



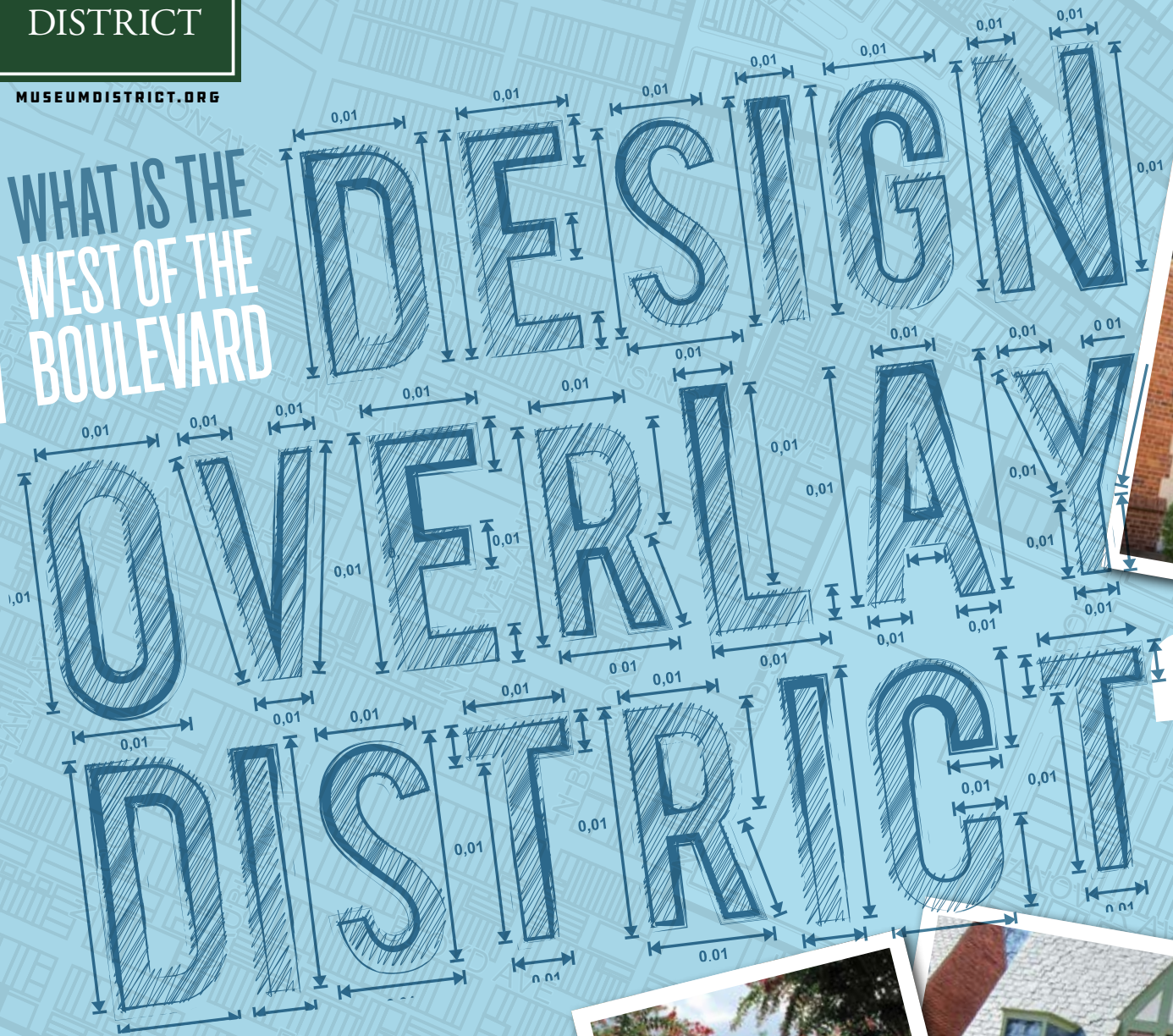
MUSEUMDISTRICT.ORG

# The COLUMNS

AUG - OCT 2022

A PUBLICATION of THE MUSEUM DISTRICT ASSOCIATION

## WHAT IS THE WEST OF THE BOULEVARD



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*The board typically meets at 7 p.m. on the third Monday of most months. If you would like to make a presentation to the board, please email or call the president.*

COVER PHOTO: ISTOCKPHOTO



## PRESIDENT'S COLUMN

# HELLO MUSEUM DISTRICT NEIGHBORS AND FRIENDS!



As I write this quarterly letter, Richmond and most of the nation is in a wretched heat wave; heat advisories abound, and thunderstorms have rocked the night sky most evenings. As a ginger-haired human, summertime heat and sun are met with trepidation and large doses of caution and sunscreen. In spite of the heat, however, summer was a welcome respite from a busy spring for me and my family.

