



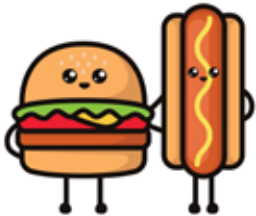
WESTOVER  
HILLS  
neighborhood  
association

# WESTOVER HILLS RAG

## Spring into all the fun in the neighborhood!

### WHNA PICNIC 2024

Saturday, May 4  
4:00 pm-7:00 pm



We are getting excited and gearing up for the Westover Hills Neighborhood Picnic! Mark your calendars for Saturday, May 4,

2024 and with a rain date of Sunday May 5, 2024. It will be held again on the strip of Prince Arthur between New Kent Road and Evelyn Byrd Rd.

There will be food, alcoholic and nonalcoholic beverages, children's activities, live music, but most importantly, hundreds of your neighbors to meet or reunite with. Closer to May 4, please look for a volunteer signup on the WHNA Facebook page, as this event is not possible without volunteers. You will get free admission for your generous time.

The cost per person for WHNA members is \$15 or for non-members it's \$20. The cost per household (2+) for WHNA members is \$25 or for non-members it's \$35. We accept cash, Venmo, or check at the door.

### SAVE THE DATE: WHNA YARD SALE

Saturday, June 1 (Rain or shine)  
8:00 am-12:00 pm

It's not too early to start cleaning out your clutter and sign up to participate in the annual WHNA Yard Sale. The WHNA will provide all advertising for the event in local media outlets and signage directing shoppers to participating addresses.

Sign up either online at [bit.ly/WHNA-YS-2024](http://bit.ly/WHNA-YS-2024) or by scanning this QR code or by contacting Louise Freedman at (804) 477-4064 or [LFreedman5111@gmail.com](mailto:LFreedman5111@gmail.com).



### DON'T FORGET TO PAY YOUR MEMBERSHIP DUES!

It only costs \$15 per household to support the activities of the WHNA. With money raised, we can host the neighborhood favorite, the WHNA Picnic and advertise the WHNA Yard Sale. Your neighborhood association also provides support to Westover Hills Elementary School and events like Music in the Park and the recent Run for the Hills 5k in Forest Hill.

You can pay your 2024 dues online at [westover-hills.org/join](http://westover-hills.org/join) or by mail using the form on page 19. Thank you to all who have already done so!

### VIRGINIA GARDEN CLUB HOSTS TOUR

Read more about historic River Hill on page 12. The homes will be open for tours on Wednesday, April 24th, from 10:00 am to 4:00 pm For tickets, please visit [Vagardenweek.org](http://Vagardenweek.org). ■



## CALENDAR

**April 10**  
WHNA Meeting  
7:00 pm  
Westover Hills United  
Methodist Church

**April 24**  
Garden Club  
of Virginia  
Garden Tour  
10:00 am-4:00 pm

**May 4-5**  
Arts in the Park

**May 8**  
WHNA Meeting  
7:00 pm  
Westover Hills United  
Methodist Church

**May 12 & June 9**  
Music in the Park  
Time/Band TBD  
**June 1**  
WHNA Yard Sale

**June 12**  
WHNA Meeting  
7:00 pm  
Westover Hills United  
Methodist Church



**NUMBER OF HOMES SOLD**

34

**MEDIAN PRICE**

\$598,500

**PRICE CHANGE FROM 2022**

+12%

**AVERAGE DAYS ON MARKET**

11

**WHAT PEOPLE ARE SAYING**

Our experience was second to none. From the start to finish, Jennie provided us with counsel on making the most out of our home sale. She was equal part sensitive to the emotional elements of a move as she was business savvy ensuring we put our best foot forward. She and her team moved quickly and pragmatically. Every decision was supported by data and expertise. Her knowledge and experience in our area of Richmond also proved invaluable.

-Margaret & Britton W.

*\*Sales Recorded in CVRMLS January 1 - Decemeber 31, 2023*



**Jennie Barrett Shaw**

Associate Broker

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jennie.shaw@sothebysrealty.com



2023 HOLIDAY DECOR AWARDS



**A) MOST CREATIVE (DAYTIME)**

**5223 Sylvan Road  
Brian Turner**

This Candyland fantasy highlighted a luscious-looking array of gingerbread men, ice cream cones, nutcracker soldiers with layer-cake helmets, and other sweet treats.



**B) BEST DOOR (DAYTIME)**

**5313 New Kent Road  
Christina & Nick Nies**

Not one but two evergreen wreaths were flanked by spirals of more greenery around porch columns. Alas, the holiday season offered no way to use the vintage snow sled parked in the front yard.



**G) BEST TREE (NIGHTTIME)**

**5009 New Kent Road  
Bill and Sandra Vytlacil**

This large holiday tree, a perennial favorite, displayed more varieties of lights than ever before, creating an abstract sculptural display worthy of an art museum.



**D) BEST OVERALL (DAYTIME)**

**4901 Evelyn Byrd Road  
Bridgett Hurley &  
Keith Goodwin**

High atop one of the neighborhood's steepest front yards, a house party of holiday characters was underway, with Santa, reindeer, teddy bears, snowpersons—the gang was all there.

