

A LAND USE AND REVITALIZATION PLAN FOR SOUTHERN BARTON HEIGHTS RICHMOND, VIRGINIA

An Element of the Master Plan of
the City of Richmond



A Joint Effort by
The Southern Barton Heights Community Association
and
The City of Richmond



January 1995

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ACKNOWLEDGEMENTS

Adopted by: CITY PLANNING COMMISSION - January 17, 1995

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I. INTRODUCTION

A. Background



The Southern Barton Heights community is located immediately across the Shockoe Valley from downtown Richmond. The area has exhibited problems common to many older urban residential areas throughout the country. It has experienced shifts in the characteristics of its population and deterioration of the physical environment. Eighty percent of the housing is over 60 years old and unrenovated and twenty percent of the housing units are vacant or boarded. Overall, the population has been declining while the percentage of elderly residents is increasing. Housing values are low and the neighborhood contains a pocket of severely dilapidated housing which is perceived as contributing to neighborhood crime problems. Furthermore, the physical

infrastructure of the neighborhood has become obsolete and experienced significant deterioration. Only recently have funds been allocated to address this need. **All of these factors have inhibited private market driven rehabilitation in the area even though the housing structures represent one of the finest collections of Victorian era neighborhoods in the City.**

For purposes of this plan, Southern Barton Heights is defined by Wickham and Dove Streets to the north, Fritz Street to the south, Richmond-Henrico Turnpike to the east, and Fendall Avenue to the west. An "extension area" which includes a business corridor along North Avenue up to Overbrook and Graham Roads was added to the initial plan area.

The eventual selection of Southern Barton Heights for development of this plan was the result of two parallel activities: one citizen related and the other a Department of Community Development action. The citizen activity appears to have resulted from activities initiated by the Northside Neighborhood Watch group in Southern Barton Heights. This group met with their City Council Representative, and City Administrative staff regarding the need for improvements in the area. Funds were provided for infrastructure improvements beginning with the 1990 - 1991 Neighborhood Improvement Program from the Capital Budget and continuing through the 1994 - 1995 budget year.



During that period of time (1990 - 1994), the Community Development (Planning) Staff had been monitoring both housing conditions and physical improvements in the area. In late 1993, Richmond Neighborhood Housing Services, Inc. (RNHS) initiated housing rehabilitation activities in the Southern Barton Heights community with the expectation that vacant houses would be acquired, rehabilitated and sold to new homeowners by July 1995.

RNHS is a Community Development Corporation that has been providing housing assistance to Northside residents for over 12 years. City Planning Staff, in working with RNHS, recognized the need to approach the revitalization of Southern Barton Heights in a coordinated manner. RNHS was concerned about the need for a "community vision" to provide a theme for marketing the neighborhood. The City Planning Staff recommended that only a coordinated approach to neighborhood conservation would provide the greatest impact of public expenditures and foster a real estate market that would make the housing rehabilitation process feasible.

In October 1993, based on the Planning Staff and City Administration recommendation, City Council allocated funds in the Community Development Block Grant Budget for preparation of a comprehensive revitalization plan for Southern Barton Heights.

B. Purpose of the Plan

The Southern Barton Heights Land Use and Revitalization Plan has been developed to address a number of issues, most of them local in nature and directly related to conditions found to exist in the community. These conditions range from a substantial amount of deteriorated housing, a loss of population, an increasing elderly population, an inadequate arterial street network, and drug related crime, to poor maintenance of publicly owned neighborhood infrastructure.



Other issues such as appropriate land use and community facilities are Master Plan related while the provision for home ownership and increasing opportunities for adding single family, middle income households to the City population base reflect recommendations in the 1988 Richmond Housing Plan.

The Revitalization Plan identifies the problems found to exist in the community and focuses on the opportunities and strengths of the area that will serve as catalysts for improving the community; given a reasonable level of support from local government and other agencies empowered to assist communities to overcome physical, social, and environmental problems. The Plan for Southern Barton Heights will require amendment of the Richmond Master Plan, particularly in the area of land use the keystone of any development or revitalization effort. This Plan also requires an amendment of the Richmond Zoning Ordinance to implement a new Zoning District to implement a single family housing strategy with respect to permitting a second living unit in a single family dwelling. Additional support must also be provided in the form of funds from the City's Capital budget, and the Community Development Block Grant Program. At a minimum, agency support must also come from The Richmond Redevelopment and Housing Authority, Richmond Neighborhood Housing Services, Inc., the City Departments of Community Development, Public Works, Public Utilities, and the Police Department. This support must be programmed and coordinated to achieve the most effective use of public funds and the private funds that will be leveraged with public funds appropriated for the purpose of rehabilitation loans.

Southern Barton Heights is strategically located within Richmond and presents an opportunity to build upon its past as an inner city suburban type neighborhood with large, albeit deteriorating, Victorian residential homes on large lots. Older residents were, and new residents are, all attracted

by the opportunity to enjoy an urban lifestyle in a neighborhood of significant architectural design. It is out of a common desire to improve this neighborhood and make it safe for investments that homeowners of all ages have developed this Revitalization Plan while uniting in a newly formed neighborhood association to oversee its implementation. This active citizen participation is important if the Plan is to enjoy any success. These are the families and individuals that are needed to invest in the community to create the initial visual impact needed to attract others to the housing opportunities that lie within the area. These families, and those who will follow their lead, will see the Plan through its implementation phase. **The residents have taken ownership of this Plan because they are its authors, have devoted untold hours and effort to its development, and have provided the vision for the future of Southern Barton Heights.**

The Revitalization Plan is important to the City as it establishes City policy with regard to the future of Southern Barton Heights. The City and all City supported agencies, including Community Development Corporations, must be required to abide by this Revitalization Plan. At the present time Community Development Block Grant funds, HOME funds, Capital Improvement Program funds and private leveraged funds are being used in the area for revitalization activities. However, there has been little direction and no coordination of activities supported by these allocations of funds to achieve the maximum revitalization benefit that should be required of any community receiving such assistance.

This Plan meets the test of accountability. It provides direction for allocation of financial resources and guidance for Community Development Corporations, and other agencies and institutions desiring to assist the community in improving both housing and the quality of life in Southern Barton Heights. The Plan provides the neighborhood with an excellent marketing tool that will serve as a vehicle to attract the significant volume of private funds that are also needed if Southern Barton Heights is to reach its full potential.

C. Development of a Revitalization Plan

In any neighborhood, a plan for improvement must be neighborhood based if it is to achieve any success. This has been proven in the City neighborhoods of Washington Park, Randolph, Carver and other large residential neighborhoods that have been, or are, undergoing revitalization in Richmond. Neighborhoods are very fragile areas which are more easily destroyed than saved. **It is the residents, once committed to a plan, that provide the energy and cohesiveness that enables neighborhood revitalization to occur.** For this reason the first step in the planning process was to see if this community to take the first big step toward revitalization.

1. Coming Together as a Neighborhood

To introduce the community to the planning process, the Department of Community Development contacted Richmond Neighborhood Housing Services, Inc. (RNHS) to participate in the selection of a planning consultant to work with the neighborhood and to cosponsor a community wide meeting in the Southern Barton Heights neighborhood. A consultant was engaged by the City and the initial community wide meeting was held on July 12, 1991 at the Trumphant



Baptist Church at the corner of Lamb and Poe Streets. At that meeting (attended by over sixty (60) neighborhood residents), City staff and the consultant presented background information on the neighborhood and asked the residents to review the information and consider becoming a part of a study to develop a plan for revitalizing the Southern Barton Heights community. Citizens attending the meeting also stated their concerns about the neighborhood and the issues they felt needed to be addressed.



A follow-up community wide meeting attended by fifty (50) residents was held on August 2, 1994, at the First African Baptist Church to review the information presented at the July 12 meeting and to stress the need for, and the purpose of, a neighborhood organization. Following this second meeting, a core group of ten residents was formed to work with City staff and the consultant on the development of a Revitalization Plan for Southern Barton Heights.

Acting as the Planning Committee, this core group met weekly over a four month period to review planning concepts, housing programs, revitalization strategies, and other proposals for improving the neighborhood.

During this period the Planning Committee:

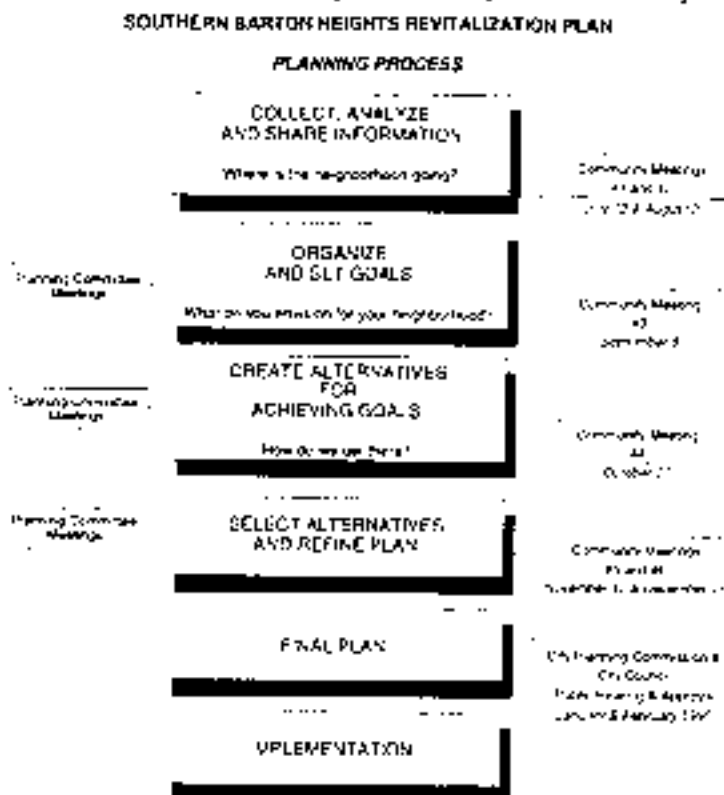
- met as a group on a weekly basis from August to December, and also met with City and State officials and consultants, as needed;
- established a number of subcommittees to work on the various elements that comprise a Revitalization Plan;
- working with neighborhood residents, developed a Vision Statement, goals, and strategy for the community and presented this information to the residents at the monthly meetings;
- initiated the formation of a neighborhood based Association to be called the Southern Barton Heights Community Association and developed a logo for use on all Association transmittals to neighborhood residents; and,
- nurtured the development of the Community Association to assure that there is a thorough understanding of the Revitalization Plan and enable it to oversee all aspects of the Plan's implementation.



The Vision Statement, and the goals and strategies it generated are set forth on pages 28 through 31 of this Revitalization Plan. Together they provided the basis for the Land Use Plan and other Plan components, which have been approved by the neighborhood residents at several community wide meetings.

2. The Planning Process

The Southern Barton Heights Revitalization Plan planning process identifies the elements and activities that comprise the process, illustrates how the committee meetings and the community wide meetings were integrated into the process and depicts how the schedule



for the community meetings established the schedule for preparing the Revitalization Plan. What the diagram does not reflect is the dedication of the participants and the time and effort required to review, assimilate, discuss and resolve issues that were encountered in developing the Plan and gaining neighborhood acceptance as it developed.

The Planning Committee met weekly and the subcommittees, which were chaired by a member of the Planning Committee, met between the weekly planning meetings. This heavy schedule of activity was required to be maintained in order to meet the

Planning Process schedule and also keep faith with the neighborhood residents who were incorporated into the process through review of the data collected, and review and approval of all of the decisions reflected in the Revitalization Plan. In an effort to be as inclusive of all neighborhood residents as possible the community wide meetings were rotated among the churches serving the neighborhood. Minutes from all Community-wide meetings are provided in Appendix V.

Citizen, City staff, and consultant involvement in this planning process included:

- a field review of an exterior building conditions analysis conducted by Richmond Neighborhood Housing Services Inc. to assess its validity;
- development of a Vision Statement and goals derived from comments and concerns expressed at the community-wide and Planning Committee meetings;
- a review and analysis of the socioeconomic conditions and the demographics of the community to assess the capacity of the community to carry out a revitalization effort;
- preparation of elevations and floor plans as examples of infill housing that would be in character with the architectural ambiance of the community;

PROFILE



II. SOUTHERN BARTON HEIGHTS PROFILE

A. Neighborhood Character

1. History of Southern Barton Heights

Early records show that Barton Heights originated with the Duvals and Coulters subdivision in 1806. The area expanded with Mitchell's subdivision in 1813. However, a steep ravine north of Jackson Ward apparently deterred major development in Southern Barton Heights until 1891. In that year the First Street Viaduct was opened and Messrs. Barton and Lamb, as partners, began constructing houses in the area. The Brookland Land Improvement Company Streetcar Line provided transportation from Richmond by way of the viaduct to Monteno Avenue. Streetcar service was later extended to the Gunter Park community via North Avenue, Brookland Park Boulevard and Chamberlayne Avenue. In two years, Barton Heights (generally south of Graham Road) was an established community of more than one hundred houses, schools, churches and an electric plant. The Town of Barton Heights was chartered in 1896 and annexed to the City of Richmond from Henrico County in 1914.

The development history of the community is reflected in the street names that survive to this day. Barton Avenue and Lamb Avenue were named after the dominant Barton Heights developers, while Wickham Street and Graham Street were named after property owners in the community. Other local history is reflected in the names of Poe Street (Edgar Allan Poe), Battery Street (Battery No. 8, a Civil War fortification) and the I. E. B. Stuart Bridge (the Confederate Brigadier General) which replaced the original First Street Viaduct.

Developed as an all white community, the Barton Heights area had within its midst the first burial area for free African Americans who lived in the Richmond area. This 12 acre area, now owned by the City of Richmond, is comprised of six (6) cemeteries. These cemeteries were owned by churches or other organizations in the black community. The list of original owners of these cemeteries include, Ebenezer, Union Mechanics, Cedarwood (originally Phoenix), Sons and Daughters of Ham, Union Sycamore, and Methodist.



The oldest cemetery section dates to about 1814, and the oldest readable headstone notes the death of Richard Childs in 1823. Prominent members of the African American community buried in the cemetery include Giles

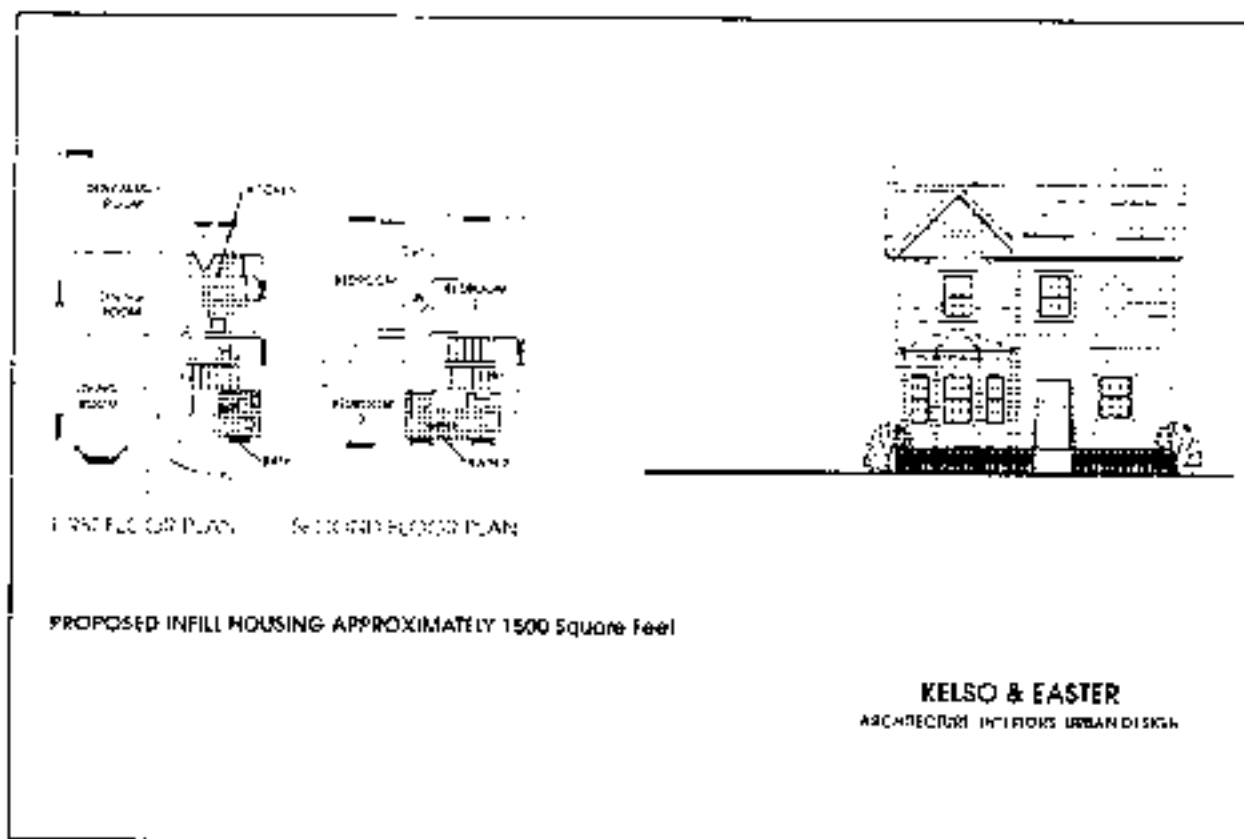
Jackson, lawyer and friend of Booker T. Washington; St. James Gilpin, Insurance Executive; R. J. Bass, Minister; S. H. Desmond, Doctor; and John Oliver, City

Councilman. John Jasper, a Minister who served Sixth Mount Zion Church, another prominent member of the community was buried there. His remains were later reinterred elsewhere due to the lack of cemetery maintenance. A granite headstone indicates that the most recent burial occurred in 1973. City cemetery records show the cemetery as full with no more burials contemplated.

The City's acquisition of the cemeteries occurred in 1938 as a result of their deterioration

- analysis of existing land uses and zoning, transportation and circulation problems, neighborhood character, public safety, the extent of blight, and the depth of community organization;
- development of land use and zoning alternatives that reflect neighborhood goals and objectives and those of the City of Richmond; identification or development of programs that foster neighborhood conservation and rehabilitation, and the development of strategies to implement the Revitalization Plan;
- identification of public safety, property maintenance, and neighborhood organizational programs for implementation by the community to complement the physical neighborhood revitalization process;
- development of a series of "Typicals" to analyze and assess the magnitude of the rehabilitation effort by developing a work write-up of a building's deficiencies and an estimate of cost to eliminate those deficiencies through rehabilitation. This was done for at least two buildings in each category of condition.

Completion of the Plan will require full community approval, and adoption by the Richmond Planning Commission and the Richmond City Council as an amendment to the City Master Plan. It is then the responsibility of the Community through the newly created Southern Barton Heights Community Association to monitor the implementation of the plan by actively supporting the requests for funds and resources that have to be provided by all identified parties. **The Association must maintain a high level of effort as part of the community revitalization process.**



from lack of maintenance. These acquisitions resulted in the consolidation of the cemeteries and their current identification as the "Barton Heights Cemetery". Deterioration continued until 1939 when workers undertook a program of clearing trees and brush from the cemetery, and erected a chain link fence. Currently, maintenance is limited to grass cutting, keeping the area free of debris, and maintaining the fence that surrounds the 12 acre area.



Although building of houses in the Southern Barton Heights area initially began in 1806, significant development did not occur until 1891, some 85 years later. This later development, as an all white middle income community, reflected the typical development style of the Victorian period, large lots with large detached single

family houses served by streets laid out and constructed in a grid pattern. The houses were large, uninsulated, had high ceilings, and often had large porches and other appurtenances of the period. The streets were tree lined in keeping with the streetscape treatment of that era. This was in contrast to the African American community which was segregated on small lots in the southwest corner of the area.

The First Street Viaduct and the development of the streetcar established the major traffic route through the community along Monteiro Street, Poe Street, and North Avenue. These two events apparently served as a catalyst for this later development of the community.

Southern Barton Heights retained its middle income identity until the 1950's when the suburban development attracted residents to adjacent Henrico County. School integration in the 1960's increased the white flight and Southern Barton Heights became a predominantly black community with income levels below those families they replaced. As the community changed from a white to black community the new families were left with a housing stock that appeared to be basically sound but did not have the electrical service, heating or other facilities that met the needs of an emerging life style that established new quality of life standards for central heating, labor saving appliances and bathrooms with modern amenities. The housing stock was not upgraded by absentee landlords, and the new owner occupants of the single family houses often did not have the income to make the costly improvements required to upgrade heating systems and electrical service and absorb the high maintenance costs of older plumbing and painting; and the neighborhood continued its decline.

2. Influences Affecting the Neighborhood

The basic neighborhood character established by the original development remains intact although in a deteriorated state. The value of the housing stock continues to decline even though in the late 1980's and early 1990's middle income families began to see the value that these large well constructed houses on large lots, close to the central city, offered to those who were willing to be pioneers in a neighborhood conservation effort. These "pioneers" together with several of the older residents of the area have banded together to provide the impetus for neighborhood revitalization.

This gentrification process, while initiated by younger black families, is not likely to continue along racial lines. As the larger neighborhood environment improves it is very likely that the community will become more racially diverse as families desiring a more urban lifestyle recognize the housing values that are available in Southern Barton Heights. A significant portion of the area is eligible for listing on the National Register of Historic Places, and the residents may choose to exercise that right as conservation strategies are implemented and further developed. However, the Revitalization Plan does not recommend that designation at this time. The Plan does recognize that an early designation of the cemetery as a National Historic site is appropriate and will enhance its role as one of the City's tourist attractions.



The streetscape has also suffered from a general lack of attention and it is also in a deteriorated condition, especially along the major arterial route through the community. In combination with the level of housing deterioration the overall impact is a neighborhood in decline that has the potential for reclaiming its original charm if appropriate public and private community wide actions are taken over an extended period of time (see Exhibit 1, Existing Infrastructure and Neighborhood Conditions)

Other significant influences found to exist in the neighborhood, or nearby it, include:

- vacant lots resulting from demolition of houses;
- general deterioration of curbs and gutters and sidewalks throughout the area;
- Cannon Creek Park;



- open space afforded by the historic cemetery, and the City landfill which was closed in early 1982

- Albert V. Norrell Elementary School located on two sites adjacent to the west and north perimeters of the neighborhood;

- commercial area at North Avenue and Dove Street;
- high density Galpin Court public housing south of the neighborhood and across the Shockoe Valley;
- industrial and railroad uses in the Shockoe Valley south of the neighborhood.



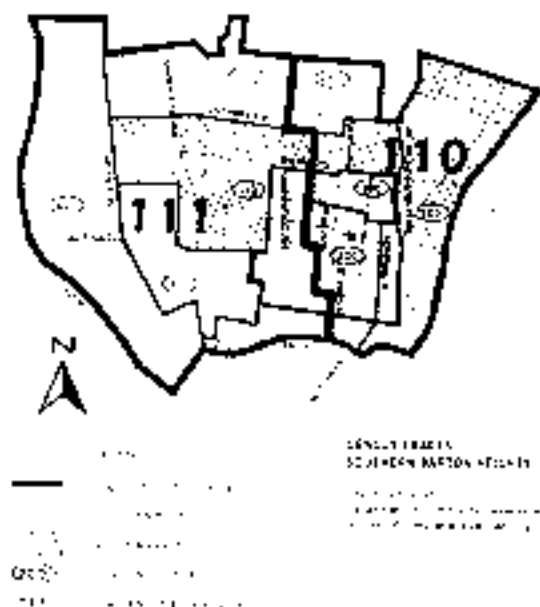


LEGEND

- OVERHEAD UTILITY LINES
- NEW PLANTINGS
- MATURE TREES
- CITY VIEW
- ROAD NOT OPEN
- EXISTING INFRASTRUCTURE
(i.e. sidewalks, curbs, & gutter)
- MISSING INFRASTRUCTURE
- NEW INFRASTRUCTURE
- COMMERCIAL EYESORE
- DUMPING AREA
- STREET LIGHT
- BUS STOP

EXISTING INFRASTRUCTURE & NEIGHBORHOOD CONDITIONS SOUTHERN BARTON HEIGHTS

City of Richmond
 Department of Community Development
 Division of Comprehensive Planning



B. Demographic and Socioeconomic Factors

This analysis addresses the demographic and economic conditions among the household population of the Southern Barton Heights community in the City of Richmond, Virginia.

Demographic data for Southern Barton Heights are available for two "market" areas. The **Plan Area** includes only those Census **Blocks** which directly match the boundaries of Southern Barton Heights. The **Plan Vicinity** addresses a wider area of Census **Block Groups**. Use of the Plan Vicinity is necessary since a significant amount of census information is only available at the block group level. The Plan Area incorporates 50% of the Plan Vicinity as shown in the Census Tracts graphic.

Minor discrepancies between City compiled data and tabular data used here are explained by the different sources - Summary Tape File (STF) 1 versus STF 3 - but are not considered critical to the analysis. Data and trends for the City as a whole as well as the **Richmond Metro Area** (the City, Henrico County, Hanover County and Chesterfield County) are provided for comparison purposes. Current (1994) property information was developed based on analyses of data obtained from records maintained by the City Assessor of Real Estate and Community Development staff field observation.

The analysis also focuses on two basic demographic standards - the household and the housing unit. Households are the most accurate base for implications for rehabilitation, since by definition each household equals one occupied housing unit. Data about the housing stock are also important, since a **large proportion of units in the community are vacant**.

Population and household trends indicate that there is an aging of both the overall population and heads of households. **While the total population of the area is declining, the percentage of elderly residents is increasing and the elderly now constitute one-third of the total heads of households in the plan vicinity.** The following Tables 1 through 4, provide statistical data on trends for population, households, and tenure. In the Tables that follow the following definition of terms apply:

- Richmond Metro Area - Includes the City of Richmond and the Counties of Chesterfield, Henrico and Hanover
- Elderly - Age 65 or over
- Plan Area - Includes only those Census Blocks in the described Southern Barton Heights Study Area
- Plan Vicinity - Includes a wider area of Census Block Groups covering the Plan Area

Exhibits 2 and 3 provide information with respect to the location of vacant and boarded structures, and owner and renter occupancy in the study area.

Table 1
 Southern Barton Heights
 Population Trends
 1980 - 1990

	<u>TOTAL POPULATION</u>			<u>Average Annual Growth Rate</u>
	<u>1980</u>	<u>1990</u>	<u>Total Growth</u>	
Richmond Metro Area	391,719	693,517	301,798	7.6%
City of Richmond	219,214	293,086	73,872	3.3%
Plan Area	1,351	1,141	-210	-15.5%

	<u>ELDERLY POPULATION</u>			<u>Average Annual Growth Rate</u>
	<u>1980</u>	<u>1990</u>	<u>Total Growth</u>	
Richmond Metro Area	89,760	81,725	-8,035	-8.9%
Proportion of Total	22.7%	11.8%		
City of Richmond	30,838	31,181	343	1.1%
Proportion of Total	34.4%	38.4%		
Plan Area	219	228	9	4.1%
Proportion of Total	15.8%	20.0%		

Note: The average annual growth rate is a compound not a simple average.

Sources: U.S. Census of Population, 1990
 U.S. Census of Population, 1980

Table 2
 Southern Barton Heights
 Household Trends
 1980 - 1990

	<u>TOTAL POPULATION</u>			<u>Average Annual Growth Rate</u>
	<u>1980</u>	<u>1990</u>	<u>Total Growth</u>	
Richmond Metro Area	215,167	330,514	115,347	5.3%
City of Richmond	86,019	85,337	-682	-0.8%
Plan Area	920	85	-835	-90.8%

	<u>ELDERLY HOUSEHOLDS</u>			<u>Average Annual Growth Rate</u>
	<u>1980</u>	<u>1990</u>	<u>Total Growth</u>	
Richmond Metro Area	37,620	54,565	16,945	4.5%
Proportion of Total	17.5%	20.1%		
City of Richmond	20,291	21,225	934	4.6%
Proportion of Total	23.6%	24.9%		
Plan Vicinity	N/A	277	N/A	N/A
Proportion of Total	N/A	32.6%	N/A	N/A

Note: The average annual growth rate is a compound not a simple average.

Sources: U.S. Census of Population, 1990
 U.S. Census of Population, 1980

Table 3
 Southern Barton Heights
 Tenure Trends
 1990

TOTAL HOUSEHOLDS

	Total	Owners	%	Renters	%
Richmond Metro Area	270,534	167,716	62.0%	102,828	38.0%
City of Richmond	85,337	30,515	36.3%	54,822	63.7%
Plan Vicinity	455	417	48.8%	438	51.2%

FLUORELY HEADED HOUSEHOLDS

Richmond Metro Area	54,465	36,592	67.2%	17,873	32.8%
Proportion of Total	20.1%	21.8%		17.4%	
City of Richmond	31,225	13,369	42.8%	17,856	57.2%
Proportion of Total	24.9%	33.7%		17.3%	
Plan Vicinity	217	202	74.9%	75	27.1%
Proportion of Total	37.4%	48.4%		17.1%	

Sources: U.S. Census of Population, 1990
 U.S. Census of Population, 1980

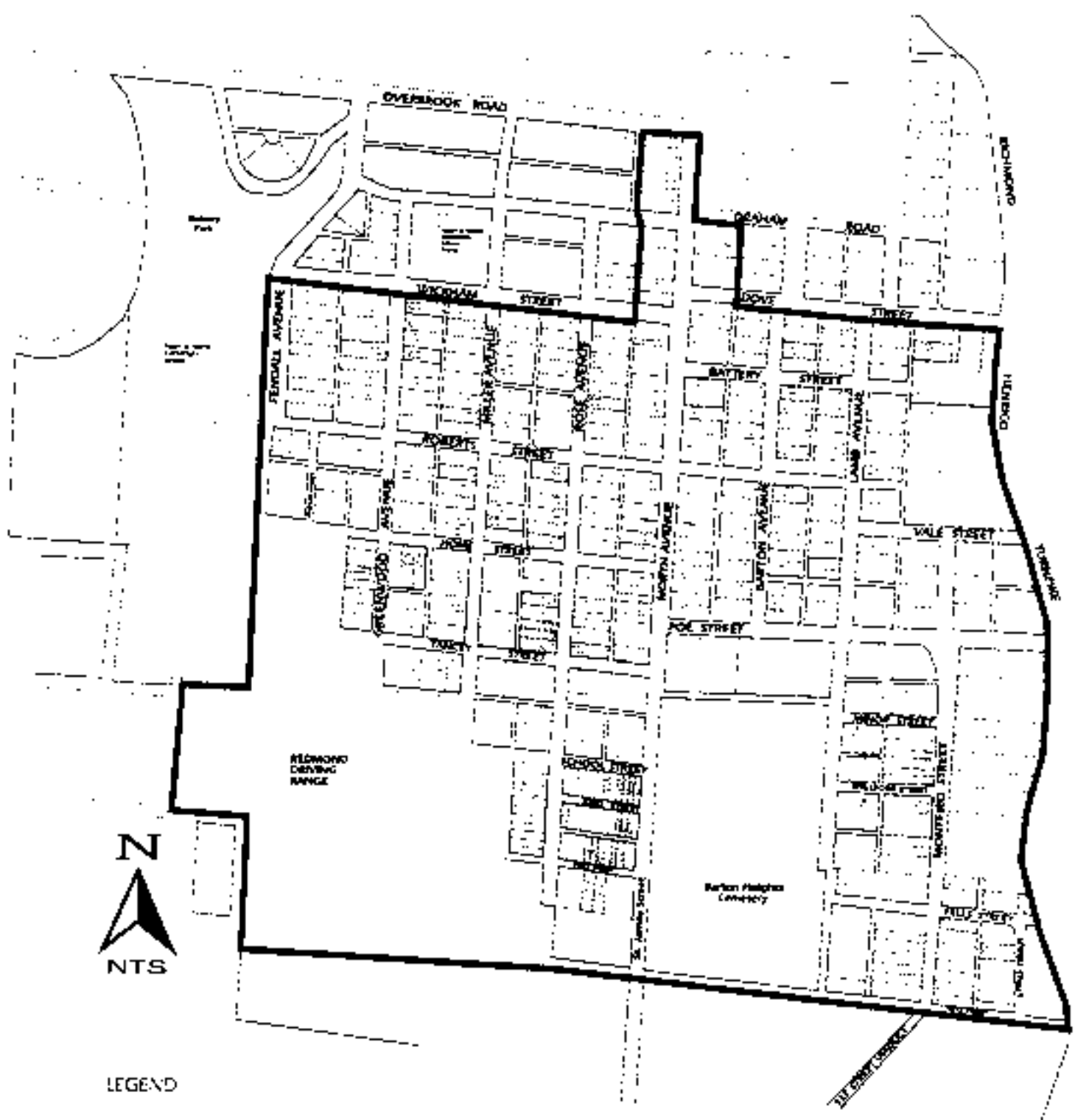
Within the plan area there are 423 separate properties (see Table 4). Of these 336 (80%) are residential, with 210 single-family properties, 98 properties with two-family structures, and 28 multi-family properties. Of the single-family properties, each of which represents a single housing unit, the vast majority (64%) are owner occupied, 25% are renter occupied and 11% are vacant and/or boarded (see Table 5).

Table 4
 Southern Barton Heights Plan Area
 Property Information
 1994

	Parcel	Percent
Residential Properties		
Single Family	210	50%
Two Family	98	23%
Multi-Family (3-5 units)	19	5%
Multi-Family (6+ units)	9	2%
Commercial Properties	7	1%
Public/Semi-Public	15	4%
Vacant Lots	65	16%
Other	14	3%
Total Parcels	423	100%

Source: Office of the Assessor
 Department of Community Development

Total count does not include 19 commercial properties in the extended North West area.