When this edition of *The Columns* hits your doorstep, summer will be waning, however, and another school year will be upon us. What was summer like for you? Is it a season of slowing down, of teeth-gritting perseverance or somewhere in between?

Since our last issue, the Museum District Association has been busy. The board worked on a number of our first in-person events since the COVID pandemic began. Not to be cliché, but the world has changed so much since March 2020. As a civic association, we want to make sure our limited resources of time, capital and energy are used in the best ways possible. As we move further into a changed world, the MDA board is engaging in questions of sustainability and community building. We hope to build on the strong shoulders of those who served before us as we continue to strengthen and advocate for the Museum District neighborhood.

This year's House Tour, returning after a two year hiatus, was a magnificent success with record-breaking ticket sales. As I volunteered in one of the homes to help with the tour flow, so many visitors expressed to me how glad they were that this event was back, and I couldn't agree more. Please join me in thanking all of the amazing volunteers, homeowners, institutions and more who made this event such a great success; you can read a full list of all those involved on page 15. We are already looking for volunteers for the 2023 tour; please contact [MDAhousetour@museumdistrict.org](mailto:MDAhousetour@museumdistrict.org) if you're interested in getting involved.

You can also read about the Museum District Scholarship awards in this issue. These scholarships are directly funded by House Tour proceeds to support at least two graduating seniors at Thomas Jefferson High School each year. If you have any questions regarding the MDA's support of our local schools, please contact our School Liaison, Sue Patow, at [MDAschools@museumdistrict.org](mailto:MDAschools@museumdistrict.org).



**CALEY CRAWFORD**  
2022 MDA PRESIDENT

**THIS YEAR'S HOUSE TOUR, RETURNING AFTER A TWO-YEAR HIATUS, WAS A MAGNIFICENT SUCCESS WITH RECORD-BREAKING TICKET SALES.**





## WE KNOW THE NEIGHBORS *and* THE NEIGHBORHOOD



Bill and Brett have lived in the Museum District for four years. Their favorite thing about the neighborhood is the walkability to their favorite local Carytown spots such as Can Can Brasserie and Galaxy Diner. To Bill, the best thing about their home is the front porch

where people will stop and talk and Penelope, their precious pup, even has her own little perch. When asked what the most surprising thing about living in the Museum District has been, Brett shared that it is the neighborly connections they have made with the people around them. "I lived in Chicago for many years but no one really spoke to one another—here, people truly speak to one another. We get to know each other by dog names and then you get to know the person. It is the neighborly connection that was almost immediate."

MUSEUM DISTRICT	2020	2021	2022
Total Sales	42	34	43
Average Price	\$409,602	\$450,392	\$570,586
Median Price	\$401,000	\$440,000	\$540,320
Avg. Days on Market	21.8	17.8	7.2
Avg. Price per SF	\$258	\$268	\$324
Avg. Size	1,672	1,744	1,748

\* Information from CVRMLS for Jan 1 - May 31 for each year; includes all detached, attached, and duplex properties

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**New to the neighborhood?** Get a head start by applying for an e-card, giving you some immediate library privileges. Once you visit an RPL branch, you can convert your e-card to a physical card and check out materials. <https://rvalibrary.org/services/get-card/>

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We are no longer offering curbside service because all of our RPL locations are now open to the public. And because we are no longer quarantining returned library items, library users can get their items with less wait time! Our hours at this time are Monday-Friday 10:00 am-6:00 pm, Saturdays 10:00 am - 5:00 pm. Programming remains virtual at this time.

### STAY INFORMED BY:

- **Reading the MDA (This Week in the Museum District) email update** – it's a terrific source of the most up-to-date information. Have you signed up for this?
- **Checking out our RPL website** reopening guide <https://rvalibrary.org/reopening/>
- **Exploring our website** to discover events, concerts and other special happenings. <https://rvalibrary.org/events/>
- **Checking out our virtual programming** for children and teens <https://rvalibrary.org/kids/online-programs/>. Here you will find weekly storytimes, crafty sessions, author highlights and classes of all kinds.

### DID YOU KNOW?

You can access library resources, popular and classic ebooks and over 39,000 downloadable audiobooks through the **Libby App** (also known as *Overdrive*). Just use your RPL library card and make sure to download Libby onto your device. Check out up to 25 items at a time.

The Belmont Library is located at 3100 Ellwood Avenue.  
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## PRESIDENT'S COLUMN

*continued from page 3*

In April, the MDA partnered with the newly remodeled Virginia Museum of History & Culture for an exclusive tour of the museum's renovations, led by VMHC President Jamie Bosket. If you have not yet had a chance to visit their reopened facilities, I would encourage you to do so. The renovations are beautiful and so very thoughtful in the way the story of Virginia is communicated. A special thank you to Jamie Bosket and his team for partnering with us for multiple MDA member events in the last few years; we look forward to continued partnership.