**E) MOST CREATIVE (NIGHTTIME)**

**5605 St. James Place  
Curtis & Kathleen Monk**

Cascading waterfalls of light surrounded every window, while a glowing blue "carpet" highlighted Snoopy's Christmas tree sale.

**F) BEST DOOR (NIGHTTIME)**

**5215 Devonshire Road  
Terry & Bill Cullen**

Dozens of glowing red and green candy canes lined the walkway to a blue-lit entrance with a chartreuse front door.



**H) BEST OVERALL (NIGHTTIME)**

**1900 Westover Hills Boulevard  
Elizabeth &  
Jonathan Carrier**

Hundreds of small white lights, accented by red and green floodlit areas on a corner lot, offered a bright holiday welcome to our neighborhood, especially to those driving across the Boulevard bridge. ■

**WHAT AN ACT OF KINDNESS!**

WHNA's Community Involvement Committee received a request from the Westover Hills United Methodist Church for help replacing three picnic tables, which had fallen apart in the church's Tot Lot. One of our committee members, Debra McClane, responded with, "Let me see if I can get those tables made." Within days Debra responded with, "My church, Bon Air Baptist, would like to build the three tables and donate them to WHUMC." They were built and delivered to the Tot Lot on March 16.

What an act of kindness. Hats off to the folks at Bon Air Baptist Church! ■







Benefits Richmond Animals

We're right up the street in the Stratford Hills Shopping Center

Free furniture pickups!

Learn more at [FurbishThrift.org](http://FurbishThrift.org)

### In our first year, Furbish Thrift:

- donated more than **\$30,000** to local animal welfare organizations;
- launched **The Big Fix**, which has already funded spay/neuter for more than 200 colony cats;
- provided **13,000 lbs** of free pet food in our in-store pantry;
- helped **178 cats and kittens** find homes in our dedicated adoption room;
- distributed **7 tons** of free pet food to partner agencies;
- established a **scholarship fund** for veterinary education.

We have lofty plans for year two. Your support makes this happen.



Furbish Thrift is a program of the William A. Harrison Jr. Foundation

## Merchant Profile: Getting to Know Gramophone

By Sangeeta Ryan and Molly McKinley



Gramophone

Being nosy, like humans can be, we watched with curiosity as the old dry cleaners on the corner seemed to turn into an interior construction site. Scuttlebutt referenced

a new wine bar. We watched the progress with anticipation ... were you likewise among curious observers as the Gramophone sign eventually appeared, tables and chairs were set up, and the lights went on?

On one of these days, the door happened to be open and we, two friends out and about on a whim and rarely accused of shyness, invited ourselves to attend the soft launch of the Gramophone Winery. The space, at first glance minimalistic, has become a bright neighborhood hangout adorned with local art on display, a cozy corner, music, snacks, a collective sense of welcome, and of course delightful wines.

The trio of owners (Arthur Grant, Justin Laughter, and Chris Mayo) boast a friendship that started in junior and high school and now spans the decades. They invite you to share their love of

music and wine and their background expertise in the hospitality and music industries. For those unfamiliar with Gramophone, Arthur invites you to check out the website [www.gramophone.wine](http://www.gramophone.wine).

Then come in and enjoy the weekly themed events including karaoke, poetry, comedy, trivia all paired with a variety of wines and vittles. Not a wine drinker? Come for the themed nights and enjoy non-alcoholic offerings, food, and community.

And because this is the first of a series of articles highlighting our array of terrific local merchants, here are some quirks and insights: Arthur's first job was in an animal hospital and if you dig music, ask Arthur which woodwind instruments he played and plays. When asked his current favorite wine on Gramophone's menu, Arthur stated, "Microphone" with a smile. When asked about business success thus far and promise for the future, Arthur gives credit to the "friends that want to help us and see us succeed."

A theme running through this newsletter series of articles about local businesses will be appreciation of the courage it takes to open and run a business and insights into how we can build and

support community through our local patronage and cheerleading. In that light, check out Gramophone on an ad hoc neighborhood stroll or as a venue for a special event. During business hours, families, friends and YOU are welcome at Gramophone. You may bring in your own food, or purchase light fare on site or from food truck vendors. In the coming months, keep your eyes open for the launch of a wine club, patio seating, and the presence of Gramophone's products in a growing number of fine Richmond restaurants.

Your dutiful reporters recently celebrated International Women's Day (March 8) with trivia, women's resources tables, wine and at least two new friends! Join us one day; we'd love to meet you, too!

*Sangeeta Ryan, Molly McKinley, are two fast talking ladies with a love of life and community. ■*



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## FOREST HILL PARK HAPPENINGS

FOREST HILL SPRING CLASSIC CHILDREN'S BIKE RACE IS RETURNING TO THE PARK!

Sun., April 21, 1:00-4:00 pm

This bike race aims to improve children's cycling skills and provide a safe and fun competitive event. Categories for children up to 12 years old are available. Read more and register:

[www.friendsofforesthillpark.org/springclassic.html](http://www.friendsofforesthillpark.org/springclassic.html)

Sponsored by Friends of Forest Hill Park and Virginia Outside ■





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For more information, visit [www.stmschool.net](http://www.stmschool.net).

