWebManager](#)  
**Subject:** John Marshall Building Phone:4343483122  
**Date:** Wednesday, September 14, 2022 4:57:50 PM

---

From: Marva Dunn

Email Address: [Bobieblue@aol.com](mailto:Bobieblue@aol.com)

Mail Address: PO Box 705  
Emporia

Message:

This Historic Building is important. Please preserve it's right to remain in tact.

**For DIT Use Only:**

**Client IP Address:** 10.18.5.10

**Client Operating System:** WinNT

**Client Browser Name:** Chrome

**Client Browser Version:** 105.0



**From:** [Caryl Burtner](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** Preserving Context for Historical Buildings  
**Date:** Friday, September 16, 2022 3:19:34 PM

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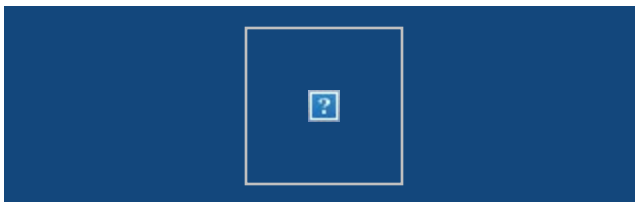
Dear Ms. Oliver,  
Please respect our historical buildings when approving city zoning changes--particularly around the John Marshall House in City Center! The house needs to maintain a visual historic context. Nearby buildings must give history room to breathe, with adequate setbacks and height restrictions to prevent deep shadow. Our tourist industry depends on it.

Thank you,  
Caryl Burtner  
3228 Patterson Ave  
Richmond

**From:** [Erin Barron](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Date:** Friday, September 16, 2022 6:41:28 PM

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## Protect the John Marshall House: Email Richmond City Planning Commission Members Today!

On Monday, 19 September at 1:30 p.m., Richmond City Planning Commission will consider rezoning certain properties in City Center, including areas directly adjacent to the John Marshall House, Blues Armory and Monumental Church.

Preservation Virginia owns and operates the John Marshall House- a National Historic Landmark and an invaluable resource for the city, the state and the entire nation- and we support the continued preservation efforts for the historic Blues Armory, Monumental Church and Wickham House/Valentine.

Preservation Virginia supports higher density in urban areas. The proposed mixed-use and mixed-income development in the City Center will benefit the City, encouraging the return of residents and local businesses to downtown and regenerating economic activity in the neighborhood. And the new neighbors will enjoy the variety of educational activities and programs we provide that share the rich history of Chief Justice Marshall, his family and enslaved individuals who lived there 1790-1835.

However, amendments to the ordinance are needed to protect the value of the historic buildings, especially the John Marshall House. Currently, proposed zoning changes will:

- Remove all height limits on new buildings.
- No front yards or side yards will be required.
- Require only one 10 foot step back on buildings over 7 stories.

Why is this so important? For one thing, the John Marshall House shares the block with the John Marshall

Courts Building. The City's stated goal is to relocate the courts' activities and demolish the existing building to make room for new development. If the [proposed zoning changes](#) are made without adequate protections for adjacent historic buildings, there would be no limits on the height of the new building. Only one step back would be required. Construction could abut the property line. The effect would cast a literal and permanent shadow on an incredibly significant historic resource.

It is not too late!

Contact the Richmond [City Planning Commission](#) and ask that they make accommodations for historic buildings within the City Center area- especially adjacent to the John Marshall House. Write today and ask that any zoning change provide that:

- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent new construction be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties
- Mitigation should be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

Please preserve our few remaining historic treasures for future generations to admire and enjoy

Erin R Barron

**From:** [Carrie Lund](#)  
**To:** [Mercer, Brian P. - PDR](#); [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** Zoning Changes near the John Marshall House  
**Date:** Saturday, September 17, 2022 9:41:48 AM

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Greetings,

It is my understanding that the City Planning Commission is considering zoning changes that could have a negative impact on the historic John Marshall House.

I urge you to consider this historic site, along with others in the area, as you consider these possible changes. It is important to protect not only the historic house but also the area immediately surrounding it. The setting of historic sites helps to give visitors a sense of space and time different from our own. It is important to be able to view a property from the exterior without modern buildings overshadowing it or creeping right up to the property line in order to be able to understand more of the historic significance of the area.

Please provide in this new zoning that new construction include set backs from property lines in such a way that it protects the full historic property as well as allows ample room to breathe, be studied, and appreciated. In addition, please do not allow for utilities and other activities that will negatively impact historic properties.

