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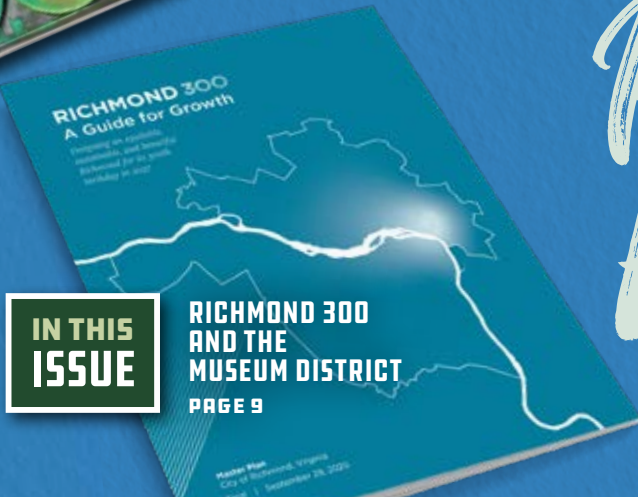
The COLUMNS

NOV 2022 - JAN 2023

A PUBLICATION of THE MUSEUM DISTRICT ASSOCIATION



CAPTURING THE PERSONALITY OF HISTORIC HOMES



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The mission of the Museum District Association is to unite, protect and advance the interests of the neighborhood in order to realize its potential and improve the quality of life in the neighborhood and community.

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To reach any of our board members by phone, please call 804-410-1632 and leave a message stating the person you wish to reach.

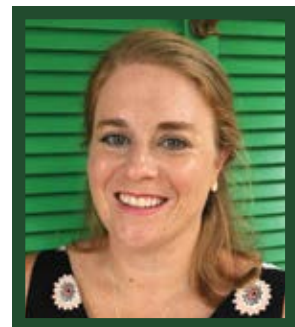
The board typically meets at 7 p.m. on the third Monday of most months. If you would like to make a presentation to the board, please email or call the president.



PRESIDENT'S COLUMN

HELLO MUSEUM DISTRICT FRIENDS AND NEIGHBORS!

It is a bittersweet time for me as I come to the end of my Museum District Association presidency. I can truly say I am handing the reins to a dedicated fellow board member who has faithfully and diligently served the MDA for some time. I'm not going far, though, as I will remain involved with the board as immediate past president.



CALEY CRAWFORD
2022 MDA PRESIDENT

One of the biggest lessons I learned over the past two years is that the MDA board and its volunteer committees work so hard on behalf of our neighborhood. Many past board presidents and members are likely rolling their eyes at that statement with a whole lot of "um, yeah..." but truly, until I stepped into this role, I did not understand the depth of determination that the members of the MDA board and committees bring to the table.

To give you a quick snapshot of their accomplishments (powered entirely by volunteers!):

- **The Columns committee** produces and delivers an award-winning quality magazine every quarter.
- **Our Mother's Day House and Garden Tour**, for which planning begins at least nine months before the event in May, brings in significant funding for the MDA, allows us to support local nonprofits and connects our community through a shared love for beautiful and unique homes.
- **Our Programs chair and growing committee** organize every MDA event (except for the House Tour) from our spring Town Hall to National Night Out to our fall Annual Meeting.
- **Our Membership chair** creatively and purposefully considers ways in which to build our community of members, which grows by the day. Historically, our **Business Liaison** partners with the Membership chair to support our local businesses as well.
- **Our Capital Projects chair** is working to get our damaged street signs replaced or fixed, as well as determining the cost of those signs.
- **Our Environment chair** organizes the upkeep of our common spaces and, prior to the closure of EnRichmond, liaised with the city on tree planting.

ONE OF THE BIGGEST LESSONS I LEARNED OVER THE PAST TWO YEARS IS THAT THE MDA BOARD AND ITS VOLUNTEER COMMITTEES WORK SO HARD ON BEHALF OF OUR NEIGHBORHOOD.

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BELMONT LIBRARY

All locations of Richmond Public Library are now open! We are ready to welcome you back.

Our meeting rooms and study rooms will soon be open to reserve online. While virtual programs continue online, many locations are providing onsite programs outside.

Explore our updated website <https://rvalibrary.org/> for continuing updates to programs and library access. Also check out our new, advanced, library catalog to search for items and place holds.

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/>

Need legal forms? Check out <https://subscriptions.uslegalforms.com/gale/forms.html> for free access to Gale Legal Forms, The Leading Online Publisher of National and State-specific Legal Documents. This is a terrific source of commonly used forms like divorce or wills in Virginia. You can access this database from any computer. You will be asked to enter your RPL library card number.

