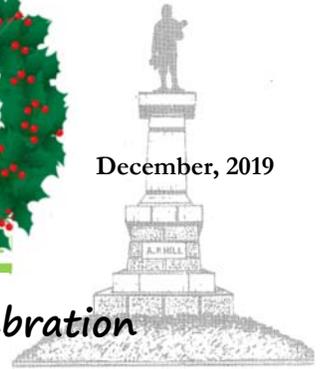


Hermitage Road Historic District Association

Hermitage Herald



December, 2019



Hermitage Road Historic District Association's Holiday Celebration

December 15, 2019 at 4:00 p.m., 4015 Hermitage

Christmas
PARTY
SUNDAY, DECEMBER 15, 2019 AT 4
JOIN US FOR AN EVENING OF HOLIDAY CHEER
At the home of Leslie Stack and Frank Rizzo, 4015 Hermitage Road
Bring your favorite holiday treat to share.



Leslie and Frank

The next HRHD Association meeting will be held **from 4 to 7 pm at the home of Leslie Stack and Frank Rizzo on Sunday, December 15 at 4015 Hermitage Road.** Leslie and Frank are providing beverages and the main dishes.,

but please bring a dessert or other treat for after dinner.

Please RSVP to Cheryl Magazine at

cherylamagazine@gmail.com

Merry Christmas
AND
HAPPY NEW YEAR

President's Letter
Hermitage Road Historic District Association
December 1, 2019

Dear Neighbors:

I think the Hermitage Road Old and Historic District has looked particularly nice this Fall. Thanks for all you do to keep the neighborhood one of the best in Richmond.

OLD BUSINESS

Trees in the 3800 Block: We have a success story to tell in saving the trees on the west side of the 3800 block of Hermitage Road. Several healthy trees were slated for removal for repair of a broken sewer line in the green-space of that block. As you know, the Association opposed the removal of these trees and took several steps to contact the city with our concerns. Work will begin on December 2 to repair the sewer line using a method that will save the trees. Thanks to Celia Cease for leading this effort as President.



Bike lanes: The Hermitage Road Historic District Association has been trying for some time to get clarification of the legal status of parking in the bike lanes in our district. Historically, the Association supported the placement of bike lanes on Hermitage because we were told that parking



would be allowed if necessary, although hopefully not as a regular practice. There was an article about this issue in the Richmond Times Dispatch in June 2016

https://www.richmond.com/news/local/city-of-richmond/richmond-police-say-they-can-t-stop-cars-from-parking/article_25dd93df-c910-55b3-a7c3-15f0798061b9.html?utm_medium=social&utm_source=email&utm_campaign=user-share

Cheryl Magazine has been in email correspondence about this matter with Lisa Townes, Chris Hilbert's liaison. Lisa Townes informs Cheryl that parking is legal in the bike lanes because, for most of the avenue, there are not any No Parking signs. This is an exact quote from Lisa:

I spoke with the Sector Commander and he said they will NOT ticket on Hermitage because there are not any NO PARKING signs. I am told there are no plans to add NO PARKING signs to Hermitage.

You and your guests should be straight at this time.

It is certainly my impression that the bike lanes on Hermitage are almost always open for bikers, but that once in a while service vehicles, or party guests, need to park there for a few hours. I feel like the HRHD is trying its best to honor the spirit of the bike lanes and welcomes bikers to our beautiful neighborhood. Thanks Cheryl for following up.

Treasury: The Treasury balance is about \$600. Dues for 2019-2020 were due October 1. If you have not paid as yet, a dues payment form is included with this newsletter.

Sale of the Scottish Rite Temple at 4202 Hermitage Road. The September 2018 *Hermitage Herald* provides excellent background on the sale of the Scottish Rite Temple. Micahel Kurze spoke with the realtor who confirms that the property is still on the market and that they are looking for the right buyer for the neighborhood. The asking price has been reduced to spur interest.

By-Laws Revisions. At the last meeting we adopted a new set of By-Laws for the Association. In the discussion of these By-Laws it was suggested that we consider an amendment that would provide a non dues-paying category for renters residing in the district. The Executive Committee met and approved tenta-

tive revisions to the By-Laws that will be formally considered by the full membership at the next Business Meeting in March.

“Bed Buddies”: We continue to need volunteers to help maintain the garden beds at the intersections along Hermitage Road. Most are in pretty good shape, but continually need attention. Email Hilda Braswell at brashweb@comcast.net to volunteer.