Crucially, any construction needs to be done in a way that ensures the stability of historic structures both during and after construction. Great care should be taken to ensure the safety of visitors, volunteers, and staff at historic locations during new construction. When construction is invasive it can easily turn away visitors which is a critical means of funding and mission fulfillment for historic properties.

Richmond is known for its rich history but it must be protected for those who are here now and future generations. That is our responsibility and obligation.

Please share this email with the members of the planning commission.

Respectfully,



**Carrie Lund**

Founder and Executive Director, The Pursuit of History

720-979-7905 | [Carrie@ThePursuitofHistory.org](mailto:Carrie@ThePursuitofHistory.org)

[ThePursuitOfHistory.org](http://ThePursuitOfHistory.org) / [HistoryCamp.org](http://HistoryCamp.org)



**From:** [Anne DeMarsay](#)  
**To:** [-matthew.ebinger@rva.gov](mailto:-matthew.ebinger@rva.gov); [Mercer, Brian P. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** Potential zoning changes in City Center affecting historic buildings  
**Date:** Saturday, September 17, 2022 7:37:00 PM

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Dear Planning Commission members,

As a member of Preservation Virginia, I am writing to ask that you consider amendments to proposed zoning changes for the City Center project to protect historic properties in the area, including the John Marshall House, Blues Armory, and Monumental Church. Creating a mixed-use, mixed-income development on the site of the John Marshall Court Buildings will greatly benefit the City of Richmond, and with a few changes, protect these valuable historic and cultural resources.

We would like to see the following amendments to the rezoning plan:

- Require new construction abutting historic properties to be set back from property lines.
- Add a requirement for side and rear yard setbacks next to City Old & Historic Districts, which includes the John Marshall House, not just next to RO districts.
- Require multiple step-backs at cornice level and at upper levels along those property lines, to allow these historic buildings space to breathe and to preserve the sense of place that attracts visitors and is essential to providing an understanding of the context and significance of these resources.
- Design adjacent new construction to avoid visually obtrusive utilities or other uses and activities that would negatively affect what remains of the settings of these historic properties.
- During construction on adjacent parcels, require that mitigation be undertaken to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

Thank you for considering my views, and I would appreciate your forwarding my email to all the members of the Planning Commission.

Sincerely,  
Anne DeMarsay  
Centreville, Virginia

**From:** [herself@laura-stephens.com](mailto:herself@laura-stephens.com)  
**To:** [Ebinger, Matthew J. - PDR](#); [Mercer, Brian P. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** City center rezoning  
**Date:** Sunday, September 18, 2022 10:35:09 AM

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Good morning,

Historic Richmond has brought the proposed rezoning of city center properties adjacent to some of the most historic properties found in Richmond to my attention. As someone who recently retired after a career working for a Richmond developer I am very aware of the long term impact of these types of zoning changes. While there may not be any current plans to build tall structures that remove the geographic perspective of historic buildings, to not put in the requirements outlined below will only force impassioned fights in the future. (I am also a long time resident of the Northside and still remember the fight over the Seminary's proposed apartment development every time I walk by it.) Richmond has wisely capitalized on its historic structures with multiple tax credit programs. I ask that you protect the space around the John Marshall House, the Blues Armory, Monumental Church and the Valentine so they can continue to tell the story of our city. Incidentally, I realized as I typed that sentence that I have visited all of those structures in the last 6 months and each time I met visitors from out of state who were thrilled with the sense of place Richmond has maintained. We can, through thoughtful planning, maintain a fortunate tourism draw while providing for anticipated growth.

- 
- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to **allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists** and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent **new construction be designed to avoid visually obtrusive utilities and other utilitarian functions** or generation of activities that would negatively affect what still remains of the settings of these historic properties
- **Mitigation** should be undertaken **during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.**

I ask that you distribute this email to all the members of the Planning Commission so that the proposed adjustments can be added to the zoning changes under consideration.

Respectfully,

Laura Stephens

**From:** [Danae Peckler](#)  
**To:** [Mercer, Brian P. - PDR](#); [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** Adequate protections for historic buildings  
**Date:** Sunday, September 18, 2022 12:13:44 PM

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Dear Mr. Ebinger, Mr. Mercer, and Ms. Oliver: I wrote the following message to the City Planning Commission via the "Contact Us" page of your website, but got a "Restricted" message of some sort. I would very much appreciate your sharing this message with all members of the Commission in advance of tomorrow's meeting.