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.
For information: RichmondPublicLibrary.org • 804-646-1139



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MUSEUM DISTRICT - RICHMOND VA



THE COLUMNS is printed on paper that contains 10% post-consumer waste.



Please pass your copy on to someone else!

PRESIDENT'S COLUMN

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- Our **Communications chair** produces our weekly e-newsletter and creates all graphics and special announcements for the MDA (join our email list here: <https://www.museumdistrict.org/subscribe>).
- Our **School Liaison**, along with our **City Liaison**, spearheads the MDA's tutoring program with Albert Hill Middle School, as well as supports the school's teachers and administrators.
- Behind the scenes, our **Technology chair** has completely overhauled the MDA's technology to secure it and streamline our processes and online presence.
- Also behind the scenes but so very critical, our **Treasurer and Secretary** dutifully maintain our business and financial records.
- Our **Zoning and Land Use Committee (ZLUC)** meets monthly to discuss proposed development and whether the character and fabric of our neighborhood is protected. The ZLUC is also working to update our West of the Boulevard Design Overlay Guidelines to reflect our growing neighborhood.
- Our **Public Safety chair** liaises with the Richmond fire and police departments while also focusing on pedestrian and biker safety.
- The **Liaison from the Museum District Women's Club** keeps us connected with our women's social group.

Again this is just a snapshot. There are myriad other tasks and efforts that the MDA board tackles. We can always use more volunteers to keep all this going as our neighborhood continues to grow; please let us know if you want to get involved.

According to a recent report released by the Weldon Cooper Center for Public Service's Demographics Research Group on the population of Virginia, the number of Richmond residents was positioned to grow by 19.3% by 2050, Henrico County by 26.4% and Chesterfield County by 38.4%. Why are these numbers important? Because this data supports what we, as a neighborhood and community, already know: Richmond, Virginia, (and likewise the Museum District) is a very desirable and wonderful place to live. We also are feeling the effects of that growth in ways that are sometimes surprising, but understandable with more and more people moving to the area. Parking challenges in our neighborhood are real; increased housing costs and subsequent increases in our property taxes are real.

As our city and neighborhood grow, the MDA continues to be an advocate and resource for our neighborhood. Over the past couple of issues of *The Columns*, we have included articles on zoning and land use matters as the MDA works tirelessly to navigate these issues and actively engage on them.

In closing, thank you for allowing me to be your neighborhood association president over the past two years. I have learned so much and met so many neighbors, of which many I am privileged to now call friends. My Christian faith directs me to love my neighbor as myself, and, over the course of my presidency, I have learned a new dimension of that. I have learned that loving my neighbor is much bigger and far more encompassing than I ever imagined, and it's not always easy or warm fuzzy feelings. But it's definitely worth it.

Grace and peace,

Caley Crawford

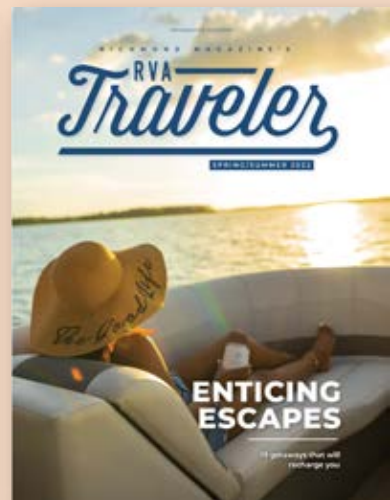
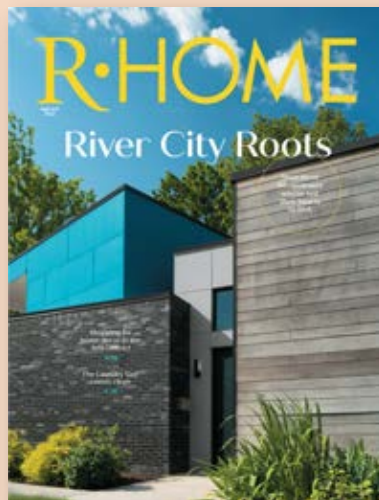
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INSIDE
THE MDA