NEW BUSINESS

Sale of 4002 Hermitage Road. The property at this address, most recently occupied as a place of business for Regal Home Improvement, was up for auction on November 19. On the day of the auction, bidders learned it was postponed, apparently because of “banking issues.” A new auction date has not yet been announced but was said to be sometime in January. The HRHD Executive Board met on November 7 to discuss what, if anything, the Association might do in response to the upcoming sale. We affirmed that, consistent with the mission of the as-



sociation to “promote and coordinate community welfare, education, safety, architectural and historical preservation and the maintenance of the single-family residential character of the Hermitage Road Old and Historic District” that we should favor the restoration of that property to a single family residence. The Board instructed me to write a letter to the realtor representing the auctioneer affirming our interest in this goal. Various members of the Board and district also toured the property and spoke individually with the realtor. The realtor made some changes to the property listing to emphasize the historic nature of the property. Although the property is zoned R1, it has a special use permit allowing the

main house to be used as an office. Even if the property is used as a residence or an office, it still resides in the Historic District and any changes visible from the street, and any signage, will need to be approved by the Commission on Architectural Review. The Association will vigorously monitor the restoration process and do what it can to facilitate single family use for the main house.

UPDATE: LIVE BIDDING TO BE HELD JANUARY 16 at NOON ET at the PROPERTY. Property preview is January 9 11 am to 12:30 pm and January 16 11:00 am to Noon ET. List price based on BOV. Early offers not accepted. Tons of possibilities! Once owned by Lewis Ginter, this classic CA 1870 Queen Annee is on a very private +/-1.14 acre lot and zoned R-1. Previously utilized as office. Includes an original carriage house converted to a 2-3 BR/2BA apartment. Superior location with convenient interstate access is ideal for a small

Traffic calming. At various meetings of the Association residents have voiced concerns traffic safety on Hermitage Road in the District, especially about problems of speeding. The Executive Board met on November 7 to discuss this. VP Michael Kurze has agreed to take the lead on this. It was decided that is was appropriate for the Association to pursue simple traffic calming measures, such as reduced speed limits and higher fines on Hermitage Road, between Laburnum Avenue and Westbrook Ave. To get this project kicked off, residents are encouraged to sign a petition to request a traffic study from the City. The results of that study will be shared and discussed with HRHDA before any measures are endorsed.

Richmond 300 Planning. In the course of informing ourselves about issues surrounding the sale of 4002 Hermitage

Road, various members of the Association, including especially Leslie Stack, learned more about the Richmond 300 Guide for Growth being developed for the city <http://www.richmond300.com/>. This major effort for establishing a master plan for the city. There are numerous ways this effort could have an impact on the Hermitage Road Historic District, including changes in the zoning definitions to allow more properties of have a multifamily use. The Future Land Use map (http://richmond300.com/marketingMasterPlan/sites/default/files/Map2_FutureLandUseWCategories_190923.pdf)

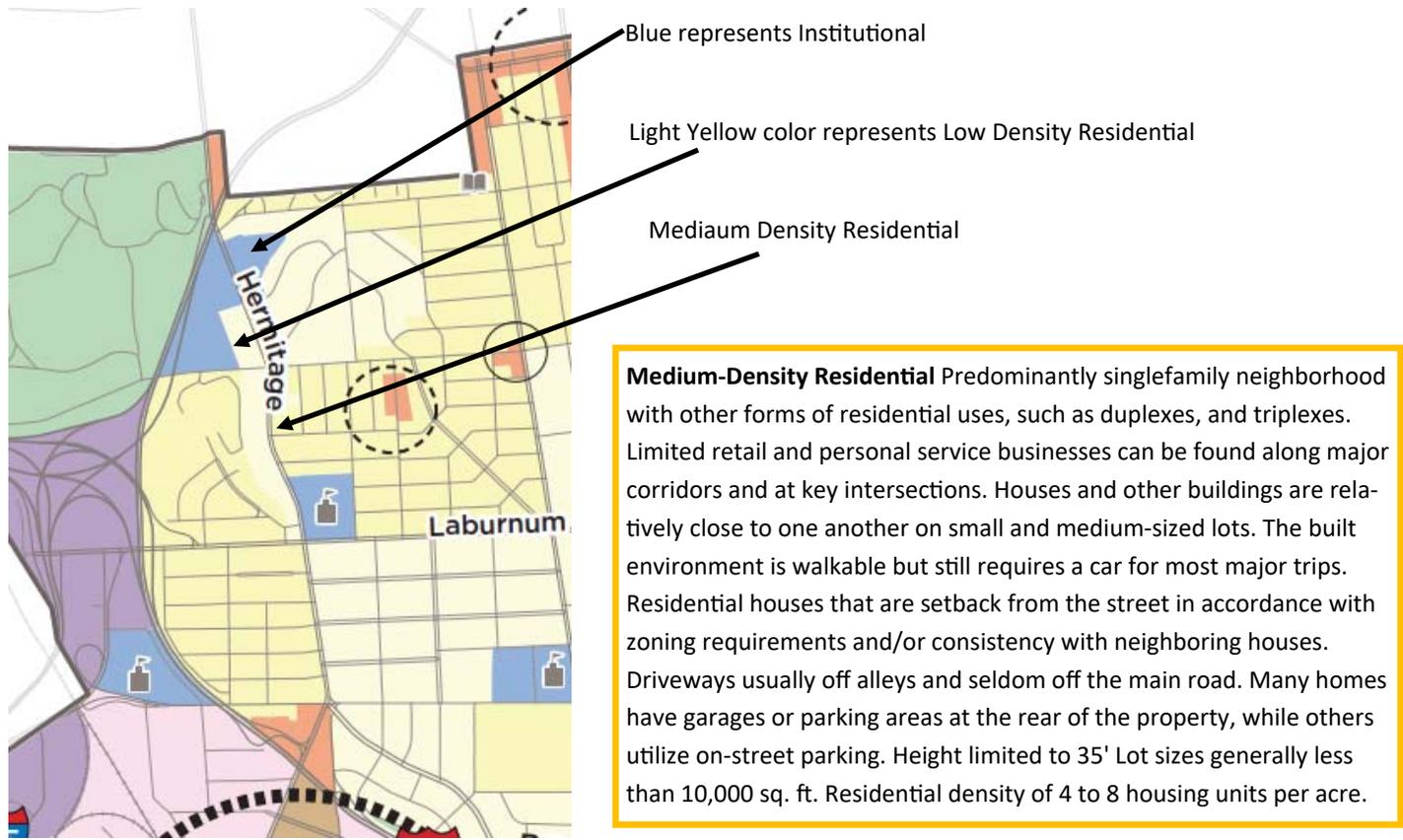
shows a change in zoning for parts of the district to Institutional Use and most of the East side of the 4000 block Hermitage Road as Medium-Density Residential. I don't know very much about the Richmond 300 planning effort, but it seems like something we, as a neighborhood, should be paying attention to.