LEGEND

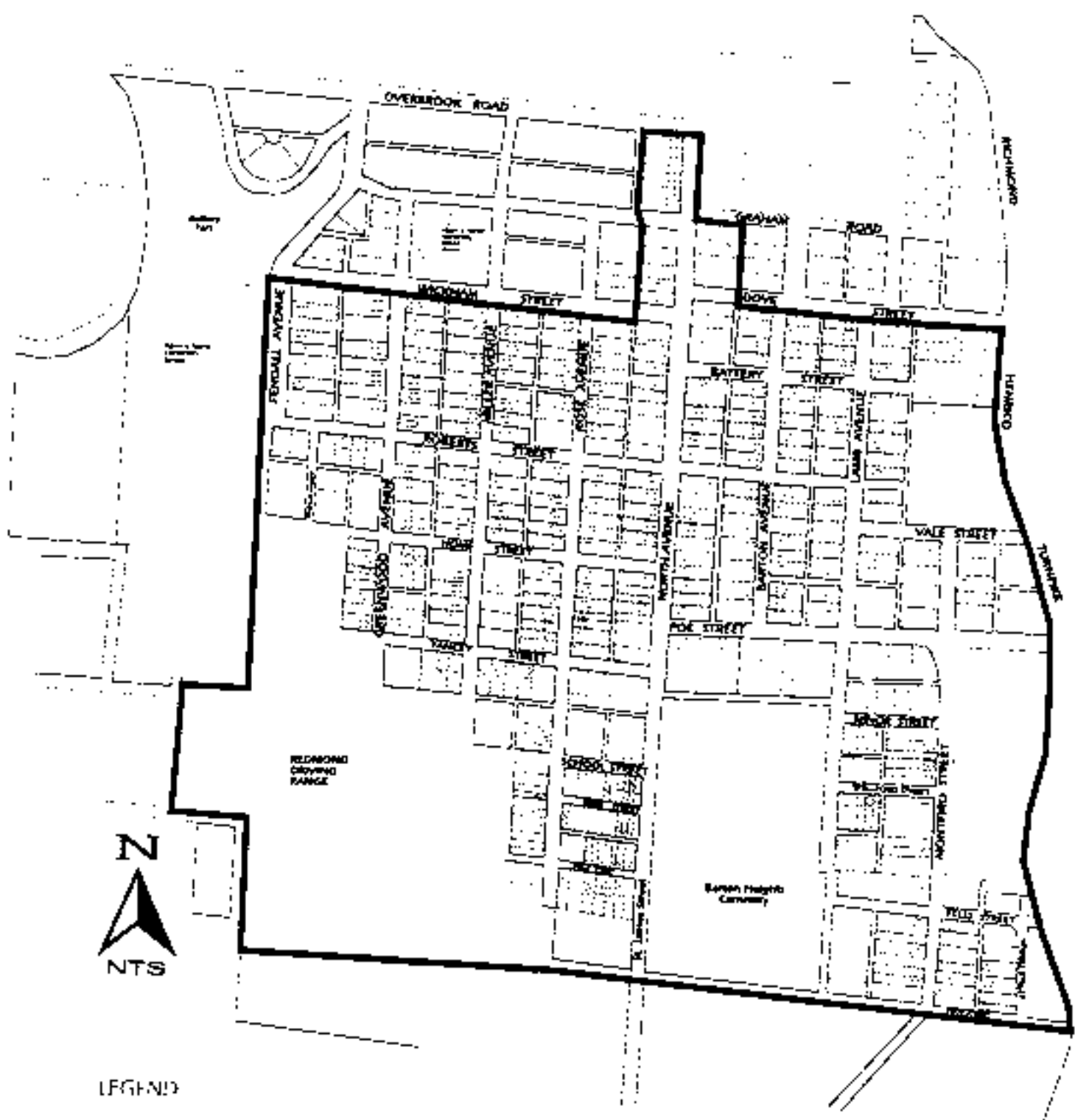
--- VACANT/BOARDED STRUCTURES

□ VACANT LAND

VACANT/BOARDED STRUCTURES
SOUTHERN BARTON HEIGHTS

City of Richmond
Department of Community Development
Division of Comprehensive Planning

DECEMBER 1994 EXHIBIT 2



LEGEND

- VACANT LOT
- RENTER OCCUPIED
- VACANT/BOARDED UNIT
- OWNER OCCUPIED

OWNER AND RENTER OCCUPIED
SOUTHERN BARTON HEIGHTS

City of Richmond
Department of Community Development
Division of Comprehensive Planning

Table 5
Southern Barton Heights Plan Area
Housing Tenure
1994

TOTAL HOUSING UNITS

	<u>Units</u>	<u>Percent</u>
Owner Occupied	176	30%
Renter Occupied	366	50%
Vacant/Boarded	118	20%
Total	594	100%

SINGLE-FAMILY HOUSING UNITS

	<u>Units</u>	<u>Percent</u>
Owner Occupied	134	64%
Renter Occupied	52	25%
Vacant/Boarded	24	11%
Total	210	100%

Source: Office of the Assessor
Department of Community Development

While the vacancy rate for single-family housing units is approximately 11%, it almost doubles to 22% for housing units in two-family structures, and increases to 27% of units in multi-family structures (See Table 6). Furthermore, of the 118 vacant units in the plan area, a disproportionate number (94 or 80%) occur in multi-family and two-family housing. While this type of housing represents 80% of the vacancies, it makes up only 64% of all housing units.

Table 6
Southern Barton Heights Plan Area
Housing Units
1994

	<u>Units</u>	<u>Percent</u>	<u>Vacant</u>	<u>Percent</u>
Single Family	210	35%	24	11%
Two Family	196	33%	44	22%
Multi Family	188	32%	50	27%
Total	594	100%	118	20%

Source: Office of the Assessor
Department of Community Development

U. S. Census data reported that median household income in the Southern Barton Heights plan vicinity in 1989 was approximately \$21,700 compared to \$23,500 in the City and \$33,500 in the metro area. **Within the plan vicinity owner occupants had a median income of approximately \$26,800 while renter median income was approximately \$17,500.** Additional household income information for Southern Barton Heights and the Richmond MSA is provided in Appendix VI.

C. Building Conditions & Housing Characteristics

During June and July of 1993 a building survey of the community was conducted by Richmond Neighborhood Housing Services (see Exhibit 4, Building Conditions following this page). This survey was limited to the exterior of the buildings and used a form similar to the form used by the RRHA in its survey of buildings to determine eligibility as a Conservation Area or Redevelopment Area. The rating system is based on the extent of deterioration to the major building components such as roof, bearing walls, and foundation. Other components that are rated include chimneys, windows, porches, utilities and facilities, and outbuildings.



To assess the validity of the original survey a structural engineer with extensive experience in evaluating buildings of this type was engaged to conduct a field review of all buildings previously surveyed. The engineer, using the same type form, affirmed the validity of the 1993 survey. Of the 323 structures surveyed, 245 (76%) were found to be in a deteriorating condition.

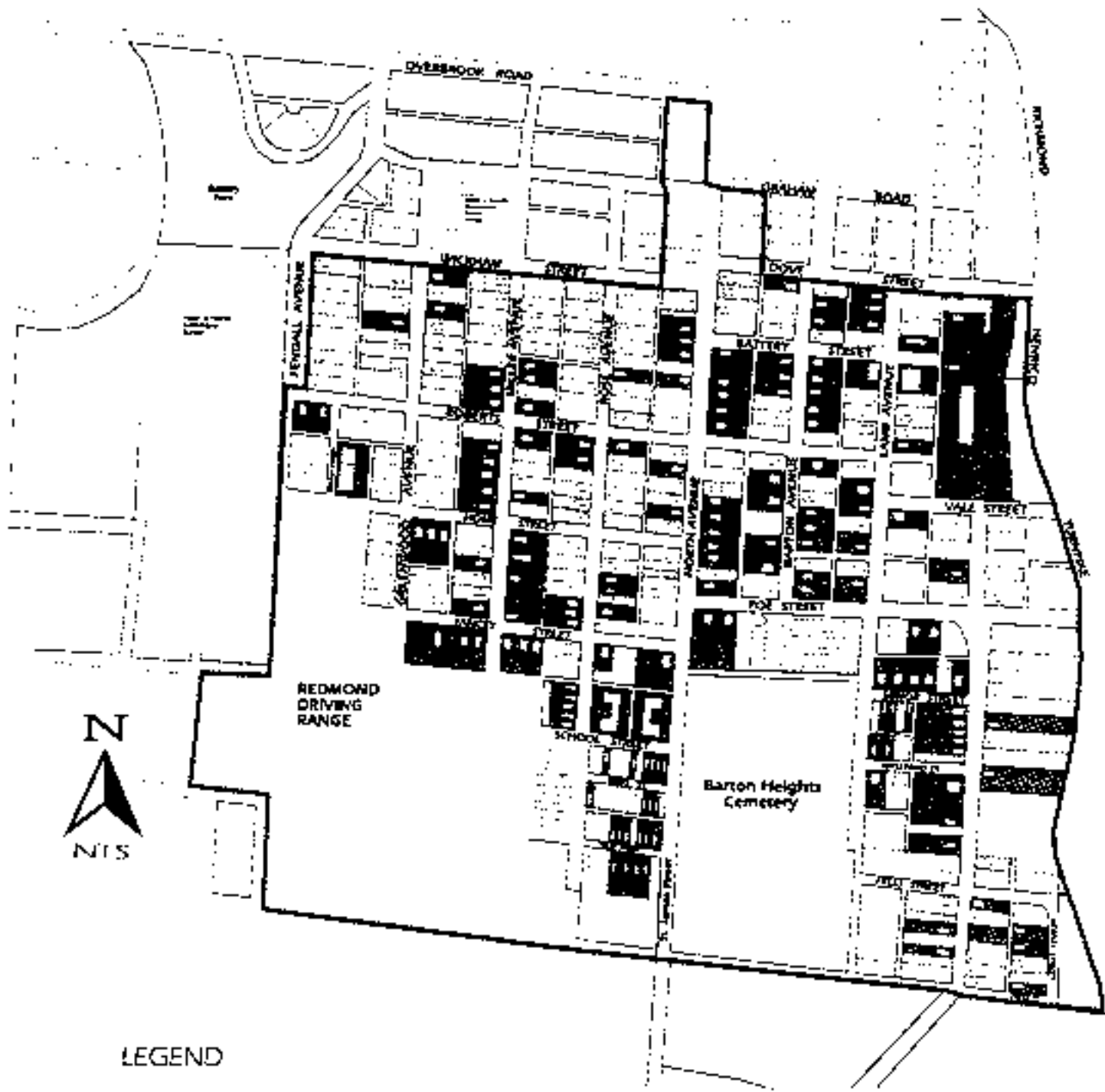
The results of the survey were reported as follows:

	Total	Percent
Sound Structures	78	24%
Minor Deterioration	47	15%
Intermediate Deficiencies	49	15%
Major Deterioration	105	32%
Dilapidated Structures	33	14%

(The locations of these structures are provided in Exhibit 4.)

Other housing characteristics are shown in Tables 7 through 8 which provide an evaluation of the structural and housing characteristics of the Southern Barton Heights Plan Area.

Construction Date	Number	Percent
1929 or earlier	288	82%
1930 - 1940	8	2%
1950 - 1960	44	13%
1970 or later	10	3%
Total	350	100%



LEGEND

MINOR DEFICIENCIES

..... INTERMEDIATE DEFICIENCIES

■ MAJOR DEFICIENCIES

STRUCTURES NOT SURVEYED

SOURCE: RHHS SURVEY, SUMMER 1993

**BUILDING CONDITIONS
SOUTHERN BARTON HEIGHTS**

City of Richmond
Department of Community Development
Division of Comprehensive Planning

DECEMBER 1994 EXHIBIT 4

	Low	Median	High	Percent
Single Family	\$3,100	\$4,500	\$6,500	710
Two Family (converted)	\$4,000	\$4,250	\$80,000	72
Two Family (as built)	\$15,000	\$43,000	\$80,000	20

Source: Office of the Assessor

Examples of the housing values identified in Table 8 are graphically represented below.

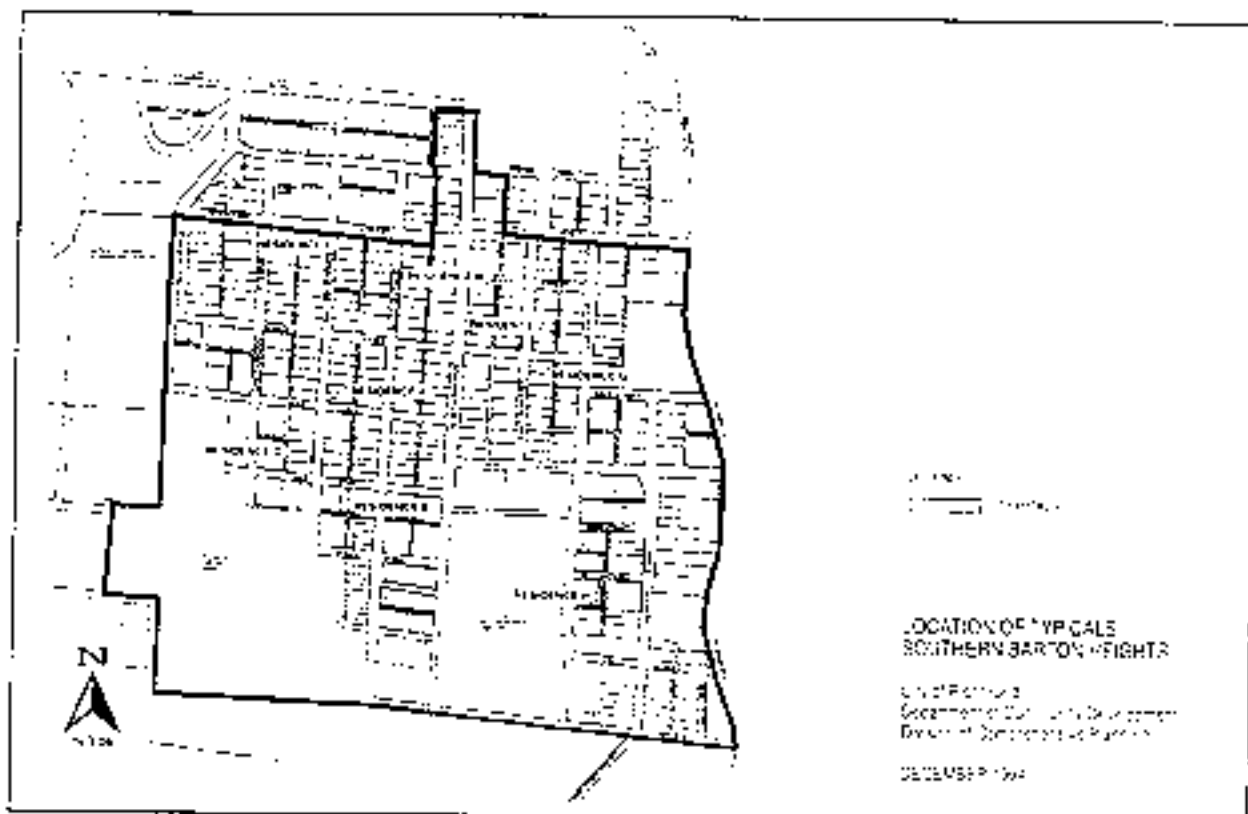


Findings and Observations Gained in Preparation of "Typicals"

"Typicals" are prepared to provide an understanding of the type and degree of deterioration of a building and the cost of rehabilitating the building to a sound condition, usually above the minimum required by housing or building codes. These "typicals" go beyond the usual inspection required for the legal determination of blight under Title 36 Code of Virginia, as amended. Title 36 addresses the degree of deterioration of buildings, the environment of which it is a part, and the area as a whole. "Typicals" address the question of economic feasibility of rehabilitation; can a building be rehabilitated at a cost that will sustain it under market conditions that are anticipated to exist as a result of implementation of a combination of conservation program activities? This provides a basic understanding of the problem as it is presented in a work magnitude and cost format. This approach has been used in preparing the Southern Barton Heights Land Use and Revitalization Plan. It defines the magnitude of the effort required to upgrade the larger Victorian homes that established the character of the community and retain the architectural ingredient to attract middle class homeowners. The property rehabilitation standards developed as part of the implementation program for rehabilitation should reflect the findings and observations gained in developing these "Typicals." Their location is shown on the "Location of Typicals," on the following page. The work write-ups for each typical are provided in Appendix IV.

The predominant construction styles seem to all date from about the same period. The housing stock is homogeneous and visually harmonious; this very desirable status should be encouraged. However, there are problems, common to all the houses from this period regardless of size, which result from the housing design that was typical of the late Victorian era.

The grandest homes have central halls on both floors which provide good access to all the rooms. However, a common deficiency in the medium to small homes is that the rear (fourth) bedroom is accessible only by passage through another bedroom - an undesirable feature according to practically all housing regulations. How this problem is solved depends on the size of the family and the gender of the children. Since most of the smaller homes visited for use as "Typicals" were owned and occupied by families of four or less, the number of bedrooms was reduced from four to three.



This increased the size of the master bedroom and combined two rear bedrooms so that all can be entered from the hall. At the same time, the stair hall area was reduced to provide needed space for clothes closets and a storage closet which contained a window was rearranged to provide light and air into the bedroom.

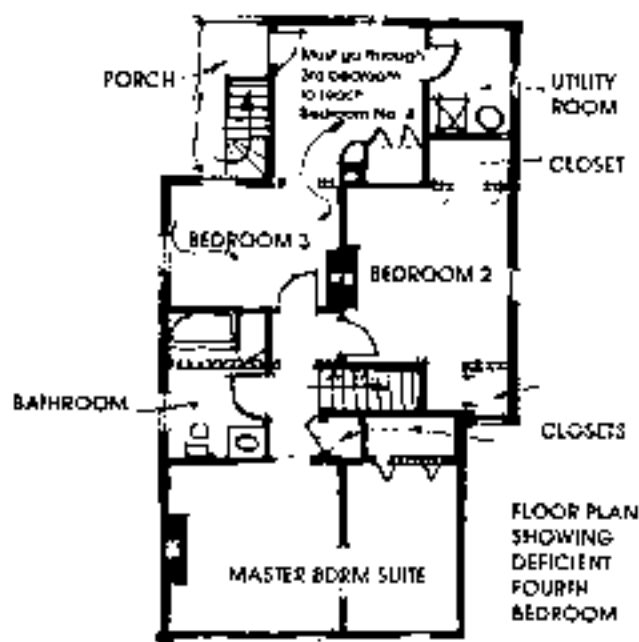
Other problems were also found to exist in the following design elements.

Closets:

Even in the most spacious entrance levels, it is rare to find a coat closet, and bedroom closets are inadequately shallow and small or non-existent. For the larger homes, this poses no problem since the bedrooms are often larger than necessary and provide ample space to construct large, deep closets. In many cases, the inaccessible rear bedroom in the smaller homes may be used to solve the clothes storage problem.

Heating Systems:

The most variety exists in this aspect of building condition, from a space heater in the living room with gravity distribution through registers to the second floor to central heating supplying the first



floor only. The larger than average sized rooms provide the necessary space to accommodate a furnace or boiler where no basements exist, and the high ceiling heights can accommodate the required ductwork or piping.

Building Insulation:

Except for recent additions this component of a standard, energy efficient structure is non-existent. This item, along with window repair and replacement, is important.

Settlement/Crawl Space:

Houses in the area are constructed upon full or partial, shallow crawl spaces. Instances of settlement, especially around fireplaces, is not uncommon. Shoring and jacking of that portion of the floor structure and the replacement of rotted joists is usually all that is necessary to correct the condition.

Porches:

Porches are an integral part of the original structure and the neighborhood's visual character. Preservation of this important appurtenance should be encouraged in the property rehabilitation standards when they are developed.



Rear Stairs:

The need for two sets of interior stairs is a redundancy in most properties. This element should be scrutinized whenever it occurs to compare its cost of retention and rehabilitation to the cost of removal and replacement with a necessary interior use such as a bathroom, storage space or access space.

Bathrooms:

A substantial number of second floor bathrooms are poorly designed and appear to be "jerry-built". These bathrooms do not appear to be a part of the original house construction and present a livability problem that should be corrected when the structure is rehabilitated.

Wood Doors, Trim and Flooring:

Inspection of the typical structures indicated that the wood doors, trim and flooring were sound in most instances. These materials should be retained whenever possible as they are an important, authentic part of the original design, add character to the interior spaces, and their retention should result in a more reasonable rehabilitation cost of the property.

The above findings and observations should be reviewed at the time a set of property rehabilitation standards are prepared for a Southern Barton Heights Conservation Area. The elements discussed above should be included as a part of those standards to eliminate undesirable conditions and to protect those features that are desirable.

Electric Service and Devices:

There is a dearth of convenience outlets and very few instances of the code required ground fault

interrupters in the kitchens, bathrooms, basements and exterior places. Smoke alarms are also rare. There are many examples of early electric wiring in spite of the fact that the electric service has been increased in amperage and panel-boxes with circuit-breakers installed. Effort should be made to bring everyone up to an established current standard. Panel boxes within the residence need to be relocated to an appropriate place and the meter socket relocated on the exterior wall accessible to the meter reader.

Windows:

Based on the "typical" home inspected, it appears that the large double hung windows in a majority of the houses are in good shape, needing only replacement of the sash weights, minor carpentry or glazing repairs and new weather-stripping. However, for energy efficiency, storm windows will be required - often not a visually pleasing solution. The replacement of the wood sashes only with vinyl sashes, glazed with insulating glass is the suggested alternative. This solves the problem of repairing and repainting the existing wood, which will continue to be an enduring maintenance expense and obviates the necessity for storm windows - a wise, one-time expense and long-term solution.



Plaster:

Plaster was the material used for wall and ceiling finishes at the time most of the houses were built in the community. Retention of these plaster wall and ceiling finishes should be a rehabilitation goal for several reasons:

- repair of plaster cracks and retention of the integrity of the plaster walls and ceilings is often the least expensive treatment;
- repair of plaster walls and ceilings by placement of dry wall over the original plaster wall usually require removal and replacement of interior wood trim which can be a significant cost;
- replacement of plaster walls requires the removal of all original material as well as the removal and replacement of interior wood trim.

Exceptions to the goal of plaster retention are warranted in those instances where:

- interior finishes have been vandalized;
- application of dry wall is less costly (such as may occur in applying dry wall directly on a plaster ceiling);
- removal of plaster finish is warranted to provide insulation or facilitate electrical rewiring.

Bathrooms:

Many second floor bathrooms seem jerry-built and poorly designed with fixtures installed in spaces not originally constructed to house them. This is probably a function of the time of the original house construction when the heating system was relegated to the first floor.

D. Existing Land Use

The predominant use in Southern Barton Heights is single family housing (50% of all properties) followed by housing units that were constructed primarily as single family housing but have been converted legally or illegally to a two unit dwelling (22% of all parcels) (see, Exhibit 5, Existing Land Use Map). These two types of residential units are spread throughout the area with the heaviest concentration of single-family structures located west of North Avenue. Overall, single and two family structures represent almost 70% of the housing units in the Plan area.

Multi-family development has occurred in those parts of the community that lie east and west of North Avenue/St. James Street and appear to be about equally divided in the number of units. However, the most deteriorated of these multi-family units are in the area adjacent to the west side of St. James Street. The development with the highest density is located east of North Avenue along Poe Street. It must be noted that **the location and density of the multi-family housing causes the use to exert a negative environmental impact on the single family dwellings that are adjacent to that use.**



Other uses in the area include commercial, public (park and open space), and such semi-public uses as churches, adult care and day care facilities. Commercial uses are primarily located along North Avenue between Battery Street and Overbrook Road.

The substantial amount of public open space that exists in the Southern Barton Heights community results from a large sanitary landfill area (closed in early 1982) along the southwest quadrant of the community, the cemetery south of Poe Street between St. James Street and Lamb Avenue, Cannon Creek Park, and the severe, unbuildable slopes that occur along the southern and eastern perimeters of the area; particularly those slopes adjacent to the Richmond Henrico Turnpike.

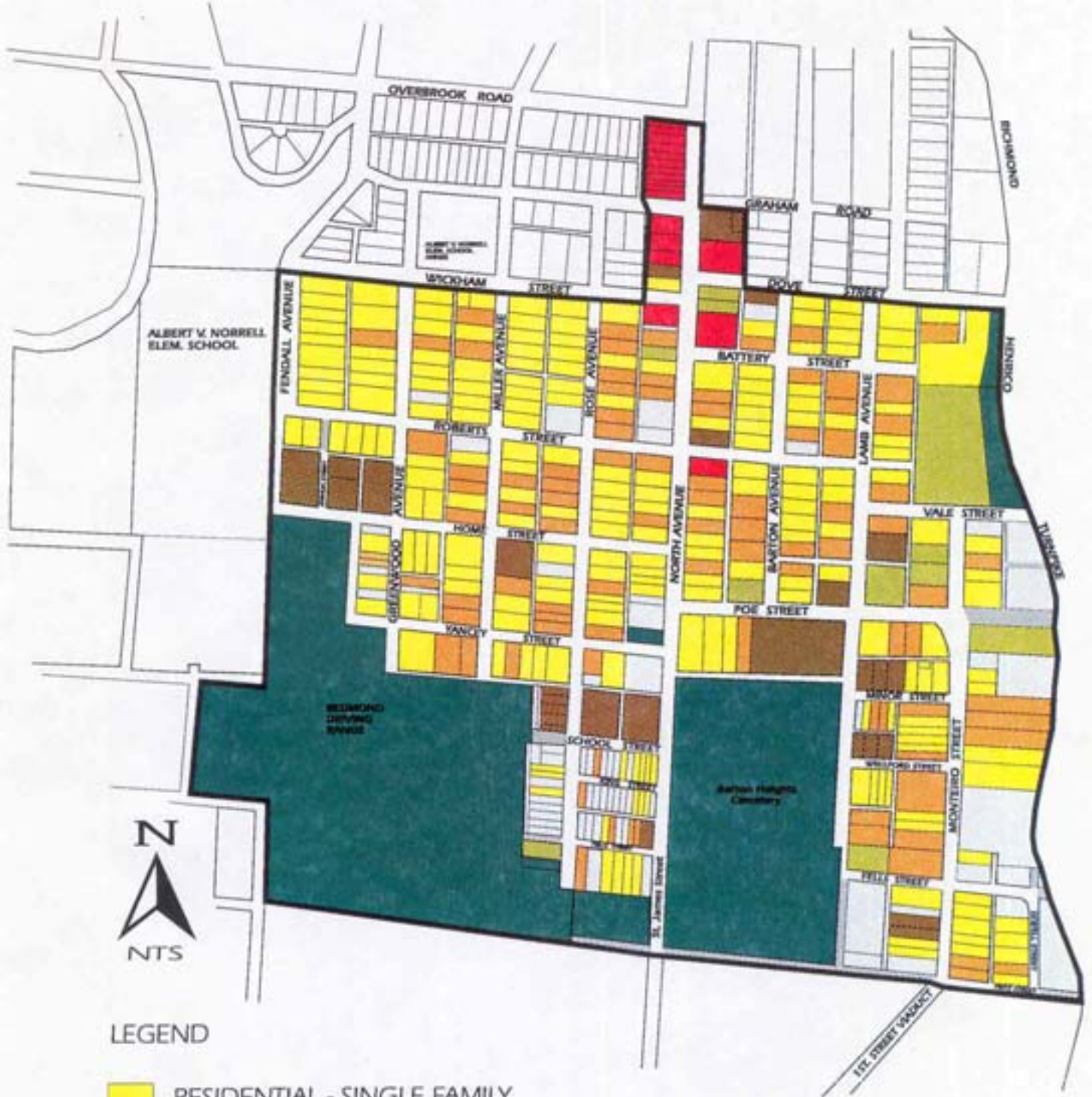
Places of worship located in the area are Triumphant, Bible Way and Church of Christ, and a Mosque Masjidulab. Turner's Adult Care Services, Inc, and Terrace Hill Home for the Aged are located in the area. Services for children are provided by the Cinderella Day Care.



E. Zoning

The predominant zoning in Southern Barton Heights is R-5 Single Family, R-6 Single Family, R-48 Multi-Family, R-53 Multi-Family and B-2 Commercial (in the expanded area). The location of these Districts are shown on Exhibit 6, Current Zoning on the following page.

The predominant Single Family Zoning District (R-6) permits two family dwellings on a lot, while the R-5 Single Family District limits residential development to one dwelling unit on a lot. The R-48 Zoning District limits the density of dwelling units to ten per acre while the R-53 District allows up to 18 units per acre.



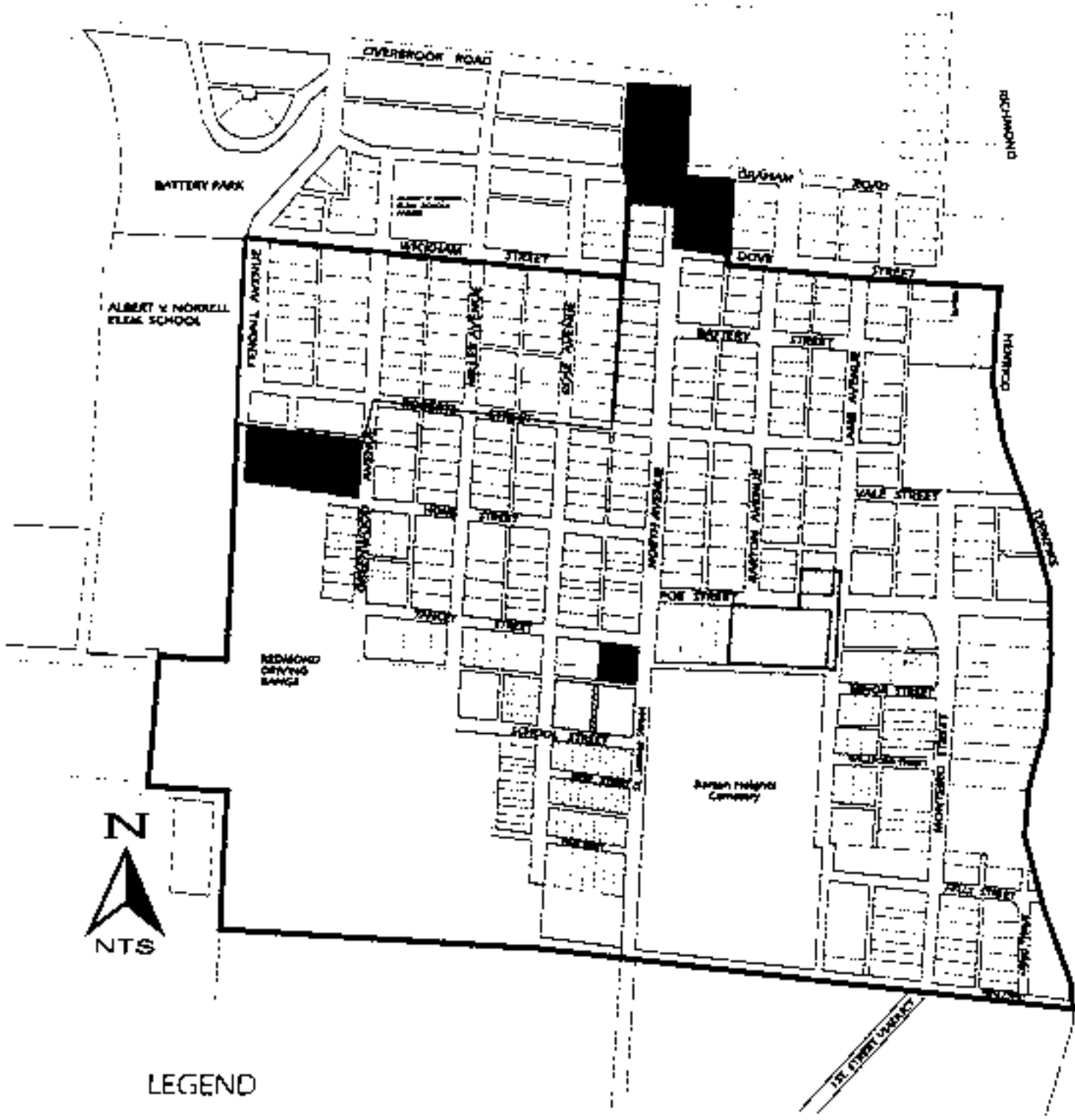
LEGEND

- RESIDENTIAL - SINGLE FAMILY
- RESIDENTIAL - TWO FAMILY
- RESIDENTIAL - MULTI-FAMILY 3+
- COMMERCIAL
- PUBLIC/PRIVATE FACILITIES
- PARKS & OPEN SPACE
- VACANT LAND
- ROAD NOT OPEN



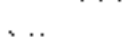


EXISTING LAND USE
SOUTHERN BARTON HEIGHTS

City of Richmond
Department of Community Development
Division of Comprehensive Planning

DECEMBER 1994 EXHIBIT 5



LEGEND

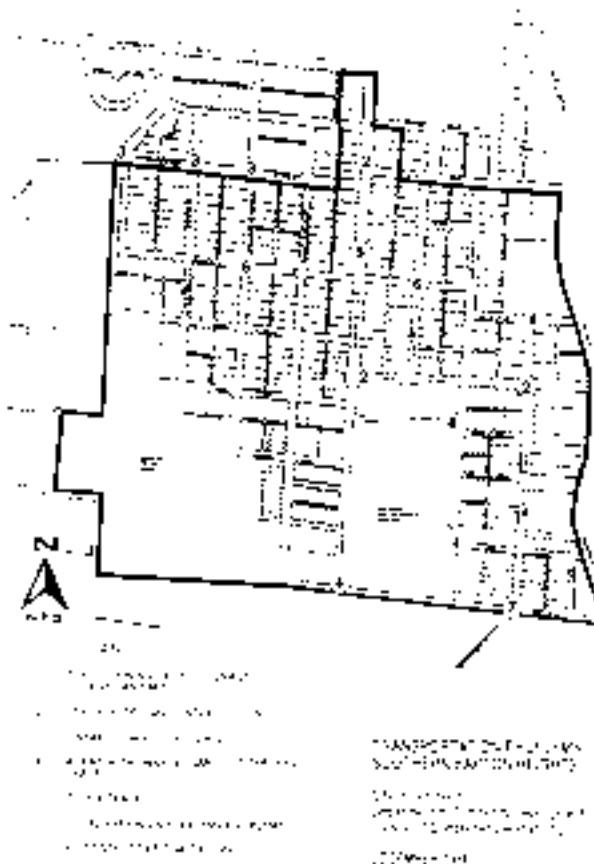
-  R-5
-  R-6
-  R-53
-  R-48
-  B-1 / B-2

**CURRENT ZONING
SOUTHERN BARTON HEIGHTS**
City of Richmond
Department of Community Development
Division of Comprehensive Planning

E. Infrastructure

1. Transportation and Circulation

Southern Barton Heights is served with bus transportation by the Greater Richmond Transit Corporation (GRTC) which travels through the community via a north/south arterial route comprised of Monteiro Street, Poe Street and North Avenue (This was a streetcar route before it was replaced by the bus). The community is served by eleven designated bus stops. These stops include two branches of the 31/32 Ginter Park route serving Southern Barton Heights. One branch travels a Ladies Mile Road route while the other branch travels a Fendall Avenue route. The average frequency a bus travels the route is ten to twenty minutes with a travel time of sixteen to twenty minutes to Downtown. The most remote bus stop from any location in Southern Barton Heights is five blocks.



Traffic volumes in the area are generally light along the neighborhood arterial route and on the residential streets, and residents dependent on the automobile for travel are adequately served by a grid pattern of streets that is maintained in a reasonably good state of repair. However, there is deterioration in the curbing at many locations and curbs, and gutters and sidewalks have never been constructed at several locations in the area.

The problems that were found to exist at the following locations included:

- The Fritz Street/Monteiro Street intersection at the north end of the First Street Bridge. This intersection occurs at the end of a bridge abutment at a curve, is unsafe and should be eliminated.
- Poe Street (a two way street) intersects at the superelevated curve of Monteiro Street which creates a hazardous condition which is aggravated by speeders.
- The Poe Street and North Avenue intersection can only accommodate bus turning movements by encroaching on the opposing travel lane. This poses a safety problem to on-coming vehicles at, or approaching, the intersection.