SAVE THE DATE FOR THE 2022 MUSEUM DISTRICT ANNUAL MEETING



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: **ELWOOD AVENUE**

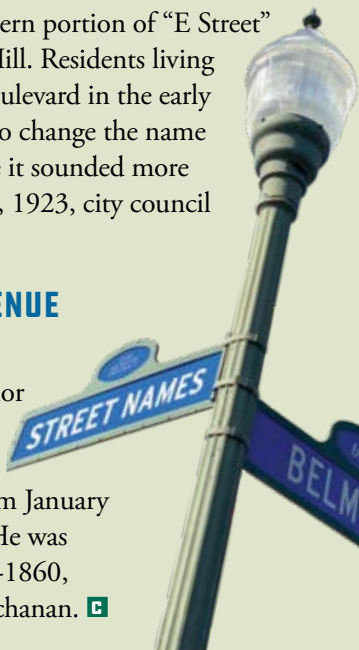
DIRECTION: East-West

ORIGIN: Originally the western portion of "E Street" that ran through Church Hill. Residents living west of the Arthur Ashe Boulevard in the early 1920s, petitioned the city to change the name to Ellwood Avenue because it sounded more distinguished. On April 11, 1923, city council made the change official.

STREET NAME: **FLOYD AVENUE**

DIRECTION: North-South

ORIGIN: Named for Governor John Buchanan Floyd of Washington County, VA, who served as governor from January 1, 1849-January 1, 1852. He was also Secretary of War 1857-1860, appointed by President Buchanan.





SAVE THE DATE FOR THE
MUSEUM DISTRICT ASSOCIATION'S 27TH
**MOTHER'S DAY
HOUSE &
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SUNDAY, MAY 14, 2023
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Past tour photos and more | museumdistrict.org/mothers-day-tour-md

JUST WHAT IS THE MUSEUM DISTRICT ASSOCIATION?

Formed in 1964, the Museum District Association (MDA) is a 501(c)(3) nonprofit organization that contributes to the beautification and historic preservation of the neighborhood, works to address public safety and environmental issues and strives to create a sense of community among those who live, work and do business in the best neighborhood in Richmond.

If you've ever thought about getting involved with the MDA, now could be the time! We're looking for volunteers to support senior board and committee members with roles including:

- Party and event planning
- Communications and social media support
- Magazine editing support

To explore options or learn more, please email MDA president Caley Crawford: caley.crawford@museumdistrict.org.

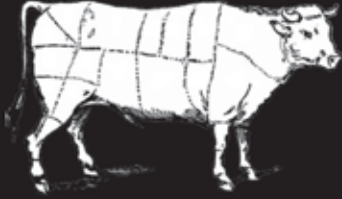




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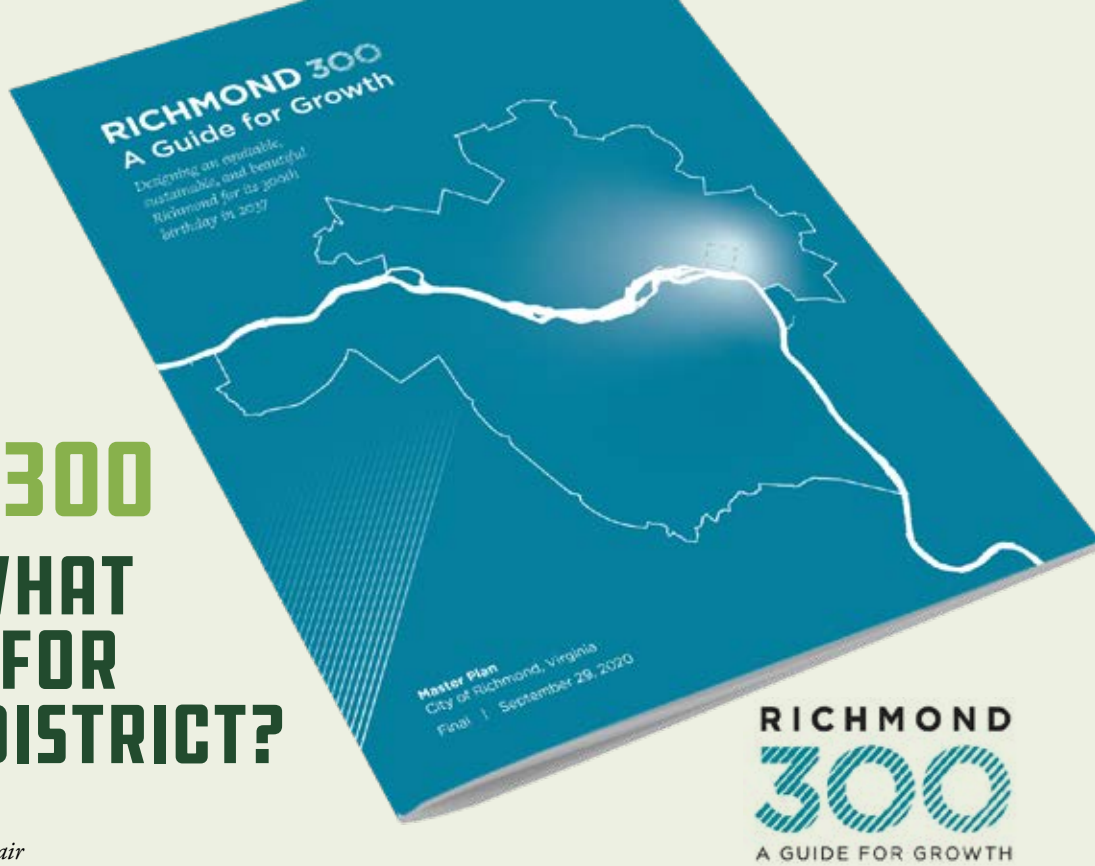
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RICHMOND 300

