

CONSERVATION PLAN FOR THE CAMPOSTELLA HEIGHTS CONSERVATION PROJECT

November 2000

NRHA

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CONSERVATION PLAN FOR CAMPOSTELLA HEIGHTS
NORFOLK, VIRGINIA

A. Description of Project

1. Boundaries of Campostella Heights Conservation Project Area; Plan Exhibit No. 1, Project Boundary Map

The Campostella Heights neighborhood is bounded by the Eastern Branch of the Elizabeth River to the north, Steamboat Creek to the east, the southern line of Indian River Road to the south from the western boundary of Steamboat Creek to the western line of Campostella Road, and the western line of Campostella Road from its intersection with Indian River Road north to the southern line of the Eastern Branch of the Elizabeth River.

2. Description of Existing Conditions

The Project Area constitutes a six (6) block area east of Campostella Road and west of Steamboat Creek between Indian River Road and the Elizabeth River (refer to Exhibit No. 2, Aerial Photograph). The Project Area is located in Census Tract 51¹ (refer to Exhibit No. 3, Census Tract Map), and is part of Planning

¹ Census Tract 51 is larger than but includes the Project Area. Census Tract 51 is generally bounded by the Eastern Branch of the Elizabeth River to the north, Norfolk Southern Railroad to the east, Indian River Road to the south and Norfolk Southern Railroad to the west.

District 88 (refer to Exhibit No. 4, Planning District Map).

a) History of Land Uses

The Project Area is located in the very southeastern part of Norfolk, on the south side of the Elizabeth River. It is bordered by the residential neighborhoods of Campostella to the west and Oakleaf Park to the south. The Project Area has very distinct physical boundaries, which include the main thoroughfares of Campostella Road to the west and Indian River Road to the south, and the shorelines of Steamboat Creek to the east and the Elizabeth River to the north.

The Project Area is a single-family residential neighborhood, with scattered commercial and institutional development along Campostella Road to the west. The blocks are platted lengthwise in an east-west direction to take advantage of the area's waterfront location. There are generally few street trees, although a couple of blocks are landscaped with Crepe Myrtles. All streets were platted with a 60 foot right-of way, including Campostella and Indian River Roads, which have recently been widened. Lots are generally 40 by 120 feet, although some houses are built on two lots.

The residential architecture of the Project Area is typical of Norfolk neighborhoods with homes built during the 1910 to 1940

period. The homes exhibit many variations of a few basic building types, particularly the American Foursquare and Bungalow. The Project Area has a mixture of many types and sizes of houses, from the large, Queen Anne style house, to the tiny cottage with craftsman details. Most of the larger and grander houses are located along the streets closest to the water: Arlington, Montclair, and Springfield Avenues. The smaller houses tend to be located on the streets to the south: Princeton and Canton Avenues. Most of the smaller houses were built in the decade following the end of the First World War.

The Project Area did not become part of the City of Norfolk until 1923, when the city more than doubled its size by annexing about 24 square miles, including the entire area to the north between the Lafayette River and the Chesapeake Bay and a smaller area to the east, which included the Project Area.

The early part of this century was a period of enormous expansion and development for Norfolk. The evolution of Norfolk as a major naval port during the First World War caused a huge population growth both then and again during the Second World War. Housing was in short supply and, consequently, there was a significant amount of building between the wars. Curiously, the residential construction took place in neighborhoods that had been platted a decade or two earlier. Starting with the successful development of Ghent in the 1890's, development companies formed and promoted

neighborhoods such as Park Place, North Ghent, Riverview, Lafayette, Winona, Campostella Heights, Chesterfield Heights, and Ballentine Place (in roughly chronological order). Few of these developments were immediate successes, and only in the years following the First World War was their density and residential character established.

The Project Area represents one of a number of Norfolk neighborhoods whose character illustrates the rapid growth during the first decades of the century. It evolved into a neighborhood of mixed professional and working class residents who constructed houses of all types and sizes.

b) Physical Conditions of the Project Area

Generally, the Project Area boundaries are the Eastern Branch of the Elizabeth River on the north, Steamboat Creek on the east, Indian River Road on the south and Campostella Road on the west.

The proposed Project Area covers approximately 80 acres. The Project Area is one of the older communities in the City, having been annexed into the City in 1923. The community possesses a unique neighborhood charm with crepe myrtle trees planted along neighborhood streets.

The Project Area contains a mixture of housing types and styles.

The majority of the structures are single-family, owner-occupied homes although there are a number of duplexes throughout the area. The majority of the homes were constructed on relatively small lots and most yards are of modest size.

In February of 1998, the staff of Norfolk Redevelopment and Housing Authority conducted an exterior survey in the Project Area to determine the condition of individual properties (refer to Exhibit No. 5, Project Area Photographs of Existing Conditions). The exterior of every structure was visually inspected and classified, based on staff observations. The following categories were used:

Good - structure is well-maintained, minimal exterior deterioration.

Fair - structure in need of repair beyond normal maintenance.

Poor - structure has experienced extensive exterior deterioration and the economic feasibility of rehabilitation is unlikely.

Of the 225 structures surveyed in the Project Area, 125 structures, or 55.5% of the buildings, were identified as in apparent "good" condition. The survey revealed that 98, or 43.5%, of the structures were in "fair" condition and 0.8% or 2 structures are in such "poor" condition that rehabilitation appears

infeasible. Deficiencies vary from structure to structure. Typical problems include: deteriorated roofing materials, flashing which has rusted through, trim and cornice boards which have rotted out, siding which is in need of repair or replacement, gutters and downspouts which have rusted through or come loose from the structure, and painted surfaces with loose, cracked, or peeling paint, broken windows, cracked cinder blocks, bent or broken chain link fences and excessive trash and debris.

Based on past experience in other project areas, more comprehensive interior inspections by Authority staff will result in downgrading of individual residential properties. That is, the properties initially identified as in "good" condition may have significant interior deficiencies which require a "fair" rating, while other properties, identified as in fair condition, may be found to be in "poor" condition after an interior inspection is performed.

There are approximately 160 structures in the Project Area, or 34.7%, which were built prior to 1940. Houses in this age category (more than 50 years old) require extensive maintenance as well as major repairs or renovations to mechanical, electrical, and plumbing systems.

c) Neighborhood Conditions

Many of the residential structures in the proposed Project Area are in good condition, but a number of properties show signs of age and deterioration.

Many of the structures in the Project Area contain fences which are rusted, wooden porch floors that are rotted and areas where trash, litter and debris abound. In addition, there are garages, storage sheds and out-buildings which are deteriorating and which exert a negative effect on the neighborhood, even though the adjoining houses are in good condition. There are many houses where the trim needs to be painted and there are a few houses where the chimneys are leaning thereby posing a potential safety hazard. The Project Area contained one (1) building that is boarded up.

d) Socioeconomic Changes

(1) Population changes: The Project Area's population changed little from 1980 to 1990. The population of Census Tract 51 totaled 1,314 in 1980 and 1,138 in 1990, or a decrease of -1.3%. In contrast, during the same period of time, the City's population decreased by -2.2%. Further analysis reveals that the population of the 18-64 year old age group in Census tract 51 decreased by -19.8% from 1980 to 1990. The remaining age groups changed as follows: 0-5 (+2.7%), 5-17 (-2.7%) and 65+ (+1.5%).

(2) Income: The median household income in Census Tract 51 lags behind that of the City as a whole. According to the 1990 Census, the median household income in Census Tract 51 was \$16,023 or approximately 68% of the City-wide median household income of \$23,563. In addition, in 1990, 23% of the persons for whom poverty status is determined in Census Tract 51 had incomes below the poverty level. This percentage compares to the City's rate of 19% in 1990 of the persons for whom poverty status is determined.

(3) Household Characteristics: In 1980, 57% of the households in Census Tract 51 contained one person and non-family households as compared to 31% for the City of Norfolk. By 1990, the ratio of one person and non-family households remained stable at 57% while the City's rate increased by 5%, from 31% to 36%, during the same period of time.