**AS ALWAYS, IT IS A PRIVILEGE TO SERVE AS PRESIDENT OF THE MUSEUM DISTRICT ASSOCIATION.**

As always, it is a privilege to serve as President of the Museum District Association. I love this neighborhood and am glad to have the opportunity to live here with all of you. Please reach out to me at [mdapresident@museumdistrict.org](mailto:mdapresident@museumdistrict.org) if we can be of any assistance. We would love for you to join the MDA as a member, if you have not yet joined. Please check out our website for membership options at [www.museumdistrict.org/join](http://www.museumdistrict.org/join).

*Caley Crawford*

## MDA SPRING TOWN HALL RECAP

**B**ack in March, the Museum District Association held our 2022 Spring Town Hall at Temple Beth-el—our first since the pandemic began. After two years of mostly virtual events, it was great to convene with MDA members and neighbors.

Attendees first heard from **MS. MARITZA MERCADO PECHIN**, the Deputy Director of the Office of Equitable Development. Ms. Pechin presented on the city's master plan, *Richmond 300: A Guide for Growth*. **MR. RICH SAUNDERS**, the former secretary to the city's Planning Commission, also spoke to attendees about Richmond's Special Use Permit (SUP) process. His presentation was timely, as the MDA has received a large number of SUP applications upon which the city asks us to provide comments. We also heard from our First District City Councilperson **ANDREAS ADDISON**, who provided us an update on his work for our neighborhood at City Council and a brief overview of the city's redistricting process. Lastly, we heard from city public safety officials, Richmond Fire Chief **MELVIN CARTER** and Richmond Police Department Third Precinct Lieutenant **BILL PHIBBS**. Both public safety officers gave us helpful information to keep our homes and neighborhood safe.

We greatly appreciate the time these members of our city provided to us and the information shared with us. Thank you also to all of our neighbors who joined us for the evening; it was great seeing everyone in-person, after two years of virtual Town Halls.

We will be hosting the MDA Annual Meeting on Thursday, November 17, time and location to be announced in the coming weeks. We hope to see you there! **C**



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2022 House Tour Chair Paige Alcorn presenting scholarship award signs to DeAndre and Mya.

## CELEBRATING THE 2022 MUSEUM DISTRICT SCHOLARSHIP WINNERS

Congratulations to graduating Thomas Jefferson High School seniors **DEANDRE WILLIAMS** and **MYA ISMAIL**, the Museum District Association's 2022 scholarship recipients! This scholarship is given annually to two graduating Thomas Jefferson High School seniors, funded by the MDA's Mother's Day House & Garden Tour.

After a record-breaking tour, we are excited to be awarding DeAndre and Maya \$1,000 each to be used for college tuition. Both students had exceptional recommendations, with GPAs over 4.0 and demonstrated leadership in their school and community.

Both DeAndre and Mya will be attending Old Dominion University, studying Law Enforcement and Exercise Science respectively. We wish them much success as they embark on their next chapter.

## NEW BOARD MEMBER



### SARAH BUSCH SECRETARY

Sarah Busch has taken on the role of secretary for the board. Sarah has lived in the Museum District for two years on Floyd Ave. After graduating college in South Carolina, she moved back home to RVA, and she currently works for a workers compensation law firm as a marketing coordinator. Sarah was born and raised in Henrico County and attended St. Gertrude High School on Stuart Ave. Sarah has always loved the Museum District ever since she started school at SGHS and always knew she wanted to move back after college. She loves the local restaurants and happy hours in the Museum District, fishing and hanging out with her 14-year-old tuxedo kitty.

## STREET CRED

Have you ever wondered about the history behind our neighborhood's street names? We have! Keep an eye out for your street as we'll be featuring a new pair in every issue.

Information is presumed factual but may be attributed to legend and lore. Reference: *Facts and Legends of Richmond Area Streets* by Thomas Mustian

### STREET NAME: **CUTSHAW AVENUE**

**DIRECTION:** East-West

**ORIGIN:** Named for Wilfred E. Cutshaw who was appointed City Engineer in 1873. He oversaw huge projects such as the city street grid, parks development, urban forestry initiatives, water management, pump house development, architectural achievements, fire stations, markets, schools and armories.

### STREET NAME: **DOOLEY AVENUE**

**DIRECTION:** North-South

**ORIGIN:** Named after Major James H. Dooley from whom Richmond received many generous gifts including Maymont Park and mansion. Richmond Public Library was funded largely from bequests made by Major Dooley and his wife, Sallie May.



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# ATELIER OWENS: ADDING SPARKLE TO THE MUSEUM DISTRICT

by **LIZ BRYANT**



**I**t was kind of a hobby, is really how it started, and then I just couldn't stay away. There was just nothing in my life I've ever had so much focus for."

This is how Nathaniel Owens, owner of Atelier Owens on N. Sheppard St., describes his journey from high school art class to full-time jewelry maker.