- The Dove Street and Wickham Street intersections at North Avenue are offset from one another by approximately twenty (20) feet which creates a hazardous condition for traffic movement at this intersection.
- Speeding is a problem in the vicinity of the two public elementary school buildings along Wickham Street and Fendall Avenue, and on the southbound travel lane of St James Street south of the Post Street intersection.

2. Community Facilities

Southern Barton Heights is served by one elementary school at two sites adjacent to the neighborhood. A branch of the Richmond Public Library is located on North Avenue several blocks north of the study area. Fire Stations serving the area are located along Brookland Park Boulevard at Hawthorne Street and in Highland Park at Second Avenue. Police protection is provided from the Third Precinct currently headquartered at Latham and Saunders Avenues. A police mini-station housing the Detective Division is located at 2908 Chamberlayne Avenue.

Active recreation is provided at Battery Park where tennis courts and a swimming pool are located and at the Redmond Memorial Driving Range built on the closed landfill site west of the community. Passive recreation opportunities are also available there. The nearest Community Center is located at the Calhoun Center in the Galpin Court housing development south of the neighborhood.

Health facilities serving the community include Richmond Memorial Hospital, a Health Clinic at the Calhoun Center, and by medical offices on North Avenue south of Brookland Park Boulevard.

Retail services, other than the limited convenience services along the North Avenue corridor from Battery Street to Overbrook Road, are located Downtown, at North Avenue and Brookland Park Boulevard, Chamberlayne Avenue and Overbrook Road, Azalea Mall, and the Brook Run Shopping Center on Brook Road, north of the City Line.

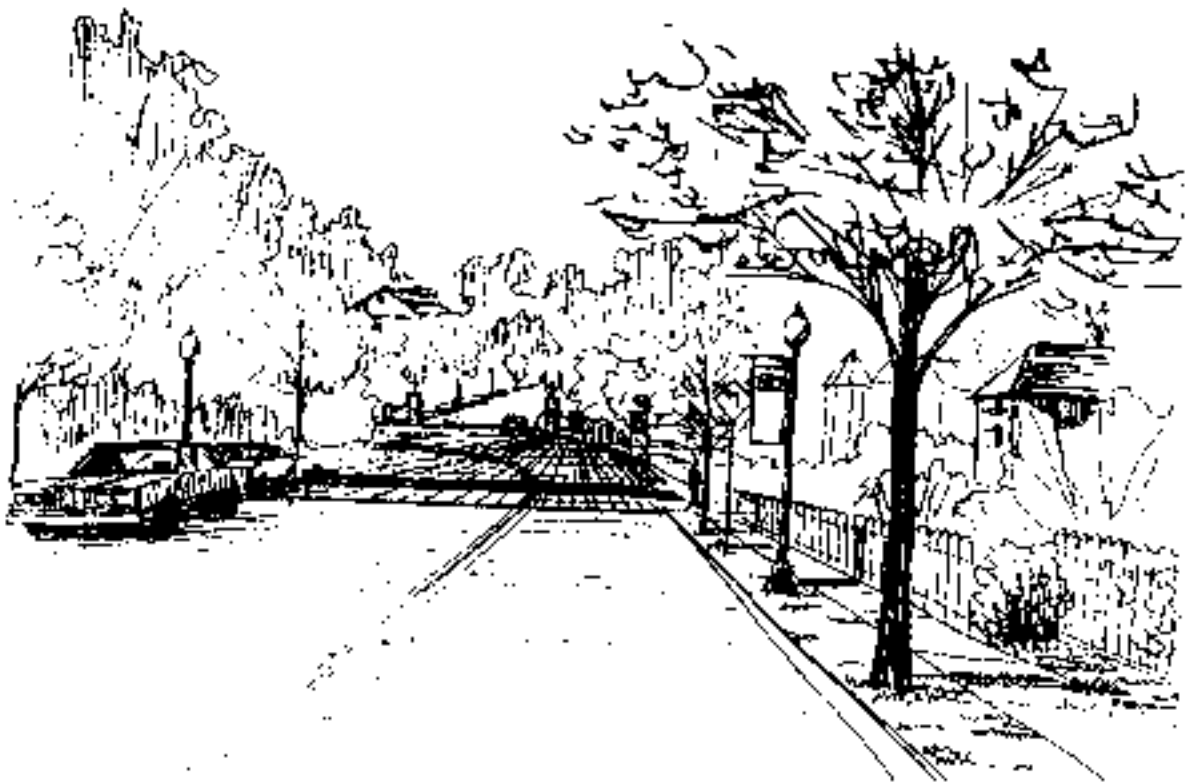
Water distribution and sanitary sewer collection systems appear to adequately serve the area as there have been no recent breaks in service. Storm water runoff is carried by the sanitary sewer system and this appears adequate as no areas of flooding have been identified. However, ponding has been reported as occurring in the landfill area adjacent to the community.

3. Public Safety

Drug distribution, prostitution and drug related crime are the major public safety issues affecting the community. Speeding is another issue that endangers pedestrians and small children as they begin and end the school day, play in their yards, and circulate around the neighborhood. Loitering, which may or may not be drug related, has also been identified as neighborhood public safety issue.

Street lights serve the area but the level of light is not consistent throughout the neighborhood

REVITALIZATION PLAN



III. THE SOUTHERN BARTON HEIGHTS REVITALIZATION PLAN

Early in the preparation of this plan, the Southern Barton Heights Community expressed their vision for the future of their neighborhood. This vision was based upon a collective understanding of where the community is today and where it needs to be in the future. **Through a consensus process at both the Planning Committee and community-wide level, an overall vision statement was developed along with 23 separate goal statements addressing five issues of particular concern to the community.**

A. Community Goals

The vision statement and goals are intended to be the guiding element behind this plan. **All of the recommendations, strategies, and programs included in this plan connect directly to one or more of the goals adopted by the community.** Furthermore, for each goal, there is some inclusion in the plan of a program or strategy which is intended to achieve that goal. A graphic illustration of the community goals is presented in Exhibit 7.

The Vision Statement and goals were adopted at a community meeting on September 8, 1994.

1. Vision Statement

Southern Barton Heights should be a clean, safe, attractive, welcoming, and diverse neighborhood that recognizes its heritage, exhibits increased levels of home ownership and investment, and maintains a high quality of life for existing and future residents who interact and have a shared investment in the community.

2. Land Use Goals

- a. **Preserve and expand single-family housing as the primary land use.**
- b. Permit a second dwelling unit in a single family dwelling as a secondary land use within a designated single family use area.
- c. **Prohibit new multi-family housing in Southern Barton Heights and encourage full rehabilitation and occupation of architecturally significant apartment buildings (Wellford Street, Minor Street, and Monteno Street).**
- d. Maximize use of existing park, open space, and recreational opportunities.
- e. **Maintain existing neighborhood commercial zone in Dove/North Avenue area and promote more appropriate uses which are compatible with surrounding residential uses.**

3. Housing Goals

- a. **Provide options for affordable quality elderly housing for residents in Southern Barton Heights.**



LEGEND

- EXISTING BUILDINGS
- NEW BUILDINGS

ILLUSTRATIVE VISION PLAN
SOUTHERN BARTON HEIGHTS

City of Richmond
Department of Community Development
Division of Comprehensive Planning

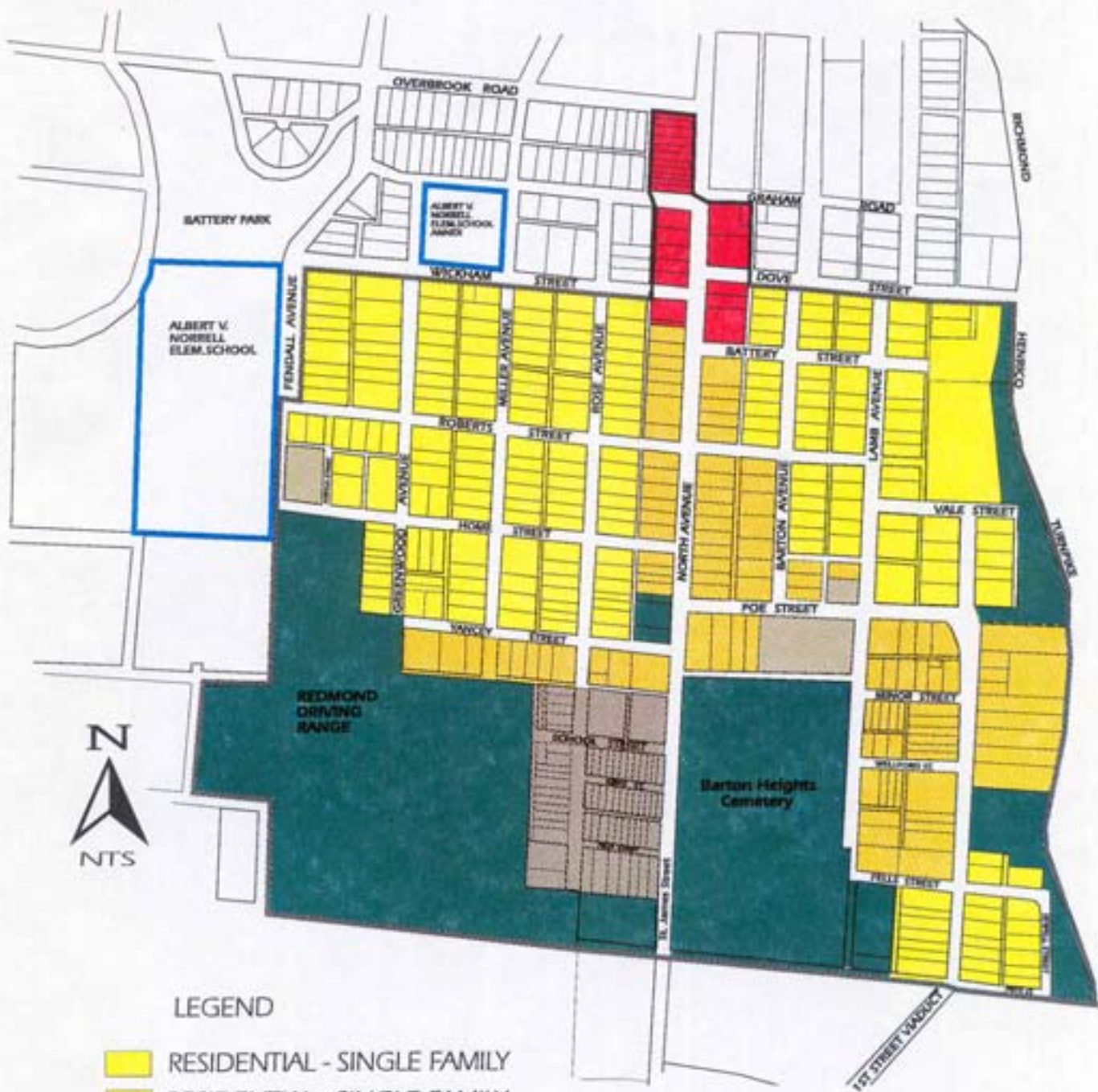
- b. Eliminate structurally unsafe residential structures that are not architecturally significant and rehabilitate all architecturally significant residential structures that are structurally sound.
- c. Increase home ownership opportunities for all ranges of income.
- d. Encourage rehabilitation and maintenance of all homes.
- e. Decrease vacancies and increase owner-occupancies of existing housing to appropriate market levels.
- f. Promote appropriately scaled and designed single-family infill housing.
- g. Eliminate lodging houses (i.e. rooming houses).
- h. Ensure quality of construction and home maintenance work.

4. Transportation Goals

- a. **Maintain existing bus routes and service to and from the neighborhood.**
- b. Discourage unsafe speeding on North Avenue-St. James Street and disruptive traffic at the intersections of Poe Street and North Avenue, Monteiro and Poe Streets, Monteiro and Fells Streets and Wellford and Minor Streets with Lamb Avenue.
- c. The new First Street Bridge (J. E. B. Stuart Memorial Bridge) should maintain its existing alignment, but improve upon its design features so as to enhance the gateway into Southern Barton Heights.
- d. Minimize disruption of through traffic in the neighborhood.

5. Neighborhood Character Goals

- a. **Improve Southern Barton Heights' identity and establish it as a gateway for the Northside.**
- b. Improve appearance, cleanliness, and safety of public rights-of-way, including pathways for pedestrians, bicyclists, and persons with disabilities.
- c. Maintain significant shade trees where possible and provide additional landscaping where needed.
- d. Recognize, appreciate, and promote the historic significance of Southern Barton Heights.
- e. Maintain and encourage minimum design standards.



LEGEND

- RESIDENTIAL - SINGLE FAMILY
- RESIDENTIAL - SINGLE FAMILY W/2nd UNIT PERMITTED
- RESIDENTIAL - MULTI-FAMILY (10-12 DU's/AC.)
- RESIDENTIAL - SPECIAL USE MULTI-UNIT
- NEIGHBORHOOD COMMERCIAL
- PARKS AND OPEN SPACE
- SCHOOLS

**LAND USE PLAN
SOUTHERN BARTON HEIGHTS**

City of Richmond
Department of Community Development
Division of Comprehensive Planning

DECEMBER, 1994 EXHIBIT 8

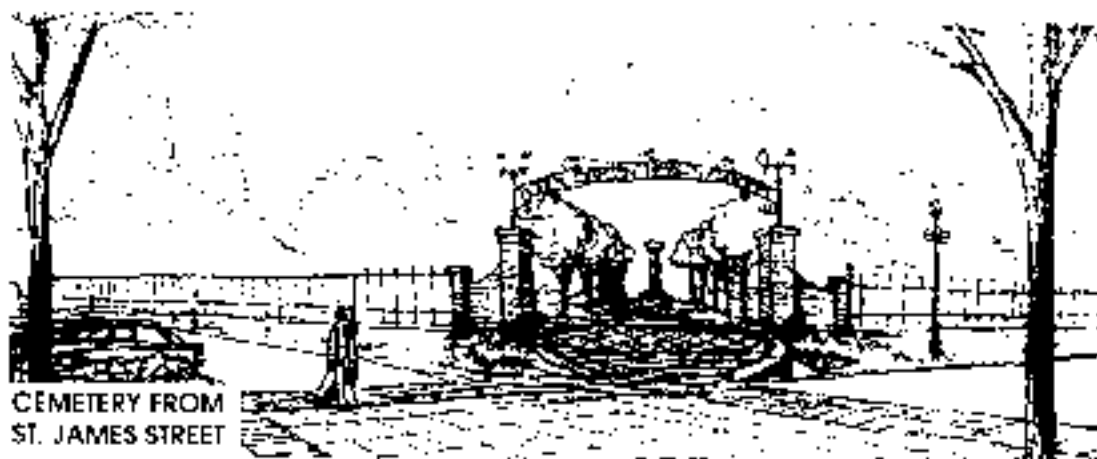
this area in the Southern Barton Heights Revitalization Plan will provide an opportunity to eliminate blighting influences that emanate from one or more uses in the area, to permit rehabilitation and expansion of commercial uses and provide an opportunity for new businesses to come into the community.

4. Parks and Open Space

The primary open spaces are owned by the City of Richmond and consist of the severe slope areas, the landfill area at the southwestern corner of the study area, the Barton Heights Cemetery, Redmond Memorial Driving Range and Cannon Creek Park at the eastern perimeter of the neighborhood between Vole and Dove Streets. There is also a small play area at the northwest corner of North Avenue and Yancey Street. It is proposed that this play area be expanded by adding the parcels abutting the play area's north property line. It is also proposed that Cannon Creek Park be developed in accordance with the proposal submitted to the Wallace Foundation by the Recreation and Parks Foundation and the Highland Park Restoration and Preservation Program, Inc. (HP-RAPP).

This proposal calls for the development of an arboretum and cultural center within the 10.5 acre Cannon Creek Park and stream valley. This development was initially proposed as a mechanism to involve the communities of Highland Park and Barton Heights, as well as local schools in cleaning and maintaining the area. The original proposal which was not funded is provided in Appendix VII. However, further efforts with HP-RAPP, the Recreation and Parks Foundation, and the Trust for Public Land should lead to the funding of such a project in the future.

Neighborhood and City research in the history of the Barton Heights cemetery has unveiled the importance of the cemetery in the life of Richmond's early African-American community. One of the earliest cemeteries in Virginia for free black individuals and families, it became the final resting place for many leaders of Richmond's African-American society. As such, it ranks in importance with the Hebrew Cemetery and the Shockoe Cemetery both National Historic Sites. The Southern Barton Heights plan for this area is to pursue research on the families interred there while preparing a Master Plan for its development as a passive "historic" park. Research would include the use of infra red survey techniques to locate headstones that may be lying beneath the surface and restoring them to their original location if cemetery records permit. A primary entrance would be created from St. James Street



CEMETERY FROM
ST. JAMES STREET



with the potential for a secondary entrance at the east side of the cemetery at Fells Street. This secondary entrance has the potential for providing off-street parking at such time as this cemetery may be linked with the Hebrew and Shuckoe cemeteries as part of a historical tour of Richmond.

Additional cemetery improvements include upgrading of the fencing around the entrance area and the more visible areas from public rights-of-way and the construction of walkways through the cemetery with markers relating the history of some of the prominent leaders who are or were buried here but later reinterred at other locations.

5. Schools

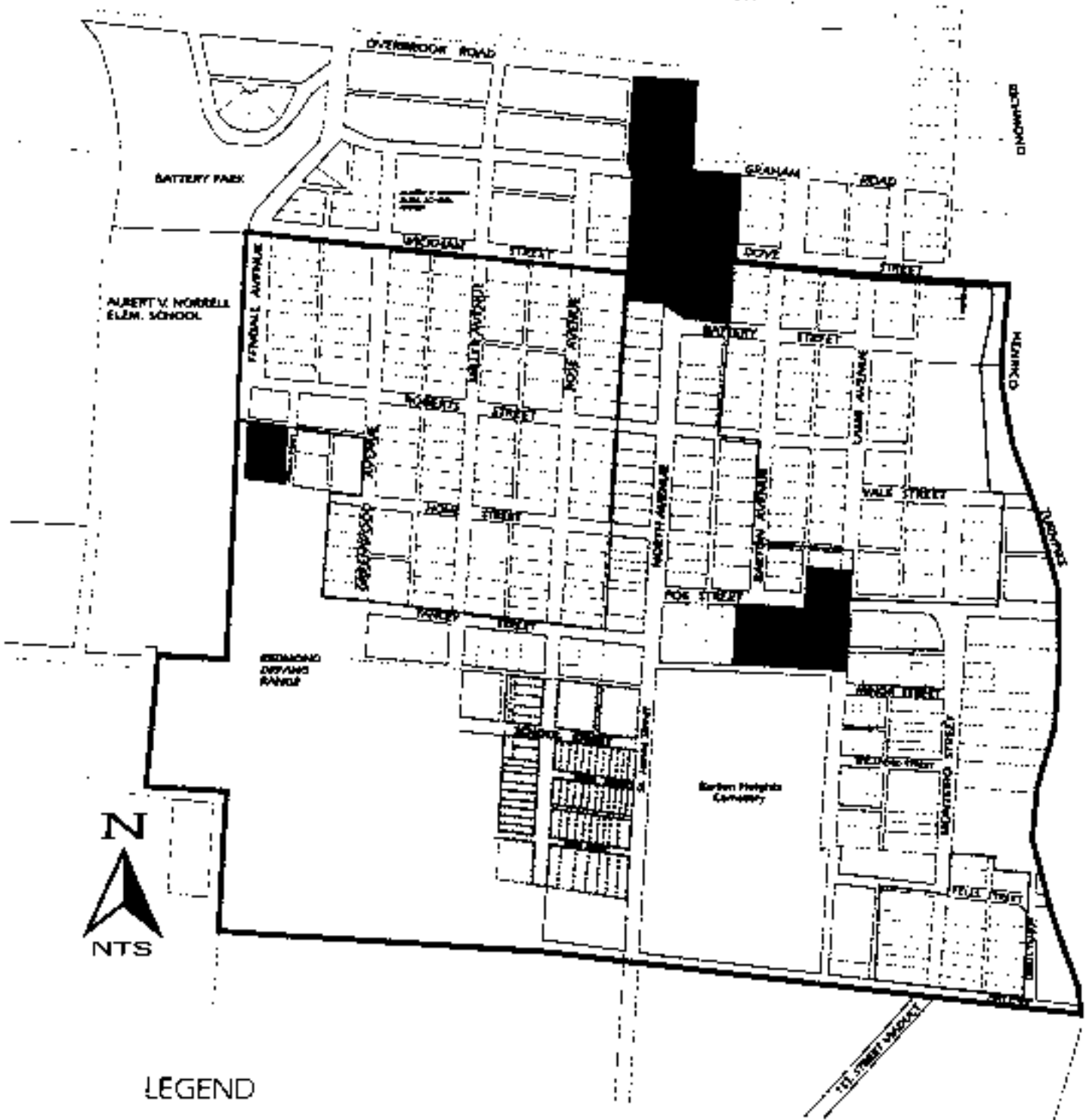
These uses are generally compatible with residential areas, provided that regulatory controls are in place to limit encroachment and adverse impacts. It should be noted that the Albert V. Norrell Elementary School, located on two separate sites, lies outside the immediate Southern Barton Heights area but it is shown because of its importance to the area. The Chandler Middle School lies several blocks to the north of the area on Brookland Park Boulevard. No High Schools are in the immediate vicinity of Southern Barton Heights.

C. Zoning


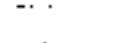



Zoning under this Plan would be restricted to the following categories (see Exhibit 9, Proposed Zoning):

- R-5 Single Family;
- A new category to be developed, similar to the existing R-6 Single Family, would be single family with a second dwelling permitted provided that dwelling does not exceed forty percent of the total floor area of the building and further provided that a private entrance to each unit can be gained. Other provisions of the R-6 District would be appropriate.
- R-48 Multi-Family which provides for the lowest multi-family density at a scale that is compatible with the larger single family community will be used for the new multi-family land use area.
- R-53 Multi-Family will be limited to the location of the existing multi-family developments at Oak Street and Leno Avenue, and
- The existing B-2 Commercial District along North Avenue should be reviewed to determine if that District should be retained or changed to the B-1 District.

The rezoning within the proposed conservation and rehabilitation area should occur with the implementation of a Conservation Plan for the area. Rezoning of the proposed redevelopment and clearance areas should occur prior to the offering of land for redevelopment.



LEGEND

-  R-5
-  R-6 (MODIFIED)
-  R-48
-  R-53
-  B-1 / B-2

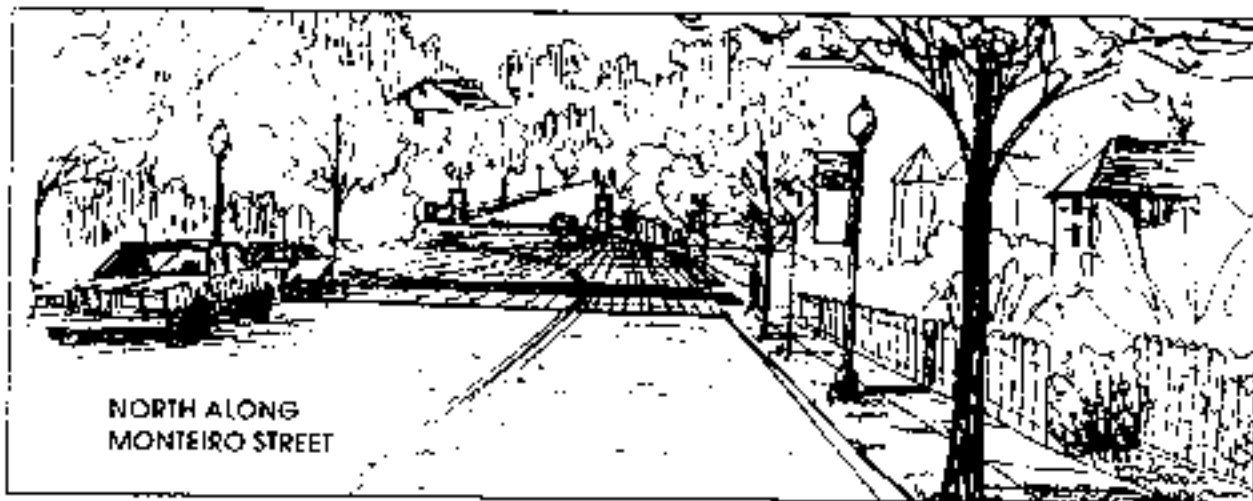
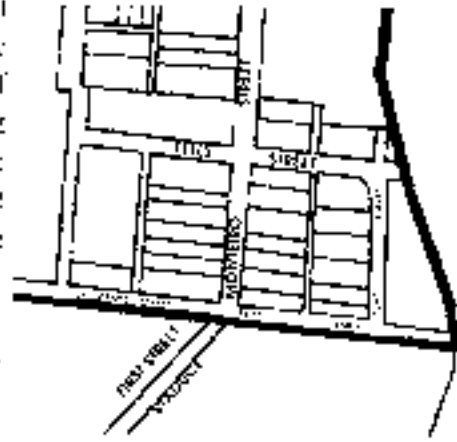
PROPOSED ZONING
SOUTHERN BARTON HEIGHTS
 City of Richmond
 Department of Community Development
 Division of Comprehensive Planning

D. Infrastructure

1. Transportation

Recommended improvements to the transportation network include:

- Termination of Fritz Street at the time the First Street Bridge is replaced to eliminate the unsafe and hazardous intersection at the north end of the bridge. Service to the properties fronting on Monteiro and Sewell Streets should be maintained by reconstruction of Sewell Street and the widening and paving of the existing alley from Fells Street to Fritz Street.
- Construct Fells Street from Monteiro Street west to an unopened (paper) alley west of Monteiro Street, at the south line of Fells Street.
- Extend the north/south alley between Monteiro Street and Lamb Avenue, south of Wellford Street, south to Fells Street.
- Vacate the unopened (paper) Fells Street where it abuts parcels owned by Virginia Power, after these parcels have been acquired by the Richmond Redevelopment and Housing Authority for project uses.
- Construct a cul-de-sac at the south end of Lamb Avenue.
- Reconstruction of the Monteiro Street and Poe Street intersection to achieve two goals: improve the safety of traffic movement through the intersection and deter speeding through the intersection.



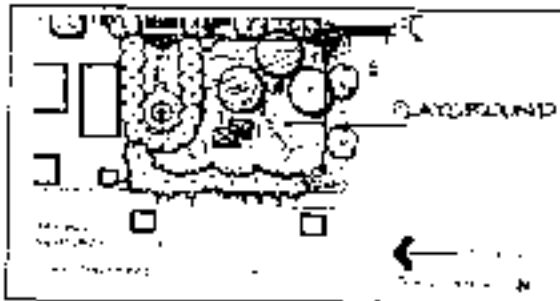
- Reconstruction of the Poe Street and North Avenue intersection to accommodate bus turning movements. Improvement of radius for right turn, northbound movements for buses and large vehicles will require a significant taking of area from the corner

property and the building should be moved back on the existing parcel to offset the impact to the residential use. If the parcel is inadequate to accommodate this relocation then the house should be moved to one of the nearby vacant parcels. The turning radius for buses and large vehicles heading southbound and making left-turn movements to Poe Street can be accommodated by removing parking along the west side of North Avenue for approximately 150 feet north of the Poe Street intersection and moving the bus stop from the south side of Poe Street to the west side of North Avenue at the Poe Street intersection.

- Reconstruct alley between North Avenue and Rose Street from Yancey Street to Home Street to provide adequate access to the properties fronting on North Avenue to compensate for the loss of curb-side parking.
- Realign St. James Street to enter the neighborhood by way of an alternate street pattern which would deter speeding along St. James Street
- Analyze the Wickham Street and Dove Street intersections with North Avenue and determine the feasibility of eliminating the Wickham Street intersection to remove the hazardous condition resulting from two intersections that are offset by approximately twenty (20) feet. Eliminating the Wickham Street intersection would be achieved by eliminating a section of Wickham Street from North Avenue to the alley that serves the properties fronting on North Avenue. Access to the Albert V. Norrell School would be from Graham Street and Roberts Street.
- Review the street pattern and circulation movements throughout the area to determine the impact of implementing a one-way street system on some residential streets. A one-way street pattern is appropriate where the right-of-way does not permit adequate travel lane width to accommodate two-way movement with residential parking on both sides of the street. Streets that have adequate right-of-way and travel lanes do not benefit from a one-way movement as it encourages speeding.
- Closing of Vale Street from Richmond Henrico Turnpike to the alley east of the intersection.
- Determine if Lamb Avenue can be temporarily closed at the south side of the alley south of Poe Street.
- Improvement of school crossing warning signs on Wickham Street
- Undertake a study of large trucks, including tractor trailer trucks, traveling through the community and determine if action should be taken to bar them from the community.

2. Community Facilities

There are a limited number of community facilities in the area serving children and the elderly. Limited improvements in this area are proposed.



The development of a playground is proposed at the northwest corner of the Yancey Street and St. James Street intersection. This playground appropriately fenced will provide a central location for parents to take small children to play.

As the Revitalization Plan is being implemented the City should undertake an analysis to determine the need for a Community Center to provide indoor recreation activities for older children in the area and provide facilities for programs for the elderly residents of the greater community.

E. Neighborhood Character

Southern Barton Heights enjoys an excellent advantage as a residential community of Victorian character that is close to downtown Richmond, convenient to places of employment, affords good access to the Regional and Interstate highway network, and has easy access to centers of cultural and recreational activities. It has retained much of its historical architecture and a significant part of the community is eligible for listing on the National Register of Historic Places (see Exhibit 10). To build on the existing base and improve the neighborhood's physical environment and its image as a desirable residential area the Plan proposes the following actions:

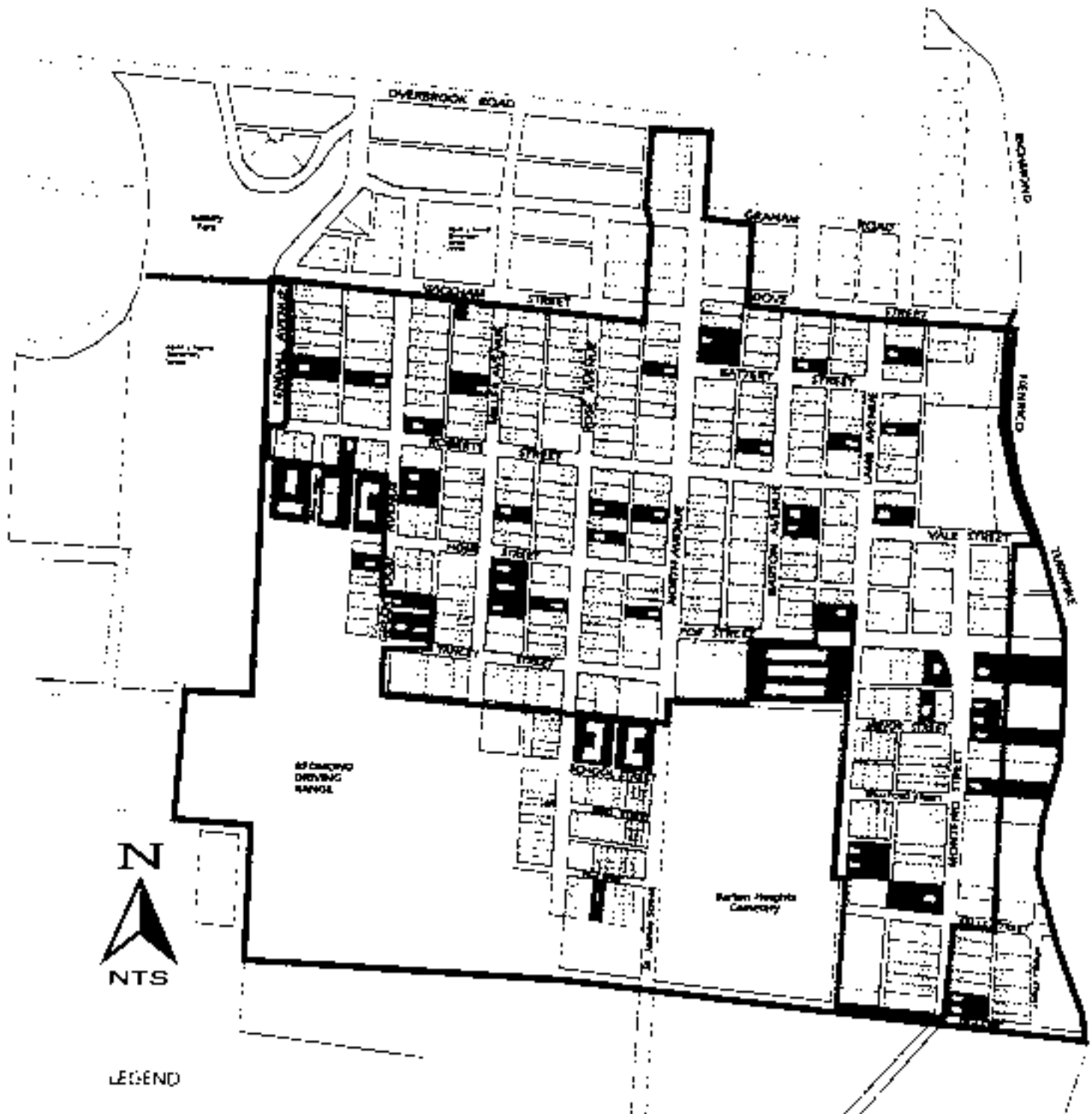
1. Improvement of the existing arterial network Monteiro Street, Poe Street and North Avenue through:

- a. use of alternative pavement treatments to control vehicular and pedestrian movement at such key locations as the First Street Bridge entry, and the intersections at Monteiro and Poe Streets, and Poe Street and North Avenue. Potential design options for pavement and intersection treatment are shown in the intersection graphic. Additional right-of way and reconstruction of the intersection may be required to resolve the turning movement problems at Poe Street and North Avenue.