Based upon 1990 Census figures, Census Tract 51 continues to maintain a higher percentage of owner-occupied units than compared to the City as a whole. In 1990, two hundred fifty-five (255) of the housing units in Census Tract 51, or 64.2%, were owner-occupied as compared to the percentage of owner-occupied housing units in the City of Norfolk (44%).

(4) Housing Values: The average housing value in the Project Area in 1990 was \$52,800, or about 67.4% of the

City-wide average of \$78,304. This lower value is a result of several factors. Building structures are situated on smaller lots than is usually the case in residential areas. All properties have not been adequately maintained and landscaped, thereby creating an appearance of dilapidation throughout the Project Area, and there is some traffic and parking congestion on neighborhood narrow streets.

(5) Evidence of Crime: The Project Area is part of Planning District 88 (refer to Exhibit No. 4, Planning District Map).

In 1997, police reported 206 offenses in Planning District 88 which consisted of 14 burglaries, 1 rape, 2 sodomies, 5 robberies, 10 aggravated assaults, 1 shoplifting, 16 larcenies from autos, 33 auto parts larcenies, 4 bicycle larcenies and 25 acts of vandalism. Compared to 1996 the total number of offenses in 1997 decreased by 26 offenses from 232 in 1996 to 206 in 1997. However, the number of larcenies increased by 21 offenses, from 62 in 1996 to 83 in 1997.

(6) Summary: The Project Area is undergoing a period of transition. The overall condition of the housing stock has experienced a gradual decline as an increasing amount of structures are now in fair condition and are in need of substantial repair or renovation. The resident population contains a significant number of retired persons and as a consequence is less able to maintain their property. There are more one person and non-

family households as compared to the City. Housing values are not appreciating as rapidly as the City-wide average. Experience with other conservation project areas has shown that households with these characteristics are less able to maintain property at the minimum community standards. All of these indicators point toward the need for a comprehensive improvement program to encourage and assist in the repair of the neighborhood's housing stock, particularly the high proportion of relatively older homes found in the Project Area. The Neighborhood Conservation Program will aid property owners in upgrading the condition of their homes and help the community to revitalize their neighborhood.

3. Relationship to Definite Local Objectives

The Conservation Plan provides for land uses consistent with Norfolk's General Plan adopted in 1992. The 1992 General Plan recommended that a conservation program be implemented for Campostella Heights. Compatible infill development that maintains the residential character of the neighborhood is encouraged.

Any improvements to the public infrastructure, the existing circulation system or the upgrading of public facilities will be undertaken in close cooperation with the City of Norfolk and the appropriate City Departments.

4. Opportunity for Betterment

The Project Area currently contains a significant number of older single-family, owner-occupied homes. Implementation of the Conservation Program will provide assistance to ensure a continued healthy, viable use of these existing properties.

The implementation of this Conservation Plan will require a collaborative effort by and between the Authority and the City's Department of Planning and other appropriate City departments and agencies.

B. Project Proposals

1. Plan Objectives

The objectives of the Campostella Heights Conservation Project are the revitalization of a residential community experiencing initial stages of decline, the rehabilitation of individual residential properties so as to bring these properties up to the Rehabilitation Standards set out in the Conversation Plan, and the construction of public improvements necessary to enhance the livability of the area.

2. Property Acquisition

The Boundary and Property Acquisition Map, Exhibit I, identifies

properties to be acquired. The properties designated for acquisition are also identified on the Property Acquisition List, Plan Exhibit I(a) and are either blighted, designated for a public use or are being used in such a manner or are in such condition that their use or condition is inconsistent with the objectives of the Plan or of the Zoning Ordinance of the City of Norfolk.

In addition, and during the course of the project, deteriorating or blighted properties will be inspected to determine whether or not they comply with the provisions of the Campostella Heights Conservation Plan Property Rehabilitation Standards, Exhibit No. 7. The owners of property which do not comply with the rehabilitation standards will be notified in writing of observed deficiencies and of the need to bring the property into compliance. In the event that the property has not been made to comply with the rehabilitation standards within one year after receiving a written request for such compliance then the Authority may proceed to acquire the property by deed or condemnation. The Authority will resort to condemnation only for failure to correct significant discrepancies, by which is meant a discrepancy which affects the safety or health of the occupant or which would have a substantial negative impact upon an economic evaluation of the property.

Upon acquisition of project property, whether by deed or condemnation, the Authority will either (1) sell or lease the property under a contract obligating the buyer to renovate the same

to bring it into conformance with the rehabilitation standards and the objectives of the neighborhood conservation plan, or (2) demolish the structure or structures upon the property and then dispose of land for redevelopment at its fair value for uses which are consistent with the provisions of the conservation plan, or (3) renovate the property to bring it into compliance with the rehabilitation standards, or (4) dispose of unimproved land for redevelopment at its fair market for uses in accordance with the conservation plan.

In those instances where the property is acquired and is subsequently resold to a private developer, the disposition documents will contain appropriate restrictions to insure that rehabilitation is completed and that the property will be used in a manner which is consistent with the objectives of the plan. Such restrictions shall be imposed as covenants running with the land for a period of not less than forty years from the date of the approval of the plan by the Council of the City of Norfolk.

3. Financial and Technical Assistance.

NRHA provides comprehensive financial and technical assistance to property owners to assist them in complying with the Rehabilitation Standards for the Project Area. Property owners within the Project Area may request financial and/or technical assistance from the Authority to rehabilitate their property to the specifications in the Project Rehabilitation Standards. Financial assistance in the

form of below market rate loans and/or grants are provided to eligible property owners through the Residential Rehabilitation Loan and Grant Program. The loans are for a term of fifteen to thirty years and are evidenced by a note and secured by a deed of trust. Determination of eligibility for the type of loan and/or grant is made on an individual basis by the NRHA staff after meeting with the property owner and discussing the specifics of the program. Extensive and in-depth technical assistance is also offered by NRHA to property owners within the Project Area. At the property owner's request, a NRHA staff member with comprehensive training and experience in all phases of property rehabilitation will be assigned to assist in planning the work to be done and with the owner's selection of a contractor. Authority staff will also make periodic inspections to determine the progress of the work and to insure that the work is in compliance with the contract specifications. For further information, property owners should contact Norfolk Redevelopment and Housing Authority's Rehabilitation Department at 201 Granby Mall, Norfolk, Virginia.

4. Public Improvements

The following priorities for public improvements have been determined for the Campostella Heights Project Area:

- (a) The development of public parks and open spaces along the waterfront and on interior streets so as to provide open space for outdoor recreation and the quiet enjoyment of

the natural beauty of the area;

- (b) The installation of additional neighborhood street lights;
- (c) The construction of curbs, gutters and sidewalks in locations where they currently do not exist or where they need to be upgraded;
- (d) The planting of additional street trees to beautify the neighborhood;
- (e) The development of enhanced gateways into the neighborhood through the installation of landscaping, fencing, neighborhood identification signage and other improvements designed to provide an attractive doorway to Campostella Heights.

The Authority will make every effort to execute identified public improvements during the lifespan of the project. To that end, the Authority will endeavor to obtain the necessary funds to accomplish the identified public improvements. The Authority, with the assistance of the Project Area Committee, will continue to monitor the Project Area in order to identify and address public improvement deficiencies during the life of the Conservation Project.

5. Design Review

To establish and maintain property values, to ensure the aesthetic and functional coordination essential to carrying out the objectives of the Plan and to assure continuous maintenance of the Project, developers who purchase property from Norfolk Redevelopment and Housing Authority shall be required, as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements by the Authority, the Norfolk Design Review Committee and finally by the City Planning Commission. Reviews and approvals will be specifically concerned with but not limited to, site planning, architectural layout materials of construction, landscaping, access, advertising and identification signs. The aforementioned approvals of plans and specifications shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by the appropriate authority.

6. Exceptions to Strict Compliance

In the event that an individual owner-occupant of a residential structure containing from one to four dwelling units cannot obtain the financial resources to pay for the improvements required to bring his property into full compliance with the project rehabilitation standards but is nevertheless willing and able to complete all work needed to satisfy those sections of the rehabilitation standards which protect the public health and safety, then upon application to the Project Coordinator for the

Campostella Heights Conservation Project, such individual owner-occupants may be given a modified Certificate of Compliance permitting the accomplishment of work less than that which is needed to comply fully with the rehabilitation standards. Authorization for this lesser level of property improvement will remain in effect for such time as the owner resides in the dwelling, unless it is determined by NRHA that because of changed circumstances the property owner has become financially capable of full compliance.