WHAT IS IT & WHAT DOES IT MEAN FOR THE MUSEUM DISTRICT?

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

In December 2020, Richmond City Council adopted the Richmond 300 (R300) plan as an update to the city’s 20-year master plan. This nearly 250-page document is meant to guide the city’s growth through our tricentennial in 2037. It outlines various recommendations intended to serve as a framework for development and future zoning decisions across the city. The process to update the master plan, led by an advisory council and a technical team, occurred over four years and included extensive efforts to solicit community input.

R300 illuminates a “city-wide” vision that by 2037, “Richmond is a welcoming, inclusive, diverse, innovative, sustainable, and equitable city of thriving neighborhoods, ensuring a high quality of life for all.”

THE RICHMOND 300 (R300) IS A NEARLY 250-PAGE DOCUMENT THAT IS MEANT TO GUIDE THE CITY’S GROWTH THROUGH OUR TRICENTENNIAL IN 2037.

IMPLEMENTATION THROUGH SIX BIG MOVES

In order to prioritize key strategies, R300 outlines six “Big Moves” to “expand equity, increase the sustainability of our city, and beautify our city.”

- Rewrite the Zoning Ordinance
- Reimagine Priority Growth Nodes
- Expand Housing Opportunities
- Provide Greenways & Parks for All
- Reconnect the City
- Realign City Facilities

The city will initiate these strategies over the next five years with attention to the first three moves, which have already begun this year.

WHAT IS HAPPENING RIGHT NOW?

Implementation of initial elements of R300 has begun. The Department of Planning and Development Review (DPDR) is currently evaluating three zoning categories with accompanying recommendations for change.

- 1) **Short-Term Rental (STR) Regulations** – The DPDR believes that short-term rentals can help diversify the city’s economy through increased tourism, which is a goal of R300. Therefore, they are recommending regulation revisions that may include removal of residency requirements for new STRs. However, new regulations would include other limitations, such as the number STRs allowed per

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neighborhood and per owner, an increase in taxation on STRs, inspection requirements and more.


2) **Parking Space Minimums** – Currently, parking minimums are in place for any new developments or projects with changes in land use. The residential minimums are typically based on number of dwelling units while commercial minimums are often determined by floor area. The DPDR recommends that these minimums be eliminated to reduce the burden on small businesses and open opportunities to decrease costs of housing and development. City staff recognize the challenges that could arise from this change, including overcrowding of street parking, and note that improvements to the current public transit system are needed to decrease reliance on personal vehicles. They will therefore continue to identify ways to offset these negatives, such as promoting shared parking strategies and encouraging multimodal mobility opportunities.

3) **Accessory Dwelling Units (ADU)** – An ADU is generally a smaller, independent dwelling unit located on the same lot as another residential structure. They are commonly known as in-law suites, carriage houses or granny flats. In order to build an ADU in the Museum District under current zoning, property owners have to seek approval through the Special Use Permit (SUP) process. R300 proposes that ADUs provide an affordable way for renters to live in the city, help older residents “age in place” and expand housing choices in single-family areas. The DPDR recommends that ADUs be allowed by-right in all residential zoning districts with the following regulations:

- Size, setbacks and height regulations
- Design standards
- Short-term rental regulations
- Occupancy and/or bedroom limitations

COMMUNITY INPUT

Throughout August and September 2022, the DPDR surveyed the community and held public town hall meetings to solicit constituent feedback. City staff are now working on drafting recommended changes to current zoning. Second round community engagement events are tentatively scheduled for November when City staff will share proposed changes allowing for additional opportunities for public feedback. From there, these ordinance changes will go before the Planning Commission and then before City Council for review and approval (tentatively December 2022 – February 2023).