**St. Michael's Episcopal School**  
10510 Hobby Hill Road, Richmond, VA 23235

Contact the Admission Office: [admission@stmschool.net](mailto:admission@stmschool.net)

## Bike Lanes on Westover Hills Boulevard

### IN FAVOR OF THE CITY'S PLANS

by Page Hayes

The bike lane project has been hotly debated by those who oppose the most recent plan that has the Boulevard going down to one travel lane each way, adding in a bike lane next to the curb, with parking used as a buffer. They are concerned that drivers may cut through our streets to avoid backups. Logic would point out that the Boulevard Bridge is already one lane each way, and then expands to two lanes at Evelyn Byrd. It would make sense to keep traffic one way all the way to Forest Hill. And I feel that any traffic cutting through the neighborhood would be short-lived.

### TRUST EXPERTS

I have no training in traffic engineering. But I do trust experts to have developed a plan that will calm traffic through this corridor which will make it safer for

pedestrians and cyclists. The city has many examples of bike lanes throughout the area to learn from and adapt to our area, and they've studied what other cities have done with similar issues. Philosophies of traffic management has changed over the years. No longer are arteries designed to speed cars through an area. Let's trust the engineers with the most recent studies and training to do what's right.

### ADJUSTMENTS WILL BE MADE

The white poles are temporary, to help establish the new traffic pattern and may be removed or replaced with more attractive options. If traffic backs up too much, and doesn't abate over time, the city can make changes.

### SILENT MAJORITY

I think there is a large number of people who might be neutral or in favor of the plan that haven't spoken up, but only opponents are being heard.

### THE CITY IS COMMITTED

The City has received federal funding for bike lanes, they have met with concerned neighbors, and are not compelled to adjust their plans. City Council cannot change the plans. The highest-ranking member of the Mayor's staff cannot change the plan. Only the Department of Public Works can, and they have said that they will not.

### GIVE IT A CHANCE

So, let's give this a chance. Let's be optimists and see that the experts were right. Let's improve the Boulevard to be the accessible and beautiful route it can be. Let's act when other neighborhoods have struggled to do the right thing to improve safety. ■



Download the newest City Bike Plan at [bit.ly/2024BikeLanePlan](http://bit.ly/2024BikeLanePlan)



Download the report from Group for Sensible Bike Lanes at [bit.ly/GSBL-report](http://bit.ly/GSBL-report)

### OPPOSED TO THE CITY'S PLAN

by Val Murphey

The city wants to increase safety for bicyclists and reduce speeding on Westover Hills Boulevard, and we're all for that! Group for Sensible Bike Lanes welcomes bike lanes to the neighborhood. Our major concern with the city's plan is that it will reduce traffic lanes on the Boulevard to one in each direction, which will increase congestion, cause back-ups, and lead to cut-throughs on our neighborhood streets.

### DATA SHOWS TRAFFIC BACKUPS

The city has said their experts don't think we'll notice much difference in traffic back-ups. But that assertion is not backed by the city's own data. Consultant data obtained from the city through a Freedom of Information Act request shows that traffic flow on the Boulevard will indeed slow considerably and that—at certain times of day—congestion will increase to a level that is called an "intolerable delay."

Volunteers from our group conducted personal observations of traffic flow on

the Boulevard. In late May, when the Boulevard was reduced to one lane of southbound traffic due to construction at the Forest Hill intersection, there were 42 cars waiting in line for the traffic light to change, and observers counted many of them turning right or left onto our residential streets.

Westover Hills residents have complained for years about commuter traffic cutting through our streets to avoid backups at the New Kent and Forest Hill Avenue traffic lights. That's why we lobbied for and got the signs that say "No Turn Between 4 and 6 pm." But some drivers still do it. If there is ANY additional traffic backing up on the Boulevard, we can be sure that more drivers will cut off onto residential streets to avoid the slowed traffic. That means more traffic and higher speeds on streets where children play, neighbors walk, and cyclists enjoy riding.

### ALTERNATE SOLUTIONS

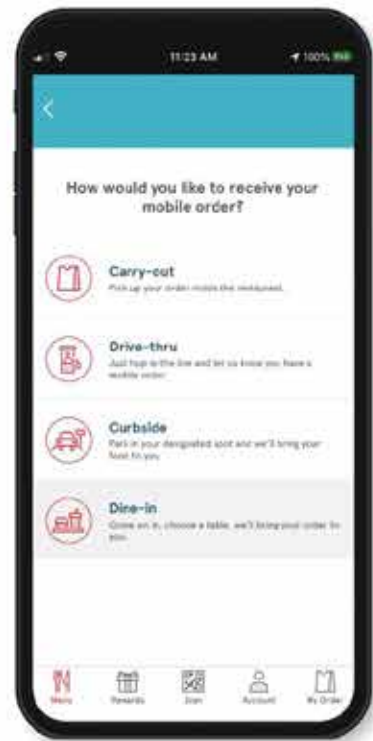
We believe there are many other ways to calm traffic on Westover Hills Boulevard and implement bike lanes without reducing traffic lanes. Our group presented to the city several other options that would

create safe biking routes and reduce speeding while preventing cut-through traffic on side streets. Some of these options are already in use in other parts of the city.