C. Land Use Plan

The Project Area's Proposed Land Use Plan, Exhibit No. 6, is attached hereto and made a part hereof. The land use plan for the Project Area is consistent with the existing development pattern in the neighborhood. Conservation activities will support and be compatible with the following existing and permitted land uses:

Public facilities: street rights-of-way, parks, cemeteries, playgrounds, pedestrian ways and other similar uses which conform to the general residential nature of the Project Area.

Residential: new construction and properties rehabilitated in accordance with the Campostella Heights Conservation Project Rehabilitation Standards and the Building Code of the City of Norfolk.

Commercial: shops, stores, offices, and other business operations commonly associated with neighborhood commercial retail areas.

Institutional: churches, private schools, private clubs and similar non-profit institutional uses compatible with the surrounding neighborhood.

D. Other Provisions Necessary to Meet Local Requirements

1. Real-Estate Acquisition

In the acquisition of real property in the Campostella Heights Area, NRHA will make a diligent effort to acquire property by negotiating the purchase at a mutually agreeable acquisition price before instituting eminent domain proceedings. The process of negotiations will include a review by NRHA's Executive Director or his designee, with the advice of Counsel, where the property owner believes some significant element of fair market value is being given insufficient consideration. In addition, NRHA will not require an owner to surrender the right of possession of his property until NRHA pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings. NRHA will not require any person lawfully occupying property to surrender possession without at

least 90 days prior written notice from NRHA of the date on which possession will be required. NRHA will maintain all required property in a secure and non-hazardous condition until demolished or rehabilitated. NRHA will also use its best efforts to keep vacant land in a reasonably clean and well-ordered condition.

2. Relocation

No occupant will be required to move from the acquired property until such time as decent, safe and sanitary living accommodations can be secured by the occupant at a rent or purchase price which is within his or hers economic means. NRHA will make a diligent and concentrated effort to effect the relocation of families and individuals in such a manner that is not disruptive or hurtful. Technical assistance and counseling will be offered to aid in the identification of replacement housing which is safe, sanitary, decent and affordable. Each family and individual will be provided with lists from NRHA's Housing Referral System of available housing within the financial means of the displaced persons.

3. Changes in Approved Plan

Any amendments to the plan are subject to review by the Campostella Heights Project Area Committee and the Campostella Heights Civic League, and will be discussed at a scheduled public hearing. Formal adoption of any amendments will be done by the Commissioners of the Norfolk Redevelopment and Housing Authority and each

amendment must be approved by the Council of the City of Norfolk.

4. Lifespan of Project Activities

It is the intent of the Authority to proceed diligently to achieve completion of project activities and to obtain the objectives outlined in the plan. One objective is to achieve completion of project activities by the end of seven (7) years. The Authority will monitor project activities and continue to work with the Project Area Committee. Moreover, progress in the Project Area will be documented in quarterly status reports prepared by NRHA staff.

5. Non Discrimination Consideration

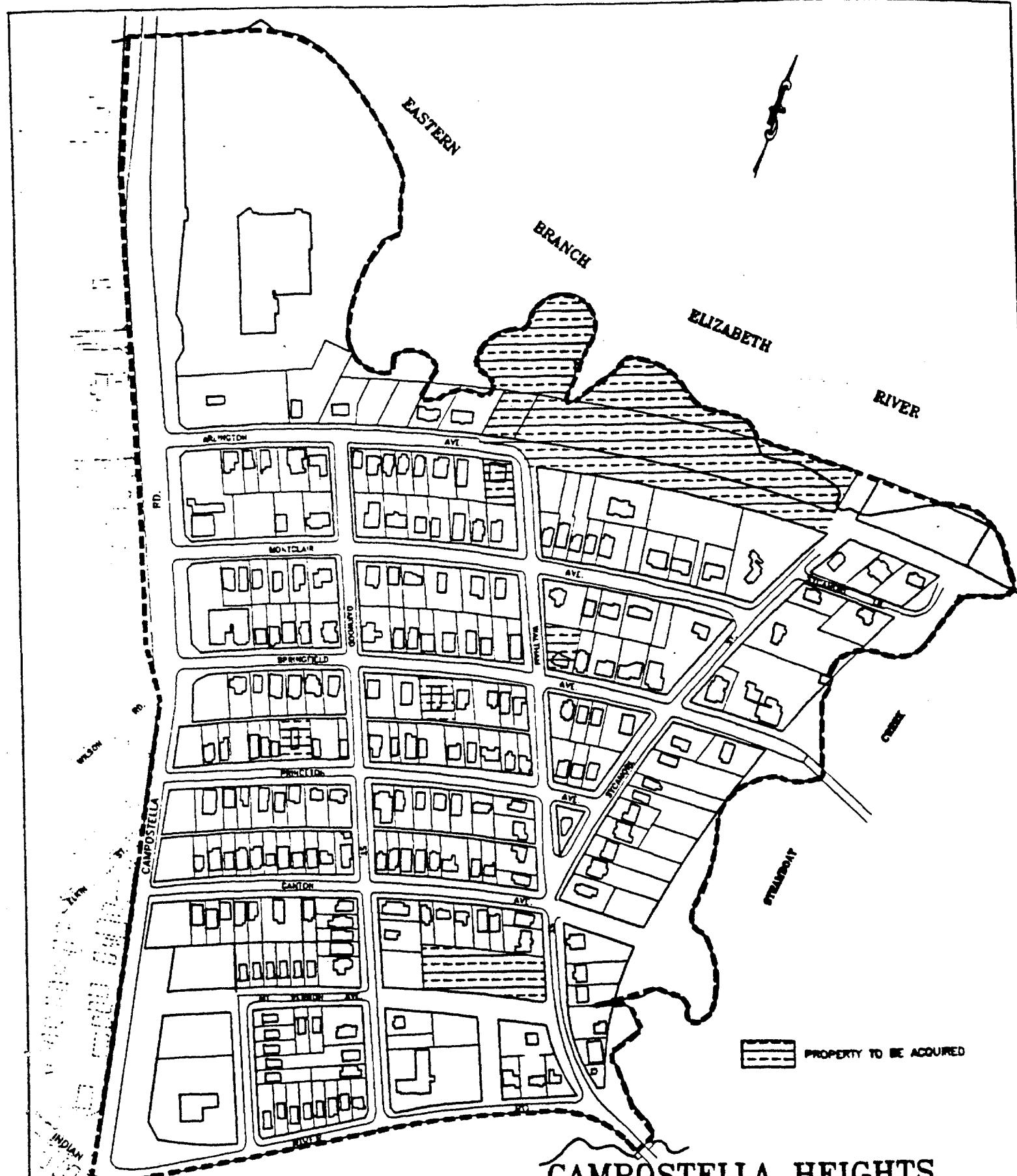
The Norfolk Redevelopment and Housing Authority pursues a policy of nondiscrimination with regard to race, color, creed, national origin, age, or sex in all aspects of its redevelopment and conservation programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

6. Citizen Participation Considerations

The Norfolk Redevelopment and Housing Authority actively involves project area residents as well as other citizens and community groups in the development of the conservation plan and in the execution of program activities. Authority staff met with the

Board of Directors of the Campostella Heights Civic League (the Project Area Committee) to discuss conditions in the area and the need to implement a conservation program which would assist in the revitalization of the community. The proposed Conservation Plan for the Campostella Heights Conservation Project has been reviewed and endorsed by the Campostella Heights Civic League.