Next Meeting: The next HRHD Association meeting will be held from 4-7 pm at the home of Leslie Stack

and Frank Rizzo on Sunday, December 15 at 4015 Hermitage Road. Leslie and Frank are providing beverages and the main dishes., but please bring a dessert or other treat for after dinner. Please RSVP to Cheryl Magazine at cherylamagazine@gmail.com

Respectfully,

Bob Balster



Low-Density Residential : Low-density residential neighborhood of singlefamily detached houses. Houses are generally spaced far apart on large lots in an autodependent built environment. Residential houses that are setback from the street in accordance with zoning requirements and/or consistency with neighboring houses. Driveways usually off the main road, but occasionally off alleys. Most homes have driveways and/or garages. Height limited to 35' Lot sizes generally ranging from 10,000 to 20,000+ sq. ft. Residential density of 1 to 3 housing units per acre. Single-family detached houses Accessory dwelling units, live/work uses, schools, libraries, open space, and other civic uses.

Institutional: Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, and schools. Several buildings owned by an institution often connected by an engaging public realm that create a campus-like environment. Active commercial ground floor uses required on Street-Oriented Commercial Frontages. Residential uses may be permitted on the ground floor in certain sections of the area. Regardless, ground floor residential units should still have street-oriented facades with setbacks, front yards, and balconies where appropriate. New driveway entrances prohibited on Priority Street and Principal Street frontages and minimal driveway entrances allowed on secondary streets. Ground floor parking prohibited on Principal Street frontages. Bicycle, pedestrian, and transit access are prioritized and accommodated. Varies. Institutional and governmental uses, community centers, libraries, museums, police and fire precincts, hospitals, and schools. Retail, office, personal service, cultural, multifamily residential, and open space.

School Rezoning

An opinion expressed by Michael Kurze

Dear Neighbors:

Richmond City Public Schools has launched earlier this year a comprehensive rezoning project in an effort to improve the academic experience for all students.

The current outcome of this project is based on a new rezoning study and a set of [four proposals](#).

Two of the four proposals would impact all families in our neighborhood who intend to send their children to Holton Elementary for grades K – 5:

“Proposal X” – Pairing: Ginter Park, Obama, and Holton are paired in a 3-school combination in Proposal X. Ginter Park and Obama would serve grades K-2, and students from both zones would attend Holton for grades 3-5. Holton K-2 kids would attend Ginter.

“Proposal Y” – Rezoning: new zoning map with boundaries impacting the 4100 block of Hermitage Road, northern parts of Bellevue neighborhood and Seminary Ave (Zoned to Ginter Park Elementary).

There are many reasons why both of these proposals in its current stage are opposed by impacted parents, for example:

-The proposals were built based on a study which does not take current and future (re-)development data and urbanization trends into account for Northside neighborhoods.