Danae

To whom it may concern on the Richmond City Planning Commission:

As a professional preservationist, I am writing to ask that your commission carefully consider the impacts changes to your zoning ordinance will have on historic properties and the character of your community. After reading over the proposed changes, I saw many similar alterations that were also recently considered in Fredericksburg, Virginia. Our Commission and City Council ultimately voted in favor of retaining the height restrictions on new construction as eliminating it would damage the pedestrian scale and character of our historic downtown. Our local non-profit preservation organization, Historic Fredericksburg Foundation, Inc., circulated a petition that garnered more than 400 signatures to raise their awareness of this important issue.

Thus, I ask that you make accommodations for historic buildings within the City Center area- especially adjacent to the John Marshall House- and amend the proposed changes to provide, at a minimum, that:

- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House;
- Multiple step backs at cornice level and at upper levels along those property lines be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources;
- Adjacent new construction be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties; and
- Mitigation should be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

Such responsible measures are not overly burdensome to the development community, nor do they prevent "good development" from happening. These changes are truly necessary and vital for the preservation of the historic assets that continue to make Richmond authentic, historic, and unique--a place with heritage and charm that attracts visitors from around the state and

beyond.

Thank you for considering this inquiry,  
Danae Peckler, Fredericksburg, VA 22401  
540-373-4743



**From:** [Sean Craft](#)  
**To:** [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Mercer, Brian P. - PDR](#)  
**Subject:** City Center Zoning  
**Date:** Sunday, September 18, 2022 12:51:19 PM

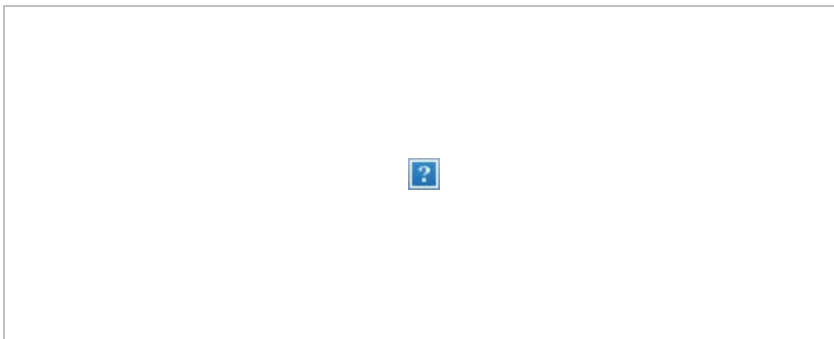
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Please make accommodations for historic buildings within the City Center area- **especially adjacent to the John Marshall House.**

- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to **allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists** and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent **new construction be designed to avoid visually obtrusive utilities and other utilitarian functions** or generation of activities that would negatively affect what still remains of the settings of these historic properties
- **Mitigation** should be undertaken **during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.**

Thank you for your hard work,



**From:** [etheleaton@cox.net](mailto:etheleaton@cox.net)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** Rezoning certain properties in City Center  
**Date:** Sunday, September 18, 2022 6:12:25 PM

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Ms. Oliver:

I strongly encourage the Richmond City Planning Commission to make accommodations for historic buildings within the City Center Area, especially adjacent to the John Marshall House. The John Marshall House is a National Historic Landmark and a resource of outstanding importance not only to the City of Richmond, but to the entire Commonwealth and the nation. Any zoning changes should provide:

- New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
- Multiple step backs at cornice level and at upper levels along those property lines be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources
- Adjacent new construction be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties
- Mitigation should be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

I am a member of Preservation Virginia, the National Trust for Historic Preservation, and the Archaeological Society of Virginia. My family and I make frequent visits to Richmond and enjoy its rich history, including the variety of educational activities and programs offered at the John Marshall House, sharing the rich history of Chief Justice Marshall, his family and the enslaved people who lived and worked there from 1790 to 1835. While I understand and support the proposed mixed-use and mixed-income development in the City Center – which has the potential to make the area even more enjoyable to visit – I urge the Planning Commission to consider amendments to the ordinance that will protect the value of historic buildings, such as the John Marshall House, the Blues Armory, and Monumental Church. Please share my email with all the Members of the Planning Commission.

Thank you for offering this opportunity to comment.

Ethel R. Eaton  
138 The Maine  
Williamsburg, VA 23185

**From:** [Claire Tuite](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#); [Mercer, Brian P. - PDR](#)  
**Subject:** Please amend the tall building ordinance for Oregon hill!  
**Date:** Sunday, September 18, 2022 6:26:41 PM

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## PLEASE STOP THIS DISATEROUS ZONING!

