



THE OLD SOUTHWEST NET

"A Past with a Future"



NOVEMBER

www.oldsouthwest.org

Roanoke, VA

VOLUME 2 ISSUE 9

**Next Neighborhood Meeting - Thursday November 18, 2010
7 pm VOTING for NEW Board Members! (Safety portion begins at 6:30pm)
641 Walnut Ave SW (Alexander/Gish House)**

**Awarded 2010 BEST Neighborhood of the Year in the United States! [Www.Nusa.org](http://www.Nusa.org)
and the VA Statewide Neighborhood Conference (www.VSNC.org)**

President's Message— Jeff Campbell



Hello Friends and Neighbors !!

I hope this edition of our newsletter finds each of you well and looking forward to a festive Holiday Season!

At this point Halloween has come and gone, and of late the weather is beginning to show all the signs that cooler weather is here to stay. The trees have begun to change their "coats" and shed their leaves in preparation for the winter season, which means Old Southwest Inc will be in overdrive until New Years.

As we move forward into November we are fast approaching the annual OSW elections. In years past our elections have traditionally been held at the Highland Park Elementary School, however we have opted this year to hold them at the Alexander Gish House beginning at 6:30pm.

As usual we will discuss safety topics and concerns followed by our general meeting/elections beginning at 7:00pm. Following the elections process we have Erica Taylor who is the Preservation Planner with the City of Roanoke. As you all know Erica serves as liaison to the Architectural Review Board as well. I'm sure there will be good information shared with our group.

In the week following, many in and around OSW will be welcoming friends and family to their homes to share in the Thanksgiving Holiday. I always enjoy this time of year as it allows each of us to reconnect with those that we don't get an opportunity to see very often. I wish for each of you a safe and healthy Thanksgiving !!

Also, approaching quickly is the 31st annual Old Southwest Holiday Parlor Tour. As many of you know this annual event serves as OSW's only major fund raiser thru the year besides membership dues,

and other monies that we are able to raise which help fund events created to further promote our beautiful Historic Neighborhood. If you have not participated in taking the Tour in the past I would encourage you to do so, as you are sure to be amazed by the thought and creativity each homeowner has put into their own Christmas décor.

I hope to see each of you soon at an Old Southwest event or meeting very soon !!
Feel free to visit us on the web at www.oldsouthwest.org

Jeff

Call for your FREE tickets to the Gala Celebration at Mountain View!
343-8794



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Bi-Annual Block Pride Fall Cleanup— by Jim Haynes and Paul Economy

Fall is in the air of OSW and with that comes the time for Block Pride. With 15 years, and 30 bi-annual cleanups, block pride has made a difference in the area. Concentrating between 4th street and 10th, Marshall Ave to Elm and the alley's surrounding a dedicated group of volunteers and sponsors cleaned up Saturday Oct. 2nd. From 7AM until 1PM we collected 7 boom trucks full of debris. A very special vote of thanks goes out to the volunteers who took a few hours out to help their neighborhood. Sponsors deserve a strong vote of thanks as well, The Home Depot, Taylor-Made Construction, Jeff Sharpe with 1-800-GOT-JUNK?, Haynes Design & Restoration, The City of Roanoke Solid Waste, and the City Police were on hand or donating items to help out.

Next spring we would like to take the Block Pride concept to encompass all of OSW. You will be hearing more within the next few months about our spring cleanup and we would love to see everyone out to participate.

A couple of side notes which could help us keep things looking good:

Brush will be picked up on the street, not the alley, if placed there for the bulk trucks, the city DOES NOT pick up bulk in the alley.

Contractors working in the area are supposed to remove items generated by their business from the site, NOT PILED ON THE CURB OR IN THE ALLEY.

Bags of trash should be placed IN the big blue cans, not beside them.

Thanks again for all the help, both during Block Pride and year round keeping our neighborhood clean.



PROP Ordinance- Probationary Rental Occupancy Permit

Ten Old Southwest neighbors along with ten individuals from various City departments, a City Council member, City Administration and City Police Chief with Lieutenant met on October 14th for continued discussions and brain storming to tackle the vicious cycle of rental property problems that take place frequently in our neighborhood. Individuals from the city as well as an Old Southwest resident visited Raleigh, NC and obtained information about how that City is dealing with this same problem.