-The projections for school diversity impact in this study were based on the assumption that all parents will enroll or re-enroll their children into RPS. However, many parents will evaluate other scholastic options, if RPS votes to move forward with a plan that is not improving the academic experience for all children.

-The impact on schools and enrollment due to other new strategic RPS initiatives, such as “Passion4Learning”, was also not considered as part of this rezoning project.

-The estimated cost for each school pairing is \$650k-\$850k. RPS has currently no sustainable funding plan to support these proposals long term, and is struggling to provide basic resources for many of its schools now.

-With reference to the Northside Elementary schools and specifically Holton, the RPS hired consultant stated that “the area does not have a critical need for rezoning” and “overcrowding can be resolved through open enrollment changes”.

-Community feedback suggested to increase diversity, e.g. at Ginter Park Elementary through specialty programs, or the creation of a magnet school.

Why is this important?

It has taken former principal D. Hudson many years to transform Holton into the poster RPS school that it is today: great academics (fully accredited), diversity, inclusion, community support and parent involvement.

Despite the fact that the current proposals for Northside elementary schools lack the consideration of relevant information for a broader view and a solid long-term plan, RPS School Board will decide on a path forward on December 2nd, 2019, with the option to modify current proposals.

Since we are all stewards of this district, and taxpayers money is used to fund RPS, you should be aware about this topic.

Children living here may not be able to walk to school with their friends anymore – making it less desirable for some families to move here.

What can you do?

Email your opinion on this topic to [RPS school board members](#) and [Councilman Chris Hilbert](#), or attend/speak at one of the next RPS School Board meetings / Public Hearings:

Monday, November 25, 2019 , 6:30 p.m. – 7:30 p.m. Public Hearing Rezoning Bellevue Elementary School, 2301 E. Grace Street Richmond, VA

Monday, December 2, 2019 , 6:00 p.m. – School Board Meeting Greene Elementary School 1745 Catalina Dr. Richmond, VA

Please feel free to contact me with any feedback or questions you may have.

Thank you.

Best Regards,

Michael Kurze
(804) 467-7574



Time to Renew Dues in HRHDA

The cost of being a member is \$40 per couple, \$20 for single homeowners annually. The money received is used to cover neighborhood-related expenses, like the cost of the newsletter, maintenance of the pocket park, compost for the median flower beds, the annual picnic in June, etc.

We are also appealing to members who can afford it to include a little extra in your dues payment this year. We hope several of you can contribute \$100 to help rebuild our treasury. We needed to curtail some of our normal activities this past year because of lack of funds.

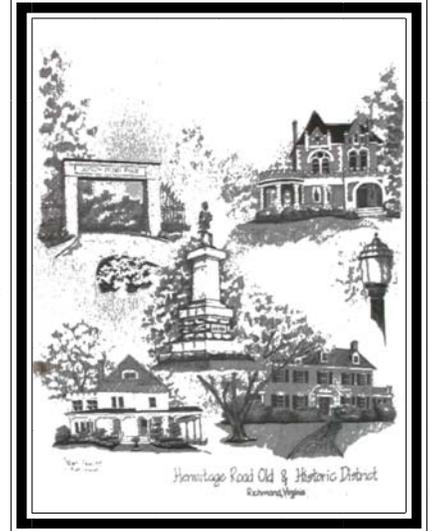
Regular Membership	\$20 _____
Dual Membership	\$40 _____
Supporting Membership for up to two people	\$100 _____

If you would like to renew your membership or become a member, please make your check payable to **HRHDA** and send it (along with this form) to the attention of:

Frank Rizzo
4015 Hermitage Rd, Richmond, VA 23227.
If you have any questions about the dues, please call Frank at 306-3867

Name: _____
Spouse/Partner: _____
Address: _____
Phone: _____
E-mail Address: _____

Your contribution is very much appreciated! In pooling our resources we can accomplish much. First time members will get a copy of Eliza Adkin's' black and white poster (worth \$35) showing neighborhood points of interest along the historic district corridor.



Hermitage Road Historic District

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2019-2020

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tsych@comcast.net- 263-2334

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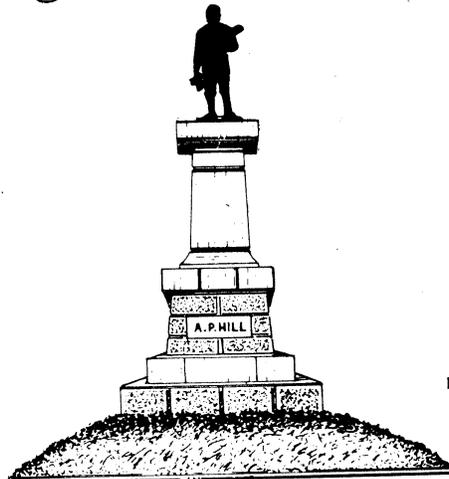
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