11/29/99 DRAFT



CAMPOSTELLA HEIGHTS CONSERVATION PROJECT

Project Boundary & Property Acquisition Map

EXHIBIT 1(a)

PROPERTY ACQUISITION LIST

- All of that area located north of Arlington Avenue, east of Waltham Street and west of Sycamore Street
- 1730 Princeton Avenue
- 1819 Arlington Avenue
- 1811 Springfield Avenue
- 1900 Springfield Avenue
- The vacant land located in the northwest corner of the intersection of Mt. Vernon Avenue and Waltham Avenue

CAMPOSTELLA HEIGHTS
CONSERVATION PROJECT



PLAN EXHIBIT NO. 2
AERIAL PHOTOGRAPH

EASTERN

BRANCH

ELIZABETH

RIVER

HEIGHTS PROJECT TS

**CAMPSTELLA HEIGHTS
CONSERVATION PROJECT
CENSUS TRACTS**

NRHA

**Journal of
Environmental
Monitoring & Analysis**

PLAN EXHIBIT NO. 3

Project Boundary — — —

March 3 1998

CMPC1-PC

EASTERN

BRANCH

ELIZABETH

RIVER

**CAMPOSTELLA HEIGHTS
CONSERVATION PROJECT**
Planning Districts



PLAN EXHIBIT NO. 4

Project Boundary -----

March 3 1998

OMPCT-1

Plan Exhibit No. 5
Project Area Photographs of
Existing Conditions



BOARDED-UP STRUCTURE, ADJACENT TO 1730 PRINCETON AVENUE



1720-1732 MOUNT VERNON AVENUE, LOOKING EAST



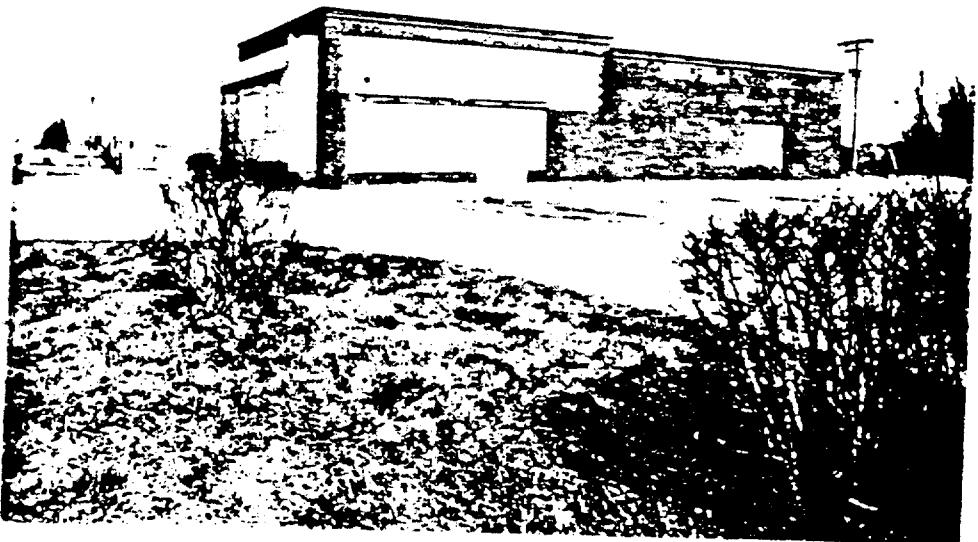
VACANT LOT, NORTH EAST CORNER OF ARLINGTON AVENUE



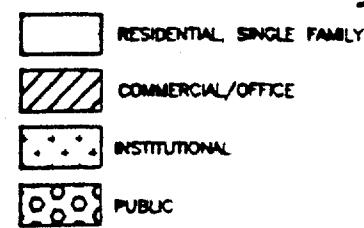
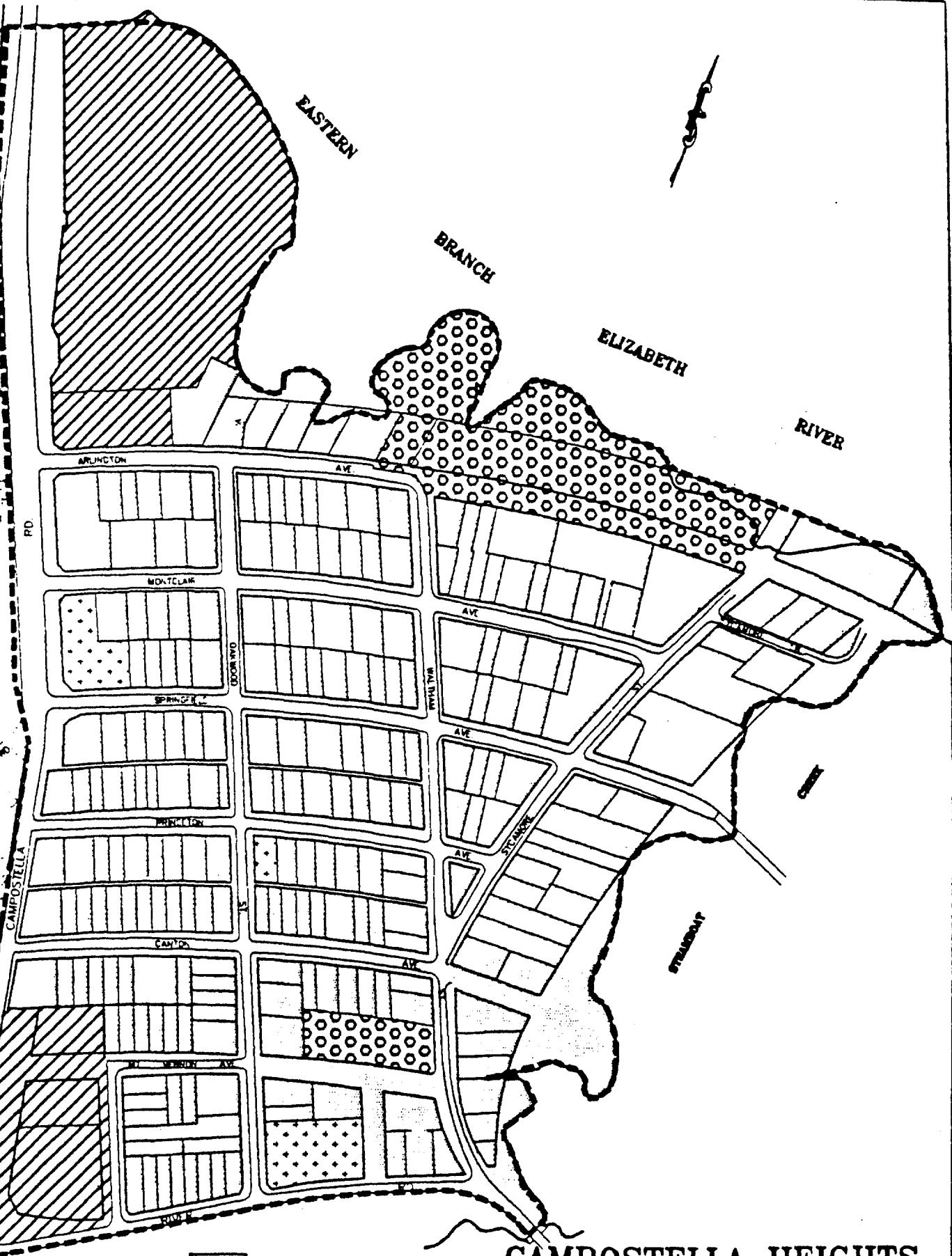
1009-1007 OAKWOOD STREET, LOOKING NORTHWEST



1726-1736 INDIAN RIVER ROAD, LOOKING EAST



VACANT COMMERCIAL STRUCTURE, 416 CAMPOSTELLA ROAD



PLAN EXHIBIT NO.6

Project Boundary -----

NRHA

Proposed Land Use Map

NOVEMBER 1999

Plan Exhibit No. 7

PROPERTY REHABILITATION AND CONSERVATION STANDARDS
FOR
CAMPOSTELLA HEIGHTS

REHABILITATION AND CONSERVATION STANDARDS

FOR

CAMPSTELLA HEIGHTS

Introductory Statement

These rehabilitation standards constitute the requirements for the spatial design and the level of alterations, rehabilitation, repair and maintenance of all properties located in the Conservation Project area. Initially, enforcement of these standards will be required by Norfolk Redevelopment and Housing Authority in order to achieve the objectives of the Conservation Plan, which seeks prevention of deterioration and removal of blight by the improvement of neglected and deteriorated properties to maintenance levels which will assure market acceptance of the property.