Raised in Madison, Virginia, Owens attended high school in Charlottesville where he excelled in the areas of math and science, leading him to study mechanical engineering at Colorado State University. But the pull of his creative side was too strong. A summer internship at a jeweler in Charlottesville led to an apprenticeship with his mentor, jewelry artist Jason McLeod. And that eventually led to his decision to pursue jewelry making full time.



*Nathaniel Owens*

Owens made the jump in late 2019, applying to juried art shows that were unfortunately sidelined by the pandemic in 2020. But Owens was driven to succeed. He used the time to hone his craft, working for other jewelers in Richmond, until October 2021 when he signed the lease at 707 N. Sheppard. He described the space as perfect for him. "I could see a vision," he said.

And he was right. The space is inviting, decorated with shades of purple and lots of natural light to showcase the variety of jewelry on display.

In addition to his designs on sale for walk-in customers, Owens describes his work in three categories. Bespoke, meaning any custom work, any design a customer wants created. Bridal, meaning primarily custom engagement rings. And broken bijoux, meaning repairs of anything gold, silver or platinum.

And he has found that some of the most meaningful work can arise out of repairs, which "keep sentimental things alive."


"I do a lot of taking heirloom stones—mom's, grandmom's old jewelry that's sitting in the jewelry box—and redesigning that into something that you actually wear," he said. "Always with a

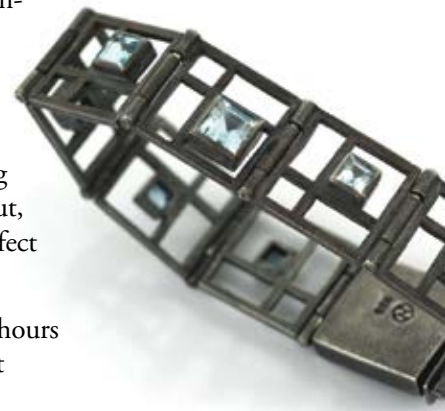


piece of jewelry, you're hopefully creating something sentimental even if it's a new piece, but if you have the history there it makes it extra special."

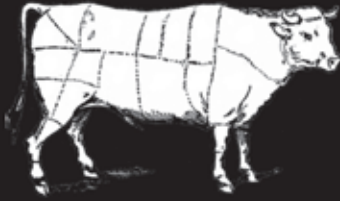
Owens likes being in the Museum District for its walkability, the variety of shops and eateries, and because, as he says, "there are all sorts of things around every corner."

His long-term vision is to continue to expand his customer base and his name recognition as a jeweler. He likes being part of a community like Richmond where "it's about growing connections." And as it turns out, the Museum District is just perfect for that.

For more information, and for hours of operation, visit the website at [www.atelierowens.com](http://www.atelierowens.com). 



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# WHAT IS THE WEST OF THE BOULEVARD



by **KAREN HEADLEY**  
*MDA Zoning & Land Use Committee Chair*

**W**e all know that the Museum District is a wonderful place to live for its sense of community, character and beautiful homes. It is also one of the most well-preserved examples of early 20th century suburbs in Richmond and was placed on the National Register for Historic Places in 1994 as a registered Historic District.

Our neighborhood is predominately made up of single-family, brick row homes and duplex dwellings intermixed with small apartment buildings and small commercial buildings. It is one of Richmond's most significant collections of early 20th century architecture. The architectural styles in the area include Queen Anne, Romanesque Revival, Colonial Revival, Craftsman, Mediterranean Revival and Tudor Revival. The district's buildings not only convey a uniformity in scale, materials, setback and detail, but they also represent a rich variety of architectural styles of the era.

**THE DESIGN OVERLAY DISTRICT GUIDELINES ARE INTENDED TO GUIDE THE DISTINGUISHING ARCHITECTURAL ELEMENTS OF NEW CONSTRUCTION.**

CONTINUED ON NEXT PAGE



In the '70s and '80s, the district saw some infill buildings and development projects that did not match the unique architectural fabric already existing within the neighborhood. So, in 1994, the then West of the Boulevard Association began taking steps to have our neighborhood designated as a *Design Overlay District* in order to proactively reduce the risk of future non-compatible building developments. *The West of the Boulevard Design Overlay District Guidelines* were adopted by Richmond City Planning Commission in 1996.

## WHAT IS A DESIGN OVERLAY DISTRICT?

According to the Richmond City Code of Ordinances, the purpose of creating a design overlay district is to protect developed areas characterized by uniqueness of established neighborhood character, architectural coherence and harmony, or vulnerability to deterioration. Guidelines are created for the:

- Protection of existing architectural composition and styles as well as neighborhood scale and character.
- Compatibility of new construction with the existing scale and character of surrounding properties.
- Preservation of streetscapes, open spaces and natural features.