Stay up to date by visiting [RVA.gov/planning-development-review/zoning-changes](https://www.rva.gov/planning-development-review/zoning-changes), and read more about the Richmond 300 master plan by visiting [RVA.gov/planning-development-review/master-plan](https://www.rva.gov/planning-development-review/master-plan). 



ELECTION DAY IS COMING UP: ARE YOU READY?


by **LIZ BRYANT**

Election Day is on Tuesday, November 8. The only office we’ll be voting on in Richmond this year is the United States House of Representatives. The Museum District falls into the 4th Congressional District, and there are two candidates on the ballot: the incumbent **DONALD MCEACHIN** (D) and challenger **LEON BENJAMIN** (R). You can find out more about the two candidates on their web-sites: <https://mceachin.house.gov/> and <https://benjamin4congress.com/> respectively.

While you’re researching, know that some of us are in new precincts and thus will vote in a new polling place. To find your new precinct and where you’ll vote, as well as learn about options and deadlines for early in-person or absentee voting, visit the Richmond Office of Elections at www.rva.gov/elections or call 804-646-5950.

Next year, things will start to get a bit more interesting. In 2023, all seats in the Virginia Senate and Virginia House of Delegates will be on the ballot. Redistricting changed the makeup of a lot of districts, as well as the representatives living in them. For example, three members of the House of Delegates who represent parts of the Museum District—**DAWN ADAMS**, **JEFF BOURNE** and **BETSY CARR**—will find themselves all in the same district. No word yet on whether they’ll choose to run in a primary (they are all in the same party), but it will be an interesting process to follow.

Local districts—for City Council and School Board—have changed as well. Those elections will come up in 2024, along with the U.S. Presidential, U.S. Senate (Tim Kaine’s seat), U.S. House of Representatives and Richmond Mayor.

One final resource that is great for information on candidates, political contributions and redistricting is the Virginia Public Access Project at www.vpap.org. 

2022 Fan District Association



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SHARE YOUR DNA LOVE





One Drawing At A Time

by **RVA URBAN SKETCHERS**

There are many ways to enjoy the museums that anchor our neighborhood, from walking in their green spaces, to visiting their exhibits, to frequenting their cafes. For some local art enthusiasts, our museums have become a home base for sketching meetups to practice the basic skill of drawing.

RVA Urban Sketchers was born a few years ago, when social media posts about urban sketching brought interested people together in the Museum District. While the concept is, on a basic level, simply drawing city views, the term “Urban Sketchers” officially refers to the international movement founded in 2007 by the Seattle-based journalist/illustrator Gabriel Campanario and his subsequent nonprofit organization dedicated to promoting the artistic and educational value of on-location drawing.

RVA URBAN SKETCHERS WAS BORN A FEW YEARS AGO, WHEN SOCIAL MEDIA POSTS ABOUT URBAN SKETCHING BROUGHT INTERESTED PEOPLE TOGETHER IN THE MUSEUM DISTRICT.



The Urban Sketchers website (<https://urbansketchers.org/>) showcases sketches from around the world and also features stories and examples of how sketches function as “reports” on what life is actually like for the artists. For example, in the spring of 2022, drawings submitted by Ukrainians sheltering underground from Russian attacks conveyed powerful eyewitness accounts of their life under siege.

One early Richmond participant, Monica Lewis, was happy to attend the meetups and reignite her lifelong love of drawing. “When I came, I had no idea we were part of a global movement,” she says. “I was just delighted to find other people who loved drawing.” Monica, who has a background in art, finds this group’s work to be especially fulfilling. “I love drawing from observation. It never fails to amaze me; when I look closely at my subject matter, I notice surprising things. I love that moment of learning and discovery.”

Another regular attendee, Regina Tune, enjoys the relaxed atmosphere that brings together people from all ability levels, and the fun opportunity to use many kinds of media—pencil,

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RVA URBAN SKETCHERS

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pen, watercolor, color pencils and pastels, separately or in combination. And fellow attendee Sue MacLeod Barrett found ways to adapt while her wrist was in a brace, creating many drawings with her non-dominant hand. The results featured a unique, uncontrolled look and gave Sue an opportunity to develop her eye-hand coordination. Since the healing of her wrist, Sue has noticed an improvement in her ability to render realistically. "This is about practice. We are all practicing, learning, and growing," Monica says.