- b. replacement of inappropriate lighting and provision of additional street lighting using lighting fixtures/pole lights that are of Victorian style and complement the architecture of the community
- c. relocation of Virginia Power main feed lines along North Avenue to alleys and other locations off of the arterial network





LEGEND

- NON-CONTRIBUTING
- CONTRIBUTING
- VACANT
- ELIGIBLE NATIONAL HISTORIC DISTRICT
- STRUCTURES NOT SURVEYED

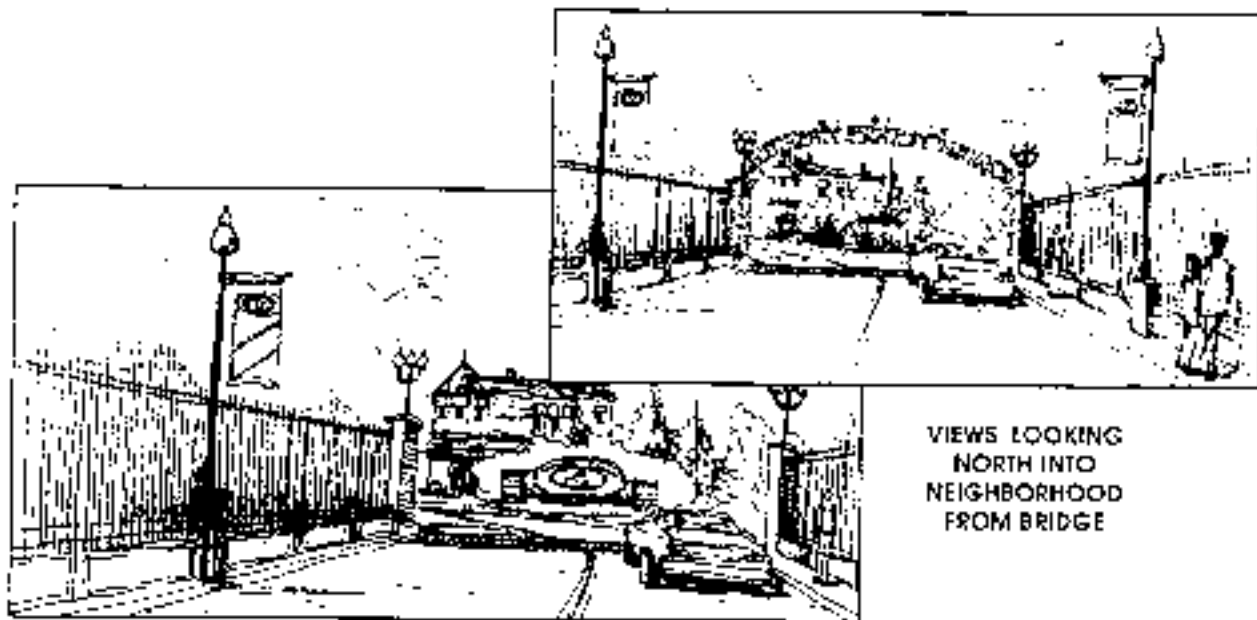
ARCHITECTURALLY SIGNIFICANT
STRUCTURES & ELIGIBLE NATIONAL
HISTORIC AREA

SOUTHERN BARTON HEIGHTS

City of Richmond
Department of Community Development
Division of Comprehensive Planning

DECEMBER 1974 EXHIBIT 10

- d. upgrading of existing sidewalks by repair or reconstruction, and construction of new sidewalks where they are needed to permit pedestrian circulation, particularly by the disabled
 - e. planting of street trees of a type that, at maturity, will be compatible with the large houses that front the street and complement the attractiveness of the neighborhood.
2. Improve the streetscape of all the neighborhood streets through repair or reconstruction of existing curb and gutter and sidewalks and construction of new sidewalks where needed to provide for pedestrian circulation, particularly the disabled. Priority for these improvements shall reflect the need to improve pedestrian safety in the blocks that front property entrances.
 3. Develop the historic potential of the Barton Heights Cemetery which was the first cemetery for free blacks in the Richmond area. Create a park type setting through appropriate improvements with a focus on the prominent members who are, or were, buried there. The focus should be on their contributions to Richmond and their communities. This cemetery is a part of the historical fabric of Richmond and should be included on the list of historical attractions for citizens and tourists to visit.
 4. Installation of a neighborhood sign at the First Street entry into the community. Potential design options are displayed in the following graphics.
 5. Evaluation of Historic designation for Southern Barton Heights.



F. Strategies for Implementing the Revitalization Plan

Six primary strategies (programs) are proposed to serve as the means to achieve the revitalization of Southern Barton Heights. These are code enforcement, conservation/rehabilitation, clearance and redevelopment, capital improvements, community organization, and marketing the community. **The most critical revitalization strategies (programs) being conservation/rehabilitation, capital**

improvements, and community organization. These three strategies must be available throughout the life of the project or it will fail.

A **code enforcement program** is designed to ensure that the housing stock in a neighborhood is brought up to the city's minimum standards for housing and is in compliance with the City's Environmental and Zoning Ordinances. These codes are limited to the elements of a housing unit that are essential to health and safety but usually fall short of requiring a total rehabilitation of the property.

The **conservation/rehabilitation program** is established to provide long term low interest financing and some grants for improvement of the housing in a neighborhood area that does not suffer from severe physical deterioration, is largely single family (or was single family) and has the potential for regaining owner occupied single family dominance.

The **clearance and redevelopment program** is used to eliminate physical and environmental conditions that render buildings infeasible of rehabilitation or otherwise preclude the use of the property for decent, safe and sanitary housing or other legitimate land uses that are in conformity with the City's Master Plan for the area.

The **capital improvement program** identifies the City's commitment to the revitalization effort by identifying the funds that the City or Richmond will provide to overcome deficiencies in public improvements and community facilities serving Southern Barton Heights. The level of support available through this part of the city budget is critical to the success of any significant conservation/rehabilitation effort. This program has the greatest impact on the ability of a neighborhood to improve the physical and visual environment.

These include streetscape improvement, improvement of three critical intersections along the arterial network, curb and gutter and sidewalk construction, curb and gutter and sidewalk repair, removal of utility poles from street rights-of-way and improving the overhead utility services now provided from poles in the alleys, new street lights along the arterial corridor with luminaires and poles of the Victorian period, alley improvements, substantial rehabilitation of the historic cemetery, inclusion of the cemetery as part of the city's tourist program, and provision of a playground for neighborhood children under parental supervision.

Community organization is the strategy that provides the energy and cohesiveness that must exist in any neighborhood that undertakes a renewal effort. **An ineffective, poorly organized, poorly managed community organization will doom any revitalization program. Without a visible, knowledgeable, articulate and active reservoir of support from neighborhood residents, particularly homeowners, there is no basis for short or long term financial or administrative commitments by local governmental agencies, nonprofit organizations and local financial institutions to a neighborhood.** An effective community organization is the conduit for fulfillment of commitments to the community. It is the catalyst as well as the overseer of any successful project: witness the Washington Park, Randolph, Newtowne South and Carver revitalization efforts. Only an effective community organization can provide the peer pressure needed to bring about the level of understanding required with respect to educating residents on their responsibilities as homeowners and renters, educating residents on how government can help improve their quality of life, and how the priorities of government, nonprofit agencies, and private institutions are established.

G. Programs to Constitute an Implementation Strategy for Southern Barton Heights

1. Code Enforcement

Enforcement of city codes provides for a clean environment and a minimum level of repair to maintain the livability of existing housing. Coordinated with programs of conservation and rehabilitation this can be an effective tool in encouraging recalcitrant property owners to participate in the rehabilitation process. Code enforcement is an on going city wide program and will operate concurrently with any other program to assure that a minimum level of improvement to properties will occur.

At the present time the city is not started to conduct a concentrated program of code enforcement over an extended period of time. **It is proposed that a program be developed to train a limited number of neighborhood residents to assist in the Housing Code Enforcement Process.** These individuals could then serve as either auxiliary building inspectors or assistants to the inspectors and report code violations as they occur in the area. A projected cost for a limited sustained program of code enforcement in Southern Barton Heights is provided in the ten (10) year Conservation Program Schedule in Appendix III.

2. Conservation/Rehabilitation

People speak of this strategy in very warm and glowing terms for it implies improvement without pain or inconvenience. To the contrary, **this strategy is the most difficult to implement and carry through to completion because it requires long term commitment by homeowners, absentee owners, elected officials, public agencies and nonprofit providers of housing who often have agendas and priorities that are not in keeping with the neighborhood residents.** It is a program that carries high overhead costs that result from having to provide services and assistance to many participating residents who are unfamiliar with housing rehabilitation and therefore vulnerable to unscrupulous contractors in the home improvement and construction field.

In spite of the difficulties cited, the programs available under a Conservation Plan and the results they can produce are impressive, and there are some excellent examples in Richmond. **In this Plan, conservation and rehabilitation is the dominant strategy. Without it the City will lose one of its best examples of a Victorian era neighborhood; a neighborhood with the potential to attract middle and upper income families who appreciate the quality of life this housing and community will offer.**

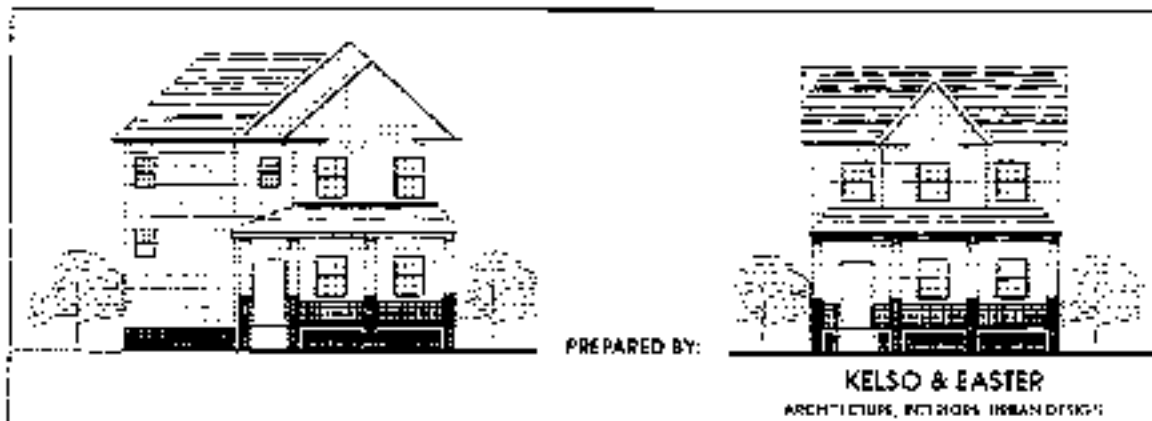
Exhibit 11, Proposed Conservation/Redevelopment Areas, identifies the Conservation Area within which loan and grant programs and other financial aid programs will be utilized to improve the existing housing stock and thereby achieve many of the residential objectives of the community. It is also anticipated that these programs will be accompanied by a consistent level of code enforcement in the neighborhood by the City as a catalyst to encourage absentee owners to participate in the program.

A program of rehabilitation can be carried out by private individuals and private and nonprofit corporations such as Richmond Neighborhood Housing Services, Incorporated (RNHS).

without any governmental action. (However, such a program by itself will not achieve revitalization of the South Barton Heights neighborhood. RNHS is already active in the community and is undertaking rehabilitation activities in the Rose, Miller and Greenwood Avenues area with an initial effort to rehabilitate some of the vacant boarded up houses. RNHS has demonstrated that rehabilitation of these large Victorian style houses can be achieved with a deep subsidy for each house. With an expanded program of conservation available through an approved Conservation Plan the scale of these subsidies should shrink. Public upgrading of the physical environment in combination with a Conservation Plan will attract middle income families to the housing opportunities that this conservation program provides.

While conservation and rehabilitation requires the cooperation of many participants, the scale of the effort on a community wide basis will usually require adoption of a Conservation Plan. This plan (conservation and rehabilitation) can only be implemented and carried out by the Richmond Redevelopment and Housing Authority (RRHA) upon the authorization and funding by City Council. The benefit of a Conservation Plan is it brings focus to the task, as well as the necessary funding with which to make the housing and public improvements, and coordination of the very important administrative services and nonprofit housing corporations that are needed to achieve a reasonable volume of rehabilitation. RRHA also has the most legal tools with which to encourage absentee owners and others who may be recalcitrant, and reluctant to make necessary property improvements, to participate in the program.

The Revitalization Plan proposes that RNHS and RRHA be the primary agencies, along with the City of Richmond, to implement a Conservation Plan for Southern Barton Heights. RNHS should continue its activities in the area it has selected for the beginning of its rehabilitation effort in order to achieve a consolidated area of rehabilitated homes and make a major housing impact in the area. In addition, with assistance from RRHA through the acquisition of vacant parcels and vacant, boarded up property that may be encumbered by defective title or back taxes, RNHS can also initiate a program of infill housing that is complementary to the existing Victorian style. Initial focus for infill housing activity should be in the highly visible 2100 block of North Avenue.



These infill housing units, as represented by the two front elevations, are examples of prototypes developed by RNHS that reflect the architectural character of the proposed conservation area. Additional front elevations have been prepared to provide several more options. These additional elevations will also reflect a Victorian character.

RRHA should initiate rehabilitation activities east of the North Avenue corridor and pursue, with RNHS, joint rehabilitation activities in the 2000 block of North Avenue and develop one or more demonstration houses at highly visible locations. These demonstration houses will serve as a program marketing tool and as an example of the revitalization impact that can be achieved when publicly supported agencies cooperate for a common purpose.



RRHA should, at the initiation of a conservation project, enter into negotiations with Virginia Power for acquisition of their unused property at the intersection of Lamb Avenue and Fells Street. This property will be incorporated into the cemetery open space, but in the interim will be used to store salvaged material for use by homeowners in the rehabilitation of their property.

The Southern Barton Heights Community Association is mindful of the risks involved in relying on agencies that derive some of their rehabilitation funds from the City budget. This affords elected officials the opportunity to reduce the funding of one agency to provide funds for the other. However, the Association is hopeful that the benefits to the City of attracting middle and upper income families back to Richmond will preclude this from happening. Only new funds will allow the community to increase the volume of rehabilitation that will result from acquisition of the approximately thirty-five boarded up properties located within the proposed conservation and rehabilitation of these properties will assure their retention as part of the community's Victorian fabric.

It is anticipated that approximately 225 properties will require rehabilitation assistance through low cost loans and/or grants at an average of 22.5 houses over a ten (10) year period a year. Properly funded, this is not an insurmountable goal for two agencies (RNHS and RRHA) working together to achieve provided the Association, RNHS, RRHA, the City, and others unite to carry out a coordinated marketing program.

A projected cost for carrying a conservation and rehabilitation program for the Southern Barton Heights community is set forth in the ten (10) year Conservation Program Schedule in Appendix III. These preliminary costs have been apportioned between administrative costs, loan and grant funds and capital improvements. The sources of funds used to leverage private funds have also been identified.

RNHS and RRHA sponsored conservation and rehabilitation programs are also spelled out in detail in Appendices I and II, respectively.

3. Clearance and Redevelopment

Clearance and redevelopment of two areas are proposed within the study area where conservation will not remove the blighting and deleterious conditions that affect the overall community. **In each instance it is used as a tool to eliminate severe conditions of physical and environmental blight and thereby remove influences that are obstacles to a conservation program and revitalization of the larger community.** With the exception of the required interior/exterior building survey to establish the extent of the blighting conditions and verify clearance program eligibility, no redevelopment activity is proposed

for the 1995 - 1996 fiscal year. While this program at both locations is critical to the success of the Southern Barton Heights Revitalization Plan, some lead time is recognized as being needed to begin packaging a program for development of elderly housing for the larger area and to assess the availability of the public funds to carry the program out. **The priority for the smaller commercial redevelopment area is tied to the City's ability to eliminate the drug related activity from this location.** The existing commercial uses are not conducive to a sound residential area and are considered to be deleterious to the surrounding community. It is anticipated that this redevelopment effort would follow the larger clearance project. **However, if this area is an impediment to the marketing of Southern Barton Heights then every effort should be made undertake both clearance projects simultaneously.**

Exhibit 11, "Proposed Conservation/Redevelopment Areas", also identifies a potential clearance and redevelopment area which suffers from some deterioration but also exerts a negative influence on the larger single family area adjacent to the potential clearance and redevelopment area. This area should be closely examined to assure that conditions known to exist there do not further deteriorate. This would be the last clearance program to be undertaken and is programmed to occur in the 1997-1998 fiscal year.

This program (clearance and redevelopment) can only be implemented and carried out by the Richmond Redevelopment and Housing Authority upon the authorization and funding by City Council. However, the redevelopment phase of the program can be carried out by private individuals and private and non-profit corporations such as Richmond Neighborhood Housing Services.

The larger of the proposed clearance projects is proposed to be redeveloped for elderly housing in a village concept more in keeping with the existing neighborhood scale than a mid- or high-rise development would; witness the high rise at Fourth and Trigg Streets in Highland Park. The Association is aware that planning for such a development will require lead time and proposes that this larger effort be initiated in fiscal year 1996-1997.

The smaller clearance effort is proposed for two half blocks along North Avenue between Battery Street and Graham Road. Conditions in this area warrant this type of treatment and will eliminate blighting conditions, deleterious land use conditions and areas that are conducive to public loitering and activities that are out of character and detrimental to residential life styles. Funding to initiate this project is being sought in fiscal year 1997-1998 with the anticipation that the project would be completed in two fiscal years.

A preliminary estimate of cost to undertake and complete the two identified clearance and redevelopment projects and the potential clearance and redevelopment project is included in Appendix III. These preliminary estimates of cost are shown by priority of project.

4 Capital Improvement Program

This is the most difficult program from which to gain a substantial, on-going commitment. Funds for this program are generally derived from the sale of City general obligation bonds. It is from these funds that neighborhoods and City agencies compete to meet new identified public needs, provide on-going maintenance, and make improvements that have resulted from many years of deferred maintenance or outright neglect.

A meaningful, sustainable level of capital improvements is critical to the success of a Southern Barton Heights revitalization effort. Without that commitment of funds there is little reason for homeowners, absentee owners, or financial institutions to invest significant private funds in a conservation/rehabilitation effort that will not, in and of itself, raise property values to the level required to assure that the investment is prudent and can be recouped should it be necessary to sell an individual property.

Sidewalk, curb and gutter improvements, the most basic and wide spread capital improvements are identified for the following phases:

Phase I

Capital improvement funds for sidewalk, curb and gutter during this phase are programmed for remaining blocks that have deteriorated or missing sidewalk, curbs and gutters that have not been included in the "Lower Southern Barton Heights" CIP work beginning with the 1990-1991 neighborhood improvement program from the capital budget. Blocks within the proposed redevelopment areas are not included. Priority for these improvements is focused on those blocks that front property entrances. The preliminary cost estimate for this activity is \$410,000.

Phase II

Capital improvement funds for sidewalk, curb and gutter during this phase are programmed for those blocks along the main traffic corridor which includes North Avenue, Poe and Monteiro and their intersecting streets. This work does not include special "gateway" areas scheduled for Phases IV and V. The preliminary cost estimate for this activity is \$220,000.

Phase III

Capital improvement funds for sidewalk, curb and gutter during this phase are programmed for blocks where RNHS and RRHA infill/rehab housing is being targeted. The preliminary cost estimate for this activity is \$100,000.

Phases IV & V

Capital improvement funds for sidewalk, curb and gutter for these phases are programmed for special gateway blocks. The gateways include the First Street Bridge and adjacent blocks, as well as the North Avenue/Dove Street commercial node and their adjacent blocks which are partially within a proposed redevelopment area. The preliminary cost estimate for both phases is \$150,000.

Other capital improvements critical to the success of the revitalization effort and their priority are identified in Appendix III, Implementation and Program Summary.

5. Community Organization:

A diverse group of neighborhood property owners, including an aspiring owner, have been working since August 1994 on developing the Southern Barton Heights Community Association. This core group has had an extensive role in the development of this Revitalization Plan and in December 1994 completed the formal organization of the Association. **The Association has structured itself for the long journey to revitalize Southern Barton Heights and enter into a partnership with the City to revitalize the**

community. In entering into this partnership with the neighborhood the City will enhance the momentum already generated by the Association among its membership and others in the greater northside community. However, in choosing not to enter into this partnership the City will erode its commitment to preserving and renewing residential communities capable of attracting middle and upper income families. In this instance, it will stifle the momentum needed by this community's middle income residents to resolve area problems and market the neighborhood to other middle and upper income families that are so vital to the health of Richmond.

The Association remains optimistic that the Revitalization Plan for Southern Barton Heights offers the best opportunity, city wide, to meet the City and community objectives of increasing single family homeownership while increasing the income levels throughout the neighborhood, and through revitalization, attract middle-income families back into Richmond.

The Association fully intends to be self supporting, seeks no City funds for its support, and seeks to ingrain in every household that all residents have a responsibility to maintain the quality of life in their community. In fulfilling that responsibility and seeing that the City fulfills its responsibility by meeting its obligations, Southern Barton Heights will once again be a desirable place to live.

6. Marketing the Community

Marketing the community is one of the key tasks faced by a community organization. This is accomplished through an effective neighborhood effort of public relations and requires building relationships with financial institutions, broadcast and print media, nonprofit organizations, governmental agencies, and local, state and federal elected officials. **Marketing the community is very dependent on all of the participants in the revitalization effort meeting their commitments to the neighborhood on time and at a level that will roll back and eradicate the physical and environmental conditions that caused the community to require a program of revitalization.**

7. Other Programs

Inspector Assistant Training Program

The purpose of this program is to assure that there is an adequate number of code compliance inspectors in the community. These volunteer inspectors would come from the neighborhood and be trained under state sponsored training programs. Costs for this training would be met from an allocation from the Community Development Block Grant Program. Prior to entering the program the trainee would have to enter into an agreement with the City to serve as a volunteer for a minimum of two thousand (2,000) hours over a four (4) year period.

Technical Assistance Program

The purpose of this program is to provide protection to homeowners who wish to rehabilitate their residence using only their own funds or private mortgage funds. The protection would be from unscrupulous contractors and would be provided in two forms:

- architectural assistance from RRHA or RNHS; and
- inspection to assess quality of construction.

Demolition Avoidance Program

The purpose of this program is to increase the level of securing abandoned or vacant buildings in the Southern Barton Heights Conservation Area in order to keep them off of the City's demolition list. The City now secures such a building by using plywood sheets to cover doors and windows. These are easily removed by persons seeking to gain access for shelter, drug related activities or other illicit purposes. In an effort to improve the securing of the building and making it more difficult to gain entry it is recommended that all openings be secured with masonry or metal materials or a combination of these materials. Also, where evidence of a defective roof exists the securing of the building includes sufficient roof repair to prevent leaking and further water damage detrimental to the structural integrity of the building.

At the present time the City has a policy that mandates whenever the Police certify that drug activities have occurred in a vacant property, even if legally boarded up, that property will be placed on a list of buildings to be demolished as soon as funds are available. Recovery of the cost of demolition is attempted by placing a lien on the property equal to the cost of demolition. There is no appeal established for removal of the property from the list. While this may be an appropriate activity where houses are beyond rehabilitation or occur in neighborhoods without houses of significant architecture, **an uncontrolled program of automatic demolition in Southern Barton Heights can wreak havoc on the neighborhood's architectural fabric and remove a very important stimulus for the neighborhood's revitalization.**

It is therefore recommended that in the proposed Southern Barton Heights Conservation Area the existing City policy with regard to demolition of vacant buildings which harbored drug or drug related activities be modified in the following manner:

- Prior to placing a building that has been certified as harboring drug, or drug related, activities on a demolition list the police shall first meet with the Board of the Neighborhood Association in whose district it is located, explain the action that the Police Department intends to take with respect to such property, and request that the Board respond within thirty (30) days with any alternative course of action which the City should pursue with respect to such property.
- Any alternative course of action proposed by the Neighborhood Association in its response to keep a building off of the demolition list must meet the following criteria:
 - the building must be significant to the architectural fabric of the neighborhood to the extent that its loss would erode the block face on which it is located;
 - the building is feasible of rehabilitation as determined by RRHA or RNHS after an analysis of the property.

If the above criteria are met the City shall advise the property owner that the building has been certified for placement on the demolition list, that the cost of demolition shall be placed as a lien on the property, and that the property owner has ninety (90) days to begin a complete rehabilitation of the building or develop an alternate course of action satisfactory

to the area's Neighborhood Association. If an alternative course of action acceptable to the neighborhood and the City cannot be gained the building shall then be placed on the City's demolition list.

Salvage Program

The number of Victorian Style houses and the extent of rehabilitation that will be required of a number of the houses makes it imperative that the important features of any houses that are demolished be salvaged. Mouldings, interior and exterior trim, flooring, doors and door frames, windows and window frames, porch trim, and any other special features or material all need to be carefully removed by a demolition contractor and this requirement should be a part of all demolition contracts issued in the Southern Barton Heights community. Unless this is done the rehabilitation effort will suffer for the cost of customized replacement of the Victorian period features will be too costly. The salvaged materials should be made available to owners undertaking rehabilitation at a reasonable, if not modest cost.

The Southern Barton Heights Community Association should have oversight on this phase of the program in addition to the right of review of development proposals.

Storage of the materials must be in a secured location. It is proposed that RRHA negotiate the acquisition of the Virginia Power Company's vacant building and storage area at Felix Street and Lamb Avenue for the purpose of removing this industrial property from the area and during the rehabilitation phase of the conservation program use the building and yard for the storage of salvaged materials. All wood materials are to be maintained inside the building. Any outside storage should be limited to stone or masonry materials that are impervious to the weather.

Urban Design Program

Urban design considerations cover such areas as schematic examples of useful housing, scale of new housing, setbacks, lot coverage, fencing, screening materials, and public improvements such as street lighting, playground equipment, and pavement materials. As the Revitalization Plan will be implemented using City Council approved programs of conservation, and clearance and redevelopment under Title 36, Virginia Housing Law, as amended, the urban design program will be accomplished through the land use regulations and other provisions to be included in those implementation plans. Incorporated in those plans will be a right of review by the Southern Barton Heights Community Association of all development proposals submitted to RRHA for new construction.

Appendix I

RNHS Programs of Financial Assistance for Housing Rehabilitation

APPENDIX 1

1. RHEIS Conservation Programs for Residential and Commercial Rehabilitation

A. Residential Rehabilitation Programs

1. Helping Hand Second Mortgage Program

a. Program Details

- A down payment and closing cost assistance program to enable low-income families to become homeowners;
- Limited to purchasers of single family housing of local non-profit developers in Richmond;
- Assistance may be forgiven over a ten year period.

b. Program Beneficiaries

- Low-income renters who qualify for a mortgage but lack funds for the down payment

c. Funding Sources

- Home Loan Bank of Atlanta

2. Emergency Repair Program

a. Program Details

- A grant program in the range of \$500 to \$1,000 for emergency repairs needed by very low-income homeowners residing in Barton Heights only;

b. Program Beneficiaries;

- Homeowners of very low-income (60% of median household income);

c. Funding Sources;

- City of Richmond Community Development Block Grant (CDBG) Program;
- Community Foundation
- Neighborhood Reinvestment Program

3. Barton Heights Home Ownership Program (BHHOP)

a. Program Details

- Home ownership program of fully renovated or newly constructed houses for sale to first time, income eligible, buyers

b. **Program Beneficiaries**

- Low income, first time home buyers who want to reside in **Barton Heights**

c. **Funding Sources**

- Local Initiative Support Corporation (LISC)
- City of Richmond (CDBG Programs)
- City of Richmond (HOME Program)
- Virginia Housing Development Authority
- Virginia Department of Housing and Community Development
- Neighborhood Reinvestment Corporation
- Home Loan Bank of Atlanta
- Private lenders (financial institutions) in the **Richmond area**

4. **Home Loan Improvement Program**

a. **Program Details**

- A rehabilitation program designed to assist homeowners of low- and moderate-income through the issuance of low interest flexibly termed loans;
- As these loans are paid off or the mortgages sold on the secondary market the monies received are recycled back into the loan program.

b. **Program Beneficiaries**

- Homeowners of low to moderate income residing in **Barton Heights only**.

c. **Funding Sources**

- Neighborhood Reinvestment Corporation
- Private lenders (financial institutions) in the **Richmond area**

5. **Neighborhood Ownership Works (N.O.W.) First Mortgage Program**

a. **Program Details**

- No upper income restrictions, and not limited to low-income applicants
- Straight acquisition mortgages up to 95% of market value

- Acquisition mortgage with additional rehabilitation funds with the total not to exceed 120% of market value
- Existing home owner refinancing with mortgages and rehabilitation funds not to exceed 120% of market value
- Below market interest rates

b. Program Beneficiaries

- Homeowners residing in the City of Richmond

c. Funding Sources

- Neighborhood Reinvestment Corporation
- Private lenders (financial institutions) in the Richmond area

B. Commercial Rehabilitation Program

1. Commercial Loan Improvement Program

a. Program Details

- A rehabilitation program designed to assist homeowners of commercial property through issuance of low interest flexibly termed loans

b. Program Beneficiaries

- Owners of commercial property and businesses located within these properties.
- Southern Barton Heights residents and others who may be patrons of those neighborhood oriented businesses.

c. Funding Sources

- Neighborhood Investment Corporation
- Private lenders (financial institutions) in the Richmond area

Appendix II

RRHA Sponsored Rehabilitation and Conservation Programs

APPENDIX II

II. RRHA Sponsored Rehabilitation and Conservation Programs

A. Residential Rehabilitation Programs

1. Rehabilitation Loan Program for Homeowners

a. Program Details

- Low-interest loans by (RRHA)
- Long-term loans
- Improvements must meet Conservation Plan Property Rehabilitation Standards

b. Program Beneficiaries

- Owner occupants

c. Funding Sources

- Community Development Block Grant (CDBG) Funds
- HOME Funds
- Local banks
- Virginia Housing Development Authority (VHDA) and Virginia Department of Housing and Community Development
- Section 108 Loan Program

d. Possible Future Funding Sources

- City of Richmond - Capital Improvement Program (CIP)

B. Rehabilitation Grant Program for Elderly Homeowners

1. Program Details

- Grants up to \$7,500 by RRHA;
- Improvements must meet Conservation Plan Property Rehabilitation Standards;
- Can be used with loan funds if improvements exceed \$7,500.

2. Program Beneficiaries

- Elderly owner-occupants (age 60 and above) and disabled

3. Funding Sources

- CDBG
- HOME

C. Homeowner Rehabilitation Supplement Grant Program

1. Program Details

- Grants up to \$10,000 by RRHA
- Improvements must meet Conservation Plan Property Rehabilitation Standards and Historic Standards
- Rehabilitation cost must exceed \$40,000
- Total monthly debt payment must exceed 40% of monthly family income

2. Program Beneficiaries

- Lower-income owner occupants

3. Funding Sources

- CDBG (only funded for certain targeted neighborhoods)

D. Housing Repair Grant Program (Emergency Repairs)

1. Program Details

- Grants up to \$7,500 to owner occupants
- Grants up to \$2,500 to property owners for each tenant occupied unit
- Dwelling unit(s) must be deteriorated or dilapidated to the extent it will not qualify for rehabilitation loan programs
- Dwelling unit(s) are not expected to meet Conservation Plan Property Rehabilitation Standards
- Only one grant can be provided for each property

2. Program Beneficiaries

- Lower-income owner occupants and tenants

3. Funding Sources

- CDBG

E. Richmond HOME Rental Rehabilitation Program

1. Program Details

- Loans at 5% Interest
- Loans up to \$12,500 per rental (dwelling) unit
- Investor owner must match RRHA loan amount
- Loan may be deferred up to 10 years if owner matching funds are borrowed

2. Program Beneficiaries

- Investor owner

3. Funding Sources

- HOME Funds

F. Supplemental Rental Rehabilitation Program

1. Program Beneficiaries

- Investor owners/tenants

2. Program Details

- Supplemental loans up to \$15,000
- Interest rate of 5%
- Deferred terms available
- Can be matched with federal or private funds
- Available in specially targeted neighborhoods where building conditions make rehabilitation more difficult

3. Funding Sources

- CDBG

G. Acquisition of Housing for Rehabilitation (Urban Homesteading)

1. Homeownership Programs for First-Time Homeowners

a. Program Details

- Voluntary conveyance to RRHA

- Willing sellers make property available to RRHA at fair market value
- RRHA offers property to first-time homeowners (low/moderate income) with low interest rehabilitation loan package
- Must maintain a five year occupancy or lose equity

b. **Program Beneficiaries**

- First-time homeowners

c. **Funding Sources**

- CDBG
- HOME
- Local banks

2. **Conveyance by Eminent Domain (Condemnation)**

- Property acquired through eminent domain process after one year and 30 day notice to rehabilitate property goes unheeded.
- City Council can approve certain deteriorated properties for acquisition
- Low-interest loan to rehabilitate property
- Must maintain a five year occupancy or lose equity

c. **Funding Sources**

- CDBG

H. Private Investor Rehabilitation Program

1. **Program Details**

- Property acquired by RRHA through acquisition by voluntary sale or eminent domain is made available to private investors/developers for rehabilitation provided such sales do not exceed 50 percent of such RRHA acquired property
- Investors/developers must retain ownership of such property for a minimum of five years or lose their equity in such property
- Investors/developers can sell the rehabilitated properties to first time homeowners and not have to hold the property for five years
- First-time homeowners must maintain a five year occupancy before selling the property.

2. Program Beneficiaries

- Tenants and others desiring to rent housing
- Investor owners
- Neighborhood residents through an increase in the rate of rehabilitation
- Neighborhood residents who will realize the benefits of increased neighborhood stability as these properties are sold as ownership units at the end of the required five-year holding period.

3. Funding Sources

- CDBG
- Local Banks

II. Acquisition of Vacant Land or Vacant Housing Infeasible of Rehabilitation

A. New Infill Housing

- RRHA acquires vacant land or houses infeasible of rehabilitation at fair market value from willing sellers and resells to individuals, families, private builders, or non-profit organizations such as Community Development Corporations (CDC's).

1. Program Details

- RRHA can sell property through direct sale or lease purchase
- Sale can be to individuals, families, private developers or nonprofit organizations such as CDC's
- RRHA controls design and quality of new construction

2. Program Beneficiaries

- Property owners with faulty or bad title to property
- Families desiring to become homeowners
- Community gets quality infill housing and involvement in new development

3. Funding sources

- CDBG
- Local Banks
- VHDA and State

III. Community Self-Help Program

A. Program Details

- Addresses special programs or opportunities such as leadership training, cleanups, crime prevention and marketing of neighborhood to persons who might consider becoming residents in the area
- Administration and organizing assistance by RRHA

B. Program Beneficiaries

- Conservation area residents

C. Funding Sources

- CDBG

IV. Public Improvements Program

A. Program Details

- Capital improvements (sidewalks, lighting, street trees, alley improvements, etc.) are provided by city working with area residents and RRHA

B. Program Beneficiaries

- Conservation area residents

C. Funding Sources

- City of Richmond CIP

V. Commercial Rehabilitation Loan Programs

A. Minor Rehabilitation

1. Program Details

- Rehabilitation loans less than \$75,000.00
- Ten percent (10%) equity required
- Ninety (90%) percent RRHA first or second mortgage
- Mortgage terms up to fifteen (15) years fully amortizing at a 2.5% interest rate

2. Program Beneficiaries

- Owners of commercial property and businesses located within these properties.
- Southern Barton Heights residents and others who may be patrons of those neighborhood oriented businesses.