## HOW DID IT COME ABOUT?

In the spring of 1994, the then West of the Boulevard Civic Association directed its Zoning & Land Use Committee to apply to become a Design Overlay District, following the granting of the National Register Historic Designation. The proposal was created entirely by neighborhood volunteers, and residents and property owners were given opportunities to express their views and contribute to the planning process. Multiple exhibits, presentations and information meetings were held, and a survey was distributed to 5,000 residents. An application was submitted to the city, the design guidelines were reviewed by the Urban Design Committee and ultimately adopted by resolution of the Planning Commission in December 1996. To date, our neighborhood is the only one designated as a design overlay district in Richmond.

## WHAT ARE THE GUIDELINES?

There are nine prominent street façade building features which most effectively characterize and define our neighborhood, and the guidelines call for new construction to match that of existing neighboring contributing dwellings. The nine features are:

- Height of Cornice
- Width of Building
- Front Setback Roof Form
- Building Material Fenestrations
- First Floor Elevation (height above ground)
- Front Door
- Front Porch

These guidelines attempt to distinguish the most prominent aspect found of each feature. For each guideline, there may be an existing exception. The goal of the guidelines is to define the characteristics based on the majority of buildings but to be specific to neighboring structures in order to preserve the cohesiveness of the neighborhood.

## HOW ARE THE GUIDELINES USED?

The Design Overlay District Guidelines are intended to guide the distinguishing architectural elements of new construction. By following these guidelines, new construction can fit harmoniously within the existing context and maintain the integrity of the entire district.

The MDA's Zoning & Land Use Committee refers to these guidelines when working with developers looking to build. All new construction building plans for projects within the Museum District are reviewed by the City of Richmond Urban Design Committee for conformance with the adopted design guidelines.

## WHAT'S NEXT?

The original Design Overlay District Guidelines only apply to new single-family dwelling construction. With the increase in new projects that do not qualify as single-family, the MDA Zoning & Land Use Committee—with the help of a graduate from UVA's Master of Architectural History program—is in the process of drafting an updated proposal for our District's guidelines to include multi-family dwellings, commercial properties and alley infill developments. There will be opportunities for neighborhood input in the months to come before the updated guidelines are presented to the city planning commission.

For more information on development projects in our neighborhood, the design overlay district guidelines and our zoning & land use committee operations, please visit [MuseumDistrict.org](http://MuseumDistrict.org). 





# ENVISION A CAR-FREE NEIGHBORHOOD

by **DOUG ALLEN**

*MDA Public Safety Chair and  
Zoning & Land Use Committee Member*

**T**here are few neighborhoods in Richmond where it is easier, or even possible, to live car-lite (typically defined as having one car, which is minimally used, per household) or car-free than the Museum District. While it is not practical or feasible for some to adopt this minimalist approach—job location and health issues can be two major obstacles—our neighborhood provides the necessities for many of us to do just that. In fact, I was able to get rid of my personal vehicle five years ago thanks in large part to the abundance of nearby resources the Museum District offers.

Located within the Museum District are grocery stores, schools, countless markets and corner stores, green space, restaurants, healthcare options and places of worship. Not to mention two world-class museums on Arthur Ashe Blvd. and all that Carytown has to offer. All of these spots are connected by a comparatively robust sidewalk network and a local street network that is suitable for biking. We are also serviced by six bus lines, which provide access to major job and entertainment centers such as Downtown, Libbie Grove, Willow Lawn and even Short Pump. These are amenities most neighborhoods

dream of. And the rise in popularity of working from home makes going car-lite or car-free in the Museum District more practical than ever.

The convenience of being able to hop in your car at any time is great, to be sure. But you may find the benefits of leaving the car behind even greater, as I have. I no longer have to find parking, fret over gas prices, spend thousands of dollars per year on insurance and maintenance or worry about someone hitting or breaking into my car—hit and runs (160 incidents) and theft from motor vehicle (80 incidents) were the top reported crimes in the Museum District between May 2020 and May 2022. Fewer cars on the street opens up more on-street parking spots, improves air and noise pollution and helps reduce the main culprits of climate change.

If you are interested in going car-lite or car-free but need help on where to start, please reach out to me at [MDASafety@museumdistrict.org](mailto:MDASafety@museumdistrict.org) or to a local organization like Bike Walk RVA (<https://www.sportsbackers.org/program/bike-walk-rva/>). You can also view all Richmond bike shops here (<https://arcg.is/CG9Oa>) and download the Transit App to help you plan bus trips here (<https://transitapp.com/>). And don't forget, GRTC is free! **E**





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# MOTHER'S DAY HOUSE & GARDEN TOUR CELEBRATES OVER 1,000 ATTENDEES

by **PAIGE ALCORN**  
2022 House Tour Chair

**W**hat a wonderful comeback! It was great to see so many of you out and about enjoying the Museum District Association's 26th Mother's Day House & Garden Tour. The weather was unseasonably cool, but the rain thankfully held off. The MDA's sole fundraiser saw its highest ticket sales ever with over 975 tickets sold and even more distributed through our sponsorship packages! 25 percent of the tour's proceeds will be donated to nonprofit organizations in and around our neighborhood. The MDA also sponsors two scholarships to well deserving Thomas Jefferson High School graduating seniors with funds raised through the House Tour.