We have recommended to the city that it install additional crosswalks at intersections along the Boulevard to provide visual traffic calming as well as additional safety for pedestrians (which isn't addressed at all in the city's plan). Flashing pedestrian crossing signs, additional speed limit signs, speed monitoring devices, and other traffic calming methods should also be considered.

While there are pros and cons to any plan to provide bike lanes and reduce speeding, we believe that our neighborhood will suffer if traffic is reduced to one lane on Westover Hills Boulevard. ■

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## MESSAGE FROM KRISTEN NYE

*Fourth District City Council Member*

### GREETINGS, WESTOVER HILLS FRIENDS AND NEIGHBORS!

I hope this message finds you enjoying a productive and balanced start to 2024! We have certainly hit the ground running very quickly at City Council and I know there are so many great initiatives happening right here in our neighborhood as well.

As always, my office and I remain accessible to answer any questions and/or assist with any of your City services-related needs, but in the meantime, I'm happy to provide a few community-wide updates:

### FOREST HILL LAKE DREDGING

I know that many of you frequently travel down Forest Hill Avenue to our beloved park, so I'm happy to share that the lake is on track to be dredged this spring! Howard Glenn, who oversees this project provided an update at the February FHNA meeting – I'm very grateful that he took the time to share his expertise with the community and that DPU shares our collective commitment to the lake.

### FOREST HILL SPRING CLASSIC

I know that many of you also look forward to the annual Forest Hill Spring Classic put on by your neighbors with the Friends of Forest Hill Park – this year's event is on April 21st and you can check out their social media for registration information!

### CITY BUDGET SEASON

We are in the thick of the City's annual budget process. As you may know, the Mayor drafts the budget and submits it to City Council – we then amend the budget as needed and then formally approve it. The Mayor will introduce his budget to Council in late March and then we will hold a number of public hearings on it over the ensuing two months. Throughout my time on Council, I have said that I feel the budget is one of Council's most important responsibilities, so I will be sure to communicate about it with you regularly so you know how your City dollars are being spent.

### MEALS TAX ISSUES

I know many of you have seen reporting about the significant issues in the Finance Department related to the collection of meals taxes. At our February 12th meeting, Council unanimously passed legislation to codify how certain meals tax payments are applied, which is the first in many steps to create a fair and transparent meals tax collection process. Richmond is a "foodie town" and we need to be doing everything we can to support our incredible restaurants, especially after many of them suffered so greatly during the pandemic. Please rest assured that Council cares deeply

about our restaurants and is committed to ensuring we make the appropriate changes so they can continue to thrive.

### ON A PERSONAL NOTE

I wanted to share that I was honored earlier this year to be elected unanimously by my colleagues as President of City Council. I wouldn't be here without the support of the 4th District and I'm so thrilled to have even greater opportunities to amplify our incredible district.

Thank you all for everything you're doing to make the 4th District such an incredible place to live – I look forward to our continued work together over the coming months!

Sincerely,  
**Kristen Nye**  
 Richmond City Council President,  
 4th Voter District ■

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## PRESIDENT'S COLUMN

by Bryan Carlson

Spring has arrived with that dreaded loss of an hour's sleep! Well, let's get moving forward to what springtime in Westover Hills is all about! Showing off our gardening skills, sprucing up our lawns, spring cleaning! Best of all, get out in the neighborhood. Go for a walk, run, or a bike ride. Take a minute to stop and chat with your neighbors. We have a lot of things coming up in the next few months.

### WHNA ACTIVITIES

- WHNA Picnic – May 4 (Rain Date May 5)
- WHNA Yard Sale – June 1
- Garden Club of Virginia Historic Garden Week Tour – Richmond Hill April 24th [www.vagardenweek.org/tours/richmond-historic-river-hill/](http://www.vagardenweek.org/tours/richmond-historic-river-hill/)

### ADDITIONAL UPCOMING EVENTS OUTSIDE OF WESTOVER HILLS

- Arts in the Park – May 4-5
- Music in the Park 5/12, 6/9, 7/14, 8/4, 9/8, 10/6

### DEVELOPMENT

Progress is moving right along with the commercial development of the old Bank of America site, as well as the apartments in the Westover Station Building. We hope to have a representative from Dodson Development join us at our April WHNA meeting to give us an update on their progress.

Our first meeting of 2024 was held on February 15th and I was very pleased with the turnout. Remind your neighbors to join us at our monthly meetings. We hope to make the meetings informative, meaningful and of course, social! ■

## Meet Your New WHNA Board Members

### BRYAN CARLSON – PRESIDENT



Richmond native. Been in Westover Hills since 1997. Retired since 2019. Love gardening, travel, outdoors and a huge foodie!

Recommend a restaurant??

### VAL MURPHEY – CO-VICE PRESIDENT



A retired journalist, Val has lived in Westover Hills with her husband Dick Bragg since 1995. She has served in the past as WHNA

president, treasurer, and Rag editor. She currently also handles advertising for the Rag.

### MARK BOUZIANE – CO-VICE PRESIDENT



I have been a Westover Hills resident since 1996. I have always been amazed at how welcoming our neighborhood and

association was to me and look forward to paying it forward.

