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March 15, 2024

By Email

Virginia Union University
Richmond, VA 23219
Attention: President Hakim Lucas (HJLucas@vuu.edu)

The Steinbridge Group
1270 Ave of the Americas, 7th Floor - STE 1068
New York, NY 10020
Attention: Mr. Tawan Davis (info@steinbridge.com)

Re: Richmond Community Hospital Building

Gentlemen:

We have communicated privately with President Lucas about the fate of the historic Richmond Community Hospital building located at 1209 Overbrook Road in the City of Richmond. I am writing to confirm and reiterate that Historic Richmond Foundation ("Historic Richmond") is serious about working cooperatively with you for the adaptive reuse of the Richmond Community Hospital building.

Historic Richmond Foundation is a 501(c)(3) with a mission that includes preserving and protecting Richmond's historically significant structures and places. We have worked extensively with, and invested significant resources in, many of Richmond's most significant historic properties from Old City Hall to the National Theatre to Monumental Church.

Since your announcement on February 2, 2024 regarding the proposed residential development involving the Richmond Community Hospital parcel, we have heard from many members of the Richmond community and the healthcare community, including individuals and organizations, who are concerned about a potential demolition of the Richmond Community Hospital building. Richmond Community Hospital, also known as the Sarah Jones Memorial Hospital, was designed in the Art Deco style. Its construction in 1932 was the culmination of five years of fundraising, part of a citywide appeal to bring the woefully inadequate healthcare facilities for Richmond Blacks up to modern standards. Although this hospital was far too small to serve the thousands of African Americans who lived in Richmond, its construction during the depths of the Depression was a point of pride.

We believe that: (1) this building has a significant story to tell, with significant architectural, historical and cultural value; (2) the community wants to see it saved; and (3) there could be several viable plans for saving it.

Historic Richmond has a history of successful partnerships for the rehabilitation of historic properties. In fact, we worked with VUU to help develop a plan for the Industrial Hall and are delighted to see its rehabilitation project finally coming together. We would be pleased to partner with you to assist in the adaptive reuse of the Richmond Community Hospital building.

In that regard, we are renewing our offer, previously communicated to Dr. Lucas on February 14, 2024, to work with you cooperatively to explore adaptive reuse alternatives. We propose that we would pull together a team of volunteer architects, engineers and construction experts to assess the building's condition and propose alternatives for incorporating it into your larger project plans on the condition that you give us access to the building and provide to us an understanding of your project goals and parcel footprint.

We would be happy to discuss in more detail how we might work together to achieve your goals for your property and our goal to preserve Richmond's distinctive historic character through the adaptive reuse of the Richmond Community Hospital building.

We are available to meet with you at your earliest convenience.

Sincerely yours,



Cyane B. Crump
Executive Director

cc: Martha Warthen, President, Historic Richmond Board of Trustees
Dr. W. Franklyn Richardson, Chairman Virginia Union University Board of Trustees
The Honorable Levar M. Stoney, Mayor of the City of Richmond
The Honorable Ann-Frances Lambert, Council Vice President, Richmond's 3rd Council District
Leonard L. Sledge, Director of Economic Development, City of Richmond
Kevin J. Vonck, Director of Planning and Economic Development Review, City of Richmond
The Honorable Viola O. Baskerville