Raleigh has enacted a PROP ordinance as well as a required rental registration program. They have 70,000 rental units and 90% are in the registration program which has brought in \$1,000,000 a year of revenue for the city. Code enforcement oversees these programs. The mission of PROP (Probationary Rental Occupancy Permit) is to assure better quality housing for tenants of rental property, the City of Raleigh established a permit program for landlords who violate City Codes. Beginning in February of 2005, a landlord must obtain a Probationary Rental Property Occupancy Permit from the City's Inspections Department if he or she has violated unsafe building, minimum housing, zoning or nuisance ordinances at a rental site and has failed to bring the property into compliance by a City established deadline. Landlords who have a pattern of repeat citations at a rental property must obtain a PROP. The Inspections Department will notify landlords who must get a permit. The program allows sufficient opportunities to bring rental properties into compliance. In the coming days and months ahead, volunteers from Old Southwest will continue meeting with others to continue the dialogue in hopes of one day establishing something similar. In addition, more information regarding PROP and the registration program taking place in Raleigh, NC will be submitted in future newsletters.

Just one statistic that was given by the Police department that pertains to just 2 properties in Old Southwest. In a 9 month span of time, the police were called to these 2 properties alone 79 times. We are hoping to have data on how many calls our Fire/EMS have been called as well. Can you imagine how much of a burden on YOU the tax payer that is taking out of your pocket and to our law enforcement? These are just a few examples of what some of the volunteers who live, work and play in Old Southwest have mentioned. Consider becoming active in your neighborhood and participate!

Catalog Homes.... by ARB Agent and City Planner Erica Taylor

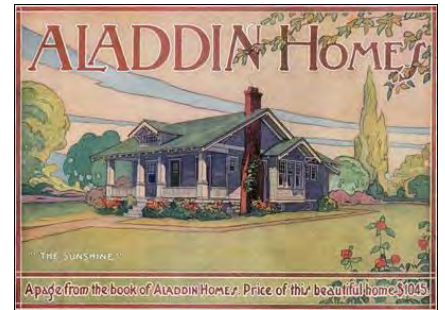
Many of us remember the joys of our first toy house; whether it was a basic house constructed of Lincoln Logs or maybe an elaborate Queen Anne doll house with all the trimmings - either way, we have fond memories of constructing that childhood house from pieces in a box to an actual structure. Now imagine that concept, but make it life-sized! From the turn of the century until the early 1980s, the growing American public had access to a housing choice that was uniquely its own – the catalog home. What was a catalog home, you ask? It is just as it sounds, a house ordered via a mail-order catalog and delivered as a ready-to-assemble kit.

The evolution of the catalog house is based on several societal factors, specifically new technology and global war. The turn of the 20th century brought about new transportation technologies such as the automobile and streetcar trolleys that allowed families to live in the newly platted suburbs (many of which were constructed solely of catalog homes) and still work in the downtown. During World War I traditional house construction declined due to the lack of skilled labor and lumber available for non-wartime production, while catalog houses came with everything necessary and could be constructed with little-to-no skilled labor. Additionally there was large-scale demand for modestly-priced, well built homes for returning soldiers and new immigrants (Sears, Roebuck and Company actually advertised that they could translate any order in any language.) To make their homes more affordable and enticing to working families and the middle class, many catalog companies offered home financing in a time when mortgage loans were hard to obtain. By the close of World War I in 1918, the catalog house had become the most prevalent residential structure available.

For 26 years, the catalog home was the affordable and easy “go-to” house for the American public, but as the Great Depression loomed, so did the end of the catalog house’s popularity, and by the 1960s the catalog home no longer provided the savings that they once did to make them marketable. Due to more readily available financing, most people could hire a contractor for the same or less than purchasing a catalog house. There were a large number of catalog home manufacturers, in a wide variety of company sizes, but two of the major players were Sears, Roebuck and Company and Aladdin Homes.

Sears, Roebuck and Company started the catalog craze as a way to market their company’s goods to settlers moving west during the Western Expansion of 1890s. By 1895, Sears, Roebuck and Company was selling building materials and in 1908, published ‘Book of Modern Homes’ featuring building materials and 44 house plans ranging from \$695 to \$4,115 on 68 pages. In 1911, Sears began offering mortgage loans with easy payment plans and loan qualifications. Typical loans were for a 5 year period with 6% interest, and could include financing of the lot and the labor necessary for construction of the house. Ordering was simple. The customer sent a dollar to Sears and received a materials list and full blueprints, and this dollar was credited to the actual order for the building materials. A few weeks later, the materials and an instruction manual (which warned ‘Do not take anyone’s advice as to how this building should be assembled’) arrived by rail. Almost everything was included down to the nails and the paint, although masonry products such as bricks, cobblestones, concrete block or plaster were not included and had to be obtained locally. Due to the pre-cut nature of the catalog house, labor costs were usually 40% less than that of traditional construction, and the houses were typically assembled by local tradesmen.