### ERIN NICHOLSON – CO-SECRETARY



Erin and her family moved to the neighborhood in 2019 from Boston, MA. Erin works in nonprofit communications,

and her husband Ben works at VCU in the emergency department. They have two kids, Fiona (9) and James (7), and a 1-year-old labradoodle, Scout.

### HEATHER PUTNAM – CO-SECRETARY



I am a Richmond native and grew up in Bon Air. Moved to the neighborhood in October of '22 after living in SC for over 20yrs. I have 2 adult

children and work as a designer for Crate and Barrel

### MELISSA BUTLER – TREASURER



Melissa lives on Caledonia and has held this position for over 10 years. Melissa is enjoying her retirement from the Federal Reserve

Bank of Richmond and spends time working in her garden, reading historical novel's, walking, and riding her Trek bicycle.



# River Hill Garden Week Homes Tour

By John M. Coski

Westover Hills residents understandably take pride in knowing that this year's Richmond Garden Week tour features homes in our neighborhood. But, to be completely accurate, the tiny enclave known as River Hill boasts topography and a history distinct from the rest of Westover Hills.

Consisting of most (but not all) of the homes east of Westover Hills Boulevard and north of Evelyn Byrd Road, River Hill was developed on the former farm of William H. Wyatt. Whereas Westover Hills remained in Chesterfield County until 1942, the Wyatt farm was annexed to the city of Richmond in 1914. The River Hill Development Corporation platted the land in 1923-1924, nearly simultaneously with the Westover Hills Corporation's development of Westover Hills.

By 1930, only seven houses in River Hill had been built and occupied. Three of them – and a fourth that was just across the corporate line in Westover Hills – will be on the Garden Week tour.

Nestled between two arms of Westover Hills, the two main streets of River Hill – Evelyn Byrd Road and South Boulevard (now Westover Hills Boulevard) – form a peninsula that slopes down to a short stretch of Riverside Drive and are served by paved and cobblestone axial alleys. The land affords views not only to the James, but also to Wayside Spring, Prince George Road, and Southcliff Road to the east.

Most early residents considered themselves part of Westover Hills, but a few were adamant that they lived in "River Hill." Indeed, the annual city directories designated the several blocks as "River Hill(s)" until 1958.

Naturally, beautiful and creative landscaping figures prominently in the properties open for Garden Week. Inspired by long-time Westover Hills Garden Club president Mary Elizabeth (Mrs. William Carpenter) Jones who lived at what is now 4910 Evelyn Byrd, River Hill's pioneers took great pride in their gardens. Rock gardens were in vogue, and residents were able to make use of a curious and unusually large rock formation that lay in the alley between Evelyn Byrd and Prince George. Early residents employed African-American stone mason Henry Mickens (1887-1962) of nearby Gravel Hill to construct stone walls and garden features.

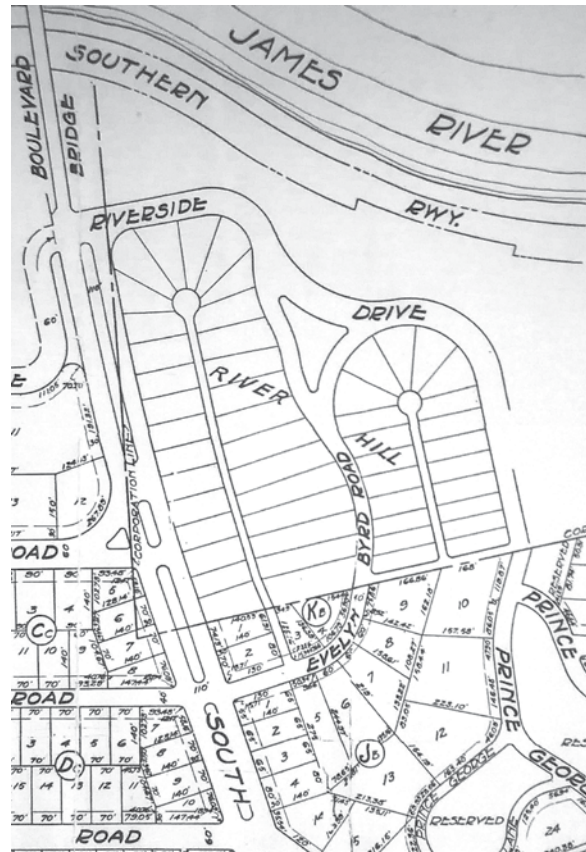
The properties on the Garden Week tour are:

- 4915 Evelyn Byrd, Colonial Revival (1927)
- 4906 Evelyn Byrd, Colonial Revival (1927)
- 2005 Westover Hills, Craftsman style (1927) Garden only
- 2009 Westover Hills, high-style Colonial Revival / Federal (1935)
- 2019 Westover Hills, high-style Colonial Revival (1928)
- 4902 Riverside, modern style (1959; Tuscan style tower added in 1993; further improvements in 2005 and 2017)

The homes will be open for tours on Wednesday, April 24th, from 10 a.m. to 4 p.m. For tickets, please visit [Vagardenweek.org](http://Vagardenweek.org). ■



City records indicate that 4915 Evelyn Byrd was built in 1936, but period newspaper photos reveal that it was actually built in 1927 by Lee C. Palmer from plans by the architectural firm of Hartsok & Sinnott.