Historic Richmond has worked cooperatively with our colleagues at Preservation Virginia to support revitalization efforts in the City Center. We have written multiple joint letters providing comments relating to the City Center Small Area Plan and the proposed rezoning of this area. Our comments have been focused on protecting and preserving the rare surviving historic structures in this area, including the John Marshall House. The John Marshall House is one of the oldest surviving historic resources in Richmond. Please see the Action Alert below from our friends at Preservation Virginia requesting certain amendments to the proposed rezoning papers as they directly impact the John Marshall House. These papers are scheduled to be heard by the Planning Commission on Monday. Please protect this historic house!

On Monday, 19 September at 1:30 p.m., Richmond City Planning Commission will consider rezoning certain properties in City Center, including areas directly adjacent to the John Marshall House, Blues Armory and Monumental Church.

Preservation Virginia owns and operates the John Marshall House— a National Historic Landmark and an invaluable resource for the city, the state and the entire nation— and we support the continued preservation efforts for the historic Blues Armory, Monumental Church and Wickham House/Valentine.

Preservation Virginia supports higher density in urban areas. The proposed mixed-use and mixed-income development in the City Center will benefit the City, encouraging the return of residents and local businesses to downtown and regenerating economic activity in the neighborhood. And the new neighbors will enjoy the variety of educational activities and programs we provide that share the rich history of Chief Justice Marshall, his family and enslaved individuals who lived there 1790-1835.

*However, amendments to the ordinance are needed to protect the value of the historic buildings, especially the John Marshall House. Currently, proposed zoning changes will:*

- Remove all height limits on new buildings.
- No front yards or side yards will be required.
- Require only one 10 foot step back on buildings over 7 stories.

Why is this so important? For one thing, the John Marshall House shares the block with the John Marshall Courts Building. The City's stated goal is to relocate the courts' activities and demolish the existing building to make room for new development. If the proposed zoning changes are made without adequate protections for adjacent historic buildings, there would be no limits on the height of the new building. Only one step back would be required.

Construction could abut the property line. The effect would cast a literal and permanent shadow on an incredibly significant historic resource.

Please stop this now! Oregon hill residents do not want the historic skyline ruined by this planninh commission.

I contacting you all today to ask that you make accommodations for historic buildings within the City Center area- especially adjacent to the John Marshall House.

I ask that:

New construction abutting historic properties be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House

Multiple step backs at cornice level and at upper levels along those property lines be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources

Adjacent new construction be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties

Mitigation should be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

Thank you for your considerations.

Long time residency of Oregon Hill,

Helena Tuite

Sent from my iPhone

**From:** [Vonck, Kevin J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Proposed City Center Rezoning Ordinances 2022-245 & 2022-246--Attention Kevin J. Vonck, Director  
**Date:** Monday, September 19, 2022 9:28:43 AM  
**Attachments:** [Letter to Planning Commission 091622.pdf](#)  
[image001.png](#)  
[image002.png](#)

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Can you please forward to the CPC and post to Legistar? Thanks. \\ kjv

Kevin J. Vonck, Ph.D.

**Director**

(o) 804-646-3741 (c) 804-292-4854

(e) [kevin.vonck@rva.gov](mailto:kevin.vonck@rva.gov)

(w) [rva.gov/planning-development-review](http://rva.gov/planning-development-review)

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

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**From:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Sent:** Monday, 19 September, 2022 08:51  
**To:** Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** FW: Proposed City Center Rezoning Ordinances 2022-245 & 2022-246--Attention Kevin J. Vonck, Director

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**From:** Bob Kaplan [<mailto:bkaplan@kapadvisors.com>]  
**Sent:** Monday, September 19, 2022 7:57 AM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Cc:** Elizabeth Kostelny <[ekostelny@preservationvirginia.org](mailto:ekostelny@preservationvirginia.org)>; Joni Albrecht <[jonalbrecht@johnmarshallcenter.org](mailto:jonialbrecht@johnmarshallcenter.org)>; J. Tracy Walker IV ([twalker@mcguirewoods.com](mailto:twalker@mcguirewoods.com)) <[twalker@mcguirewoods.com](mailto:twalker@mcguirewoods.com)>; Bob Kaplan <[bkaplan@kapadvisors.com](mailto:bkaplan@kapadvisors.com)>  
**Subject:** Proposed City Center Rezoning Ordinances 2022-245 & 2022-246--Attention Kevin J. Vonck, Director

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Mr. Vonck:

Please be kind enough to forward this message to Rodney M. Poole, Chair of the Commission, before today's scheduled Planning Commission Meeting at which I understand the Commission will take-up the captioned Ordinances.