The close of World War I and the start of the Jazz Age signaled the high point for Sears’ catalog homes. Yearly catalogs contained over 90 different design plans including plans for garages, outhouses, and chicken coops. Catalogs also included interiors for different design plans to showcase other products that could be purchased from Sears. These designs were extremely modern for their day with centralized heating systems, electric lights, and indoor plumbing. Design plans could be modified by flipping floor plans or selecting different wall claddings. The popular architectural styles for Sears catalog homes were Colonial Revival, Spanish Revival, Queen Anne, Cape Cod, Prairie Style, a few Modern style homes, and the most popular option, the Craftsman Bungalow. Continued next month.....





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October Food with Friends-

In it's 4th year now!

A resident chooses a date, time and theme and opens up their home and provides the paper products such as plates, napkins, utensils and cups. Everyone else that attends brings either an appetizer, entrée, side-dish OR dessert and of course their favorite beverage.

If you would like to host a Food with Friends, send an email me at: TVanTaylor@gmail.com



October 2010 Food with Friends was hosted by Neighbors Larry & Wendy Earl



November & December Food with Friends are OPEN if anyone would like to host!- Just send me an email and we'll get the word out!
TVanTaylor@gmail.com
Tell a Neighbor, bring a Friend!



Highland Park Fountain-

The fountain in Highland Park is WORKING! The City of Roanoke's Parks and Recreation along with the board of Old Southwest, Inc. (Curtis Rupe board member in particular) has been working together for some months now and it has finally come to fruition. Old Southwest, Inc. put \$2,500 up front to cover the parts that were required to get the fountain running and the city gave the labor towards the installation. Thanks to neighbor Joel Richert for asking the city to donate the fountain in Highland Park and to Curtis Rupe for continuing the effort to get the fountain in working order. Donations are being accepted to repay the neighborhood back so if you would like to contribute money towards the pay back the neighborhood would be very appreciative. So far \$500 has been collected so we have a ways to go. You can send check or money order or cash to:



Old Southwest, Inc.
641 Walnut Ave SW,
Roanoke, VA 24016 c/o Fountain

From The Roanoke Times "Looking Back: 100 years ago dated 10/18/1910: "The drinking fountain given to the city of Roanoke by the National Humane Society has arrived."



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Elections taking place November 18th-



A new Board of Directors will be voted in by the general membership on Thursday November 18th.

There are several positions that will be open and

Old Southwest, Inc. can use your help! Consider volunteering in YOUR Neighborhood!

SAVE THE DATE!

PLEASE JOIN US FOR OUR ANNUAL
HOLIDAY OPEN HOUSE
SATURDAY
DECEMBER 4TH
12-5 PM



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Antiques &
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Junior League - The Stocked Market

With over 140 active members, The Junior League of Roanoke Valley, Virginia, Inc. (JLRV) makes a difference in the greater Roanoke valley through hands-on action to help children and their families, through financial support to other community organizations, and through the long-term results of training effective volunteers. The JLRV's membership is open to women of all races, religions and national origins, and includes both busy moms and business women -- those who want to make a stronger impact in our community.

The JLRV is hosting the 22nd Annual Stocked Market, bringing merchants from around the country to the Roanoke Civic Center for a weekend of shopping and gearing up for the holidays.

November 12-14

General Admission is \$8 in advance, \$9 at the door.

General Admission includes a 3 day pass to event. *Please note that parking is free, and children under 12 are free.



[Www.jlr.org](http://www.jlr.org)



Save The Date!

**SATURDAY,
DECEMBER 4
12 ~ 5 PM**

*Grandin Village
Holiday
Open
House*



**DETAILS WILL BE
POSTED ONLINE AT
WWW.GRANDINVILLAGE.ORG**

sponsored by the Grandin Village Business Association

In Retrospect...