River Hill shown on the 1928 Westover Hills plat map.

## A NEIGHBORHOOD THIS HOT NEEDS TO BE HANDLED WITH CARE



We are still in a real estate climate of multiple offers, creative contingencies and unprecedented demand. Now more than ever, you need a team that will help you win as a buyer and maximize your profits as a seller. With Meg Traynham Homes Team, our neighborhood is your neighborhood. We've been Westover Hills' "matchmaker for homes and families" for more than 35 years – and we know how to move homes in this extraordinary market!

## HERE'S PROOF OF WHAT OUR EXPERIENCE DOES

If you're buying or selling in the Westover Hills area, you need a team with connections, experience AND insight. Here is a sampling of some of the homes we have sold in the last year, and as you can see, WE are that team. Contact us today, because in this market, you can't wait until tomorrow!



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 Lollie Shankle 804.855.4222 | [Lollie.Shankle@LNF.com](mailto:Lollie.Shankle@LNF.com)  
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 804.288.8888(Office) | [MegSellsHomes.com](http://MegSellsHomes.com)





# The Westover Commercial District from Birth to Mid-Century

By John M. Coski

The success of the Hill Standard retail businesses and the imminent redevelopment of the Bank America property are changing the face of the Westover Hills commercial district. The district is not, of course, part of the Westover Hills subdivision and it serves a much larger area, but it originated and developed with the neighborhood.

For the neighborhood's first quarter-century, most of the local businesses were located on both sides of Forest Hill Avenue between 47th St. and Westover Hills Boulevard. Until 1943, there was no Westover Hills Boulevard south of Forest Hill, only a dirt road called Royall Ave. that dead-ended well short of Midlothian Turnpike. In 1931, Royall linked with the so-called "Forest Hill Connector," aka Belt Boulevard, which was advertised as a "FAST – SAFE – PRETTY" bypass to major roads heading south from the city.

After the 1942 annexation, the city transformed Royall into a widened Westover Hills Boulevard. Occupying the southwest corner of Forest Hill and Westover Hills (encompassing the businesses now there as well as the school and playground property) was the farm of Henry T. Cox, and, beginning in 1936, Cox's Esso Service Station.

## "FILL 'ER UP!"

Service and gas stations were among the first businesses in the commercial district, beginning in 1927 with Guy Bruce's (eventually Earl Wellington Childress's) Westover Service Station where the CVS stands today. Lawrence Voltaire's Westover Hills Repair Shop opened two years later at 4808 Forest Hill and closed three years later, succeeded by E. S. Baker's short-lived station next door at 4806. In contrast, Childress's station survived and became Southside Auto Supply in 1955. Weaver's Sinclair filling station staked out the eastern end of the commercial district in 1946 (where DaVinci's Pizza stands today).

One of the first and longest-lived businesses did not require a specialized commercial building, but merely a modest, stucco house that still stands. Miss Marie Harnish's Nursery day school opened in 1935 in a bungalow style home at 4700 Forest Hill. An institution for local families, the nursery operated until June 1980.

## KORNEGAY'S AND KELLEY'S

The neighborhood's "primary business enterprise," according to one long-time resident, was the Westover Hills General Store, known to residents as Kornegay's Store after owner David Ralph Kornegay. Opened in 1929, it was not only a store, but a filling station (Kornegay had also been the first proprietor of the Westover Repair Shop next door), and something of a community meeting place. Residents could register there for school attendance or purchase dog licenses. To the great delight of children like Ann Field, it also sold hand-dipped ice cream and had a resident black cat. In 1944, Kornegay auctioned the property – located where the Exxon stands today – as a "The best business lot in town"

## THE WESTOVER HILLS "SPEAK-EASIES"

Although Westover Hills residents mobilized against an ABC store in 1947, the wider Westover Hills area had a short-lived reputation as a night club district. In 1931, Federal agents raided the Tivoli Sandwich Shop, described as a "speak-easy operated in an elaborate tearoom style" located in Forest Hill Terrace near the confluence of 48th St. and modern Westover Hills Boulevard (or on "the Belt Line Route just off Forest Hill Avenue," according to newspaper reports). After the repeal of Prohibition, Chesterfield County officials continued raiding Tivoli and the associated Westover Club for violating the new state ABC laws. County authorities also closed the Riverside Club, described as "a dancing and gambling resort."

and, more specifically as the "Best corner in the city for a service station."

Westover Hardware store on the north side of Forest Hill (where River Fox Realty is now) also boasted a wide variety of popular products. In 1937, D. Page Kelley moved his 10-year-old business to Westover Hills. He sold not only hardware, but toys. The store proved so popular that in 1953 Kelley and his son Page, Jr., built a new three-story brick building west of Boulevard at 5047 Forest Hill (lately home of the Westover coffee shop) and renamed it Kelley's Hardware.

## GROCERY STORES AND SUPERMARKETS

The early commercial district was rich in full-service grocery stores – something the neighborhood has lacked for 35 years. The Sanitary Grocery Co. opened at 4827 Forest Hill in 1936, succeeded in that location by Jordan's Food Store, then Chesterfield Grocery, and the Westover Market in 1955. The Black & White Food Store opened at 4804 in 1939 and soon gave way to the short-lived Westover Bakery and Pastry Shop.