While some meetups may consist of only a handful of attendees, the group's Facebook page (RVA Urban Sketchers) enables many more to participate and engage. Some people post photos of sketches created while going about their daily life, such as waiting at a doctor's office, or while on vacation seeing sights. All try to follow guidelines to draw on location from direct observation, and the group has recently been recognized as an official chapter of the Urban Sketchers organization.

"We are one of the 330 chapters now in existence in 60 countries. With Richmond's great art scene and with all of our beautiful, historical architecture, it makes sense that we are hashtagging it with the best of 'em," says Monica, bubbling with city pride. "Our drawings appear next to drawings of European cathedrals, scenic views of the Pacific coast and quaint cafes in far away places, to name just some of the content that comes up alongside ours."

Follow along and get involved on Facebook: <https://www.facebook.com/groups/RVAUrbanSketchers/>. All are welcome—just bring your supplies and be prepared to work independently. 

"SKETCHING AND DRAWING SHOULD BE ABOUT TAKING TIME FOR YOURSELF, DOING SOMETHING YOU LIKE, ENJOYING THE PROCESS - NOT SEEKING AFTER A 'PERFECT' FINAL RESULT. 'PERFECT' DOES NOT EXIST. A BEAUTIFUL SKETCH IS ONLY A POINT OF VIEW, A MATTER OF TASTE."

- RENATA LAHALLE

Spanish-based teacher and artist



CHARLES DAVID PIPER PHOTO



NEIGHBORHOOD ARTIST CAPTURES PERSONALITY OF HISTORIC HOMES

by LIZ BRYANT

Perhaps you've spotted a man with a sketchpad sitting in front of your Museum District residence. Don't be alarmed—it's likely Harvey Bilisoly capturing the essence of your home on paper. He particularly enjoys observing the fine details and exploring the individuality of each building.



Harvey Bilisoly

"Old houses are not faceless," he says, but rather each is unique and special in its own way.

Harvey grew up in Norfolk where his maternal grandfather built houses, so his interest in structural aesthetics runs in his blood. His artistic spark was lit in high school and he earned a Bachelor of Fine Arts degree from Tulane. But art was not to be his career. He worked in sales for 47 years before retiring in 2021, but luckily his job took him all over the country where he could indulge in his love for all things structural.

"I'm a nut for architecture."

His own home is a stellar example of fine building detail. Featured on the 2022 Museum District Mother's Day House & Garden Tour, the house boasts a spectacular half-moon front porch and retains many of its original features, including 11-foot ceilings, original hardwood floors and a handcrafted

stained glass window. Harvey's research revealed that it was built as a spec house in 1921 and sold at the time for \$6,300—a far cry from current real estate values.

And that magnificent porch isn't just a place to relax. For Harvey, it serves as an outdoor studio space where he "shapes up" his drawings. He says he will generally draw onsite (on your sidewalk in front of your house) for a couple of hours and then set up with his easel to put on the finishing touches.

You'll find Harvey out and about with a sketchpad or canvas most days. He's a prolific artist who describes his time drawing as "quiet harmony."

"It's my therapy," he says.

The finished pieces of art are as unique as the structures themselves. Some are black and white, some are in color. But they all bring to life and convey the personalities of their subjects.

So, if you're lucky enough to find Harvey Bilisoly sitting in front of your house, say hi and check out his work. You'll be glad you did. **Q**





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PANDEMIC STRESS: RECOGNIZING AND MANAGING ANXIETY IN THE AGE OF COVID

by **LIZ BRYANT**

Many people have seen their levels of stress rise over the past two and a half years of the COVID pandemic. I sat down with Dr. Kate Macie, a clinical psychologist, to discuss pandemic stress and what people can do to manage it and other anxieties they may be feeling.

WE HEAR THE TERM “PANDEMIC STRESS” IN THE NEWS. AS A MEDICAL PROFESSIONAL, HOW WOULD YOU DEFINE IT?

DR. MACIE: “I think this term broadly covers any anxieties, mood disturbance, fears and frustrations that people are having that can be tied to the presence of COVID-19 and all of its consequences. The stress can be related to actually having the illness, the fear of getting sick/being hospitalized/death, the financial consequences of the job losses and business shut-downs, the stress of isolation or even the stress of being at home all the time with one’s family.”



DR. KATE MACIE
Clinical Psychologist

WHAT ARE SOME SIGNS THAT SOMEONE MAY BE DEALING WITH A HIGHER THAN NORMAL LEVEL OF STRESS? WHAT CAN THEY DO TO EASE THE STRESS?