3. Funding Sources

- CDBG
- Local Banks

B. Commercial Area Revitalization Effort (CARE)

1. Program Details

- Security grant - Fifty (50%) of the cost of installing security equipment or devices up to \$3,000.00
- Facade grant - Fifty (50%) of the cost of restoring building facades up to \$3,000.00

2. Program Beneficiaries

- Owners of commercial property and businesses located within these properties.
- Southern Barton Heights residents and others who may be patrons of those neighborhood oriented businesses

3. Funding Sources

- CDBG

Appendix III

Implementation and Program Summary

IMPLEMENTATION AND PROGRAM SUMMARY

Actions to Occur IMMEDIATELY (0 - 6 Months)

Activity	Responsibility	Estimated Cost	Funding Sources
1) Formal Adoption of Plan	City - City Council		
2) Completion of Full Conservation Area Plan *	NRMA	\$16,000	ODDG
3) Formal Designation as Conservation Area	NRMA & City Council		
4) Transportation Signage Improvements	City - DPW - BTE	\$2,500	Operating Budget (Maintenance)
5) Approval of VDOT Design of First Street Bridge	SBHCA		
6) Completion of Previously Completed Sidewalk, Curb and Gutter Work in High Priority Areas	City - DPW	\$150,000	CIP - already allocated
7) Establishment of SBW Neighborhood Patrols	SBHCA		
8) Neighborhood Newsletters - Fall per year	SBHCA		
9) Neighborhood Clean-up (2)	SBHCA, City DPW		

IMMEDIATE TERM TOTAL COST

Program Funding Totals
 CIP \$150,000
 ODDG \$ 6,000
 Operating Budget (Maint) \$2,500

\$168,500

GLOSSARY

ODDG	Community Development Block Grant	City - BTE	Bureau of Traffic Engineering
CIP	Capital Improvement Program (Capital Budget)	City - DCU	Department of Community Development
MLBA	Home Loan Bank of America	City - DPII	Department of Public Utilities, City of Richmond
USC	Local Initiatives Support Corporation	City - DPW	Department of Public Works, City of Richmond
HOME	Home Investment Partnership Program	City - DRP	Department of Recreation and Parks
Operating Budget	Annual City Operations Budget (General Fund Budget)		
VDOT	Virginia Department of Housing and Community Development	RMHS	Richmond Neighborhoods Housing Services, Inc
	Virginia Department of Transportation	RMHA	Richmond Redevelopment and Housing Authority
VHDA	Virginia Housing Development Authority	SSMA	Southern Border Neighbors Community Association

IMPLEMENTATION AND PROGRAM SUMMARY

Activities to Develop SHORT TERM Year 1

Activity	Responsibility	Estimated Cost	Funding Sources
11 Rehabilitation of Conservation Program			
+ Rehabilitation Loan Program	RPWA	\$300,000	COBG-CIP; HOME-VHDA-HLBA
Rehabilitate 3 Houses *	RPWA	\$450,000	COBG-USC; HOME-VHDA-HLBA
Rehabilitate 8 Houses	PHSA	\$40,000	COBG-HOME
+ Rehabilitation Grant Program	RPWA	\$100,000	COBG
+ Acquisition Program for retail area:			
Acquisition of Vacant Bounded Properties (5)	PHSA	\$100,000	HOME-COGL-SC
Acquisition of Vacant Bounded Properties (8)	PHSA	\$12,000	COBG
Acquisition of Infill Parcels (3) *	PHSA	\$12,000	HOME-COGL-SC
Acquisition of Infill Parcels (3)	PHSA	\$85,000	LISC; HOME-VHDA-HLBA
• Build Infill House	PHSA	\$90,000	COBG-USC; HOME-VHDA-VI-HCDN-HDA
• Joint Housing Rehabilitation on Onnie Project *	RPWA & PHSA	\$410,000	CP
21 Sidewalk, Curb, Etc. (Phase 1)	City-DPU	\$240,000	CP
31 Restore Virginia Flower Field Loop to A-1	Virginia Power	\$40,000	Operating Budget
41 Code Enforcement Program	City-DCD	\$15,000	COBG
51 Inspector Assistant Training Program	SBHCA, PHMS	\$10,000	Operating Budget
61 Demolition Avoidance Program	SPHCA, City-DCD	\$10,500	COBG
71 Technical Assistance Program	PHMS, RPWA	\$15,000	CP
81 Neighborhood Marketing	SBHCA, PHMS	\$17,500	CP
91 Protesting Lighting Pole Street	City-DPU		
101 Acquisition of Playground Addition	City-CIP & RPWA		

IMPLEMENTATION AND PROGRAM SUMMARY

(continued)

Activity	Responsibility	Estimated Cost	Funding Sources
11) Revision to Zoning Ordinance to Add municipal R-8 District	City-DCD	\$2,900	Operating Budget
12) Resubmission of Carnan Creek Park Proposal to Wallace Foundation	Recreation and Parks Foundation		
13) Completion of Redevelopment Plans for St. James	CPD	\$120,000	COBGCIP
14) Completion of Redevelopment Plan for North Ave area	CPD	\$50,000	COBGCIP

YEAR 1 TOTAL
\$2,149,000

* Includes Administrative Costs

Program Fundraiser Totals

CP	\$682,500
COBGC	\$137,000
Mixed (COBGC-CP)	\$170,000
Operating Budget	\$62,500
Mixed (Other)	\$1,107,000

IMPLEMENTATION AND PROGRAM SUMMARY

Activity	Responsibility	Estimated Cost	Funding Sources
<p>Actions to Occur INTERMEDIATE TERM (Year 3)</p> <p>1) North Ave (Don Street Intersection)</p>	City - DPW	\$40,000	OP
2) Pedestrian Lighting North Ave (Foot to Court) (cont)	City - DPW	\$85,000	OP
3) Design for Cemetery Park and Playground	City - DHP	\$30,000	OP
4) Continuation of Conservation Program <ul style="list-style-type: none"> • Rehabilitation <ul style="list-style-type: none"> Rehabilitate 10 Houses Rehabilitate 12 Houses • Acquisition Program in rehab area <ul style="list-style-type: none"> Acquisition of Vacant/Boarded Properties (8) Acquisition of Vacant/Boarded Properties (2) Acquisition of Mill Parcels (1) Acquisition of Mill Parcels (1) Build 5 mill houses Joint Housing Rehabilitation Demo Project 	BRHA PNHS BRHA BRHS BRHA BRHS BRHA & PNHS City - DPW	\$700,000 \$000,000 \$225,000 \$170,000 \$12,000 \$12,000 \$400,000 \$125,000 \$270,000	CDBG-CIP/Bras VIMACT-ONE CDBG-ISC/MCME-VHDA/ILBA CDBG HOMECL/EGLS CHHS HOME/GR/ELSC LISG/Bras HOME/VHDA/ILBA CDBG-LISG/HOME-ILBA-VHCO/VHQA OP
5) Sidewalk, Curb, Gutter (Phase 1)	City - DPW	\$10,000	Operating Budget
6) Code Enforcement Program	City - DCO		

IMPLEMENTATION AND PROGRAM SUMMARY

Activity	Responsibility	Estimated Cost	Funding Sources	(continued)
7) Inspector Assistant Training Program	SBHCA, RHHS	\$15,000	COBG	
8) Demonstration Avoidance Program	SBHCA, City-DCO	\$10,000	Operating Budget	
9) Technical Assistance Program	RHHS RHHA	\$10,000	COBG	
10) Neighborhood Marketing	SBHCA, RHHS	\$1,500	RMS	
11) Initiative St. James Street Redevelopment Program *	HRSA	\$500,000	COBG, CIP	
12) Initiative North Ave. Redevelopment Program *	CFED	\$100,000	COBG, CIP	
YEAR 2 TOTAL		\$9,310,500		
* Includes Administrative Costs				
	Program Funding Totals			
	CF	\$415,000		
	COBG	\$752,000		
	Mixed (CF/COBG/CIP)	\$550,000		
	Operating Budget	\$38,000		
	Mixed (Other)	\$2,993,500		

IMPLEMENTATION AND PROGRAM SUMMARY

Actions to occur INTERMEDIATE TERM (Year 3)	Responsibility	Estimated Cost	Funding Source
Activity	City - DPW	\$250,000	CIP-Wallace Fund
1) Construction CarmelinyPark	City - DPW	\$50,000	CIP-Wallace Fund
2) Construction of Playground	City - DPW	\$100,000	OP
3) Completion of Intersection Pca/Moniera	City - DPW	\$25,000	CIP-Operating
4) Canning of Yale Street	City - DPW	\$15,000	OP
5) Improvement of Falls Street (Monteiro to Lamb)	City - DPW	\$5,000	Operating Budget
6) Extend alley on Falls Street	DPWA	\$10,000	ODD&TIP
7) Completion of redevelopment plan for Joshua St	DPWA		
8) Continuation of Conservation Program	DPWA		
* Rehabilitation Program	DPWA		
Rehabilitate 8 houses *	DPWA	\$500,000	CDDBG-CIP-BanksVHDA+HOME
Rehabilitate 13 houses	DPWA	\$480,000	CDDBG-LISC+HOME+VHDA+HLBA
Joint Housing Rehabilitation Demo Project	DPWA & RNHS	\$90,000	CDDBG-LISC+HOME+HLBA+VDHCO+VHDA
* Acquisition Program	DPWA	\$50,000	CDDBG
Acquisition of Vacant/Boarded Properties (1) **	DPWA	\$140,000	HOME-LEGAL-SC
Acquisition of Vacant/Boarded Properties (6)	DPWA	\$12,000	CDDBG
Acquisition of Infill Parcels (1) *	DPWA	\$12,000	HOME-CDDBG/LISC
Acquisition of Infill Parcels (3)	City-DPW	\$100,000	OP
9) Sidewalk, Curb, Gutter (Phase III)	DPWA	\$250,000	CDDBG
10) Continuation of St. James Street Redevelopment *	DPWA	\$250,000	CDDBG-CIP
11) Continuation of North Ave Redevelopment *	DPWA		
YEAR 3 TOTAL		\$2,349,000	
* Includes Administrative Costs			
** Abandoned Industrial Property			
Program Funding Totals			
	OP	\$515,000	
	CDDBG	\$322,000	
	Mixed CDDBG-CIP	\$200,000	
	Operating Budget	\$5,000	
	Mixed (Other)	\$1,247,000	

IMPLEMENTATION AND PROGRAM SUMMARY

Actions to Over INTERMEDIATE TERM (Years 4 & 5):

Activity	Responsibility	Estimated Cost	Funding Sources
1) Lifting 1st St Bridge to Pier Street	City DPW	\$40,000	CF
2) Completion of 1st Street Bridge & 1st Street Bridge-Montano Pa-ement treatment	VDOT & City		
3) Reconstruction of Full Sewer & 412 Sits with utility improvements	City	\$66,000	CF
4) Continuation of Conservation Program			
• Rehabilitation Program	RRHA	\$500,000	CDBG-CIP-Banks/VDOT/ICMF
• Rehabilitation of houses	RNHS	\$490,000	CDBG/USC/HOME/PHDA/HLPA
• Home Rehabilitation Project	RRHA & RNHS	\$90,000	CDBG/USC/HOME/HLBA/VDOT/WHDA
• Acquisition Program			
• Acquisition of vacant/Boarded Properties (5)	RRHA	\$100,000	CDBG
• Acquisition of vacant/Boarded Properties (7)	RNHS	\$200,000	HOMEDBG/USC
• Acquisition of Inlet Parcels (2)	RRHA	\$12,000	CDBG
• Acquisition of Inlet Parcels (3)	RNHS	\$12,000	HOMEDBG/USC
5) Sidewalk Curb, Gutter (Phases V & V)	City-DPW	\$150,000	CF
6) Continuation of St. James Street Redevelopment	RRHA	\$400,000	CDBG-CIP
7) Continuation of North Ave. Redevelopment	RRHA	\$100,000	CDBG-CIP
YEARS 4-5 TOTAL		\$2,204,000	

* Inc * Includes administrative Costs

Program Funding Totals

CF	\$250,000
CDBG	\$177,000
Mixed (CDBG-CIP)	\$500,000
Mixed (Other)	\$1,287,000

IMPLEMENTATION AND PROGRAM SUMMARY

Actions to Occur During Term (Years 6-10):

Activity	Responsibility	Estimated Cost	Funding Sources
1) Continuation of Conservation Program	RRHA	\$4,200,000	CDBG-CIP; Bank; VHDA; HOME
• Rehabilitation of 14 houses per year	RRHS	\$4,200,000	CDBG - DIS; HOME; VHDA; HLBA
2) Completion of St. James Street Redevelopment	RRHA	\$800,000	CDBG-CIP
3) Completion of North Ave. Redevelopment	RRHS	\$50,000	CDBG-CIP
5) Sidewalk, Curb and Fisher Work	City - DPW	\$850,000	OP

YEARS 6-10 TOTAL

\$10,100,000

- Includes Administrative Costs

Program Funding Totals

OP	\$850,000
Mixed (CDBG-CIP)	\$850,000
Mixed (Other)	\$9,400,000

TOTAL ESTIMATED PUBLIC/PRIVATE INVESTMENT IN COMMUNITY

\$20,281,000

Total Estimated Investment By Funding Source:

OP	\$2,867,500
CDBG	\$809,000
Mixed (CDBG-CIP)	\$2,330,000
Mixed (Other)	\$14,869,500
Operating Budget	\$107,500
Operating Budget (Main)	\$2,530

Total Estimated Expenditures by Public and Nonprofit Agencies

RRHS	\$7,439,500
RRHA	\$9,436,500
RRPA, RRHS Joint Projects	\$415,000
City - DCO	\$107,500
City - DPW	\$1,885,000
Recreation & Parks	\$340,700
City - DPW	\$140,000

Appendix IV

Rehabilitation "Typicals"

RESIDENCE A

(No floor plan sketch required for this typical)

General: _____ \$ 6,817.

1. Install R-30 blanket insulation in the attic joist spaces and insulate all the exterior walls with blown-in insulations.
2. Fabricate and install two metal railings, total length each 2'-8", the sloped section 6' long with a 2'-0" return to porch columns.
3. Replace broken glass at front door transom with 1/2" insulated glass, approx. 72"x18".
4. Trim the front yard pine tree and the next door neighbor's tree which encroaches upon the left-front roof eaves for a minimum of 10' clearance. Remove the tree in the rear yard.
5. Install a new 150 Amp. electric service. Provide and install a new circuit-breaker type panelbox, with space for a minimum of 16 circuits. Reconnect existing circuits and add three new circuits, one 20 amp. circuit for laundry and kitchen and two 15 amp. circuits for regular outlets.
6. Transfer the front combination screen and storm door to the rear porch door opening and install a new security storm and screen door at the front entrance.

Basement: _____ \$ 815.

1. Replace sump pump.
2. Replace 2x6x5' lg. header supporting floor joists at fireplace hearth opening. Repoint fire brick and repair hearth to eliminate fire hazard.
3. Clean debris and clutter from crawl space and cover earth with polyethylene fabric vapor barrier.
4. Install new wood stair rail and replace broken glass at window at the top of the stairs.
5. Make miscellaneous repairs to wall plaster and stair treads. Replace switch plate.
6. Install ground fault interrupter receptacle.

Foyer: _____ \$ 412.

1. Install new ceiling fixture and one duplex convenience outlet receptacle alongside entrance door.

2. Sand, fill, stain and refinish hardwood floor (approx. 13'x16'.)

Office/Sitting Room: _____ \$ 929.

1. Remove doors and door frame from common wall with living room. Close opening with studs and 1/2" drywall both sides. Spackle and paint walls on each side with primer and paint entire room with two coats of flat wall paint.

2. Repair spiral balances in two windows.

3. Sand, fill, stain and refinish hardwood floor (approx. 13'x12')

4. Install ceiling fixture and three additional duplex convenience outlet receptacles, two on new wall section and one at wall behind desk location.

Dining Room: _____ \$ 84.

1. Add baseboard cap trim piece, approximately 60 lf, and paint.

2. Install two additional duplex convenience outlet receptacles.

Living Room: _____ \$ 133.

1. Install new ceiling fixture and three additional duplex convenience outlet receptacles, two at new wall section and one on opposite wall.

Kitchen: _____ \$ 2,494.

1. Temporarily remove base cabinets at two exterior walls and repair floor defects causing wind drafts and heat loss. Replace base cabinets. Install 18 lf of new plastic laminate countertop and new stainless steel sink.

2. Remove floor finish. Install 1/4" plywood underlayment and 1/8" sheet vinyl flooring. (approx. 123 sf.)

3. Make minor repairs on kitchen door, paint and install new hardware.

4. Install new wood railing at rear stairs, 15 lf.

5. Install ground fault interrupter outlet above countertop at sink location and three additional above-countertop duplex convenience outlet receptacles, one to the right of the range at midpoint of wall and two at the wall perpendicular to it.

6. Remove paper from exposed walls, patch and sand plaster smooth and apply a lightweight fabric.

Rear Hall: _____ \$ 366.

1. Alter door frame and trim (to living room) into a cased opening by removing door stops and extraneous 2x4 at head. Patch frame at butts and strike. Sand and smooth completely and paint two coats of glossy enamel trim paint.

2. At door opening to porch, replace window glass into previously closed-in transom, approx. 35"x20" high.

3. Replace existing storm door with new security door hinged on opposite side - left hand.

4. Sand, fill, stain and refinish hardwood floor - approx. 34 sf.

Powder Room/Laundry: _____ \$2,564.

1. Remove all floor, ceiling and wall finishes including the Jerry-built enclosure surrounding the washer and dryer. Rebuild enclosure, relocating hose bibbs for tighter clearances and providing a 5' opening for a pair of louvered wood bi-fold doors. Apply 1/2" drywall to all walls and ceiling and after sanding smooth, paint walls ceiling, enclosure and enclosure doors as well as window, door and trim.

2. Cover floor with .065" sheet vinyl flooring material. Replace all trim temporarily removed to install drywall and vinyl flooring.

3. Remove existing vanity, lavatory and water closet. Install new high efficiency water closet and a 24"x18" vanity with lavatory.

4. Install new 24"x18" h. medicine cabinet with lighting fixture and a ground fault interrupter receptacle on wall between vanity and medicine cabinet.

Front Bedroom/Playroom - Second Floor: \$ 1,436.

1. Remove existing closet door, door trim and fib walls so that the interior window opens up the the room. Refinish the interior of this space with 1/2" drywall and paint. Salvage door for future use.

2. Construct new clothes closet where shown on attached sketch complete with hanging rod and 15" wood shelf.
3. Install new ceiling fixture to match the one in the adjacent room.
4. Install new privacy latchset at entrance door from hall.
5. Sand and fill floors to smooth and firm condition to receive carpet. Install carpet throughout this two room complex.
6. Install four duplex convenience outlet receptacles, two per room, efficiently distributed.

Master Bedroom: _____ \$ 1,082

1. Remove door located within existing closet and clear opening so that entire width to exterior wall of closet is utilized. Salvage door and retain for future use. Refinish interior of closet.
2. Install new 1/2" drywall ceiling directly upon existing plaster, nailing through to joists. Spackle joints, set nailheads and sand for neat smooth finish and paint with primer and two coats of flat wall paint, approx. 330 sf.
3. Patch hole in wall plaster and refinish.
4. Rehang door to rear hall from a right hand door to a left hand door. Provide and install new hinges and privacy latchset.

Bathroom: _____ \$ 2,104.

1. Install new drywall, 15" wide from floor to ceiling, at side of linen closet. Install new 20"x 23" h. panel door at upper portion of linen closet to match the door below.
2. Refinish the jib partition between the tub and water closet with new MR drywall, one side and edge.
3. Install new 30"x20" vanity with built-in lavatory and a 30"x24" h. medicine cabinet with light fixture.
4. Install a new water closet and a new fiberglass tub complete with surround and shower head with diverter.
5. Install new 1/2" drywall ceiling directly upon existing. Spackle seams, edges and nail holes, sand smooth and paint.

6. Paint all exposed walls with two coats of semi-gloss wall paint. Prime new drywall.
7. Sand, fill and stain hardwood floor and apply two coats of polyurethane or other clear vitreous material, approx. 45 sf.
8. Repair and rehang bathroom entrance door. Install new wood threshold and a new privacy latchset.
9. At wall between lavatory and medicine cabinet, install a ground fault interrupter receptacle.

Utility Room: _____ \$ 975.

1. Remove high triangular storage space and construct new storage closet as shown on attached sketch utilizing wood studs and drywall construction and a pair of 2'-6"x6'-8" louvered wood bi-fold doors.
2. Sand, stain, fill and refinish wood floor, approx. 150 sf.
3. Install three duplex convenience outlet receptacles.
4. Paint entire room with two coats of flat wall paint with a primer at new drywall.

Hall: _____ \$ 225.

1. Sand, fill, stain and refinish hardwood floor with primer and two coats of polyurethane, approx. 150 sf.

Rear Bedroom: _____ \$ 936.

1. Completely renovate the closet interior; remove shelving, plywood and wall plaster. Re-line with 1/2" drywall and paint. Install new latchset on closet door. Install two hanging rods and two wood shelves on either side of closet. Keep access to window open.
2. Provide and install new privacy latchset on bedroom entrance door.
3. Sand and fill wood floor to smooth and firm condition to receive carpet. Install carpet and pad, including closet floor, approx. 165 sf.
4. Install three duplex convenience outlet receptacles, distributed to complement the existing outlets.
5. Re-set the ceiling louver properly.

Estimated cost of work outlined above: _____ \$ 25,707.00

This cost includes a 5% contingency and 15% for overhead and profit.

RESIDENCE B

Relatively speaking, at a floor area of approximately 1700 square feet, this is one of the smaller houses - three bedrooms, with no central hall. And as is usually the case in this type home, the rear bedroom is only accessible from another bedroom. Since this residence is owned and occupied by _____, this poses no particular problem. The real problem is the poor condition of the structure and the owner's financial ability to maintain it, let alone renovate it. If rehab grants will be made available, occupant certainly should be eligible. Owner has made attempts at making improvements where they were most needed but due to the meager funds available, the rehab work has been less than satisfactory.

General: _____ \$ 5,000.

1. The electric service is 100 Amp. but the circuitry, the panel box and the wiring is inadequate. Install a new 12 circuit-breaker panelboard and completely rewire all the existing circuits, adding additional circuits for duplex convenience outlets in each room at least 6' on centers and one ground fault interrupter outlet in each bathroom, at the kitchen sink and at the rear and front porches.
2. Install a complete central heating system, including a new 150,000 btu furnace, where shown on sketch in the second floor bedroom closet, with concealed ductwork to all rooms and venting to the existing chimney.

Exterior: _____ \$22,460.

1. Remove remaining upper portion of brick chimney above kitchen.
2. Remove metal roof. Inspect roof sheathing for needed repairs, then install roofing felt and 190 lb. reinforced asphalt shingles throughout, including porch.
3. Except for wood sunbursts, in gable peaks above windows, remove all siding. Install wall insulation, new fiberboard sheathing and vinyl siding throughout. Recently completed toilet addition to remain as is, except for window closure.
4. Insulate roof with blown in insulation. Provide ventilation.

5. Insulate first floor joists with blanket insulation from below in crawl space. Cover crawl space earth with polyethylene fabric.
6. Level floor additions at kitchen and powder room by jacking-up and adding sill plates.
7. Shoring porch roof, replace porch floor and steps and install new end beams. Use treated lumber. Sand, refinish and reuse porch posts and balusters. Provide and install new wood brackets.
8. Install complete set of new 3"x4" factory painted, corrugated rainwater conductors and gutters including all gable roof eaves, porch roof and kitchen extension eave.
9. Close small kitchen window, bathroom window and window at end of second floor hall. Replace all sashes of double-hung windows with vinyl sashes glazed with 7/8" insulating glass. Retain existing window frames.
10. Remove front and rear doors and replace with new solid wood, paint-grade (hemlock or pine) panel doors, eight-panel at front and four-panel at rear. Install a new combination storm and screen security door at front and a regular combination storm and screen door at the rear. Paint both wood doors with exterior undercoater and two coats of high gloss exterior enamel paint.
11. After sanding, making minor repairs, paint all exposed existing wood, including window frames, door frames, fascias, porch posts and balusters, railing and brackets, decorative wood sunbursts and roof eaves and soffits; primer plus two coats.
12. Stain and finish porch floor and porch stair treads.
13. At rear door install a 6' wide x 4' deep concrete pad, grading earth up to pad so that no treads are required.
14. Trim tree at right front of residence for a minimum clearance of 10' at building.

Living Room, Dining Room, Den and Hall: \$ 2,618.

1. Remove paper from walls and ceiling, and plywood panelling, where applicable. Clean and sand walls and apply two coats of flat wall paint. Paint wood trim with two coats of high-gloss enamel.
2. Sand and fill joints of wood flooring. Carpet floors wall-to-wall, over padding.

3. Install ceiling light fixtures in each room switched at entrance doors. Install duplex convenience outlets as per "General-1".

Kitchen: \$ 3,924.

1. Install high-efficiency, 40 gal. hot water heater where shown on kitchen sketch. Remove existing.
2. Remove portion of wall shown on sketch and construct pantry of wood studs and MR drywall construction with hardboard panel door.
3. Relocate washer, dryer and refrigerator as shown on sketch repiping the room to accommodate the new hot water heater and washer locations. Piping to be concealed.
4. Install and new 30" base cabinet and countertop to the right of the sink and a 28" wide wall cabinet above it. Also install 5 lf of wall cabinet above the washer/dryer.
5. Remove the small window in the washer/dryer area and close in opening.
6. Install new 1/2" MR drywall ceiling and paint.
7. Remove existing drywall at walls and install new 1/2" MR drywall. Spackle joints neatly and sand smooth. Apply wall primer and two coats of semi-gloss wall paint.
8. Remove window from behind sink and replace with new 36"x36" single-hung, vinyl-clad wood window with 1/2" insulating glass.
9. Although a new floor finish was recently install, its quality and method of installation will be short-lived. Remove floor finish, install 1/4" plywood underlayment and cover with .065" thickness sheet vinyl flooring.
10. Install a kitchen ceiling fan with light fixture in kitchen area and a surface mounted, ceiling fixture in the laundry area. Switch these fixtures separately from the entrance door location.

Bathroom and Powder Room: \$ 4,576.

1. Both these rooms are poorly designed and finished. They require total revamping, even though the bathroom addition is of recent construction. The interior wall finish is already crumbling; such is the poor quality of material. Refer to sketch for suggested alteration.

2. Strip finishes from walls and floor and install 1/2" MR drywall on walls and ceilings and 1/4" plywood underlayment and 12"x12"x1/8" vinyl composition tile on the floors.

3. Paint drywall, doors and wood trim.

4. Install new water closets and an 18"x24" vanity with inset lavatory in each room and a fiberglass tub with shower diverter and head in the bathroom. Remove the window and close the opening in the bathroom and provide a switched exhaust fan.

5. Note the "General-1" requirement for ground fault interrupter outlets in both rooms.

6. Install a 24"x36" medicine cabinet with light fixture in each room.

Hall - Second Floor: \$ 500.

1. Remove window and close wall opening at end of hall.

2. Construct clothes closet as shown on sketch complete with panelled hardboard bi-fold door, metal hanging rod and 15"x full width wood shelf.

Master Bedroom: \$ 1,225.

1. Construct 6'x2'-4" clothes closet, where shown on sketch, complete with pair of panelled hardboard bi-fold doors, metal hanging rod and 15" deep by full width wood shelf.

2. Remove paper from walls and ceiling. Clean and sand all surfaces and apply two coats of paint to walls, ceiling, wood door and wood trim, including inside of closet. Prime new drywall and bifold doors.

3. Install new ceiling light fixture complete with wiring and wall switch.

4. Sand, patch and fill wood floor joints and cover with padding and carpet wall to wall, - 170 sf.

Spare Room: \$ 1,545.

1. Construct two clothes closets where shown on sketch; one 2'-4" x 2'-6" and the other 2'x4" x 7'x0", the latter to house the furnace and to serve as clothes closet for Kazena's bedroom.

2. Remove floor grate and close opening, 2 sf.

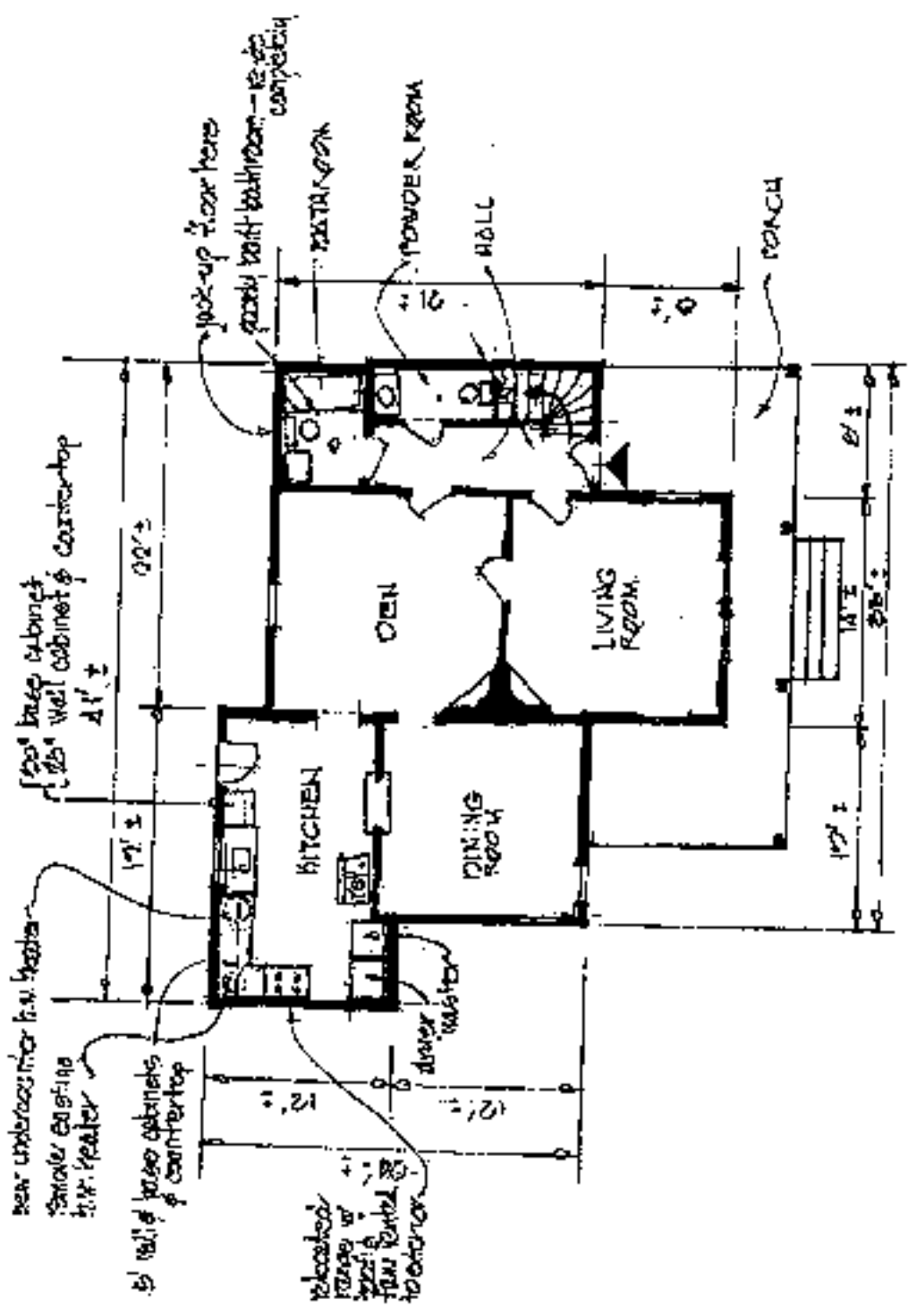
3. Remove paper from walls and ceiling. Clean and sand walls. Paint walls, ceiling, doors and wood trim. Prime new bi-fold doors and drywall.
4. Sand and fill wood floor joints and cover with padding and carpet, wall to wall, 196 sf.
5. Install ceiling light fixture complete with wall switch and wiring.

Bedroom: \$ 625

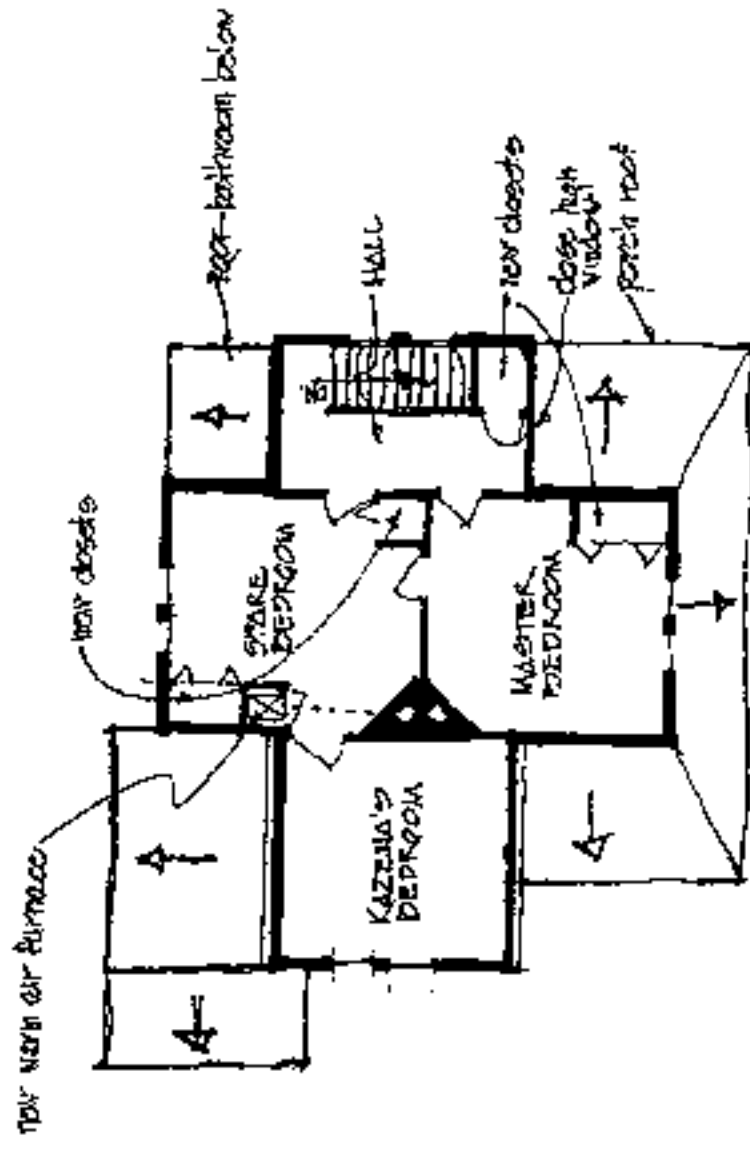
1. Remove paper from walls and ceiling. Clean and sand walls. Paint walls, ceiling, door and wood trim.
2. Sand and fill wood floor joints and cover with padding and carpet, wall to wall, 156 sf.
3. Install ceiling light fixture complete with wall switch and wiring.