Residential, commercial or other structures, whether occupied or vacant, shall be maintained in conformity with the provisions of these standards so as to preserve the desirable and economically viable character of the neighborhood.

All properties in the Conservation Project Area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, and facilities, including but not limited to the Uniform Statewide Building, Plumbing, Electrical, and minimum Housing Codes as adopted by the City of Norfolk. These code

standards are hereby incorporated by reference and made part of these property standards.

In addition to compliance with local statutes, codes and ordinances, all properties in the Conservation Project Area shall conform to the standards which follow:

GENERAL ACCEPTABILITY CRITERIA

R201 SERVICE AND FACILITIES

R201-1 Utilities shall be independent for each property.

R201-2 Independent bath and kitchen facilities shall be provided for each dwelling unit; but common facilities for laundry, storage space and heating are permissible.

R201-3 Each building and each dwelling unit within the building shall contain provisions for each of the following living facilities:

 a. A continuing supply of safe potable water.

 b. Sanitary facilities and a safe method of sewage disposal.

 c. Heating adequate for healthful and comfortable living conditions.

 d. Domestic hot water.

 e. Electricity for lighting and for electrical equipment used in the dwelling.

 f. Provisions for the removal of trash and garbage and its sanitary storage pending

removal.

g. Proper food preparation space.

h. Bathing facilities.

R202

ACCESS

R202-1

ACCESS TO THE BUILDING

Walks and steps shall be provided as required for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R202-2

ACCESS TO EACH DWELLING UNIT

Access to each dwelling unit shall be provided without one's passing through any other dwelling unit.

R203

METHOD OF DETERMINING NUMBER OF DWELLING UNITS

R203-1

Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a dwelling unit.

R203-2

A group of adjacent rooms containing complete living facilities, such as an apartment of a janitor, caretaker or servant, shall be counted as a separate dwelling unit.

R204

DILAPIDATED STRUCTURES

R204-1

All dilapidated portions of existing properties or structures which are not economically repairable shall be removed.

R205

MAINTENANCE

R205-1

All structures and portions of structures and the

component parts thereof shall be maintained in a clean and sanitary condition, reasonably free from defects, and shall be structurally sound so as capably to perform the function for which they were designed. Protection from the elements and against decay and rust shall be afforded by periodic application of a weather coating material or sealant. The exterior of all premises shall be maintained in such a manner that the appearance is not offensive or blighting to other properties. Trash, garbage and rubbish shall not be allowed to accumulate on the premises.

R206

ADMINISTRATIVE REVIEW PROCEDURE

R206-1

Prior to final determination that a property is in violation of or in default under these standards, the owners thereof, or any person having a direct interest therein, shall have the right to petition for a review of any determination, equipment, recommendation, or finding made by the administrators of the Conservation Project. Such a petition should be addressed to the Conservation Project Review Board for this Project. The membership of this board shall be appointed by the Executive Director of the Norfolk Redevelopment and Housing Authority for three year terms and shall be nominated in the following manner:

1. Two members from the staff of the organization administering the Conservation Project.

2. Three members nominated by the Campostella Heights Civic League.

The Board may permit postponing a final determination for a stated period of time (not exceeding two years) if it finds that strict compliance with the standards would be unreasonable, unusually difficult, impractical or would impose an unnecessary or disproportionate financial hardship on the owners; and the Board may also, in stated instances, permit variances in the standards or in the interpretation thereof when satisfied that such action would meet the spirit and intent of the Plan. In all cases, the good faith of the property owner shall serve as an important guide in deciding upon the course of action to be pursued.

R206-2

A variation to mandatory provisions contained herein may be permitted by the Conservation Project Review Board for specific cases when the variation attains the stated objectives contained herein, and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.
- b. Long established local properties and customs in the area assure continued

market acceptance of the variation.

c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R206.3 Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases without prior approval of the variation.

R206-3 SITE CRITERIA

R300 OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R302 SITE IMPROVEMENTS

The open space of each property shall provide for (a) the immediate diversion of water away from buildings and disposal from the lot, (b) prevention of soil saturation detrimental to structures and lot use, and (c) appropriate paved or all-weather walks, parking areas, driveways and exterior steps.

R303 BUILDING SITES

R303-1 Every building shall have yard space of such size and planned so as to permit convenient access for

maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

R303-2 No existing main building shall be extended beyond the existing set back line of buildings on the same side of the street in the same block.

R303-3 Off-street parking areas and driveways must have an all-weather surface, properly maintained.

R304 FENCES OR SCREENING

R304-1 Fences, retaining walls, shrubbery, screens and other minor construction as appropriate shall be provided by the property owner where needed to handle excessive grade differences, to screen unsightly views, to provide suitable access and personal safety, and to protect property. Such appurtenances shall be maintained by the owner in a structurally sound, durable and safe condition.

R304-2 Fences shall conform or be made to conform to all codes and ordinances of the City of Norfolk; otherwise such fences shall be removed by the owner of the premises.

R305 SIGNS

R305-1 ~~* For Rent*~~ , ~~* For Sale*~~ and similar advertising signs shall not exceed 5 square feet in size and if exposed to the weather shall be constructed of weather-resistant materials.

R306 COMMERCIAL PROPERTIES

R306-1 The exterior of all commercial properties shall be kept in good repair, painted, and shall not constitute a safety hazard or nuisance. In the event renovations or repairs become necessary, such repairs shall be made to conform to all applicable codes.

R306-2 All loading areas, automobile service stations, access to drive-in food establishments and similar areas shall be paved and kept in good repair.

R307 GARBAGE AND TRASH STORAGE

R307-1 No garbage, trash, waste or refuse receptacle shall be stored or kept where it can be observed from any street.

R307-2 Storage enclosures or facilities shall be reasonably compatible with existing structures, so as not to be unsightly, to provide suitable access and personal safety, and protect the property. They shall be maintained in a structurally sound, durable, safe and sightly condition.

R308 VEHICLES

R308-1 Any vehicle, including a trailer, which is without a currently valid license plate or plates and is in a rusted, wrecked, discarded, dismantled, partly dismantled, inoperative, disused or abandoned condition, shall not be parked, stored or left in the open and must be removed to a completely enclosed

location or from the property.

R308-2 Under no circumstances shall a vehicle be parked in a front yard (a front yard being an open, landscaped or soft area, as opposed to a hard surfaced parking area located in front of a building.)

HOUSING STANDARDS

R400 OBJECTIVE

R400-1 To provide physical standards for safe, healthful, sanitary, and convenient dwelling units suitable to the kind and quality of housing in the Conservation Project Area.

R400-2 SPACE STANDARDS

To provide space standards that will prevent over-crowding and to assure a reasonable quality of life for the inhabitants of all dwelling units.

R400-3 To establish reasonable standards of light and ventilation, of doorways and staircases, and of entrance hallways and corridors.

R401 GENERAL

R401-1 Dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

R401-1.1 The area occupied by a stair or by closets shall not be included in the determination of required room area.

R401-1.2 Habitable rooms in basements or below grade intended

for year-round occupancy shall comply with the same building planning standards as rooms above grade.

R401-1.3 All floors and walls shall be maintained in a safe and sanitary condition, and walls and ceilings shall be maintained so as to be free from wide cracks, breaks or loose plaster.

R401-2 MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT

R401-2.1 Room sizes shown below shall be the minimum permitted for any remodeling of existing spaces or for the construction of any new rooms. Unremodeled existing rooms where considered adequate in size and arrangement for the intended function by the administering agency may be accepted if not more than 10 per cent smaller than the minimums given in the following schedule:

NOTES

(1) Abbreviations

DU - Dwelling Unit K'ette - Kitchenette

LR - Living Room BR - Bedroom

DR - Dining Room OHR - Other Habitable Room

DA - Dining Area NP - Not Permitted

K - Kitchen

(2) Minor variations to these areas may be permitted when existing partitions preclude compliance.

(3) Minor variations to these dimensions may be

permitted when existing partitions preclude compliance.