I love our neighborhood so very much and am very appreciative to everyone who helped make this tour possible. This list is an attempt to thank everyone who made our tour a huge success and for their continued support of the Museum District.

*The tour would not be possible without the support and generosity of those who graciously opened their homes and facilities:*

Fred & Kathy Duckworth  
Glenn Gray & Alexandra Little  
Elaine & Lawrence Goodall  
Craig & Jeannie Minyard  
Peter Nash & Barbara Bosha Nelson  
Michael & Maureen Regulinski  
Allison & Matt Schutzer  
LuAnn Tarren & Harvey Bilisoly  
Belmont Branch Library  
Virginia Museum of History & Culture

*Businesses that contributed gift certificates, goods and services directly to our homeowners and tour guests:*

Ellwood Thompson's Local Market  
J Emerson, Inc. Fine Wines & Cheese  
Black Hand Coffee Co.  
Gearharts Fine Chocolate  
Tommy's Garden



This year's tour committee worked hard all year long to bring the best house tour possible. Without the work of these wonderful neighbors, this tour would not be the success that it is.

## 2022 MOTHER'S DAY HOUSE & GARDEN TOUR COMMITTEE

Paige Alcorn	Sarah Gallo
Beth Bostian	Karen Lebo
Melinda Clapp	Alexandra Little
Danielle Del Vecchio	Barbara Bosha Nelson
Janine Doyle	MA Powers
Trish Geier Fields	Jessie Reuben
Jennifer Fleming	Wendela Shannon
Susan Ewell Fourness	Evon Schmitzerle

## TICKET OUTLETS

Buddy's Place, 600 N. Sheppard St.  
Chadwick & Son Orchids, 203 N. Belmont Ave.  
Ellwood Thompson's, 4 N. Thompson St.  
Mongrel, 2924 W. Cary St.

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St. Mark's Episcopal Church  
The Stitching Studio  
West End Antiques Mall  
Janie & John Wilson

## SPECIAL THANKS

Virginia Museum of History & Culture:  
*Hospitality Center and Parking*  
Belmont Branch Library: *Rest Stop*  
Tommy's Garden: *Hospitality Center Flowers*  
Rich Barrett of Barrett Home Photos: *Photography*  
Brooke Rhodes and Bamboo Ink: *Printing*



*It takes an army of  
volunteers for the  
Museum District  
Mother's Day House  
& Garden Tour*

## VOLUNTEERS

Paige Alcorn\*  
Fred Asbell  
Deborah Barbee  
Richard Barnett  
Kate Barrett\*\*  
Richard Barrett  
Jim Behne  
Julie Behne  
Jodi Bock  
Su Boer  
Barbara Booth  
Boz Boschen  
Beth Bostian\*  
Wyn Brown  
Tara Burgess  
Donna Cercone  
Larry Clapp\*\*  
Melinda Clapp\*  
Chris Clarke\*\*  
Turner Cole  
Elle Correll  
Nancy Costello  
Caley Crawford  
Smokie Crews  
Danielle Del Vecchio\*

Carolyn Detmer  
Rose Detmer\*\*  
Janine Doyle\*  
Linda Dunn  
Kyle Elliott  
Trish Fields\*  
Jennifer Fleming\*  
Susan Fourness\*  
Sarah Gallo\*  
McKenzie Gates  
Lynn Gold  
Alexis Gomez  
Jackie Gomez  
Michael Grove  
Katherine Hartwell  
Paige Harvey  
Karen Headley\*\*  
Jennifer Helmke  
Susan Henry  
Ben Hopkins  
Laurie Hopkins  
Sherri Horrigan  
Lily Hungarland  
Celia Isbrecht  
Lisa Jones

Angi Kane  
Katherine Kelly  
Jo Lee Kenney\*\*  
Helen Kuno  
Sally Kutz  
Chris Landis  
Laura Law  
Karen Lebo\*  
Alex Little\*  
Guillermo Manueltorres  
Kyle Martin  
Jennifer McHugh  
Mary Meadows  
Larry Meyer  
Linda Moore  
Bosha Nelson\*  
Shelley Nickel\*\*  
Kerri Palmer\*\*  
Neil Palmer  
Diana Plasberg  
MA Powers\*  
Lauren Price  
Sara Rathner  
Karen Redford  
Chris Register