Estimated cost of work outlined above \$51,334.00

This cost include a 5% contingency and 15% for overhead and profit



1/8" = 1'-0"



1/8" = 1'-0"

RESIDENCE C

(No floor plan sketch required for this typical)

Basement: _____ \$ 4,830.

1. Remove obsolete boilers and hot water heaters and install new, adequately sized boiler (at least 180,000 btu) and 50 gallon hot water heater.
2. Provide temporary shoring and install new header beam to replace existing at stair opening. Install adjustable pipe columns at each end to achieve level condition at floor above.
3. To correct settling of end foyer wall, replace center beam between brick piers and install two adjustable pipe columns to support beam and to level floor.
4. Remove existing stair treads and makeshift risers and replace with uniformly sized wood treads and risers (9 risers, 8 treads). Paint stairs and railing with a primer and two coats of light-color paint for easy visibility.
5. Rewire basement circuits. Provide new light fixtures to replace the two in the basement and the one at the top of the stairs. Install new switch at the top of the stairs. Install a ground fault interrupter outlet.
6. Scrape, spackle, sand and paint stair cheek walls and ceiling (175 sf.). Use same light color paint as the stairs.

Foyer: _____ \$ 875.

1. At wall adjacent to stairs, install 1/2" drywall over existing plaster, nailing through to studs beyond (approx. 250 sf.). Remove and replace baseboard and wood trim to accommodate drywall. Neatly spackle and sand drywall until uniform.
2. Remove closure of previous opening in wall between foyer and living room (previously a bedroom, but to be returned to its former and original use.); Repair and refinish opening.
3. Paint entire foyer with two coats of flat wall paint with primer on new drywall.

Living Room: _____ \$ 600.

1. Add a 15 amp. electric circuit to accommodate 8 additional duplex convenience outlets distributed in living and dining room.

Kitchen:..... \$ 2,805.

1. Close the small window above the existing counter which is to remain.

2. Refinish and repaint with semi gloss paint all the exposed walls.

3. Move range approximately 1' to the left to permit the installation of a 24" wide base cabinet between it and the wall.

4. Relocate the refrigerator to the left of the range.

5. Install a 6' base cabinet with countertop to the left of the refrigerator to flush with the return of the existing sink cabinet and countertop. Install a 2' base cabinet and countertop to the right of the range in the newly widened space provided.

6. Install a 6' wall cabinet above the new base cabinet and a corner wall cabinet wide enough to fill the remaining space to its left, about 2' 6".

7. Install a range hood and fan ducted to the exterior.

8. Sand and paint the existing ceiling support tees and angles (the acoustic tiles to remain as is).

9. Replace the existing switches and outlets, providing a new outlet at the new refrigerator location, at least four new convenience outlets at the new countertops and a ground fault interrupter outlet at the existing sink countertop.

10. Remove existing floor finish. Install 1/4" plywood underlayment and cover with 1/8" sheet vinyl flooring, approx. 175 sf.

First Floor Bathrooms:..... \$ 1,013.

1. Remove stair coffit penetrating this space including all elements of previous stair, most of which has already been removed. Install new joists and studs, as required, and sheath with 1/2" MR drywall spackled and sanded to flush with existing plaster so that rectangular section results. Approximately 100 sf of wall space is involved.

2. Install new wood baseboard for entire perimeter (32 lf.)

3. Repaint interior walls and trim.

4. Provide and install new switchplate and a ground fault interrupter outlet at the lavatory location.

Second Floor Bathroom:\$ 1,285.

1. Remove existing linen closet and construct new linen closet on opposite side of door opening.

2. Remove existing floor finish. Install 1/4" plywood underlayment and cover with 1/8" sheet vinyl flooring, approx. 36 sf.

3. Provide and install new vanity and lavatory

4. Install new 4' x 2' high medicine cabinet with light fixture above vanity.

5. Install new ground fault interrupter outlet on wall at lavatory location.

6. Firmly re-attach shower drage rail at ceiling

Bedroom No. 1:\$ 310.

1. Sand, fill, stain and refinish floor with 2 coats of polyurethane (approx. 110 sf).

2. Install four convenience outlets, one per wall.

3. In existing closet, install two wood shelves, a ceiling light fixture and patch and repaint walls.

Bedroom No. 2:\$ 650.

1. Patch plaster ceiling around fan. Prime ceiling to cover stains. Paint entire room with two coats of flat wall paint and trim paint.

2. Repair two windows which require sash weight cord replacement.

3. Sand, fill, stain and refinish floor with two coats of polyurethane (approx. 200 sf.)

4. Install four convenience outlets, one per wall. Existing outlets to remain but made to match new ones, flush mounted and uniform face plates.

Bedroom No. 3: _____ \$ 300.

1. Enlarge existing storage closet by removing door and wall between fireplace and exterior wall and rebuilding wall so that a 2'-4" depth results with a return at the left side of the fireplace. Reuse existing door and trim. Paint new walls, door and trim and interior of the closet.
2. Install four convenience outlets, one per each wall.
3. Repair and repaint existing entrance door, 32" x 80".
4. Sand, fill, stain and paint floor with polyurethane (approx. 250 sf).
5. Paint entire room with two coats of flat wall paint for walls and ceiling two coats of high gloss enamel for wood trim.

Bedroom No. 4:

1. This room was converted to a kitchen to accommodate a previous family member tenant, and will remain as is for the time being.

Estimated cost of work outlined above \$16,021.00

This cost includes a 5% contingency and 15% for overhead and profit.

RESIDENCE D

General: \$ 9,165.

1. Install a new 16 circuit-breaker panel box and completely rewire all the existing circuits, adding additional circuits for duplex convenience outlets in each room so that the spacing between outlets is as close to 6' as is feasible given the existing conditions. There should be at least one new 20 amp. circuit for the kitchen and laundry and two new 15 amp. circuits for the additional regular outlets. Install a ground fault interrupter outlet in the bathroom, at the kitchen sink, in the basement and at the front and rear porches. Provide and install a direct-wired smoke detector with battery back-up in the first and second halls and in each bedroom.

2. Insulate the attic and partial crawl space with fiberglass blanket insulation and all the exterior walls with blown in insulation.

3. Trim tree limbs at left rear building eaves for at least an eight foot clearance.

4. Place topsoil at rear yard depression to improve drainage; re-seed affected area.

Exterior: \$15,740.

1. Box-in exposed metal chimney flue to soffit of roof eave and surface with siding to match existing. This should correct the poor siding installation behind this chimney.

2. Remove all window sashes and install new vinyl sashes in the existing wood frames complete with spiral balances and hardware. Glaze with 7/8" overall thickness insulating glass.

3. Scrape and sand all exposed wood surfaces, including roof eaves, cave soffits, dormers, window frames, fascias, door, door frames and front and rear porch posts, railings, cornices and soffits. Paint with two coats of high gloss exterior enamel. Prime coat new woodwork first.

4. Install new concrete steps at side porch and rear entrance with brick cheek walls and a wood railing, one side, generally to match the porch railing.

5. Install a wood railing at the front steps, one side only, to match the porch railing.

6. Install new treated wood flooring at the side porch.
7. Where rotted by porch roof leaks, replace approx. 50 s.f. each of wood soffit at front entrance and and left-front corner.
8. Rake and tuck-point mortar joints in the brick foundation wall and brick piers. Refinish with masonry paint.
9. Install new combination metal storm and screen security doors at front and side entrances and a new factory painted regular combination storm and screen door at rear entrance.
10. Replace transom at front entrance with 36"x18" insulating glass, 7/8" overall thickness.
11. Install three wall exterior light fixtures, one at each entrance.
12. Seal and re-line all built-in roof gutters, including porch roofs, and paint all roofs with two coats of metal roof paint.
13. Remove existing and replace all downspouts with 3"x4" corrugated, prefinished aluminum rainwater conductors at each of the previous locations. Cap, seal and make watertight connections to built-in gutters.

Basement: \$ 1,515.

1. Remove existing hot water heater and provide and connect new 48 gal. hot water heater.
2. Remove all knob and tube electric wiring. See "General-1" in respect to the complete rewiring of the residence and the installation of a ground fault interrupter duplex outlets..
3. Install a sump pump and sump collector to help correct the basement water condition.
4. Clean-up the crawl space, remove excess dirt and level remainder. Cover with polyethylene film.
5. There does not seem to be a solution to the low stair headroom condition. Consideration should be given to alleviating this problem when rehabilitation actually begins. The scope of the work at that time may suggest an option not feasible now.
6. Replace basement windows.

Foyer, Rec Room, Dining Room: \$ 4,990.

1. Remove hung ceiling and wall panelling in rec room.

3. Install new sliding door track at 6' opening in wall common with dining room.
3. Install new 1/2" drywall ceiling in all these spaces; apply directly to existing plaster ceiling, nailing through to joists.
4. Remove wallpaper, clean plaster walls, patch openings and cracks where necessary, like 10" chimney opening above fireplace, sand smooth and paint rooms completely, including ceilings and wood trim; two coats for previously painted wood trim and three coats for plaster and drywall.
5. Install new ceiling fixture and wiring in dining room with a three-way switch.
6. Sand, fill, stain and refinish all floors.
7. Note "General-1" requirement for the installation of duplex convenience outlets.
8. Repair brickwork and mortar joints at dining room fireplace to eliminate draft condition.
9. Investigate ceiling leak at top of stairs to determine source at roof and correct by patching before painting. Second floor hall and stairs should be refinished completely in conjunction with foyer, rec room, dining room and living room.
10. Strip and sand stairs completely. Refinish with three coats; high gloss enamel for soft woods and polyurethane for hard woods.

Kitchen, Utility: \$ 3,845.

1. Provide hook-ups for washer and dryer in utility room.
2. Install 9' of wall cabinets in two lengths, 5' to the left of the sink and 4' to the right of the sink.
3. Install range hood and fan, ducted to exterior.
4. Complete wall demolition and reconstruction to the right of entrance door to kitchen. This will be space for a kitchen table....Install two ceiling light fixtures, one above this space and one above center of food preparation area.
5. Install new 1/2" drywall ceiling.
6. Strip and clean walls, apply skim coat of plaster to existing walls and neatly spackle and sand joints of new

walls smooth. Paint with prime coat and two coats of semi-gloss enamel, including ceiling.

7. Remove existing floor finish; install 1/4" underlayment and cover with .005" sheet vinyl material.

8. Note "General 1" requirement for complete rewiring and new duplex outlets, ground fault interrupter outlet and switching

Master Bedroom, Bedroom 2: \$ 3,640.

1. Construct 11' clothes storage closet, 2'-4" deep, utilizing salvaged wood panel doors, and constructed in accordance with attached sketch to provide storage to each bedroom.

2. Remove closure to bay-windowed space adjacent to master bedroom so that two spaces are united into one master suite.

3. Prepare walls and ceilings for painting by patching plaster, especially below bay windows, removing all wallpaper. Sand walls and ceiling smooth. Paint completely: three coats flat wallpaint for walls and ceilings and two coats of high gloss enamel for wood trim and doors.

Attic: \$ 1,125.

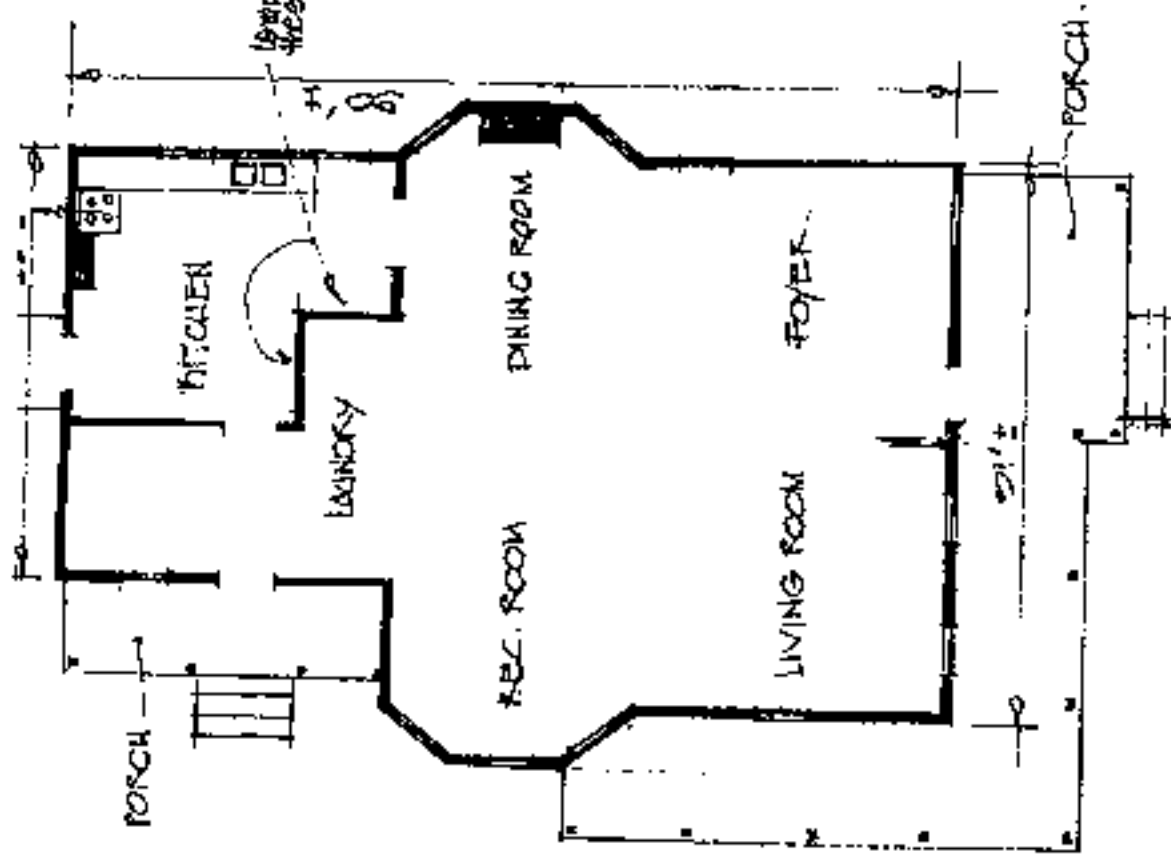
1. Provide switching with concealed wiring for attic lighting fixture and add second ceiling lighting fixture.

2. Install at least four duplex convenience outlets within the attic space.

3. Note "General 2" for the provision of attic insulation.

Estimated cost of work outlined above: \$ 48,325.00

This cost includes a 5% contingency and 15% for overhead and profit.

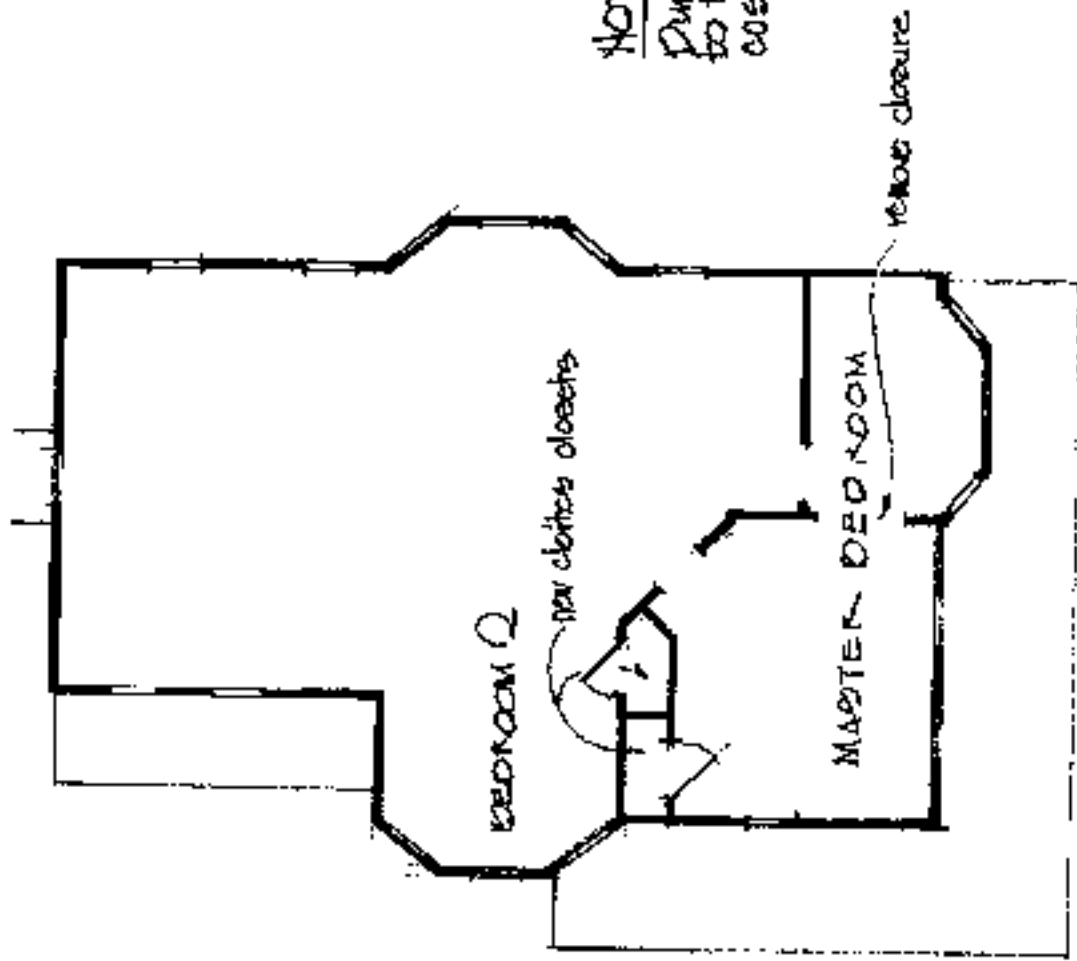


Indicate installation of these partitions

NOTE:

Dimensions were limited to those necessary to cost-out the write-up.

1/8" = 1'-0"



NOTE:

Dimensions were limited to those necessary to cost-out the write-up.

1/8" = 1'-0"

RESIDENCE E

This large but poorly designed four bedroom house while in its vacant state should be altered and renovated so that the spaces are more efficiently utilized, unnecessary corridor space is eliminated, clothes closets are added to the bedrooms and the kitchen and bathrooms are modernized. This is still a four bedroom house but the bedroom arrangement combines two bedrooms into one, still accommodating the same number of occupants but in a code acceptable fashion.

General: \$ 8,385.

1. Install a 150 amp. circuit type panelbox with space for a minimum of 16 circuit-breakers. Add at least three new convenience outlet circuits, two 15 amp circuits and one 30 amp circuit for kitchen and laundry area. Increase the number of duplex convenience outlets so that their spacing throughout house is as close to 6' apart as is feasible. All wiring to be concealed and all switches, outlets and plates to be new. Install ground fault interrupter outlets in the powder room, bathroom, laundry area, kitchen and rear porch area. Provide a direct-wired smoke detector with battery back-up in the halls and bedrooms.
2. Install new warm air heating system with concealed ductwork all sized to provide 70 degree heat when the outside temperature is zero. Remove all components and accessories of previous heating system. Locate furnace in second floor utility room.
3. Insulate the attic and the crawl space completely with fiberglass blanket insulation. After removing the existing siding and prior to the installation of the new, insulate the walls with blown-in insulation.

Exterior: \$15,725.

1. Install new exterior wood doors at front entrance and first and second floor rear entrances. Make necessary repairs to wood frames and install new hardware and cylinder locks. Front door to be solid wood, eight panel; rear doors, solid wood, four panel.
2. Install a prefinished metal combination storm and screen security door at the front entrance and regular factory painted aluminum combination storm and screen doors at the rear entrances.
3. Remove the present asphalt siding and install backed vinyl siding complete with all trim and accessories.

4. Repair roof eave and eave soffit at right side.
5. Shore-up porch and replace rotted beams. Install new modified bitumen sheet membrane roofing with a "C" fire hazard classification on porch. Install new 3"x4" corrugated aluminum downspouts at their previous locations. Repair masonry porch steps (four bricks missing); tuck-point all joints. Replace three missing or damaged Ionic capitals and bases at porch columns.
6. Install new 3"x4" corrugated aluminum downspouts with all required elbows and fasteners at previous main roof locations.
7. Remove all window sashes and install new vinyl sashes in the existing wood frames complete with spiral balances and operating hardware. Glaze with 7/8" overall thickness insulating glass.
8. Scrape and sand all exposed wood surfaces, including eaves, eaves soffits, dormers, fascias, window frames, doors, door frames and front porch and rear stairs. Paint with two coats of high gloss enamel. Prime new woodwork first.
9. Install a complete and operable door bull system.
10. Install new wood steps to rear porch, four treads, open risers.
11. Remove damaged screens around rear porch and repair wood railing.
12. Remove two obsolete oil storage tanks.
13. Repair retaining wall at entrance to partial basement with curbing to prevent erosion.

Foyer, Stair, Living Room, Dining Room, Rec. Room: \$15,345.

1. Install new hung drywall ceiling throughout at 9' height to correct poor ceiling conditions and provide space to run new heating ductwork.
2. Cover existing tile floors with padding and carpet, wall to wall.
3. Reglaze the pair of french doors between living and dining rooms and the door between the foyer and living room.
4. Recondition fireplace in rec room and close wall opening above fireplace in dining room.

5. Clean walls and sand smooth. Rake and fill plaster cracks to produce smooth wall finish. Paint walls, ceilings, wood trim and doors, two coats. Prime new drywall.

Kitchen: \$ 4,059.

1. Construct new pantry alongside and including chimney as shown on sketch, with wood studs, MR drywall and wood bi-fold doors.
2. Install 12 l.f. of base cabinet and countertop including new inset sink and range. Install 9 l.f. of wall cabinet.
3. Install a circleline fluorescent ceiling fixture.
4. Remove tile floor finish, install 1/4" plywood underlayment and cover with .065" sheet vinyl material.
5. Clean, patch, sand and paint plaster walls two coats, including wood trim and doors.
6. Construct a hung MR drywall ceiling at 9' height. Prime and paint two coats.
7. Install duplex convenience outlets as per "General-1".

Powder Room, Laundry Room: \$ 2,035.

1. Remove tub and existing lavatory and water closet. Install new water closet and lavatory, set into 18"x24" vanity, as shown on sketch.
2. Install plumbing and hose bibbs for washer and hook-up for dryer, with vent to exterior, in laundry area off rec room.
3. Install new hung MR drywall ceiling at 9' and .065" sheet vinyl flooring or 1/4" plywood underlayment in both areas.
4. Provide and install new mirrored 20"x30" medicine cabinet with lighting fixture in powder room and ceiling light fixture in laundry area. See "General-1" for duplex convenience outlet requirements.
5. Remove door and trim from rec room closet and salvage. Remove portions of wall to produce full opening to laundry area. Case opening and install a pair of wood bi-fold doors.
6. Clean fill cracks and sand walls smooth. Prime new drywall ceiling and new doors and trim. Paint area completely two coats.

Master Bedroom: \$ 2,760.

1. Remove door at wall common to two front rooms. Case opening so that two rooms become a master bedroom suite with connecting storage and dressing room. Cut 6'x7' opening in wall common with hall and case opening with plaster returns at head and jamba. Install a pair of 2' 6"x6'-8" louvered wood bi-fold doors.

2. Construct wood stud and drywall partitions to enclosed stair hall return as shown on sketch, providing a general storage closet to hall and a clothes storage closet to the master bedroom.

3. Install padding and carpet, wall-to-wall, in both areas of master bedroom, including closet.

4. Clean and patch plaster walls and ceiling and paint entire space with two coats of paint, semi-gloss for wood trim and doors and flat wall paint for walls and ceiling. Prime new drywall, plaster and doors with appropriate undercoat.

Bathroom: \$ 3,240.

1. Remove existing partition and construct new partitions as shown on sketch plan. Use MR drywall on bathroom face.

2. Install new fiberglass tub and surround complete with shower diverter and head. Install partition and masonite panel door to form linen closet and end condition for tub.

3. Install new 18"x24" vanity with inset lavatory and a new water closet. Provide and install a new 20"x20" mirrored medicine cabinet above the vanity.

4. Install new privacy latchset on door.

5. Scrape walls and ceiling clean; patch plaster cracks and sand smooth. Paint entire space, doors and wood trim, two coats of semi-gloss paint. Prime new drywall and wood door.

6. Install 1/4" plywood underlayment over existing floor and cover with .065 sheet vinyl material.

Hall, Bedroom 1, Bedroom 2 (two rooms): \$ 2,110.

1. Remove door and surrounding partition for full height and width to form one large inter connected bedroom 3. Salvage door and trim. Patch walls and ceiling.

2. Construct the clothes closet and wood shelving around chimney; install a pair of 2'-0"x6'-8" wood panel bi-fold doors- bedroom 3.

3. Remove doors from stair hall closet and adjacent bedroom entrance to bedroom 2. Salvage doors and trim. Open hall closet to bedroom 2. Patch plaster. See sketch for new room arrangement.

4. Scrape and clean walls and ceilings within these spaces. Paint all surfaces completely with flat wall paint, two coats.

5. Cover all floors, wall to wall, with padding and carpet.

Utility Room: _____ \$ 1,275.

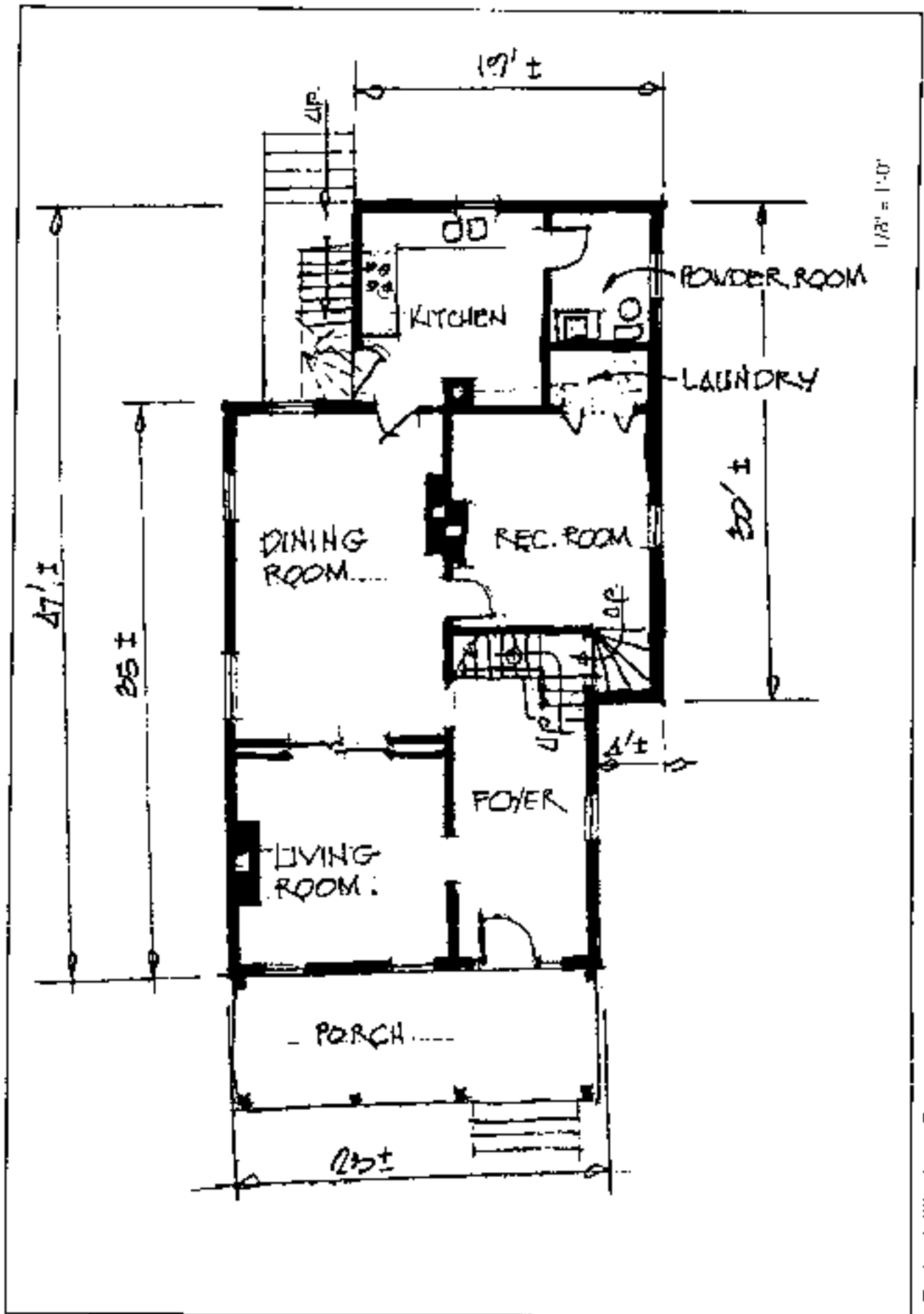
1. Install new 40 gal. hot water and warm air heater in this room.

2. Scrape and clean walls and ceiling and paint completely, two coats, including wood trim and door.

3. Install 1/4" plywood underlayment on existing floor and cover with 1/8" vinyl composition tile. Remove and replace quarter-round molding at base.

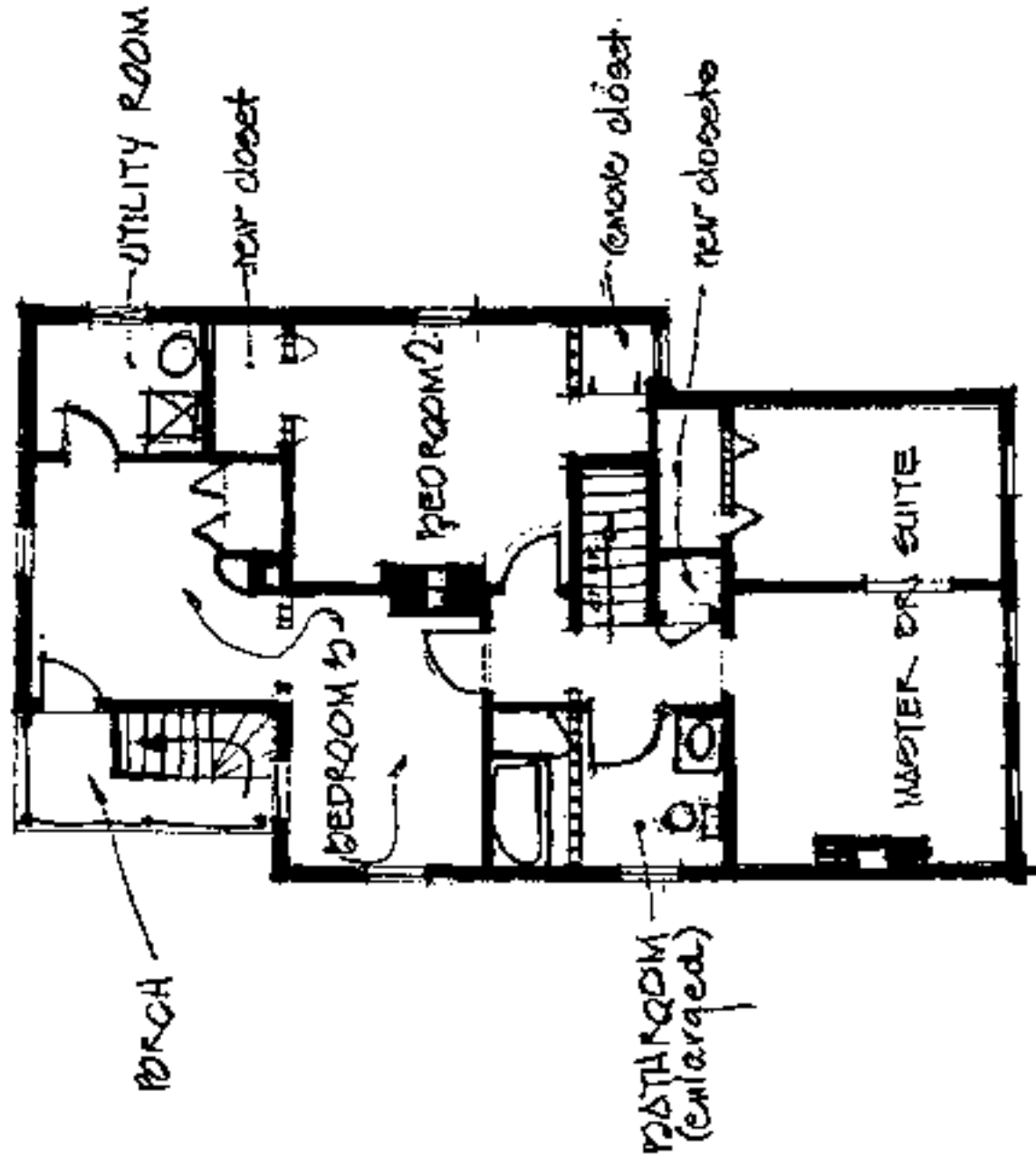
Estimated cost of work outlined above: _____ \$ 55,714.00

This cost includes a 5% contingency and 15% for overhead and profit.



Residence E

Rehabilitation Typicals



1/8" = 1'-0"

RESIDENCE F

This is the largest house of the eight residences inspected and is owned and occupied by _____

General: _____ \$10,399.

1. The existing 150 amp. electric service is adequate. Install a new panelbox with space for a minimum of 16 circuit-breakers. Add at least three new convenience outlet circuits, two 15 amp. circuits and one 20 amp. circuit for the kitchen and laundry areas. Increase the number of duplex convenience outlets in each room so that their spacing throughout the house is as close to 6' apart as is feasible. All wiring to be concealed and switches, outlets and switch plates to be new. Install ground fault interrupter outlets in the powder room, bathroom, kitchen, laundry area and rear porch. Provide a direct-wired smoke detector with battery back-up in the halls and bedrooms.

2. There is no heat supply to the second floor. While the existing furnace is adequately sized to heat the entire house, its location makes distribution to the second floor infeasible. Install a smaller warm air heating system sized for the second floor only, with concealed main supply duct in a new second floor hall hung ceiling. Provide for supply to, and return from, each room from the furnace located in the Utility Room.

3. Insulate the house completely, exterior walls, attic and crawl space.

Exterior: _____ \$ 2,276.

1. Remove front door, door frame and wood surround to reveal original entrance opening. Install new exterior wood panelled door with sidelight, complete with hardware, including cylinder lock. Install new metal security combination storm and screen door. Glaze sidelight with insulating glass, 7/8" overall thickness.

2. Remove, sand, repair and paint the severely decayed siding in the two triangular gables at front and right side attic walls, the front porch wall and the first and second floor porch side walls.

3. Repair, patch and re-line built-in roof eave gutter. Prepare for refinishing and paint entire metal roof.

4. Install new 3"x4" factory painted corrugated aluminum downspouts with all required elbows and fasteners at previous main roof and porch roof locations.