Dear Mr. Poole:

I am a former member of the Board of, and a contributor to, The John Marshall Center for Constitutional History & Civics (the "Center"), as well as a contributor to the valuable work to

preserve our Virginia heritage done by Preservation Virginia. I regret that I am unable to join you for today's meeting, but I write to strongly support the position of the Center concerning these Ordinances set forth in Tracy Walker's letter of September 16, 2022, a copy of which is attached hereto for your reference.

No doubt the City, which the Great Chief Justice loved and which he called home for most of his illustrious career, should address the need for higher density commercial and residential redevelopment of that portion of Downtown in which the architectural treasures referred to in Mr. Walker's letters are located. Such development, however, should not, indeed cannot, come in a manner that literally would smother these treasures.

There is a great deal of talk today about the need to teach unvarnished history, that is to say all of the tapestry that constitutes our history as a free people, and I endorse such an approach; it's the only way to make progress in the ongoing work of creating a more perfect Union. The Chief Justice was dedicated to that work and can rightly claim enduring credit for having advanced it so significantly while our Nation was in its infancy.

So, blessed to be indirectly a custodian of the home he built, raised his family and did so much of the work that continues to be a well-spring for our Nation's judiciary as it protects and advances the rule of law under the Constitution, as well as of the other historic properties that will be affected adversely by these Ordinances as proposed, the City simply must pursue these initiatives in a manner that will secure its future but also will properly preserve these priceless architectural treasures. Future generations must be able to see and touch them, not, as it were in dark corners that by nature denigrate their importance but to the fullest extent feasible in sunlight, as John Marshall and his contemporaries knew them and lived their lives in and about them.

With highest respect, I am,

Very truly yours,

**Robert R. Kaplan,  
Principal**

**Kaplan Advisors  
P.O. Box 73044  
Richmond, Virginia 23235  
Direct dial: 804-322-7397  
Cell: 804-514-8068**

[bkaplan@kapadvisors.com](mailto:bkaplan@kapadvisors.com)

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ANY FEDERAL TAX ADVICE CONTAINED IN THIS MESSAGE SHOULD NOT BE USED OR REFERRED TO IN THE PROMOTING, MARKETING OR RECOMMENDING OF ANY ENTITY, INVESTMENT PLAN OR ARRANGEMENT, NOR IS SUCH ADVICE INTENDED OR WRITTEN TO BE USED, AND CANNOT BE USED, BY A TAXPAYER FOR THE PURPOSE OF AVOIDING PENALTIES UNDER THE INTERNAL REVENUE CODE.

**From:** [Warthen, Martha](#)  
**To:** [Ebinger, Matthew J. - PDR](#); [Mercer, Brian P. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** City Center Rezoning  
**Date:** Monday, September 19, 2022 9:56:15 AM

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Dear Planning Commission –

Please make accommodations for historic buildings within the City Center per Preservation Virginia and Historic Richmond’s recommendations.

Thank you.

Martha Warthen



**From:** [julia.seward](mailto:julia.seward)  
**To:** [-matthew.ebinger@rva.gov](mailto:-matthew.ebinger@rva.gov); [Oliver, Alyson E. - PDR](#); [Vonck, Kevin J. - PDR](#)  
**Subject:** marshall house and historic structures  
**Date:** Monday, September 19, 2022 1:35:55 PM

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Please ensure that the following comment to City Planning is shared with all members of the Planning Commission:

According to standard planning practice, Master Plans are LIVING DOCUMENTS - flexible, responsive to local environment and adjustable to fit local circumstances. Since rezoning is a critical master planning tool, it should also be molded to local assets and priorities.

Proposed Planning rezonings should acknowledge the significance of our history to our evolving understanding of an equitable shared future. PROPOSED REZONINGS should be responsive to the following:

1. New construction abutting historic properties must be set back from property lines, as well as adding side and rear yard setbacks not just next to RO districts and also next to City Old & Historic Districts which includes the John Marshall House
2. Multiple step backs at cornice level and at upper levels along those property lines should be required to allow these historic buildings space to breathe and to preserve some of the sense of place that attracts tourists and is essential to providing them with an understanding of the context and significance of these invaluable resources
3. Adjacent new construction should be designed to avoid visually obtrusive utilities and other utilitarian functions or generation of activities that would negatively affect what still remains of the settings of these historic properties
4. Mitigation should be undertaken during any construction on adjacent parcels to ensure the stability of the historic structures, continued comfortable and safe pedestrian access for staff and visitors, and compensation for potential loss of revenue.

Many thanks.