Kim Repp  
Jessie Reuben\*  
Jennifer Riley  
Bonnie Robbins  
Judy Rumble  
Ron Russ  
Evon Schmitzerle\*  
Wendy Shannon\*  
Aly Schulte  
Cyndi Schulte  
Amanda Scudder  
Beth Shumaker  
Ed Slipek  
Gayle Soloe  
David Stonehill  
Ellen Stonehill  
Anja Thomas  
Bob Turton\*\*  
Louise Turton\*\*  
Cate Venable  
Stephen Versen  
Ann Way  
Peter Way  
Dina Weinstein  
Mary Weiser

\*Committee Member

\*\*House Captain



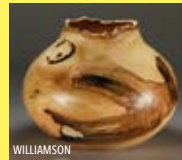
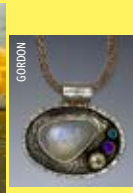


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# INTEREST RATES ARE RISING...WHAT NOW?

by **ALLISON ELLIOTT SCHUTZER**

Licensed Realtor, The Steele Group, Sotheby's International Realty

**I**nterest rates are on the rise. The culprit? Inflation. Rates have gone up exponentially since the start of 2022, and we're finally starting to see the impact on buying power for some homebuyers here in Richmond.

With the Federal Reserve System's most recent spike of 0.75% in a single day this June, rising interest rates seem to be all we have to combat the almost out-of-control inflation in our economy.

We are also starting to see this affect how many sellers want to get into the market. With fewer buyers buying, you see fewer sellers selling. This is a big change since the start of the early spring. But in truth, inventory is still very low at this time and it continues to be a great time to list your house. There are always individuals in need of a new home, and this seller's



market remains strong because of it, despite interest rate hikes.

You may not be able to list your house at any number you choose and expect it to fly off the market the same day; and you may not receive 30 offers waiving inspection, appraisal and offering \$100,000 over asking...But with the right expectations, accurate pricing and proper preparation, your property will sell. The Museum District is a highly sought-after neighborhood in Richmond and therefore holds its value. You will see less effects of the interest rate rise here than in other neighborhoods.

Even with average interest rates dancing around 6-7%, this is not historically high. Prior to the 2008 crash, it was not uncommon to have an interest rate around 10% or higher. Buyers shouldn't be afraid to get in the game; they should just know the market and understand their buying power. Plus, the opportunity to refinance could be on the horizon. My advice to buyers is to be prepared to hold onto your new property. Purchasing a home you can settle into for a while would be a sound investment regardless of whatever uncertainty may lie ahead. **E**



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# THE PROUST QUESTIONNAIRE

Adapted by past editor Ben Hopkins, the Proust Questionnaire is a series of questions about personality that became popular in the late nineteenth century. While French author Marcel Proust did not write the questions, his answers (and the questions) were published in 1890. Modified versions of the questionnaire have been used over the years by James Lipton as part of his show "Inside the Actor's Studio" and Vanity Fair magazine, which features the answers of celebrities in the back pages of each issue.



**KAREN HEADLEY**

*MDA Zoning & Land Use Committee Chair*

## WHAT IS YOUR IDEA OF PERFECT HAPPINESS?

*A moment of calmness with a glass of my favorite red wine, listening to music, sitting amongst my closest friends.*

## WHAT IS YOUR GREATEST FEAR?

*Drowning. I grew up as a competitive swimmer in and around water, yet this remains my biggest fear.*

## WHICH LIVING PERSON DO YOU MOST ADMIRE?

*Maybe not who I admire most, but I am really enjoying the men of the podcast Smartless: Jason Bateman, Will Arnett and Sean Hayes. Hilarious, insightful and loving the lives they are living.*

## WHAT IS YOUR GREATEST EXTRAVAGANCE?

*Regular massages. I consider this a financial extravagance but a very important self-care necessity.*

## WHAT IS YOUR GREATEST REGRET?

*I regret that there have been times in my life that I have over-committed, overextended and prioritized relationships that in hindsight were not worth the effort. I missed special moments with those I now know matter the most.*

## WHAT OR WHO IS THE LOVE OF YOUR LIFE?

*Live music. We are so fortunate here in RVA to have a great local music scene. I see live music multiple times each week. It makes my soul happy and is my own sort of therapy. I have an amazing tribe of friends who I've met through this love of music and I am truly grateful.*

## WHICH TALENT WOULD YOU MOST LIKE TO HAVE?

*To play an instrument. A few years ago, I took a stab at becoming a drummer. I really just didn't have the discipline to learn as an adult.*

## WHAT IS YOUR CURRENT STATE OF MIND?

*Contented yet hectic while mindfully concerned about the future of the world we live in.*

## WHAT DO YOU CONSIDER YOUR GREATEST ACHIEVEMENT?

*I am proud of the career I have built in the nonprofit sector, the work I have done and the millions of dollars I have raised for health and community-related, mission-driven organizations.*

## IF YOU WERE TO DIE AND COME BACK AS A PERSON OR A THING, WHAT WOULD IT BE?

*Any animal in the care of a Headley woman. My mom, my sister and I are all known for spoiling our pets.*