5. Remove all window sashes and install new vinyl sashes in the existing wood frames complete with spiral balances and operating hardware.

Foyer: \$ 1,855.

1. Wood stairs have already been stripped. Sand and paint, two coats.

2. Install 1/4" plywood underlayment over vestibule floor (3'x7') and cover with 12"x12"x1/8" vinyl composition tile. Re-use existing wood base.

3. Remove hinges and door stops at vestibule opening frame. Patch and sand wood frame so that a cased opening, sans doors, results. Paint wood frame and trim, two coats.

4. Construct 2'-2"x5'-3" coat closet at rear of hall against wall common with dining room - see sketch.

5. Remove paper from existing walls, patch plaster cracks and sand smooth. Paint walls and ceiling, two coats, including vestibule. Apply primer undercoating to new drywall at coat closet.

Living Room, Dining Room: \$3,844

1. The settlement at the exterior wall around the living room fireplace and the dining room window indicates probable joist decay and rotting. Shore walls at both places and replace affected joists. Reinstall new hardwood flooring to match existing for a 12' x full width, wall to wall of dining room bay window.

2. Install 1/2" drywall ceiling directly upon existing plaster nailing through plaster into joists above in both rooms.

3. Install duplex convenience outlets - see "General-1".

4. Remove obsolete piping and patch wood floor. Install quarter-round moulding at all baseboards.

5. Patch approx. 12"x12" wall opening and wall cracks caused by settlement. Clean and sand walls down to bare plaster and paint both rooms including all wood trim.

6. Sand, stain and refinish hardwood floors in both rooms.

Office, Rec Room: _____ \$4,385.

1. Conceal all exposed wiring and install duplex outlets as per "General-3" note.
2. Install new 1/2" drywall ceiling in both rooms directly on existing plaster ceiling.
3. Refinish exposed fireplace wall in office with 1/2" drywall. Remove existing plaster (this wall only), door trim and baseboard prior to installation of drywall, then replace wood trim.
4. Provide and install five 4' wide x 12" deep wood shelves at opening to left of fireplace in rec room.
5. Remove all obsolete piping (in crawl space as well).
6. Remove door and wood trim at opening in rec room rear wall to powder room. Salvage door and trim. Close opening with wood studs and 1/2" drywall, regular one side, MR on the other.
7. Scrape walls clean, patch plaster cracks and openings, sand smooth and paint entire room, two coats, including wood trim and shelving.
8. Patch and sand wood floors. Install padding and carpet, wall-to-wall.

Powder Room: _____ \$1,260.

1. This room was previously a stair, only partially removed. Remove ceiling and that portion of stair within room. Install new joists and 1/2" MR drywall ceiling for flush, uniform height.
2. Remove existing water closet and platform and install new water closet with flush, backflow discharge. Patch floor and cover with 1/4" plywood underlayment over entire floor.
3. Temporarily disconnect lavatory and tub, remove baseboard and install .065" sheet vinyl flooring. Reconnect existing lavatory and tub and replace baseboard.
4. Temporarily remove medicine cabinet, and while fixtures are disconnected, remove wall finishes down to studs and install 1/2" MR drywall. Reinstall medicine cabinet at proper height.
5. Install ground fault interrupter duplex electrical outlet.

6. Paint walls and ceiling with primer and two coats of semi-gloss wall paint. Paint wood trim and door with two coats of high gloss enamel.

Kitchen: _____ \$1,695.

1. Relocate existing hot water heater to room opposite its present location and reconnect to hot water piping.
2. Install new 1/2" drywall ceiling between exposed joists, providing necessary blocking to close existing opening at chimney. Paint drywall three coats.
3. Relocate range to place formerly occupied by hot water heater.
4. Construct 5' wide pantry at right side of chimney extension complete with wood louvered bi-fold doors and hardware.
5. Install 1/4" plywood underlayment over existing floor and cover with .065" sheet vinyl flooring.

Master Bedroom Dressing Room: \$ 2,013.

1. Evidence of roof leak into this room at fireplace ceiling. Check flashing and built-in gutter at this location and repair.
2. Complete construction of clothes storage closet presently in process. Make opening 5' wide and install two 2'-6" bi-fold wood louvered doors complete with hardware.
3. Install 1/2" drywall ceiling throughout these spaces ceiling directly through plaster into joists. Spackle joints in three coatings, sanding in between each application for a smooth ceiling.
4. Install duplex convenience outlets as per "General-1" note.
5. After settlement at dressing area window is corrected (see "Living room, dining room-1" note), score and patch plaster wall cracks, especially at bay window area. Sand smooth and paint walls and ceiling, two coats of flat wall paint. Prime ceiling with undercoater. Paint wood doors and trim as well, with primer on new wood and two coats of semi-gloss enamel.
6. Sand and fill wood floors and cover with padding and carpet, wall-to-wall.

Second Floor Hall: _____ \$ 1,127.

1. Continue repair of plaster walls as in foyer below as well as painting of stairs and railing and all walls and trim.
2. Install hung drywall ceiling to 8' height to provide space for new heating supply ductwork and return plenum. Paint ceiling three coats including primer and two coats of flat wall paint. Spackling of joints should be sanded smooth for uniform, jointless ceiling.

Bedroom 2, Bedroom 3: _____ \$2,339.

1. Alter common wall between these bedrooms to provide for clothes closet space in each room as shown on accompanying sketch. Demolish 4' of existing wall and construct new 9' stud wall with 1/2" drywall; with a 5'0"x6'8" high opening and a pair of 2'-6"x6'-8" wood-louvered bi-fold doors.
2. Install new 1/2" drywall ceiling, nailed directly through plaster to joists above in both rooms. Paints all new drywall with coat of primer and two coats of flat wall paint and new wood and trim with primer and two coats of semi gloss enamel.
3. Sand, fill, stain and refinish pine floors with two coats of polyurethane.

Bathroom, Utility Room: _____ \$ 4,820.

1. Alter partitioning at rear of house to produce a bathroom and a utility room. See sketch of partition demolition and new construction.
2. Provide and install new bathroom fixtures as shown complete with waste line hook-up and venting; fiberglass tub with surround, water closet and 24"x20" vanity with an inset 20"x18" lavatory.
3. Provide and install a new mirrored 23"x33" medicine cabinet with lighting fixture in bathroom and a ceiling lighting fixture at center of the bath room.
4. Install new 1/2" drywall ceiling tight against existing plaster ceiling nailing through and into joists in both rooms.
5. Clean and sand existing plaster wall smooth; fill cracks and paint entire room with three coats of semi-gloss wall paints. Paint wood trim and door with two coats of high gloss enamel.

6. Install ground fault interruptor duplex outlet at lavatory location.

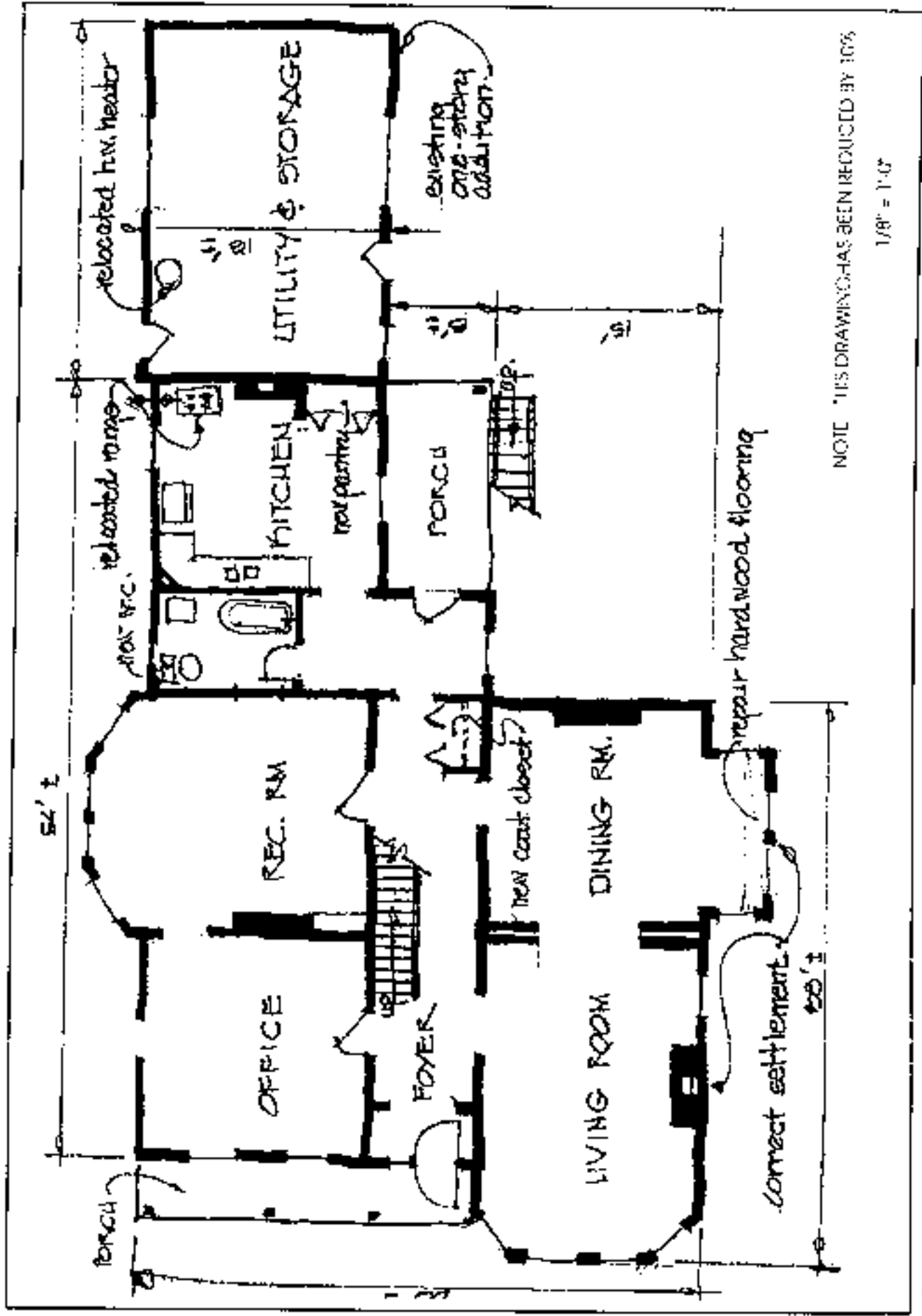
7. Remove existing tile floor finish and install 1/4" plywood underlayment. Cover with .065" sheet vinyl floor material, both rooms.

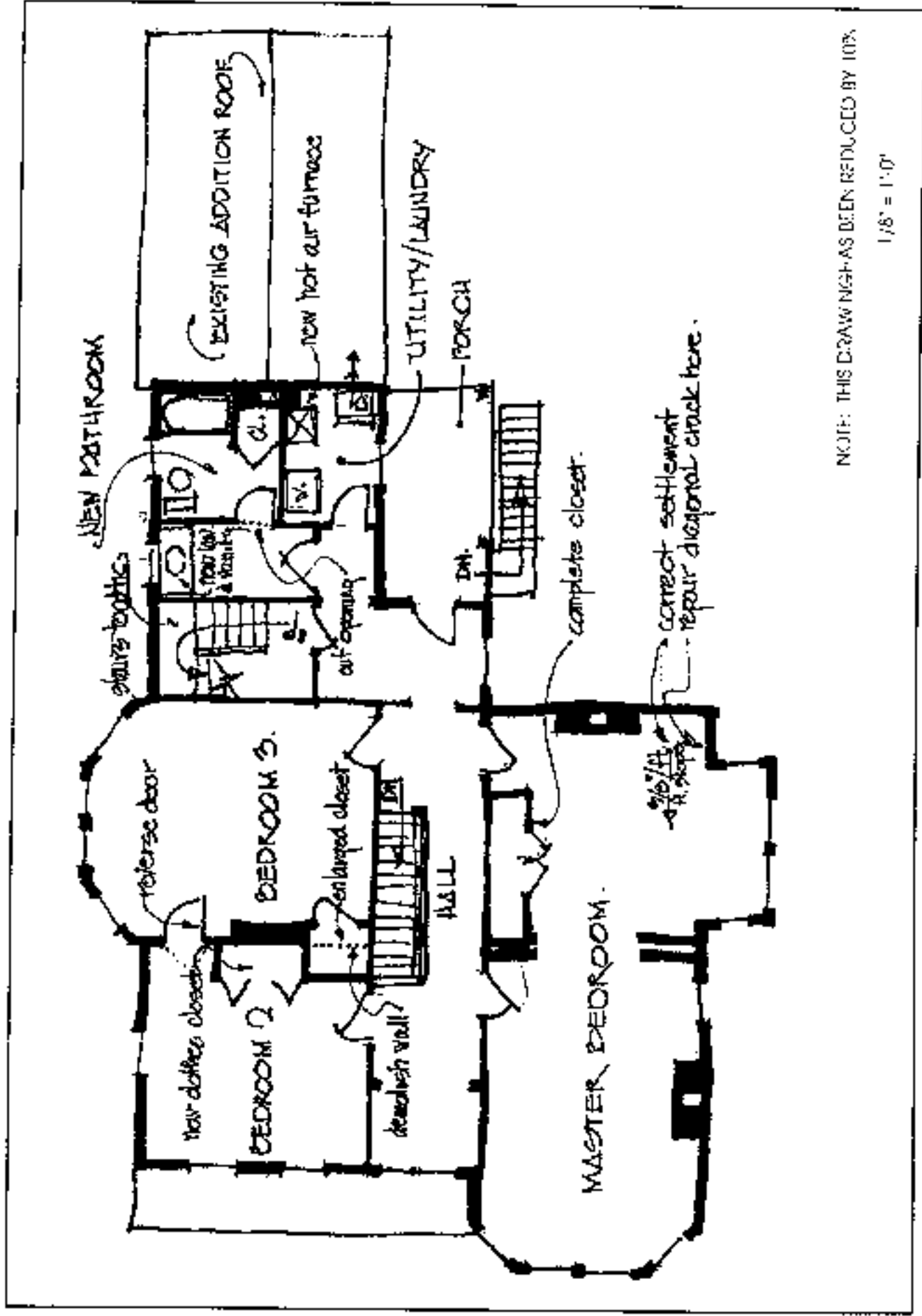
8. Relocate washer and dryer as shown on sketch and reinstall hose bibbs to accommodate new washer location. Vent dryer to exterior.

9. Install new warm air furnace where shown on sketch and vent to chimney. Re-use existing chimney opening to install pre-fab chimney flue through roof. Flash for watertight seal.

Estimated cost of work outlined above: \$50,151.00

This cost includes a 5% contingency and 15% for overhead and profit.





RESIDENCE_G

This large residence lends itself well to a single-family dwelling with a 2nd unit permitted conversion; ideally, for two related families - parents with a married child and grandchildren. Two separate entrances from the front porch, one directly from the front; the other from the porch return at the right side, contribute to this ease of conversion. The front entrance becomes the access to the second floor unit through the foyer and the stairs; the right side entrance accessing the first floor living room directly. The first floor unit is a one-bedroom unit; the second floor may be either a two-bedroom unit with a large living/dining space or a one-bedroom unit with separate dining and living rooms.

General: _____ \$15,725.

1. Remove completely the left-side rear chimney from foundation to roof. Salvage the brick for re-use on this property or other South Barton Heights properties.
2. Correct the floor settlement in the area of the removed chimney. Shore -up floor and replace rotted or damaged floor joists, header or sill plate.
3. Remove and salvage interior doors and trim at two door openings common with foyer. Close these openings with wood studs and 1/2" drywall construction. Stuff stud spaces solid with batt insulation for sound dampening. Build drywall up to flush with surrounding plaster and spackle neatly with several coats, sanding between each coat.
4. Remove existing boiler and all heating pipes, radiators and other heat distribution accessories throughout the house to prepare the way for an entire new heating system. Between my first and second inspection visits, this property had been broken into and the heat piping and other scrap iron removed. Plug the floors and walls where pipes had penetrated.
5. In each Utility Room install the following:

A warm air heater complete with concealed air distribution ductwork all sized to provide 70 degree heat when the outside temperature is zero;

A 40 gallon hot water heater;

A 100 amp. circuit breaker type panelboard with space for a minimum of 12 circuit-breakers. Completely rewire this unit with duplex convenience outlets at least 6' apart at walls and 3' apart above kitchen counters. All circuits will be 15 amps. except kitchen and laundry which will be 20 amps. Install ground fault interrupter outlets in the bathroom.

Kitchen (near sink), laundry area and rear porch. Provide a direct-wired smoke detector with battery back-up in the halls and bedrooms.

Exterior: _____ \$26,643.

1. Remove and cart-away existing roof shingles.
2. Close roof opening at vacated chimney area with 3/4" plywood sheathing.
3. Inspect roof sheathing; replace rotted or damaged areas, then cover entire roof with 15# saturated roofing felt and 290# fiberglass reinforced asphalt shingles. Choose a bright color rather than grey or brown.
4. Inspect the built in roof gutter and repair cracks or splits. Re-line the gutter carrying the fabric under the shingles for the required distance.
5. Install new 3"x4" factory painted corrugated aluminum downspouts with all necessary elbows and fasteners at previous locations.
6. Insulate the attic, exterior walls and crawl space completely before the installation of the roof shingles and the exterior siding.
7. Remove the present asphalt siding and install backed vinyl siding complete with all trim and accessories.
8. Remove all window sashes and install new vinyl sashes in the existing wood frames complete with spiral balances and operating hardware. Glaze with 7/8" overall thickness insulating glass.
9. Install two front entrance wood doors and two rear entrance wood doors, one each for each unit. Make necessary repairs to wood frames and install new hardware and cylinder locks. Front doors to be solid wood, eight-panel; rear door, solid wood, four panel.
10. Install one each prefinished metal combination storm and screen security door at the front entrances and regular factory painted aluminum combination storm and screen doors at the rear entrances.
11. Replace elliptical fixed window at front entrance with a stained glass unit similar to the original type.
12. Remove existing porch roof finish and replace with a modified bitumen sheet membrane roofing with a "C" fire hazard classification. Install 3"x4" corrugated aluminum downspouts at their previous locations.

13. Scrape and sand all exposed wood surfaces, including eaves, raking eaves, fascias, window frames, doors and door frames and porch wood floor, posts, balusters railing and rails (front and rear). Paint with two coats of high gloss exterior enamel. Prime new woodwork first.

14. Replace front porch, crawl space wood lattice with new pre-finished latticework. Clean crawl space of all debris first and cover with polyethylene sheeting.

15. Install a complete and operable door bell system for each unit.

FIRST FLOOR UNIT:

Living Room, Dining Room, Bedroom: \$ 1,686.

1. Clean paper from all walls and ceilings and sand smooth. Rake and fill plaster cracks to produce smooth wall finish. Paint walls, ceilings and wood trim and doors.

2. Install a ceiling fixture in each room, completely wired and switched.

3. Sand wood floors and fill joints to receive carpets. Install wall-to-wall pads and carpet.

Bathroom: \$ 2,150.

1. Remove existing fixtures and replace with a fiberglass tub with surround complete with shower diverter and head, an 18"x24" vanity with a inset lavatory and a vitreous china watercloset. Above the vanity, install a 20"x30" mirrored medicine cabinet with light fixture.

2. Remove existing floor finish. Install 1/4" plywood underlayment and cover with .065" sheet vinyl flooring material.

3. Clean walls and ceiling of paper and other finishes. Patch plaster cracks and sand walls smooth. Paint walls, ceiling, wood trim and door with two coats of semi-gloss paint.

Kitchen, Hall: \$ 5,552.

1. Remove walls enclosing the boiler and prepare area to become a part of the kitchen. Also remove the wood closet on the opposite wall.

2. Install base cabinets, wall cabinets, countertop, sink, range and refrigerator where shown on kitchen sketch.

3. Clean, patch and paint plaster walls and ceiling including wood trim.

4. Install circleline fluorescent lighting fixture at kitchen ceiling and a surface mounted incandescent ceiling fixture in the adjacent hall.

5. For both rooms, install 1/4" plywood underlayment and .055" sheet vinyl material.

Utility Room: \$ 1,545.

1. Clean out this entire space of all debris.

2. Construct partition of wood studs and drywall to separate area into two spaces as shown on sketch. Install new 1/2" drywall ceiling and walls and paint room completely.

3. Install hose bibbs for clothes washer and 20 amp. outlet for dryer.

4. See "General" for other heating and electrical requirements.

5. Install 1/4" plywood underlayment on existing floor and cover with 12"x12"x1/8" vinyl composition tile.

6. Install new wood door to exterior.

SECOND FLOOR UNIT

Foyer, Stairs: \$ 1,656.

1. Construct coat closet of wood studs and drywall complete with metal hanging rod and 15" wood shelf where shown on sketch.

2. Make miscellaneous repairs to wood stairs, which are in very good condition. Prepare stairs for painting and apply two coats of glossy enamel paint.

3. Install 1/4" plywood underlayment on foyer floor and cover with 12"x12"x1/8" vinyl composition tile.

Living/Dining, Master Bedroom, Bedroom 2: \$ 3,263.

1. Remove partitions and door to open-up living/dining area. Salvage door and door trim, baseboard, etc. Patch wood floor and plaster at walls and ceiling.

2. Remove inpromptu closet in front of fireplace in bedroom 1 and repair shattered door frame and trim using salvaged material. Remove floor register and patch opening to match existing floor.

3. Construct clothes closet in bedroom 2 complete with hanging rod and 15" wood shelf (5'-6"x2'-4") where shown on plan.

4. Add closure and door, using salvaged door and trim, where shown on plan in master bedroom, to create a second clothes closet. Install hanging rod and 15" wood shelf.

5. Scrape paper from walls and ceilings in these three rooms, including foyer and stairs, and paint rooms completely, two coats.

6. Sand and fill joints of wood floors and cover with pad and carpet, including stair platforms, treads and risers.

Kitchen, Bathroom, Hall: \$ 9,534.

1. Remove partitions common to present kitchen, bathroom and hall. Patch walls, ceiling and floor to match existing.

2. Construct new partitions as shown on sketch.

3. Construct linen closet in bathroom and install three new toilet fixtures, including water closet, 18"x24" vanity with inset

lavatory and fiberglass tub with showerhead and diverter. Above vanity, install a 20"x30" mirrored medicine cabinet with light fixture.

4. Construct pantry complete, and install base cabinets, wall cabinets and countertop where shown on sketch. Provide and install range with hood and fan, sink and refrigerator.

5. Patch plaster wall cracks and sand smooth; spackle and prepare new drywall to receive paint; scrape walls and ceiling clean of paper and peeling paint, sand smooth and paint completely with semi-gloss paint.

6. Cover three floor areas with 1/4" plywood underlayment and install .505" sheet vinyl material.

Utility Room:

1. Completely renovate interior similarly to the first floor unit utility room requirements and the electrical and heating requirements listed under "General".

Estimated cost of work outlined above \$82,655.00

This cost includes a 5% contingency and 15% for overhead and profit.

FIRST FLOOR

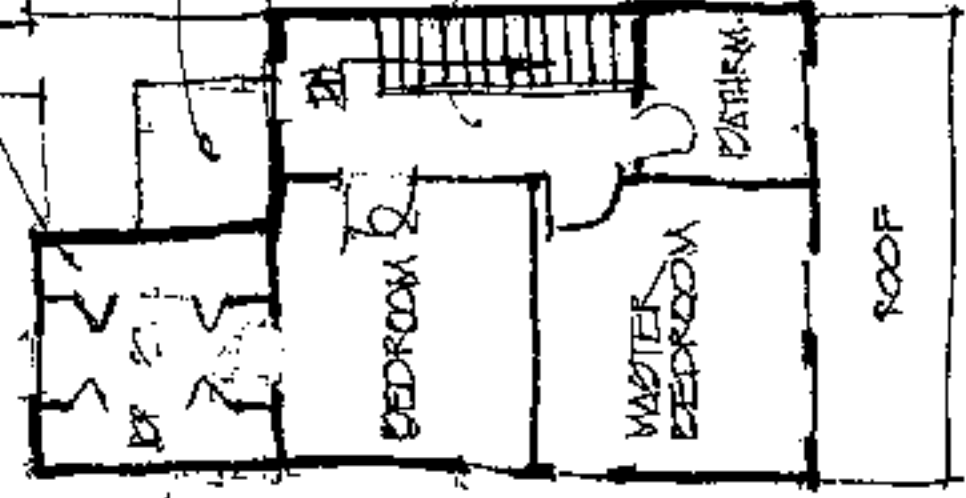
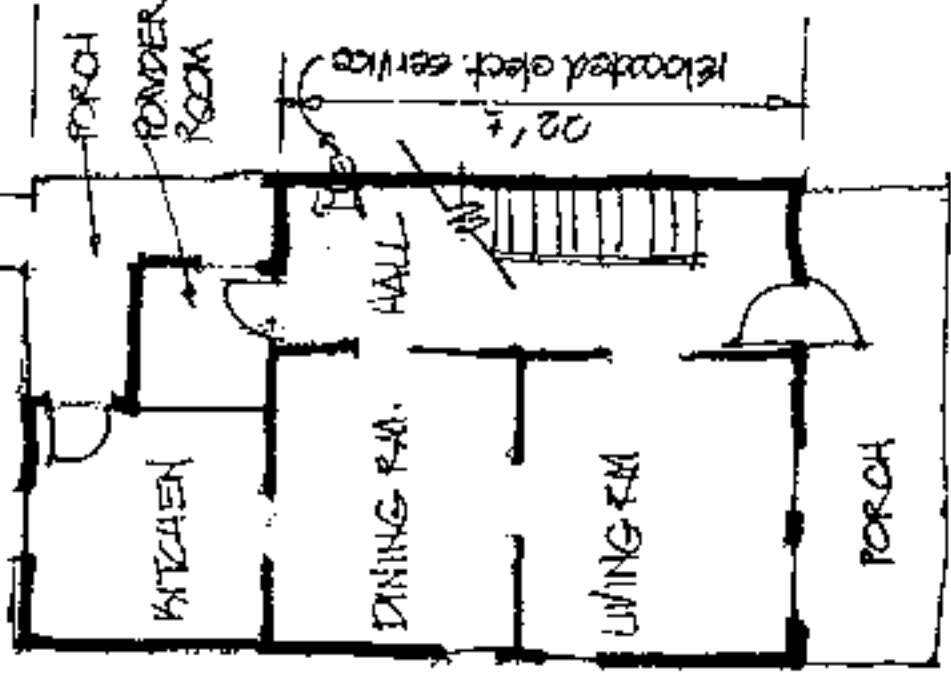
SECOND FLOOR

Can be converted to storage closets

This plan layout devices enjoy from my conversation with Mrs. Ekers and my own surmise. I was not permitted to enter the house.

1/8" = 1'-0"

WOOD RAMP



20'1"

20'1"

RESIDENCE

This write-up has been written on the basis of a two hour interview with the owner on the front porch. Access to the interior of the house was not permitted. Owner was very cooperative in answering pertinent questions which were put to owner about the present condition of the house and its maintenance over the years. Listed below are at least the major deficiencies of the structure based on the questions and owner's answers.

This house is one of four residences, side-by-side, which appear from the exterior to be exactly the same in terms of original construction. This 1400 square foot home is typical of the smaller structures along the streets like Minor, Wellford and Fells in the southeastern portion of the South Barton Study Area.

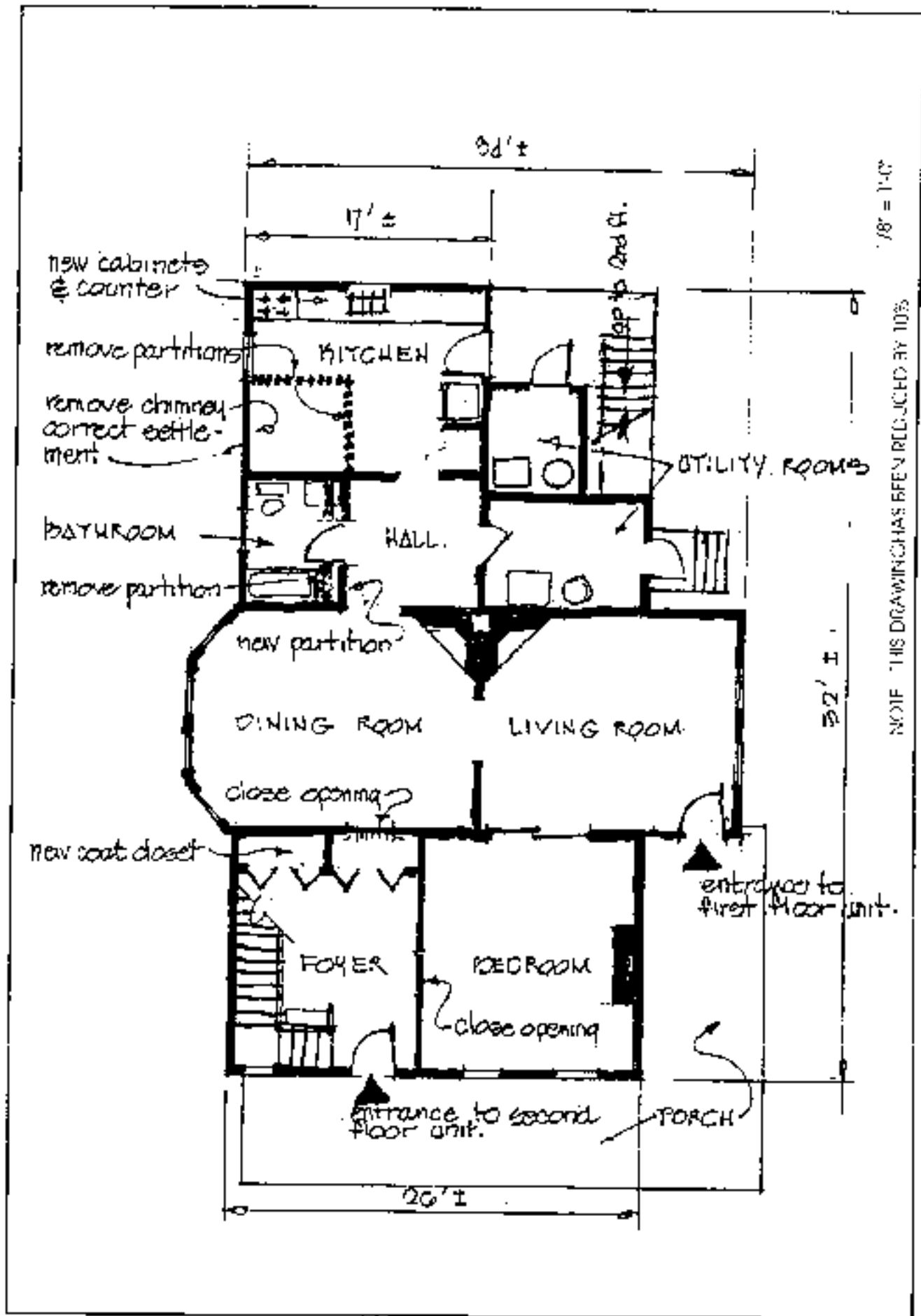
1. Install new 100 Amp. electric service. Provide and install new circuit breaker type panelboard, with space for a minimum of 36 circuits, at new location in entrance stairhall below the stairs.
Relocate meter socket accordingly. \$ 485.
2. Install five direct-wired smoke detectors with battery back-up, one each on 1st and 2nd floor halls and bedrooms.
\$ 750.
3. Install ground-fault circuit interrupter protection with receptacles in both bathrooms, one at the rear porch and two within six feet of the kitchen sink above the countertop.
\$ 700.
4. Install 3 additional convenience outlet circuits, distributing the 24 new receptacles as follows: 4 each in the kitchen, dining room, living room and two bedrooms and 2 each in the upstairs and downstairs halls.
\$1204.
5. Insulate the roof joist spaces and the exterior wall stud spaces completely with blown in insulation. Provide ventilation to the roof joist areas.
\$2891.
6. Inspect the floor joists beneath the dining room for structural decay or damage. Shore-up joists, level floor and replaces damaged joists.
\$ 335.

7. Replace all windows with double hung vinyl sash glazed with 7/8" insulated glass. Scrape and paint the exterior frames and interior trim of all windows. \$2750.
8. Provide and install a security storm and screen door at the front entrance. \$ 175.
9. Remove several slats of rear porch flooring and replace with new to rectify the buckled condition. Scrape clean and repaint the entire wood floor, about 60 sf. \$ 300.
10. The second floor rear bedroom is accessible only by passing through the middle bedroom. The middle bedroom has inadequate clothes storage and the rear bedroom is not now utilized. Convert rear bedroom into a dressing area with storage closets on both side walls. \$1360.
11. According to owner, the kitchen is in standard condition in respect to counter space, storage space, equipment and resilient flooring. The bathrooms as well, she says, are in standard condition, fully equipped except for the ground fault receptacles which have been set forth above (No. 3.)

Until such time as one of these four properties may be entered and a proper inspection conducted, this write-up is in all probability representative of the deficiencies to be found in the three others as well.