In contrast, when the A&P supermarket opened (by 1932) where Maldini's lives today, it became a generational institution before closing in 1962. Another national grocery store chain, Safeway, challenged A&P, opening in the northwest quadrant of the commercial area in 1941 (lately the location of Carpet Cuts). It moved to the new frontier of the commercial district – the Cox farm property – in the mid-1950s and remained there (where the Family Dollar is today) until late 1988.

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TONIGHT, 8 P. M. 'TIL 1 A. M.  
Bring Your Friends  
Don't miss the grand opening tonight of the Westover Grill. There will be treat on the house, and a good time will be had by all.  
Open for Inspection  
We want you to inspect the whole place—from kitchen on up. Nothing has been spared to give you a clean, attractive grill, where you and your friends can come and enjoy yourselves.  
Delicacies of All Kinds  
An expert chef has been engaged to give you the very best food—delicious home-made sandwiches—steaks of all kinds—candy, cigarettes, cigars, fancy fruits and anything you would expect to find in a refined restaurant, delicatessen or sandwich shop.  
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DIAL 5-7459 **JORDAN & SONS** DIAL 5-7459  
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Thursday, Friday and Saturday, November 9, 10 and 11th  
SHOP AND SAVE WE MAKE IT PROFITABLE FOR YOU TO VISIT OUR STORE. OR TELEPHONE YOUR ORDER AT THESE LOW PRICES PHONE AND SAVE

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| WHITE ROSE BUTTER . . . . . 30c            | <b>OUR POLICY</b>   | MEADOW GOLD BUTTER . . . . . 32c          |
| GRADE "A" FRESH EGGS . . . . . 32c         | In view of our decision to operate our new store at 4804 Forest Hill Avenue as a strictly cash store, we are offering money bonuses for this week-end.  | CHESTERFIELD FLOUR . . . . . 45c          |
| FILLMORE'S FLOUR . . . . . 47c             | This store is to be operated as a cash store to avoid duplication of accommodations and services already offered from our store at 1301 Hull Street.  | WHEATENING FLUFFO . . . . . 2-22c         |
| JACK FROST SUGAR . . . . . 29c             | Every savings that can possibly be effected through co-operative buying will be passed on to our customers.   | WHEATENING MARGARINE . . . . . 18c        |
| EVAPORATED MILK . . . . . 20c              | Free delivery by bicycle as promptly as practical within eight (8) blocks of the new store. A minimum charge of five (5) cents will be added to orders amounting to less than \$2.00, for delivery by truck. Beyond eight blocks, your orders will be delivered FREE by truck, if your purchase amounts to as much as \$2.00. | SILVER BAG COFFEE . . . . . 18c           |
| KEWPIE TISSUE                              |   | WIDE OF VIRGINIA FISH ROE . . . . . 2-25c |
| RED LABEL 3-23c 4-18c                      |   | WONDER BAKER'S BREAD . . . . . 7c 9c      |
| WHEATENING EMBROIDERED PAPER NAPKINS 3-17c |   | RICHMOND MAID BAKING POWDER . . . . . 23c |
| ATHLETE RAZOR SHAVEN TOWELS 3-25c          |   | DUKE'S HOME-MADE MAYONNAISE 14c 25c       |
| SANETTES 3-25c                             |   |   |

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A variety of early newspaper ads for local businesses

## BARBECUE JOINTS AND TAVERNS

When residents wanted to eat out, they had a few modest establishments from which to choose. Where Metropolitan Sign Company is today stood a log cabin in a grove of trees. Opened originally as Elmore's Inn (site of a days' long 1931 rocking chair endurance contest sponsored by South Side Merchants), it soon became Log Cabin Barbecue. Louie's BBQ opened across the street a year later. Yet another barbecue restaurant, Harvey's, opened at 4802 in 1941 (by which time Log Cabin had given way to a succession of service stations).

Adjacent to Harvey's, the property at the corner of Forest Hill and 48th has been home to a neighborhood restaurant since Ray's Sandwich Shop opened there in 1942, succeeded in 1943 by Wallace's Tavern, and in 1947 by The Cottage. A long-time resident remembers the Cottage as the place "where the men went to drink." A new building replaced the existing one in 1951 and Freddie's replaced The Cottage at that address. Two other eateries (Forest Hill Restaurant and Korner Kitchen) followed Freddie's before the Gay 90s opened in 1966, a popular joint that by 1976 evolved into O'Toole's.

The establishments where younger Westover Hill residents went to snack were the service station vending

machines and drug store soda fountains. The first and long-time favorite fountain was at the Westover Pharmacy located where International Hair Salon is today. It offered not only a soda fountain but also penny candy. Pharmacist (and Caledonia resident) R. Lee Lewis took over the store in the early 1930s from its original owner, Thomas A. Ligon, and he operated it until his death in 1957.

The Westover Pharmacy was also the neighborhood's first post office. In 1930, the U.S. Postal Service opened in the building a "post-office extension for the convenience of Westover Hills" and appointed Ligon – subsequently Lewis – as clerk of the post office. In 1949, the Postal Service opened a separate postal substation at 1212 Westover Hills Boulevard – a distinctive brick façade that still stands south of Walgreen's – which operated until the opening of the Hioaks Road Post Office in 1976.