## WHAT'S YOUR MOST TREASURED POSSESSION?

*Anything my mother has built or made for me. She is a true master craftswoman and at 78 years old can build almost anything I need (both creative and utilitarian). Each piece is a memory and tells a story of how her brain works.*

## WHAT DO YOU REGARD AS THE LOWEST DEPTH OF MISERY?

*Another zoom meeting.*

## WHAT IS IT THAT YOU MOST DISLIKE?

*Disingenuous and/or selfish people. Oh, and canned tuna fish.*

## HOW WOULD YOU LIKE TO DIE?

*Peacefully, without pain, at an age where I have lived a full life but before I become a burden to others...and ideally in a way that I can be an organ donor.*

## WHAT IS YOUR MOTTO?

*Do what makes your soul shine.*

## WHAT'S THE MOST RICHMOND THING YOU CAN DO?

*Attend Friday Cheers—and if you are old enough, remembering when it was next to the Coliseum. 📍*



## DID YOU KNOW?

There is off-street parking for quite a number of businesses in the Devil's Triangle! If you want to dine or shop at one of these establishments, but are hesitant about finding street parking, no worries. The lot is located behind Arianna's with the entrance off of Park Ave.

## BECOME A MEMBER TODAY!



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for more information.



## LOCAL GOVERNMENT INFORMATION

### CITY

Mayor Levar Stoney	804-646-7970
Citizens Assistance	804-646-7000 or 311
Public Works ( <i>Leaf and trash collection, sidewalks and tree maintenance, etc.</i> )	804-646-6430
Building Permits, Inspections	804-646-4169
Property Maintenance/Code Enforcement	804-646-6398

### POLICE & FIRE

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Police Non-emergency	804-646-5100
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3rd Precinct	804-646-1412
Animal Control	804-646-5573
	(after hours) 804-646-5123

### RVA311

RVA311 is the City of Richmond's centralized format for easily reporting, filing and tracking all resident service requests.

RVA311 is a full-scale online and mobile app solution that allows residents to record service requests directly to various government entities, including the Richmond Police Department, the departments of Public Works, Public Utilities, Social Services and Finance, and the Department of Planning and Development. Requests for service cover everything from pothole reports, broken streetlights and damaged infrastructure to unlawful dumping, sanitation concerns, graffiti, abandoned vehicles and much more. The system is very user friendly, and even includes a FAQ section to help with general questions about taxes, parking and other city-related functions.

To get started, residents can go to [www.rva311.com](http://www.rva311.com) and set up an account for reporting. Once issues or complaints are filed, they can be tracked from inception, to assignment and ultimately through to conclusion.

### CITY COUNCIL

Andreas Addison (1st District) - <a href="mailto:andreas.addison@richmondgov.com">andreas.addison@richmondgov.com</a>	804-646-5935
Katherine Jordan (2nd District) - <a href="mailto:katherine.jordan@richmondgov.com">katherine.jordan@richmondgov.com</a>	804-646-6532
Stephanie Lynch (5th District) - <a href="mailto:stephanie.lynch@richmondgov.com">stephanie.lynch@richmondgov.com</a>	804-646-5724

For information on City Council meetings, visit <https://richmondva.legistar.com/Calendar.aspx>.

### SCHOOL BOARD

Jason Kamras, School Superintendent - <a href="mailto:jkamras@rvaschools.net">jkamras@rvaschools.net</a>	804-780-7700
Elizabeth Doerr (1st District) - <a href="mailto:edoerr@rvaschools.net">edoerr@rvaschools.net</a>	804-929-6624
Mariah White (2nd District) - <a href="mailto:mwhite4@rvaschools.net">mwhite4@rvaschools.net</a>	804-221-9389
Stephanie Rizzi (5th District) - <a href="mailto:srizzi@rvaschools.net">srizzi@rvaschools.net</a>	804-929-6930

To watch school board proceedings and meetings:

Go to: <https://goboarddocs.com/vsba/richmond/board.nsf/public>

### VIRGINIA GENERAL ASSEMBLY

Del. Dawn Adams (68th) - <a href="mailto:DelDAdams@house.virginia.gov">DelDAdams@house.virginia.gov</a>	804-698-1068
Del. Betsy Carr (69th) - <a href="mailto:DelBCarr@house.virginia.gov">DelBCarr@house.virginia.gov</a>	804-698-1069
Del. Jeffrey Bourne (71st) - <a href="mailto:DelJBourne@house.virginia.gov">DelJBourne@house.virginia.gov</a>	804-698-1071
Sen. Jennifer McClellan (9th) - <a href="mailto:district09@senate.virginia.gov">district09@senate.virginia.gov</a>	804-698-7509
Sen. Ghazala Hashmi (10th) - <a href="mailto:district10@senate.virginia.gov">district10@senate.virginia.gov</a>	804-698-7510

### US CONGRESS (DISTRICT 4)

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