- (4) Clear passage space.
- (5) Permitted in DO of O-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed. No kitchenette shall be less than 20 sq. ft.
- (6) The combining of kitchen or kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette.
- (7) Permitted only in dwelling unit having no separate bedroom.
- (8) Least dimension of appropriate room function applies.

SCHEDULE

Name of Space (1)	Room Count	Minimum Area 1 & 2 BR DU	(Sq. Ft.) 3 or more BR DU	Least Dimension (3)
LR	1	140	150	10' -00"
K	1	50	60	3" -0" (4)
K'ette (5)	½	40	NP	3' -4"
BR	1	70	70	7' -0"
Total BR	--	1 BR, 100	3BR, 240	1st BR of each
	--	2 BR, 170	4BR, 340	DU 8' - 0"
OHR	1	70	70	7' - 0"
LR-DA	1 1/2	160	180	(8)
LR-DR	2	200	220	(8)
LR-DA-K	2	210	240	(8)
K-DA (7)	1 1/2	80	100	(8)
K-DR (7)	2	120	140	(8)
K'ette-DA (7)	1	60	80	(8)
LR-DA-BR (8)	2	220	---	(8)
LR-BR (8)	1 1/2	190	---	(8)

R401-3 DWELLING UNITS

R401-3.1 A dwelling unit is a group of contiguous rooms containing living facilities consisting of separate cooking, sanitation and sleeping accommodations.

401-3.2 At least one complete bath facility as described in Section 401-7.1 shall be provided for each six persons or less residing in a dwelling or dwelling unit, except

that a single tub or shower shall suffice for not more than 8 persons. Occupancy shall not exceed these limitations.

R401-3.3 Each dwelling unit shall contain suitable sleeping accommodations of such size and dimensions as to permit reasonable placement of furniture, allowing adequate passage space to doors, closets, windows, public halls, fire escapes or sanitary facilities where applicable.

R401-3.4 The term rooming house is hereby defined as a single-family dwelling in which three or more sleeping rooms without cooking facilities are let by a resident householder. In such rooming houses every three sleeping rooms so let, or each five persons or less, shall be provided with complete bathing and sanitary facilities.

R401-3.5 Access to each room for let located in a rooming house shall be from a public space, without passage through another habitable rooms, sleeping unit or toilet space. Exterior doors to each dwelling unit shall have locks in workable condition provided with keys.

R401-4 CEILING HEIGHTS

The ceiling heights for habitable rooms, bathrooms and halls shall be as follows:

R401-4.1 At least one-half of the floor area of every habitable

room, including those in basements, shall have a ceiling height of at least 7 $\frac{1}{2}$ feet; and the floor area of that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

R401-5 ROOM ARRANGEMENTS

R401-5.1 Access to all rooms within a dwelling unit shall be possible without passage through a public hall.

R401-5.2 Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.3 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom, unless the bathroom is between the bedrooms of a 2 bedroom dwelling unit.

R401-5.4 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6 KITCHEN FACILITIES

R401-6.1 Each dwelling unit shall have a specific kitchen area which contains a sink with counter work space, hot and cold running water adequate space for installing a

cooking range and refrigerator, and storage for cooking utensils.

R401-6.2 Minimum areas and dimensions of kitchen storage space shall be as follows:

- a. Total shelving in wall and base cabinets 30 sq. ft. Useable storage shelving in cooking range or under sink may be counted in the total shelving needed.
- b. Drawer space - 5 sq. ft.
- c. Counter work area - 5 sq. ft.

R401-7 BATH FACILITIES

R401-7.1 Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90' door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if square, have a 4 ft. minimum. Shower, if provided, should have a least dimension of 30 inches.

R401-7.2 Every non-residential building regularly used or

occupied shall be provided with toilet and lavatory facilities as further provided in this section, except that small buildings not over 150 square feet in floor area for shelter in connection with the operation of parking lots, storage lots, watchman stations or similar uses shall not be required to have such facilities if they are otherwise conveniently available to workers using such buildings and are used at all times.

R401-8

LAUNDRY FACILITIES

Space shall be provided for laundry trays or a washing machine. Both hot and cold water adequate for the operation of a washing machine shall be made available in this space. The installed laundry equipment shall have acceptable drainage facilities and be in either of the following locations:

- a. Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space.
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9

CLOSETS

R401-9.1

Clothes closet space shall be provided within each dwelling unit on the basis of 12 sq. ft. for the

first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall, living room or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2 Where separate closets for each existing bedroom are not possible, a closet elsewhere within the dwelling unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

R401-9.3 Clothes closets shall have a shelf and rod.

R401-10 GENERAL STORE

R401-10.1 Each dwelling unit in a multi-family structure shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each dwelling unit shall be 100 cu. ft. and shall be increased by 25 cu. ft. for each additional bedroom over two.

R402 LIGHT AND VENTILATION

R402-1 HABITABLE ROOMS

R402-1.1 All habitable rooms, except kitchens, shall have

natural light provided by means of windows, glazed doors or skylights. A glass area of at least 10 per cent of the floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms shall have a glass area not appreciably below a total of 10 per cent of the floor area. Covered light shafts or open shafts or less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.

R402-1.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchen a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.

R402-1.3 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2 KITCHENS

R402-2.1 Artificial light shall be provided and distributed

so as to give illumination throughout.

R402-2.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 square feet, or by mechanical ventilation.

Where a kitchen is not separated from the living room by partitions and door, mechanical ventilation shall be required for the kitchen.

R402-3 BATHROOMS AND TOILET COMPARTMENTS

R402-3.1 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1) square feet, or by mechanical ventilation, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-4 PUBLIC SPACES

R402-4.1 GENERAL

Adequate artificial light shall be provided for all public spaces.

R402-4.2 Public Entrance Spaces to Building

- a. All public entrance spaces should have natural light provided by window, doorway or equivalent glass area of at least 10 per cent of the floor area.
- b. Either natural ventilation of at least 4 percent of floor area or mechanical ventilation should be provided.

R402-4.3

Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 per cent of floor area) or mechanical ventilation.

- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 square feet of glass area, or its equivalent, for each floor so served.

R402-5

HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE

R402-5.1

For habitable rooms below grade, the depth of the finished floor below its adjacent outside grade level shall not exceed 4 feet - 0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-6

VENTILATION OF UTILITY SPACES

R402-6.1

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-7

VENTILATION OF STRUCTURAL SPACES

R402-7.1

Natural ventilation of spaces such as attics and

crawl spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure and to prevent excessive heat in attics.

R402-7.2 All exterior ventilation openings shall be effectively and appropriately screened where considered needed by the inspecting authority.

R402-8 MECHANICAL VENTILATION SYSTEMS

R402-8.1 Mechanical ventilation systems shall have a capacity of at least 60 cubic feet per minute.

R403 DOORS AND ACCESS OPENINGS

R403-1 EXTERIOR DOORS

R403-1.1 Existing doors in sound condition should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

	Existing	New
a. Main entrance door	3'0"x6'6"	3'0"x6'8"
b. Service doors	2'6"x6'6"	2'6"x6'8"

R403-1.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

R403-1.3 Exterior doors or doors opening into public spaces have safe locks with keys provided.

R403-2 INTERIOR DOORS

R403-2.1 Existing doors in sound condition shall approximate in size the following, and minimum size of new doors installed in new openings shall be;

- a. Habitable rooms, 21 - 60 wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 21 - 6N wide.
- c. Service stair doors, 21 - 6N wide.
- d. Cased openings, 21 - 61 wide.
- e. To public stairway enclosures, single door, 21 - 41 wide, each half.
- f. Height of existing doors, 61 - 61 minimum.
Height of new doors in new openings, 61 - 8'.

R403-2.2 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

R403-2.3 All door hardware shall be maintained in good operating condition.

R404

R404-1 All windows must be tight fitting, have sashes of proper size and conform to existing design. Rotted wood, broken joints or loose mullions shall be replaced.

R404-2 All cracked or broken glass must be replaced in accordance with the City Building Codes.

R405

R405-1 All stairways shall provide safety of ascent and descent and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R405-1.1 Stairways shall not be dangerous or to any substantial extent below minimum standards as to rise and run of steps # headroom, obstructions, stair width, landings or railing protection and shall be maintained in a good state of repair.