## NEW FRONTIERS OF THE COMMERCIAL DISTRICT

The opening of the postal substation augured the expansion of the commercial district on the Cox family farm. In 1948, the Coxes complemented their corner service station with Cox's Restaurant at 1220 Westover Hills Boulevard. It operated until 1966. A Colonial Store opened next to the post office in 1951, followed a few years later

by the relocated Safeway.

The north side of Forest Hill west of Westover Hills – where Childress's filling station and the original Safeway stood all but alone – was the next retail frontier. Slaughter's Westover 5 and Dime – destined to be one of the most beloved neighborhood businesses – opened at 5009 in 1947, along with Westover Appliance next door at 5011. By 1951, the block between Westover Hills and Prince Arthur, previously covered with a grove of pine trees, began to fill up with new tenants, including the Glenn-Wood (later Riverside) Hardware, Riverside Seafood and Poultry, Phaup's Riverside Drug Store, and Clarke's Pure Station.

One establishment that did not join the string of new businesses was a liquor store. In the summer of 1947, residents learned that the Virginia Alcoholic Beverage Control Board was planning an ABC store near the Safeway and the new 5 and Dime. A petition with 1,555 signatures (most harvested from within a six-block radius) asked the ABC Board "not to establish and operate a store for intoxicating liquors on the north side of Forest Hill Avenue between Westover Hills Boulevard and Prince Arthur Road as presently planned by you." A group of teenagers asked that the ABC not put "temptation right in our way." Others

Continued on page 16



pointed out that incompatibility of a liquor store with the city's newly-established Jahnke Road Playground right across the street (adjacent to where the Veil would be established seven decades later).

At mid-century, the commercial district was generously populated with filling and service stations, grocery stores, restaurants, drug stores, specialty food stores, a cleaner and a Laundromat, a print store, an appliance store, two hardware stores, barber and beauty shops (notably the long-lived Westover Beauty Box), and a day nursery. The district was on the eve of a dramatic expansion of establishments and services with the addition of a strip shopping center, several professional centers, and a movie theater. That expansion – and the subsequent ebb and flow of the district – will be the subject of a future installment.

Note: The old business locations are derived from city directories, newspaper advertisements, and oral history interviews, which offer occasionally inconsistent addresses. A rough and evolving list of businesses is available from the author ([jmcoski1@gmail.com](mailto:jmcoski1@gmail.com)) upon request.

If anyone has photographs of the commercial area and is willing to share them, please contact the author.

**Series Errata:** The home of Westover Hills "pioneer" Rev. James Faw was 4704, not 4706, King William Rd. as erroneously described in the winter 2023 installment of this series.

#### A HISTORICAL VIEW

This is the sixth installment in a serialized history commemorating the centennial of Westover Hills. The generally chronological articles will cover such topics as first residents, racial segregation, annexation, and the Boulevard Bridge. These articles are not meant to be the final word, but only a stage in compiling a fuller neighborhood history. If you have corrections, additional information, or photographs about these topics, please contact the author at (804) 233-0705 or [jmcoski1@gmail.com](mailto:jmcoski1@gmail.com).

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WHNA  
P.O. Box 13421  
Richmond, VA 23225

New Member

Renewing Member

Name(s): \_\_\_\_\_

Name(s) of other adult(s) in household: \_\_\_\_\_

Street Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address(es)\*: \_\_\_\_\_

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\* Email addresses will remain confidential and will be used for internal neighborhood communication only.



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HILLS  
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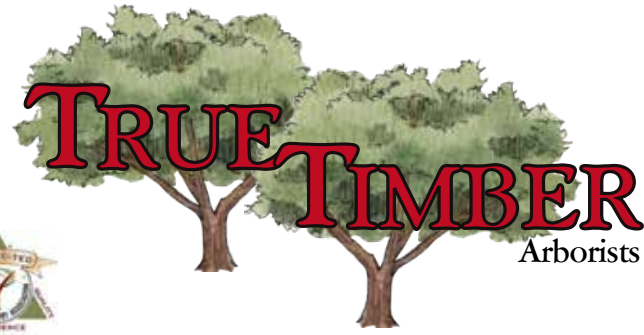
- Neighborhood yard sale
- Lighting signs on Boulevard and WH West Entrance
- Home Tour
- Neighborhood picnic, which hosts over 350 families
- Westover Hills Elementary School Projects
- Music in the Park
- Westover Hills Rag Newsletter

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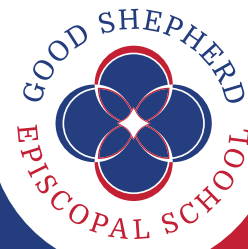


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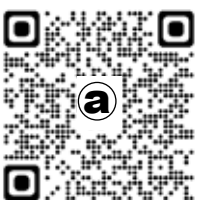


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| <b>Neighborhood Watch</b>    | Dave Morgerson                     | dave@morgerson.com              |



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**Andrea Galina**  
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**Harrison Reed**  
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**Elizabeth Redpath**  
4702 Devonshire Road