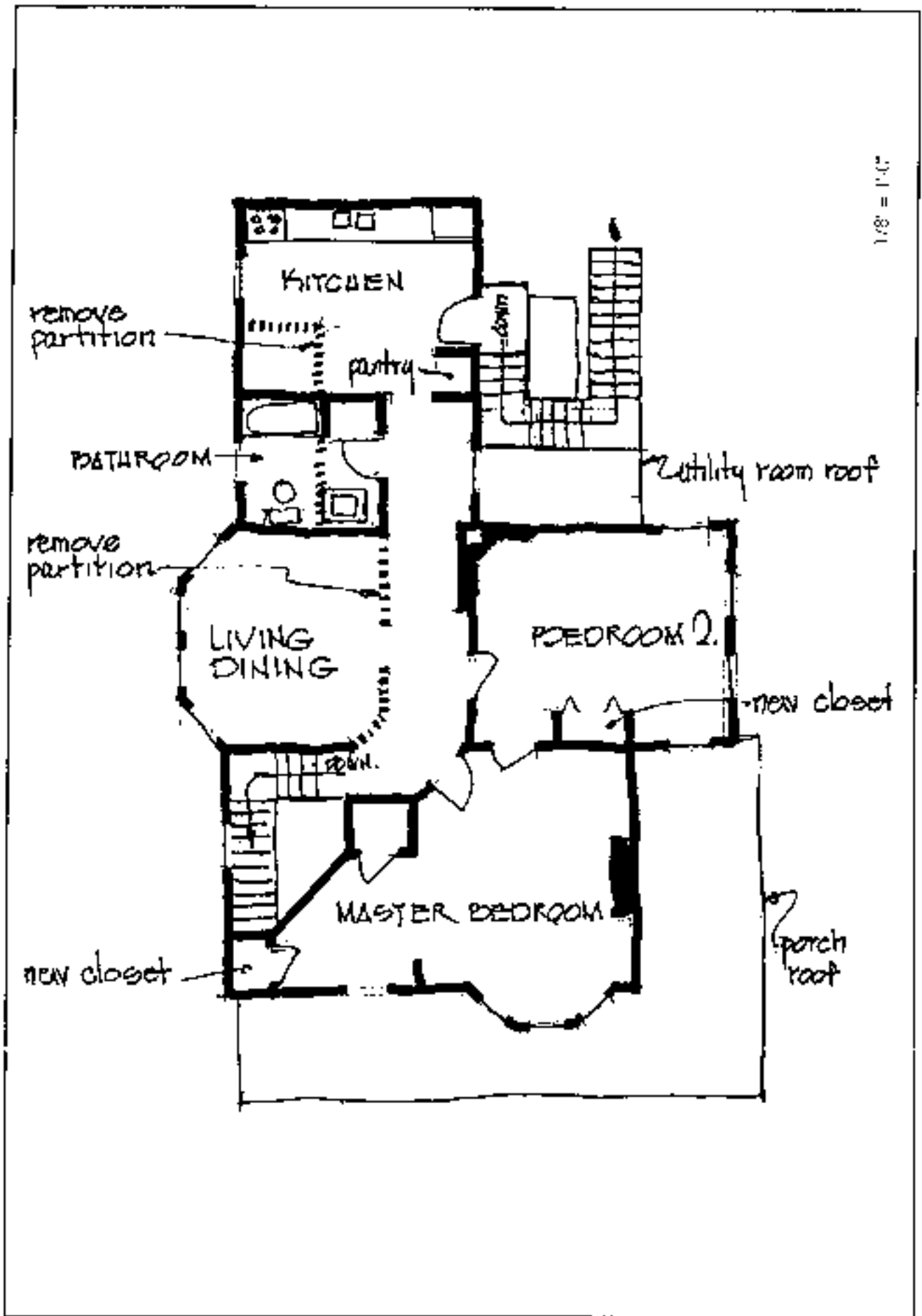
Estimated cost of work outlined above: \$ 14,091.00

This cost includes a 15% contingency amount to cover unseen deficiencies and an additional 15% for overhead and profit.



Residence G

Rehabilitation Typicals



Residence G-2nd Floor

Rehabilitation Typical

Appendix V

Minutes of Community Meetings

**South Barton Heights Revitalization Plan
1st Community Meeting**

**Minutes
July 12, 1994**

1. The first community meeting for the South Barton Heights Revitalization Plan was held on Tuesday, July 12, 1994 at 6:00 p.m. in Triumphant Baptist Church located at 2003 Lamb Avenue.
2. Presenters: Ms. Gail Townes, Resident of South Barton Heights
Mr. Thomas James, Richmond Neighborhood Housing Services
Mr. David Sacks, Department of Community Development
Ms. Greta Harris, Richmond Neighborhood Housing Services
Mr. Alan Siff, De Leuw, Cather, & Company of Virginia
Mr. Bill Fiander, Department of Community Development
3. Upon arrival, the attendants were asked to sign-in and received a packet including an agenda for the meeting, a map of the study area, a fact sheet on the study area, and a comment form for the attendants to complete. From the sign-in sheets, a mailing list will be created for future announcements and mailings.
4. Ms. Gail Townes welcomed all the attendants, introduced the presenters, and requested that Mr. Thomas James begin the meeting with a prayer.
5. Mr. James gave an invocation and presented Mr. David Sacks of the City of Richmond, Department of Community Development.
6. Mr. Sacks described the purpose and format of the meeting and indicated each of the participants' roles. He explained that late last year, City Council in response to citizen concerns directed the Department of Community Development to develop a plan for the southern area of Barton Heights which would address the housing and building condition issues in the neighborhood. He emphasized that in developing a plan for the area, it was essential that the vision for South Barton Heights come from the residents and property owners in South Barton Heights. It was explained that this was the beginning of the process and that over the next several months these individuals would be asked to work with City staff and its consultant to identify the issues in their neighborhood and develop strategies for addressing these issues with particular attention to overall housing and neighborhood revitalization concerns.

Mr. Sacks briefly reviewed the agenda for the evening's meeting and noted that Mr. Alan Siff, a consultant hired by the City of Richmond, would be conducting the majority of the meeting.

Mr. Sacks presented Ms. Greta Harris, Executive Director Richmond Neighborhood Housing Services.

7. Ms. Harris described the mission and services of Richmond Neighborhood Housing Services. RNHS promotes neighborhood improvement and stabilization by providing financial assistance for home buyers purchasing homes that RNHS has renovated and for homeowners wishing to make improvements on their own property.
8. Mr. Siff discussed the planning process and, more specifically, explained the steps that will be taken to complete the South Barton Heights Revitalization Plan. First, he stressed the amount of community involvement and organization required during the entire process including the implementation of the plan. The plan itself is generated through data collection and analysis as well as community input. From the analysis of data gathered and discussions with the residents, a Land Use Revitalization Plan will be formulated. When this plan is complete, a Comprehensive Revitalization Plan will be created which will include the goals of the neighborhood along with a proposal for achieving these goals. Finally, after the community is satisfied with the contents of the Land Use Plan and the Revitalization Plan, a Strategic Plan will be written which will summarize the actions that will be taken to implement the Revitalization Plan. He estimated that the "planning" process should take six months to complete. Once completed, he stressed the importance of community involvement in assuring the elements of the plan are properly funded and implemented.
9. Mr. Siff opened the discussion up to questions and comments from the citizens. During this discussion, the following issues were raised by the citizens:
 - the threat of increased taxes due to revitalization
 - the organization methods used by other communities that have undergone revitalization
 - the role of the Richmond Redevelopment Housing Authority in other communities
 - the monetary aid available for home improvements and the accessibility of these funds
 - the need for swifter and more efficient action regarding boarded-up houses, unmaintained weeds, and vacant properties
 - the problems associated with absentee landlords
 - the need for better City maintenance of street trees, trash, and traffic signs
 - the problems associated with roominghouses in the neighborhood and the need for more stringent enforcement of the current codes associated with these dwellings
 - the areas eligibility for designation as a historic district
 - the demand for land in the area would be high if no dilapidated structures were present
 - the role of Housing and Urban Development (HUD) in the community
 - the difficulties which elderly and low income families face in maintaining the large homes that are present in the plan area
 - the value of peer contact in helping the elderly rehabilitate their deteriorated homes
 - ways to improve the rental property present within the plan area

- the aesthetic value of maintaining single family architecture in structures which are converted to multi-family units
- the desire by the citizens to be exposed to case studies of how revitalization worked in other communities
- the obstacles facing RNHS such as rehabilitation costs, housing sizes, environmental regulations, and historic compliance
- the desire of the residents to become more involved with community groups

Mr. Siff unveiled the data collected on housing conditions, homeownership, and land use, described the process by which data had been collected, and explained the manner in which the data was being presented. In addition, Mr. Siff invited the citizens to view the data and notify the planning staff of any inaccuracies.

Mr. Siff encouraged further comments or questions to be forwarded or dropped off with Bill Fiander or David Sacks of the Department of Community Development.

10. The second community meeting for the South Barton Heights Revitalization Plan was tentatively scheduled for Tuesday, August 2, 1994 at 6:00 p.m. in First African Baptist Church located at 2700 Hanes Avenue.
11. The attendants were thanked for coming and the meeting was adjourned at 8:00 p.m.

**South Barton Heights Revitalization Plan
2nd Community Meeting**

**Minutes
August 2, 1994**

1. The second community meeting for the South Barton Heights Revitalization Plan was held on Tuesday, August 2, 1994 at 6:00 p.m. in First African Baptist Church located at 2700 Hanas Avenue.
2. Presenters: Mr. David Sacks, Department of Community Development
Mr. Alan Siff, De Leuw, Cather & Company of Virginia
Mr. Bill Fiander, Department of Community Development
3. Upon arrival, the attendants were asked to sign-in and received various handouts including an agenda for the meeting, an information packet, and an article about another city which undertook a similar revitalization plan.
4. Mr. David Sacks welcomed all the attendants, introduced the presenters and other city officials in attendance and requested that Reverend Christal Hairston begin the meeting with an invocation.
5. Rev. Hairston gave an invocation.
6. Mr. Sacks gave an overview of what took place at the first meeting for the South Barton Heights Revitalization Plan on July 12, 1994. During the first meeting, the citizens were introduced to the purpose of, and procedure behind, a revitalization plan.
7. Mr. Sacks called attention to the information packet and case study which they were given as they entered the meeting. These handouts were prepared by the Department of Community Development in response to questions and concerns raised at the first meeting. Among the topics discussed were community groups, development organizations, environmental control regulations, housing and zoning codes, property tax relief, conservation areas, and historic district designation. In addition, a list of phone numbers for City agencies which the residents may find helpful was compiled.
8. Mr. Siff reviewed and explained the significance of the presentation maps on housing conditions, homeownership, and land use. In addition, Mr. Siff once again invited the citizens to view the data and notify the planning staff of any inaccuracies.
9. Mr. Siff discussed the need to create a neighborhood organization to oversee the completion and implementation of the South Barton Heights Revitalization Plan. Those in attendance agreed to form a committee for this purpose. The citizens felt that their committee should:
 - have a flexible structure,

- include homeowners, renters, landlords, and heirs, and
- provide temporary leadership for the community.

Ms. Pat Walden volunteered to be the committee leader for now. Thirteen more citizens volunteered to be part of the committee. Members of the committee requested the Department of Community Development provide sample plans and data from the presentation maps.

10. As a whole the attendants listed the following as goals and objectives of the community:
 - Increase homeownership,
 - Make it easier for younger families to own homes,
 - Clean up the illegal trash dumps within the area,
 - Improve the streetscape in the area including trees, increased light for safety, and street and sidewalk maintenance,
 - Eliminate drug activity in the area,
 - Eliminate prostitution in the area,
 - Increase grant money for homeowner rehabilitation programs,
 - Accentuate the cemetery's historical significance,
 - Initiate an anti-litter program, and
 - Improve the landscape of the common areas.
11. Additional requests by the attendants included: a list of tax delinquent properties for sale in the area and a listing of houses the City may slated for demolition. Mr. Siff encouraged further comments or questions to be forwarded or dropped off with Bill Fiander (780-7979) or David Sacks of the Department of Community Development.
12. The attendants were thanked for coming and the meeting was adjourned at 8:00 p.m.

**Southern Barton Heights Revitalization Plan
3rd Community Meeting**

**Minutes
September 8, 1994**

1. The 3rd Community Meeting for the South Barton Heights Revitalization Plan was held on Thursday, September 8, 1994 at 6:30 p.m. at Triumphant Baptist Church located at 2003 Lamb Avenue.
2. Upon arrival, the attendants were asked to sign-in and received a handout which included an agenda for the meeting and minutes from the August 2nd Community Meeting. Also included in the packet was information to be covered as part of the Planning Committee report. It included a list of Planning Committee members, a proposed name and logo for the community organization, and the goals for the community developed by the Planning Committee.
3. Mr. David Sacks with the City Department of Community Development welcomed all the attendants, and requested that Reverend Brooks begin the meeting with an invocation.
4. Rev. Brooks gave an invocation.
5. Mr. Sacks gave an overview of what took place at the second community meeting for the Southern Barton Heights Revitalization Plan on August 2. He noted that minutes were provided in the packets and mailed to all participants, and asked for additions or corrections to the minutes. None were offered. Mr. Sacks then gave a brief overview of the agenda and introduced Ms. Pat Walden, Chair of the Planning Committee, and turned the floor over to her for a report from the Planning Committee.
6. Ms Walden explained that the Planning Committee was created at the August community meeting and introduced the members. She noted that Melissa Goldring is no longer on the committee as she has moved out of town. She noted that all committee members must live in the area and if anyone is interested in being part of the committee to see her.
7. Ms. Walden then asked Gail Townes to provide an overview of the planning process.
8. Ms. Townes noted that a chart indicating the process for developing the plan was included in the handout packets and reviewed each step in the process. So far, information had been collected and shared during the first two community meetings. The creation of the organization and establishment of goals had been worked on by the committee and was to be approved by the full group at this meeting. She noted that the Planning Committee would review various alternatives for achieving the goals and report back to the full community at the October meeting. A fifth community meeting would be held in November after the plan had been refined.

9. After a short discussion, Ms. Townes then asked Pat Walden to review organizational issues.
10. Pat Walden noted that the Planning Committee recommended that the organization be called the "Southern Barton Heights Community Association" and that henceforth this organization would be recognized as providing the unified voice for the community. She directed the groups' attention to a proposed logo in their packets and an enlarged color version on display. She explained the significance of the colors (green & yellow) and logo which represented several typical historic homes found in the area. A number of positive things were said about the logo and Ms Walden noted that it was prepared for them by City Community Development staff. The logo and colors were unanimously approved. It appears below:
11. Ms. Walden asked Planning Committee Vice Chair, Richard Wright to review the proposed Vision statement and Goals.
12. Richard Wright noted that in the packets was a proposed Vision Statement and a series of goals for the neighborhood. The only suggested revision to the vision statement was to add language like the following:

residents who make up the community should have a shared investment in the community and encourage interaction.

He also reviewed the goals explaining that the committee with some assistance from staff developed the goals from issues, concerns and goals presented at the first two community meetings. Several comments were provided on the goals including:

- *need to maintain bus service*
- *ensure quality of contractors with expertise to work on houses*
- *multi-family housing should be designed to community standards*

Those in attendance also strongly agreed with the housing goals addressing the elimination of lodgginghouses and the promotion of appropriately designed and scaled infill housing.

13. Additional comments provided during the discussion of goals included:
 - *Loitering and illegal activity at North and Dove.*
 - *Emphasize repeated calling of police as long as the problem exists so that there is a record of the how bad the problem is. (780-HELP is anonymous)*
14. Pat Walden made the following announcements:
 - The correct recycling number to call regarding pickup of recyclables was 1-800-339-RCYL.
 - The next community meeting would be held on Thursday, October 13 at 6:30 pm at Bible Way Church at 1630 Rose Avenue.

15. The attendants were thanked for coming. The meeting was adjourned at 8 p.m.

**Southern Barton Heights Revitalization Plan
4th Community Meeting**

**Minutes
October 27, 1994**

1. **The 4th Community Meeting for the Southern Barton Heights Revitalization Plan was held on Thursday, October 27, 1994, 6:30 p.m., at Bible Way Church located at 1630 Rose Avenue.**
2. **Upon arrival, attendees were asked to sign-in and received a handout which included an agenda, alternative strategies to achieve Land Use, Housing, Transportation, Neighborhood Character and Public Safety goals, a map of Southern Barton Heights, the proposed Land Use Plan (text), Revitalization Strategies, a "Typical" Analysis for Rehabilitation, and a comment sheet. A binder including minutes and handouts from past Community and Planning Committee meetings, was available for review to inform attendants about what has happened thus far in the planning process. Sign-up Sheets to volunteer for subcommittees were also available.**
3. **Pat Walden of the Southern Barton Heights (SBH) Planning Committee welcomed all the attendants, and requested that Rev. Brooks begin the meeting with an invocation.**
4. **Stephanie Dashiell-McCoy, Vice-Chair of the SBH Planning Committee, stated the purpose of the meeting was to present alternative strategies to achieve the goals of the plan, receive input and direction from the community, and solicit help from the community to help on the planning subcommittees.**
5. **Richard Wright, Chair of the SBH Planning Committee, explained that the Planning Committee had broken down into six subcommittees that included Land Use, Housing/Zoning, Transportation, Public Safety and Neighborhood Character, which contains Historic Character and Maintenance. He explained that the Planning Committee has met weekly with City officials and as a group to discuss strategies based on the goals that were developed at the previous community-wide meeting. After receiving input tonight, the Plan can be refined to prepare a Draft Plan document for the next meeting.**
6. **Each Subcommittee Chairperson gave a report on the purpose and goals of each group and the progress made so far.**
7. **Land Use subcommittee Chairperson Gail Townes discussed the alternative strategies for Land Use. Ms. Townes referenced a display map to review the existing land use pattern in the community. She noted that the neighborhood is primarily residential with both single-family and two-family dwellings, while apartment buildings and commercial uses are less apparent. Building conditions for each block were also pointed out on a display map. Ms. Townes then showed the Committee's recommended land use plan which matched the goals adopted at the last community meeting and reviewed its major elements.**

Land Use Strategies

- Identify Southern Barton Heights as a primarily **Single-Family Residential** area.
- Under certain conditions and in appropriate locations, 2nd units would be permitted. Appropriate locations were identified as limited to major traffic corridors (North, Poe, Monteiro) and as a buffer to high density Multi-Family uses (Yancey).
- Multi-Family Residential Uses would be limited to:
 1. Existing large-scale apartments along Poe St.
 2. Special Multi-Family uses south of Yancy St. and west of St. James St.
 3. Joshua St. area
- Recommended expansion of the **Neighborhood Park** North of Yancey and St. James Streets.
- **Neighborhood Commercial** Uses should be concentrated at the North Ave./Dove St. area, while other **Neighborhood Commercial** should be replaced with **Residential** (e.g., Tiny's barbecue).

8. Gail Townes also discussed alternative strategies for **Housing/Zoning** using a display map. In keeping with the community-approved goals, the Committee recommended that Southern Barton Heights be identified as a **Conservation/Rehabilitation Area** to help homeowners upgrade their homes. In addition, three (3) special areas should be targeted for clearance and redevelopment to remove the most blighted housing and provide new housing consistent with the land use plan. Ms. Townes reviewed the key elements of the housing/zoning strategy.

Housing/Zoning Strategies

- Identify a **Conservation/Rehabilitation Area** for most of the community. Programs available in this area would include:
 1. Rehabilitation loans and grants to homeowners.
 2. Technical assistance for homeowner and non-profit sponsored rehab.
 3. Non-profit organizations (e.g., RNHS, RRHA) purchasing, rehabilitating and reselling vacant and dilapidated housing.
 4. Non-profit organizations developing infill housing and new construction based on designs acceptable to the community and its consistency with the Land Use Plan.
- Identify potential **Clearance and Redevelopment Areas** in 1) the Joshua St. area, 2) the North/Dove commercial area, and 3) south of Yancy and west of St. James Streets. Activities would include acquisition by RRHA followed by development from RRHA, RNHS and other non-profit organizations consistent with the Land Use Plan adopted by the community.

- Enact a **Code Enforcement** program coordinated with community participation which includes conducting housing inventories and identifying priorities.
- Involve the community in the enforcement of illegal lodgishouses.
- Change the City Zoning Ordinance as necessary to meet the community's land use goals. (e.g. second unit in single family structure must have size requirements)

Land Use and Housing Comments:

Several comments and questions were offered including the need to address potential displacement of renters, concern over increased traffic and parking along North Avenue, possibility of a community center, and specific maintenance of City property.

9. Transportation subcommittee Chairperson Pat Walden discussed alternative strategies for **Transportation**. She first reviewed the existing traffic pattern in the community and pointed to specific problems on a display map identified by the committee. She noted that a few of the issues had been resolved by working with the City, and that the subcommittee is working with staff to identify the appropriate immediate and long term solutions for all problem areas. Ms. Walden reviewed the key elements of the transportation strategy.

Transportation Strategies

- Improve signage and safety at the North/Poe intersection and the intersection of North Avenue and Dove Street.
- Install and maintain sufficient school crossings on Wickham St.
- Closing of unnecessary streets that allow cut-through traffic.
- Install signage prohibiting large truck traffic particularly along North Ave.
- Identify opportunities to convert narrow two-way local streets to one-way and reevaluate the entire local circulation pattern.

Ms. Walden also noted that upon further study and meeting with city officials that the current alignment of the 1st Street Bridge be retained and proper design be ensured.

Transportation Comments:

- the need for more traffic lights, painted pedestrian crossings, and rational stop signs at Miller and Graham,
 - placement of caution lights at Monteiro and Poe.
 - that one-way streets are less secure, making criminal "look outs" easier.
10. Historic Character subcommittee chairperson Richard Wright discussed the alternative strategies for **Historic Character**. He reviewed the goals as approved by the community and informed the group how and

why Southern Barton Heights' historical significance can be preserved and enhanced to promote its revitalization. He outlined the committee's meeting with the State Department of Historical Resources and the City's Cemetery Manager and explained the cemetery dates from 1814 as the first cemetery for free blacks in Richmond. He then reviewed key elements of the historic character strategy

Historic Character Strategies

- Evaluate National Historic District designation.
- Explore options to promote the cemetery as a visitor attraction for African-American history.
- Evaluate different levels of architectural design control.
- Phase in the installation of historic-style pedestrian pole lights throughout Southern Barton Heights (also see *Public Safety*).
- Erect a neighborhood sign in a gateway area.

Historic Character Comments:

- phase in decorative pole lights first along the major traffic corridors
- where will the money come from for the lighting?

11. Maintenance subcommittee Chairperson Margaret Charles discussed the alternative strategies for **Maintenance**. She announced they were successful at having trash receptacles placed at the neighborhood bus-stops and places of business. In addition, she asked for volunteers for a neighborhood clean-up on November 12th.

Maintenance Strategies:

- Identify and prioritize areas in need of public improvements (sidewalks, curb/gutter, trees, etc.) and work closely with City on specific design standards.
- Coordinate Environmental Control efforts with the community:
 1. Track and monitor violations for junk, weeds, etc.
 2. Property owner awareness on maintenance and recycling
 3. Neighborhood Clean-Ups and Loan-A-Trucks
 4. Install trash receptacles
- Improve appearance of landscaping in public open spaces such as Cannon Run Park, Yancey Street Park, and Barton Heights Cemetery.

Maintenance Comments:

- the need to send letters as an organization to property owners who neglect maintenance of their property

12. Public Safety Subcommittee Chairperson Stephanie Dashiell-McCoy discussed strategies for **Public Safety**.

Public Safety Strategies:

- Expand Upon Neighborhood Watch Programs and work with Northside Neighborhood Watch to organize and coordinate crime prevention activities
- Create a citizens patrol program (e.g., NUCOPS)
- Encourage more residents to participate in the "Ride-A-Long" program with the Police and other measures to increase citizen awareness
- Phase in the installation of pedestrian pole lights throughout Southern Barton Heights to improve sidewalk lighting
- Implement AAA student safety patrols
- Install and maintain sufficient school crossings on Wickham St.

Public Safety Comments:

- more porch lights should be turned on
 - the need for tree trimming to help lighting
 - more information on citizen patrol programs.
13. Richard Wright presented the next steps of the Revitalization Plan and asked the group for dates and locations. It was decided to tentatively try and schedule the next Community Meeting to be Thursday, November 17, 1994 at either Norrell Elementary School or Triumphant Baptist Church.
 14. The attendants were thanked for coming and refreshments were served. The meeting was adjourned at 8:30 p.m.

**Southern Barton Heights Revitalization Plan
5th Community Meeting**

**Minutes
November 17, 1994**

1. The 5th Community Meeting for the Southern Barton Heights Revitalization Plan was held on Thursday, November 17, 1994 at 6:30 p.m. at Triumphant Baptist Church located at 2003 Lamb Avenue.
2. Upon arrival, the attendants were asked to sign-in and received a handout which included an agenda for the meeting, a copy of the proposed Southern Barton Heights Community Association (SBHCA) Bylaws and a draft summary of the Southern Barton Heights Revitalization Plan.
3. Ms. Pat Walden of the Southern Barton Heights Planning Committee welcomed all the attendants, and began the meeting with a prayer.
4. Ms. Stephanie Dashiell-McCoy, Vice-Chair of the Southern Barton Heights Planning Committee, stated the purpose of the meeting was to receive community feedback on the SBHCA Bylaws and to introduce the draft of the Southern Barton Heights Revitalization Plan.
5. Mr Robert Brunson read through the proposed bylaws and carefully explained each article. He suggested that the bylaws be read closely and to contact him or other committee members if there was any questions or concerns about the bylaws. The bylaws will be voted on at the next community meeting on December 15, 1994. Also, the planning committee will present the slate of officers for approval.

Discussion included

- Dues would probably be collected annually and will likely be in the \$2-\$3 range to help with the cost of mailings and other association business.
 - Clarification is needed in Article VII (Section 1.). It should be made clear that the 2/3's vote pertains to people at that meeting who are eligible for membership.
6. Mr. Brunson then asked Al Siff, a consultant from De Leuw, Cather & Company hired by the city, to provide an overview of the proposed Southern Barton Heights Revitalization Plan. Mr. Siff's discussion included the vision and goals included in the plan and a review of the planning process. He used maps to explain proposed land uses, identify conservation and redevelopment areas and traffic problems. A completed draft plan will be presented at the next community meeting which will be held December 15, 1994 before going to the Planning Commission, and Richmond City Council for final approval.

Comments included

- The planning committee members assured the citizens that they are working hard to make changes but the process may take time because of the nature and the cost of neighborhood improvements. To help speed up the process community involvement would be necessary.
 - Rezoning would encourage changes that are needed to eliminate lodgginghouses. Gail Townes, chairperson for the Zoning/Housing subcommittee is working with city officials for a solution, but needs to be contacted with addresses and information as to where suspected lodgginghouses exist.
7. Richard Wright, Chairperson of the Planning Committee, stressed the importance of the next meeting and explained that the plan can only be successful with community participation. He asked for announcements which included:
- Margaret Charles, chairperson of the Maintenance subcommittee, thanked the participants of the November 12th neighborhood clean-up and hoped for a larger resident turnout next time.
 - Bill Fiander from the City of Richmond Community Development Department thanked the North District Neighborhood Team and City Officials for attending the meeting.
 - Thomas James, Chairperson of the North Team and President of the Northside Concerned Citizens Neighborhood Association, quoted statistics resulting from Richmond Police Department Full Alert Operation which indicated the program was effective at reducing crime rates.
 - Sgt. Dixon of the 3rd Precinct agreed with the findings but stressed that community involvement was still needed in order to make the neighborhood safer. He suggested that citizens take part in the "Ride-Along" Program in which citizens ride with a Police unit to get a better understanding of their job.
8. Everyone was thanked for coming. The meeting was adjourned at 8:15 p.m.

**Southern Barton Heights Revitalization Plan
6th Community Meeting**

**Minutes
December 15, 1994**

1. The 6th Community Meeting for the Southern Barton Heights Revitalization Plan was held on Thursday, December 15, 1994 at 6:30 p.m. at Triumphant Baptist Church located at 2003 Lamb Avenue.
2. Upon arrival, the attendants were asked to sign-in and received an agenda for the meeting, and a copy of the proposed Southern Barton Heights Community Association (SBHCA) Bylaws. The most recent draft of the Southern Barton Heights Revitalization Plan was available for anyone who had not viewed it over the past week.
3. Ms. Pat Walden welcomed all the attendants.
4. Rev. Christal Hairston began the meeting with a prayer.
5. Ms. Stephanie Dashiell-McCoy stated the purpose of the meeting was to vote on three items, the SBHCA Bylaws, the Association officers and board members, and the Southern Barton Heights Revitalization Plan. Implementation, the final stage of the planning process, would also be reviewed.
6. Mr. Robert Brunson asked the attendants to read through the proposed bylaws carefully before voting. He clarified the amendment made to the bylaws from the last meeting. A motion was made to ratify the Southern Barton Heights Community Association bylaws and the majority voted in favor.
7. Mr. Brunson introduced the recommended slate of officers and board members:

Richard Wright, Chairperson
Stephanie Dashiell-McCoy, Vice-Chairperson
Gail Townes, Secretary
Robert Brunson, Treasurer
Rev. Dorothy Brooks
Margaret Charles
Francis Evans
Rev. Christal Hairston
J. Pat Walden

The recommended officers and board members were elected unanimously.

8. Richard Wright, Chairperson of the Southern Barton Heights Community Association reviewed the proposed Southern Barton Heights Revitalization Plan. Mr. Wright provided a visual presentation of the plan

which included maps to identify proposed land uses, conservation and redevelopment areas, and traffic problems. Drawings of the potential gateway at the First Street Bridge and the proposed retirement village and cemetery improvements were also presented. He presented a summary of the plan's implementation program which included the estimated cost and time involved in carrying out the plan. Over sixteen million dollars is expected to be spent in the Southern Barton Heights community over the next ten years. He stressed the importance of the next two meetings stating that the plan can only be approved by the Planning Commission and City Council with community participation. Participation will also be necessary to get the funding needed to implement the plan.

9. He asked for announcements which included:
 - Board member Margaret Charles announced that there would be caroling and a tree decoration at the corner of North Avenue and Poe Street on Saturday, December 17, between 6:00 and 7:30 p.m.. Participants are asked to bring an ornament for the tree and a flashlight. Those who are unable to attend were asked to turn their porch lights on.
 - Pat Walden suggested that the Southern Barton Heights Community Association logo be used as a marketing tool to raise money and to show neighborhood pride.
10. David Sacks spoke in more detail about the implementation schedule, noting that an informal presentation on the Plan will occur at the City Planning Commission Meeting on December 19, 1994 and at a formal public hearing on January 17, 1995.
11. Everyone was thanked for coming. The meeting was adjourned at 8:00 p.m.

Appendix VI

Demographic and Housing Information

Table 4
 Richmond Metropolitan Statistical Area
 Household Income Distribution
 1989

Income Range	Number	Percentage	Cumulative Percentage
Less than \$10,000	39,826	12.0%	12.0%
\$10,000 - \$14,999	24,761	7.5%	19.5%
\$15,000 - \$24,999	54,868	16.5%	36.0%
\$25,000 - \$34,999	53,317	16.1%	52.1%
\$35,000 - \$49,999	66,344	20.0%	72.1%
\$50,000 - \$74,999	59,984	18.1%	90.2%
\$75,000 - \$99,999	18,876	5.7%	95.8%
\$100,000 and greater	13,795	4.2%	100.0%
Median Household Income	\$33,489		

Sources: U.S. Census of Population, 1990

Table 5
City of Richmond
Household Income Distribution
1989

Income Range	Number	Percentage	Cumulative Percentage
Less than \$10,000	18,570	21.8%	21.8%
\$10,000 - \$14,999	9,273	10.9%	32.7%
\$15,000 - \$24,999	16,887	19.8%	52.5%
\$25,000 - \$34,999	13,216	15.5%	68.0%
\$35,000 - \$49,999	12,896	15.1%	83.1%
\$50,000 - \$74,999	8,630	10.1%	93.2%
\$75,000 - \$99,999	2,894	3.4%	96.6%
\$100,000 and greater	2,902	3.4%	100.0%
Median Household Income	\$23,551	50.0%	

Sources: U.S. Census of Population, 1990

Table 6
Southern Barton Heights Plan Vicinity
Household Income Distribution
1989

Income Range	Number	Percentage	Cumulative Percentage
Less than \$10,000	221	27.9%	27.9%
\$10,000 - \$14,999	83	10.5%	38.4%
\$15,000 - \$24,999	151	19.1%	57.4%
\$25,000 - \$34,999	123	15.5%	73.0%
\$35,000 - \$49,999	98	12.4%	85.4%
\$50,000 - \$74,999	102	12.9%	98.2%
\$75,000 - \$99,999	7	0.9%	99.1%
\$100,000 and greater	7	0.9%	100.0%
Median Household Income	\$21,675	50.0%	

Source: U.S. Census of Population, 1990

Table 7
 Southern Barton Heights Plan Vicinity
 Household Income Distribution
 (By Tenure)
 1989

<u>Owner Occupied</u>			
Income Range	Number	Percentage	Cumulative Percentage
Less than \$10,000	54	17.8%	17.8%
\$10,000 - \$19,999	43	14.2%	32.0%
\$20,000 - \$34,999	120	39.6%	71.6%
\$35,000 - \$49,999	30	9.9%	81.5%
\$50,000 or more	56	18.5%	100.0%

<u>Renter Occupied</u>			
Income Range	Number	Percentage	Cumulative Percentage
Less than \$10,000	168	37.5%	37.5%
\$10,000 - \$19,999	115	25.7%	63.2%
\$20,000 - \$34,999	70	15.6%	78.8%
\$35,000 - \$49,999	41	9.2%	87.9%
\$50,000 or more	54	12.1%	100.0%

Source: U.S. Census of Population, 1990

Appendix VII

Cannon Creek Park Proposal

Appendix VII Cannon Creek Park Proposal

The following information has been extracted from a grant proposal submitted to the Lila Wallace Foundation in August, 1994 for funding of four park projects in Richmond. At the time of submission it was intended for the project to be jointly sponsored by the Recreation and Parks Foundation and the Highland Park Restoration and Preservation Program. (HP-RAPP)

Project Description:

The City of Richmond currently owns approximately 10.5 acres of land within the Cannon Creek Park and along the stream adjacent to the Richmond Henrico Turnpike. This proposal will use City owned land for development as an arboretum for passive recreation and environmental education.

The Richmond Recreation and Parks Foundation will work with the City and HPRAPP to develop a Memorandum of Agreement that will provide HPRAPP with the authority and responsibility of developing and maintaining the arboretum. This will occur in Year I. In addition, if there are private landholdings along the stream that are important to a nature walk or educational program, we will work to secure access easements sufficient to the purposes of the program.

The proposed arboretum involves establishing a unique urban hands-on environmental project along Cannon Creek and the Richmond-Henrico Turnpike, which is a narrow, tree-lined two-lane road. The project will offer schools and universities a location to learn and use skills in landscape design, horticulture, forestry and ecology. Community residents will participate in training while contributing to the beautification and well-being of their neighborhood. The arboretum will be the teaching ground that applies academic learning to on-site environmental preservation and maintenance. The program will institute a horticultural and urban forestry job-training program that stimulates career development. The location will enable collaboration with the center to be located across the street from Cannon Creek. The local sponsoring group is the Highland Park Restoration and Preservation Program, Inc. (HPRAPP), a community development corporation active in residential rehabilitation and construction as well as other economic development efforts.

Other objectives of the project are to:

- create an arboretum and cultural center within the 10.5-acre Cannon Creek Park and stream valley.
- institute regular community clean-ups and work to eliminate dumping in the stream valley.

- increase the community's use and feeling of ownership of the numerous stream valleys in the area, to help reduce dumping and inappropriate uses by the community.
- work with area schools to provide on-site hands-on environmental, forestry, horticultural education which could be a model for other neighborhoods.
- increase collaboration and cooperation between the two communities of Highland Park east of the stream and Barton Heights west of the stream.
- stimulate career development for area youth through the Park Ranger program and training in forestry, horticulture and environmental studies

Implementation Schedule

Short Term (1-2 Years)

- regular community clean-ups underway and dumping minimized
- Memorandum of Agreement signed by the City and HPRAPP giving HPRAPP responsibility for the development, programming and maintenance of site
- community design program completed
- cooperative program with area schools designed and agreed upon
- plantings by community residents and school groups begin

Medium Term (3-4 Years)

- technical training program with area schools and colleges initiated
- Park Ranger in place

Long Term (5-6 Years)

- arboretum and park are clean and safe
- crime in community has decreased
- residents from Highland Park and Barton Heights remain actively involved

Cost

\$100,000 in Year 2, 4th quarter, plus on-going maintenance