R406 HALLWAYS

R406-1 GENERAL

R406-1.1 Hallways shall provide adequate? safe and unobstructed exits from dwelling units.

R407 MIXED RESIDENTIAL AND NON-RESIDENTIAL USES

R407-1 Any non-residential use of residential property shall be subordinate to its residential use and character.

R407-2 The non-residential use shall be limited to the ground floor except for storage directly associated with the operation of the non-residential uses.

R407-3 No non-residential use shall be permitted within the same structure as a residential use where the non-residential use involves excessive noise, noxious or disagreeable odors or to otherwise adversely affect the surrounding neighborhood.

FIRE PROTECTION

R500 OBJECTIVE

R500-1 To assure a high degree of safety to life and property preservation for the dwelling by the separation of dwelling units and the use of

materials which will retard the spread of fire and prevent the passage of flames smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501

GENERAL

R501-1

The properties within the Conservation Project Area shall be brought into conformity with the applicable fire prevention code of the City of Norfolk and shall comply with the additional requirements set out in these standards.

R502

EXITS

R502-1

Each one or two family dwelling and each dwelling unit in multi-family properties shall have at least one exit which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each dwelling unit by means of a doorway, stairway, protected passageway or openable window. In buildings three or more stories above grade the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

R502-2 Access to either required exit shall not necessitate passage through another dwelling unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.

R502-3 In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where enclosed within walls providing not less than one-hour fire resistance rating.

R502-4 If one family is occupying the first and second story of a structure and another family is occupying the third or additional stories, a second separate exit is required.

R502-5 When the secondary exit is by means of an openable window, the opening shall be at least 5 square feet in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 feet, 6 inches above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

R502-6 Every below grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.

R502-7 For properties containing more than two dwelling units and three or more stories, stairways shall be enclosed by partitions providing at least one

hour fire resistance rating and flush type doors or doors deemed by the administering authority to provide sufficient fire retardation shall be installed at each opening on the stairway.

R503

INTERIOR FIRE PROTECTION

R503-1

PARTY OR LOT LINE WALLS

R503-1.1

Semi-detached row or end row-dwellings shall be separated from an adjoining dwelling or dwellings by a party or lot-lining wall extending the full height of the building. Every party or lot-lining wall shall be constructed so that at least a one hour resistance rating is provided.

R503-2

WALLS, FLOOR AND CEILING CONSTRUCTION

R503-2.1

The underside of all flights of wood stairs, if exposed, shall be covered with a non-combustible material. Existing plaster in this location which is in good condition may remain.

R503-4

ENCLOSURE OF VERTICAL OPENINGS

R503-4.1

The enclosing walls of an elevator shaft shall be of non-combustible materials having not less than a two-hour fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R503-4.2

For properties containing more than four dwelling

units, stairways from the first floor, leading to below-grade open space of rooms maintaining heating equipment, shall be enclosed with partitions providing at least a one-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R504

EXTERIOR FIRE PROTECTION

R504-1

EXTERIOR STAIRWAYS

An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R405.

R504-1.2

Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of non-combustible materials.

R504-2

ROOF COVERING

In buildings of from one through four dwelling units existing roof covering or new roof covering contemplated shall provide a fire retardance equivalent to a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R504-2.2

In buildings of more than four dwelling units

existing roof covering or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision; where the roof area of property is greater than 4,000 square feet, or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L., shall apply.

WORKMANSHIP AND MATERIALS

R601 All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Norfolk, and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose equal to that normally used by a good mechanic to accomplish the required result, and produce an appearance that will be attractive to public view.

CONSTRUCTION

R700 OBJECTIVE

R700-1 To assure that the construction of the dwelling will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable

durability and economy of maintenance, and (e) acceptable quality of workmanship.

R700-2 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R700-2.1 PREVENTIVE MEASURES

- a. Windows or other openings near grade to have snugfitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment

adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;

- i. Comply with precautions or corrective actions recommended by bonded exterminators.

R701

EXTERIOR CONSTRUCTION AND FINISH

R701-1

WALLS

R701-1.1

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed. Bulging of exterior walls shall be corrected without the use of supports or braces. Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R701-1.2

All cornices entablatures, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. The owner of any buildings over three stories or 35 feet in height having such decorative features shall submit to the Building Inspector within one year from the adoption of these Standards and every three years thereafter a report bearing the registered professional Engineer's Seal as to the condition and safety

of such cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features.

R701-1.3 All exterior exposed surfaces not inherently resistant to deterioration shall be repaired, coated or sealed to protect them from deterioration or weathering. Flaking paint shall be removed and proper protective coating applied. No installation of asphalt or asbestos shingles siding) will be permitted other than as repair to existing siding of the same material.

R702 ROOFS

R702-1 All roofs shall have a suitable covering free of holes, cracks or excessively worm surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R702-1.1 A weatherproof roof shall be maintained and all rainwater conveyed therefrom in such a manner as to prevent wet walls and not create a nuisance to others.

R703 WINDOWS, DOORS AND OTHER OPENINGS

R703-1 Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of continuing acceptable services. Trim, sashes or doors needing restoration should be guided by the following:

1. Repair, if work can be done in place.
2. Replace, if the entire component needs to be removed in order to restore.
3. Refinish, if only the surface needs work in order to restore to new condition.

R703-2 Existing screens and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

R704 CHIMNEYS AND VENTS

R704-1 Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705 FLOORS

R705-1 All sagging exterior floors and stairs must be repaired. If bracing is used, it must be esthetically appealing. Floors must be sealed so as to prevent adequate resistance to weathering.

FLASHING, GUTTERS AND DOWNSPOUTS

R706-1 All critical joints in exterior roof and wall construction shall be protected by suitable flashing material to prevent the entrance of water.

R706-2 All Outer and downspouts must be securely fastened and free from rust and holes.

R706-3 Each dwelling shall include in its method of disposal of water from roofs a way to divert water from the

structure by splashblocks or other means if necessary.

R706-4 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

R707 INTERIOR CONSTRUCTION AND FINISH

R707-1 WALLS AND CEILINGS

R707-1.1 Walls and ceilings shall be maintained in a safe and sanitary condition and shall be free from wide cracks, breaks or loose plaster. A protective and finish coating shall be provided;

R707-1.2 All basement walls must be coated so as to remain dry at all times.

R708 FLOORS

R708-1 All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration

R708-2 Finished floors in habitable rooms should be of wood flooring or a resilient tile or sheet material.

Carpeting over a suitable underlayment is acceptable.

R708-3 In hallways, wood, a resilient floor, or carpeting are appropriate finished flooring materials.

R708-4 Kitchen, toilet, or bathroom floors in dwelling units shall be constructed of material impervious

to water. If constructed of wood, they shall be covered with fitted linoleum or treated so as to make floor surface reasonably impervious to water.

R708-5 Basement floors shall be of brick or concrete and provide proper drainage to prevent back-flooding.

MECHANICAL EQUIPMENT

R800 OBJECTIVE

R800-1 To provide mechanical equipment for the building and its dwelling units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R801 GENERAL

R801-1 For mechanical equipment see R201 Service and facilities.

R802 HEATING

R802-1 Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70' at a height of 3 feet above floor level with an outside temperature of 15' F, and said heating facilities shall

be capable of heating all other rooms to 65' at a height of 3 feet above floor level with an outside temperature of 15' F.

R802-2 Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or extend through more than one intervening doorway.