DR. MACIE: “Most people feel stress in their bodies, one way or another. We get headaches, stomachaches, muscle pain, tightness in the chest or racing heartbeat. We might feel chronically tired, or a little too alert. If anyone is looking for some basic guidance about dealing with stress, pick up a book on mindfulness practice. I also tell my clients that a successful plan for managing anxiety or depression starts with healthy eating and some type of exercise routine.”

SOME PEOPLE MAY BE EXPERIENCING ANGER. HOW CAN PEOPLE BEST DEAL WITH THIS?

DR. MACIE: “There is nothing wrong with the feeling of anger; it’s important to acknowledge it, and one thing we can do with it is simply vent to one another. Find a like-minded friend who



shares in your anger. But we have to get it out and then let it go. Holding on to anger can have serious health consequences. Practice reality acceptance. When we focus on what ‘should’ be or think in terms of ‘if only...’ we are not accepting our reality. We can’t control anyone but ourselves, so we have to do what we feel is right and accept that the situation will remain imperfect.”

WHAT ARE SOME “RED FLAGS” THAT INDICATE SOMEONE NEEDS TO SEEK HELP IMMEDIATELY? WHAT CAN SOMEONE DO IF THEY SEE THE “RED FLAGS” IN SOMEONE THEY CARE ABOUT?

DR. MACIE: “Unfortunately, getting immediate help is nearly impossible. In the mental health world, your problem is only urgent if you are at risk for harming yourself or someone else. In that case, a call to 911 would be warranted. Otherwise, you are likely to wait at least several weeks for an appointment with a therapist. But that being said, if someone needs help, they should get on that waitlist as soon as possible. I would recommend seeking out a therapist at one of our area’s larger group practices—they generally hire reputable therapists with good credentials, and they are likely to have availability.

“Be concerned about your loved ones if you see an obvious behavior change, or a pervasive bad mood. Depression often manifests as sadness, but sometimes looks more like irritability or anger. Don’t hesitate to ask someone, ‘Are you doing okay? You don’t seem like yourself lately.’ Someone in distress needs to be noticed and to feel cared about. Good social support is an important factor in preventing mental health problems, and it can also be healing.”

ANYTHING THAT YOU WOULD LIKE TO ADD?

DR. MACIE: “Know that you are not alone in your feelings. A lot of us are feeling varying levels of stress. Whether you find help with a friend or with a licensed professional, it’s important to address what’s bothering you so that you can work through it and get back to feeling better again.” **G**

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THE LEAVES ARE TURNING

by **ALLISON ELLIOTT SCHUTZER**
Licensed Realtor, The Steele Group, Sotheby's International Realty

Have you felt the breath of fresh air? After months of cutthroat tactics and desperate moves by desperate buyers, the market is finally starting to even out.

While the median listing price has risen from the previous year, properties are staying on the market longer. And sellers are happy to receive their asking price! This is because prices have adjusted to the \$100k over asking levels from just months ago to reflect most recent property values. Houses are simply being listed at higher prices. This phenomenon, combined with the steady rise in



interest rates, will and has affected buyers' willingness to buy. Home prices are still growing, but at a slower rate, allowing buyers a chance to catch up.

Some things in real estate are somewhat predictable year-to-year, and fall is notably the "best time to buy a house." It's a time of year when things start to slow down. Property prices generally peak in June and decrease through the end of the year. And with a crop of new homes remaining on the market for days longer than we've seen in months, this fall seems to be no different—in fact, it's even better.

Buyers may be driving a harder bargain, but sellers? You have not lost all your chips! Don't forget, average listing prices are still up nearly 12% from this time last year. Your days on the market might be a little longer than if you were listing six months ago, but, with the right pricing and expectations, you are still out to make a great profit. 📈

WEEKLY HOUSING TRENDS

Median Listing Prices	11.7%	▲
New Listings	-13%	▼
Time on Market	6 days longer	▲
Mortgage Rate	6.02%	▲

Average mortgage rates for 30-year fixed-rate loans in the week ending Sept. 15 from Freddie Mac; housing data in the week ending Sept. 10 from Realtor.com (YoY Chg.)



WE KNOW THE NEIGHBORS *and* THE NEIGHBORHOOD



Meet the Eldridge family! They've lived in the Museum District for 5 years and shared some of their favorite things with us on a recent home visit.

What are your favorite things about living here?

Grey: "stores and restaurants, especially Kramer's Market and Oaxaca Latin Market!" Parker: "living close to friends!"

What's your favorite space in your home?

Leah: "the back room where all of the sunlight hits." Jeremiah: "the porch is definitely my favorite."