R803 DOMESTIC WATER HEATING STORAGE

R803-1 CAPACITIES

Each building or dwelling unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Dwelling units Served	Storage Capacity in Gallons	Heating Capacity Gal. per hr. 100' F Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55

8	90	65
9	100	70
10	110	80
11	120	95

Where replacement is needed, water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R803-2

CAPACITIES-TANKLESS TYPE

R803-2.1

Instantaneous water heaters rated in gallons per minute-100 degree F. Rise shall be at least equivalent to the following:

1	Dwelling Unit Served	2.75 G.P.M.
2	⌘⌘ Units ⌘⌘	5.00 G.P.M.
3	⌘⌘ ⌘⌘ ⌘⌘	7.75 G.P.M.
4	⌘⌘ ⌘⌘ ⌘⌘	10.00 G.P.M.
5	⌘⌘ ⌘⌘ ⌘⌘	12.75 G.P.M.
6	⌘⌘ ⌘⌘ ⌘⌘	15.00 G.P.M.
7	⌘⌘ ⌘⌘ ⌘⌘	17.75 G.P.M.
8	⌘⌘ ⌘⌘ ⌘⌘	20.00 G.P.M.
9	⌘⌘ ⌘⌘ ⌘⌘	22.75 G.P.M.
10	⌘⌘ ⌘⌘ ⌘⌘	25.00 G.P.M.
11	⌘⌘ ⌘⌘ ⌘⌘	27.75 G.P.M.

R803-3 VENTING

R803-3.1 All fuel-burning water heaters shall be connected to a vent leading to the exterior.

R804 PLUMBING

R804-1 GENERAL

R804-1.1 The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R804-2 REQUIRED FIXTURES

8. For required plumbing fixtures see R401-5 through

R804-3 CONDITION OF EXISTING PLUMBING

R804-3.1 Plumbing systems including building sewers, shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R805 ELECTRICAL

R805-1 GENERAL

R805-1.1 All habitable rooms, hallways and other frequently entered spaces shall be provided with electrical fixtures or outlets sufficient for proper illumination and appliance usage.

R805-1.2 Existing electrical systems shall be maintained in a safe condition and shall not be added to or ex-

R805-1.3 All new wiring, additions, extensions or electrical

**Continuation of
Commissioners' Resolution****RESOLUTION ADOPTING THE CONSERVATION PLAN
FOR THE CAMPOSTELLA HEIGHTS CONSERVATION PROJECT**

1. That it is hereby found and declared that the Campostella Heights Conservation Project Area as a whole is deteriorating and that certain pockets of blight exist in the Project Area; that the Project Area has been determined to contain certain properties which are economically or structurally infeasible of rehabilitation and should be acquired and demolished, that other properties will be acquired if their owners fail to rehabilitate them to project standards in accordance with the provisions of the plan or if they are determined by this Authority to be infeasible of rehabilitation, and other properties may be acquired to achieve the objectives of the Plan regardless of their physical condition.
2. That the Conservation Plan for the Conservation Project Area is hereby adopted and in all respects approved and the Secretary is hereby directed to file a certified copy of the Plan with the minutes of this meeting and the Executive Director is authorized to forward the Plan to the Council of the City of Norfolk for its approval.

Commissioners' Action:

Moved by:

Seconded by:

 Approved
 Disapproved

Certified by:

Commissioners' Resolution

Commissioners' Meeting Date: August 21, 2000
Title:

RESOLUTION ADOPTING THE CONSERVATION PLAN FOR THE CAMPOSTELLA HEIGHTS CONSERVATION PROJECT

Resolution:

WHEREAS, the City of Norfolk has by resolution adopted on April 28, 1987 found to be deteriorating a portion of the City known as Campostella Heights which is bounded by the Eastern Branch of the Elizabeth River to the north, Steamboat Creek to the east, the southern line of Indian River Road to the south, and the western line of Campostella Road to the west; and

WHEREAS, pursuant to a request by the City of Norfolk this Authority has investigated the physical, environmental, and social conditions existing in Campostella Heights as well as the effect of said conditions upon the health, safety, morals, welfare, and economic well-being of the community as a whole; and

WHEREAS, this Authority has concluded that Campostella Heights, as described above, is deteriorating as a whole and contains pockets of blight which make it appropriate for inclusion in a conservation project; and

WHEREAS, there has been prepared and presented at this meeting a plan entitled "Conservation Plan for the Campostella Heights Conservation Project" (the Plan), consisting of 23 pages and eight (8) exhibits and containing provisions relating to the conservation of the project area; and

WHEREAS, the Plan was the subject of a Public Hearing held jointly by the Commissioners of this Authority and the Council of the City of Norfolk on July 25, 2000; and

WHEREAS, this Plan was reviewed and carefully considered in light of the foregoing at this meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY:

Commissioners' Action:

Moved by:

Seconded by:

Approved
 Disapproved

Certified by:



City of Norfolk

Office of the City Manager

cc: Director of Planning

November 21, 2000

To the Honorable Council
City of Norfolk, Virginia

Re: Proposed Campostella Heights
Conservation Plan

Lady and Gentlemen:

At the request of the City Council, the Norfolk Redevelopment and Housing Authority (NRHA) has studied the Campostella Heights neighborhood and has concluded that it is a good candidate for a conservation project. Working with the community, NRHA has prepared a plan that emphasizes rehabilitation assistance to current property owners, limited acquisition of vacant residential properties to be rehabilitated and resold for home ownership, and acquisition of two vacant parcels for public use. The proposed project boundaries are Campostella Road, Indian River Road, Steamboat Creek, and the Eastern Branch of the Elizabeth River.

A joint public hearing with the NRHA Board of Commissioners and the City Planning Commission was held on July 25, 2000 to receive comments on the proposed plan. At the hearing, four persons spoke in favor of the project.

The proposed plan was approved by the NRHA Commissioners on August 21, 2000, and the Norfolk City Planning Commission on September 14, 2000. The plan has been forwarded to the Council for its consideration.

Recommendation: Adopt ordinance.

Respectfully submitted,

Regina V.K. Williams
City Manager

Form and Correctness Approved:

By Daniel R. Hanes
Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved: gus

By Eric Freeman
DEPT.

Resolution 1071

R-5

A RESOLUTION APPROVING THE CAMPOSTELLA HEIGHTS CONSERVATION PROJECT.

WHEREAS, the Norfolk Redevelopment and Housing Authority has prepared a Conservation Plan for the area of the City known as Campostella Heights; and

WHEREAS, the Commissioners of the Norfolk Redevelopment and Housing Authority, members of the City Planning Commission and members of Norfolk City Council have held a joint public hearing on July 25, 2000 to consider the proposed Conservation Plan; and

WHEREAS, the Commissioners of the Norfolk Redevelopment and Housing Authority and members of the City Planning Commission have recommended approval of the proposed plan; now, therefore,

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That the Campostella Heights Conservation Plan, a copy of which is attached hereto, be, and the same hereby is, approved.

Section 2:- That this resolution shall be in effect from and after the date of its adoption.

CITY OF NORFOLK, VIRGINIA

RESOLUTION No. 1071

Motion: Requirement prescribed by Section 14 of the Norfolk City Charter that the resolution shall be read at two regular meetings of the Council not less than one week apart be dispensed with.

RECORD OF COUNCIL VOTE

Council Member	AYE	NAY	N.V.	A.B.	Council Member	AYE	NAY	N.V.	A.B.
MR. COLLINS	X				MR. COLLINS	X			
MRS. HESTER	X				MRS. HESTER	X			
MR. PHILLIPS	X				MR. PHILLIPS	X			
MR. RIDICK	X				MR. RIDICK	X			
MR. WINN	X				MR. WINN	X			
MR. WRIGHT	X				MR. WRIGHT	X			
MR. FRAIM	X				MR. FRAIM	X			
TOTAL VOTE	7				TOTAL VOTE	7			
MOTION ADOPTED FIRST READING	NOVEMBER 21, 2000				RESOLUTION ADOPTED ON SECOND READING	NOVEMBER 21, 2000			
X - INDICATES VOTE					N.V. - ABSTAINED		A.B. - ABSENT		

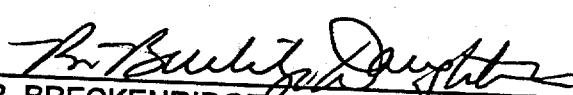
FINAL VOTE: 7 AYES NAYS ABSTAINED

ADOPTED BY COUNCIL OF THE CITY OF NORFOLK, VIRGINIA, ON NOVEMBER 21, 2000, EFFECTIVE
NOVEMBER 21, 2000.

Teste:



PAUL D. FRAIM, PRESIDENT



R. BRECKENRIDGE DAUGTREY, CITY CLERK