What has surprised you about living here?

Leah: "I love how this area connects us to so many different neighborhoods so easily."

The boys: "how close to Carytown we are and how many local businesses are in our neighborhood!"

MUSEUM DISTRICT 2020 2021 2022

Number of Sales 83 74 80

Average Price \$411,760 \$442,705 \$563,667

Median Price \$412,500 \$457,450 \$540,160

Days on Market 20 14 8

Avg. Price per SF \$256.12 \$272.44 \$331.97

Avg. Size 1,712 1,675 1,690

*Information from CVRMLS for closed transactions through Sep. 30 as of October 4, 2022; includes all detached, attached, and duplex properties

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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.



JENNIFER MCCLELLAN
State Senator

WHAT IS YOUR IDEA OF PERFECT HAPPINESS?

My idea of perfect happiness is relaxing with my family on a beach, then exploring a new place.

WHAT IS YOUR GREATEST FEAR?

My greatest fear is failing to try for fear of failure.

WHICH LIVING PERSON DO YOU MOST ADMIRE?

My mother. She was the third youngest of 14 children born in the Gulf Coast of Mississippi during the Depression and became the first member of her family to graduate high school and go to college. She raised three strong, confident and independent girls while working full-time.

WHAT IS YOUR GREATEST EXTRAVAGANCE?

Spa days while on vacation.

WHAT IS YOUR GREATEST REGRET?

I don't really have regrets. Everything that has happened in my life—the good, the bad and the ugly—has made me who I am today.

WHAT OR WHO IS THE LOVE OF YOUR LIFE?

My husband, David Mills!

WHICH TALENT WOULD YOU MOST LIKE TO HAVE?

I wish I could sing a broader range than I can.

WHAT IS YOUR CURRENT STATE OF MIND?

I am generally optimistic and hopeful, but at times overwhelmed by how many problems there are in the world that I can't fix.

WHAT DO YOU CONSIDER YOUR GREATEST ACHIEVEMENT?

My children! I am also the only state legislator in the country to have passed a Voting Rights bill, a reproductive health bill and a clean energy standard.

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

I would probably come back as a dolphin because I love the sea.

WHAT'S YOUR MOST TREASURED POSSESSION?

My father's Bible, which was given to him in 1947 by a small church where he was a pastor. No matter how many new ones he was given, he used that Bible the rest of his life.

WHAT DO YOU REGARD AS THE LOWEST DEPTH OF MISERY?

Hopelessness.

WHAT IS IT THAT YOU MOST DISLIKE?

Hatred and cruelty.

HOW WOULD YOU LIKE TO DIE?

Peacefully in my sleep.

WHAT IS YOUR MOTTO?

Focus on the things you can control or influence, and let go of the things you can't.

WHAT'S THE MOST RICHMOND THING YOU CAN DO?

Spend a day in Maymont Park. 





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

- POLICE & FIRE**
- Emergency 911
 - Fire Non-emergency 804-646-6640
 - Police Non-emergency 804-646-5100
 - Crime Stoppers 804-646-6733
 - 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 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) - andreas.addison@richmondgov.com 804-646-5935
 - Katherine Jordan (2nd District) - katherinejordan@richmondgov.com 804-646-6532
 - Stephanie Lynch (5th District) - stephanie.lynch@richmondgov.com 804-646-5724
- For information on City Council meetings, visit <https://richmondva.legistar.com/Calendar.aspx>.

- SCHOOL BOARD**
- Jason Kamras, School Superintendent - jkamras@rvaschools.net 804-780-7700
 - Elizabeth Doerr (1st District) - edoerr@rvaschools.net 804-929-6624
 - Mariah White (2nd District) - mwhite4@rvaschools.net 804-221-9389
 - Stephanie Rizzi (5th District) - srizzi@rvaschools.net 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) - DelDAdams@house.virginia.gov 804-698-1068
 - Del. Betsy Carr (69th) - DelBCarr@house.virginia.gov 804-698-1069
 - Del. Jeffrey Bourne (71st) - DelJBourne@house.virginia.gov 804-698-1071
 - Sen. Jennifer McClellan (9th) - district09@senate.virginia.gov 804-698-7509
 - Sen. Ghazala Hashmi (10th) - district10@senate.virginia.gov 804-698-7510

- US CONGRESS (DISTRICT 4)**
- Rep. A. Donald McEachin DC Office - 202-225-6365
Richmond Office - 804-486-1840

- US SENATE**
- Sen. Mark Warner DC Office - 202-224-2023
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