By:
Joel
Richert



**READY
for
CHRISTMAS!**

Inquiries: (540) 342-2837

Over 200 historic photographs of the Old Southwest Neighborhood; homes and people.
88 pages. Soft-cover.
\$15 plus 5% tax for VA Residents

The Book:
In Retrospect...
The Old Southwest Neighborhood
Roanoke, Va.
By Joel Richert



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31st annual Holiday Parlor Tour of Homes-

The annual Old Southwest Holiday Parlor Tour of Homes will be celebrating it's 31st anniversary and we hope you will be a part of it! A Gala Celebration will again be taking place this year just like last year on Friday December 3rd from 7pm-11pm at the historic Mountain View (714 13th Street). The event itself is FREE but you MUST call the Alexander-Gish House and reserve your tickets. It's very easy, call 540-343-8794 and leave your name and how many tickets you'd like and don't forget to leave a phone number. A volunteer will call you back and confirm the number of tickets you would like. Then on Friday December 3rd, you arrive at Mountain View and at the front check-in table, you tell the volunteer your name and they will then give you the tickets that were reserved. The stub will allow you a chance at winning a prize! Our friends at The Isaacs Restaurant are once again supporting our efforts and will be providing all of the food for FREE! There will a charge for ALL beverages. We will have available for purchase wine, beer, water and coffee. The attire will be business casual and there will be music for your enjoyment. This year there will be a mini-silent auction taking place and at 10pm the auction will end and hopefully you will be the highest bidder on one of the terrific items. Plus some cool door-prizes! Don't forget to call today and reserve your tickets- Tell a Neighbor, Tell a Friend!

This year we have 9 terrific properties on tour!

The tour dates this year are:

Saturday December 4, 2010 (5pm-9pm) and Sunday December 5, 2010 (1pm-5pm)

"Always the first Weekend in December"

Tickets are \$15 and can be purchased on the dates of the tour at the entrance to Highland Park (Corner of Washington Ave and 5th Street)





Citizen Appreciation 2010

Fifty plus neighbors from Old Southwest including Police and Fire/EMS gathered on the front lawn of the Alexander-Gish House October 21st to recognize and celebrate the recipients of the 2010 Citizen Appreciation event with a banquet meal and awards. The evening was perfect with an almost full moon overhead. Guests included two Roanoke City Council Members Bill Bestpitch and Court Rosen as well as several residents from other neighborhoods who attended. For over four years now Old Southwest, Inc. has recognized individuals who have gone above and beyond for the entire community. Old Southwest Inc. President Jeff Campbell photographed below with recipients. This years recipients included:

- ★ Police: Chief Chris Perkins
- ★ Fire/EMS: Entire staff at Fire Station #1
 - ★ City of Roanoke
- ★ City Employee: Bob Clement
- ★ Old Southwest resident: Tim Taylor
- ★ Business: The Home Depot (Route 220)
 - ★ Business: Ed Walker

THANK YOU FOR MAKING OLD SOUTHWEST THE BEST!

In addition to the Citizen Appreciation awards the 2010 Preservation Awards were also presented to neighborhood residents who strive to better their home and their neighborhood. We celebrate restoration, responsible maintenance, and sensitivity to the historic qualities that make Old Southwest unique. This years recipients included:

- ★ Barbara Widner 535 Day Ave
- ★ Joey & Ramy Klein 723 Highland Ave
- ★ Jim & Lynn Hunt 315 King George Ave
- ★ Tony Adam & Elvis DePriest 540 Day Ave
- ★ Richard & Evonne Plebuch 310 Washington Ave
- ★ Rosemary Stavale & Heather Scott-Bathon 501 Washington Ave



Chief Chris Perkins



Fire/EMS Fire Station #1



Bob Clement



Tim Taylor



Lynn Hunt



Joey Klein



Barbara Widner



Elvis DePriest & Tony Adams



Evonne Plebuch



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This is the RIGHT time
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It is important to me to listen to the needs of
my clients. My experience and attention to
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**"Don't buy the House, buy the
Neighborhood"**
-Russian Proverb




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News You Can Use— The Office of Neighborhood Services - Bob Clement

The City of Roanoke will hold an auction at 12 noon on Thursday, November 18, 2010 at the Jefferson Center's Fitzpatrick Hall for approximately 20 properties that have delinquent real estate taxes, assessments for weed and trash abatement, and demolition or board up costs. A listing of the properties is online at www.roanokeva.gov/taxsale

According to state law, properties qualify for the Judicial Sale process when taxes are delinquent on December 31st following the first anniversary of the date on which the taxes have become due. State law also provides that any property sold during these proceedings is purchased free and clear of all liens incurred by the owner or any other party involved in the suit.

However, all successful bidders must meet the terms of the Bidder Qualification Program to ensure that there are no unpaid taxes or code violations on other properties that they may own. All sales are subject to Circuit Court approval.

To redeem any tax sale property, the owner must pay, in full, all accumulated taxes, assessments, penalties, interest, and costs, including all legal fees by 5:00 p.m. on the day before the sale. The listing of the tax sale properties is subject to change up until the time of sale.

Annual 'Harvesting the Fruits' Neighborhood Potluck Scheduled for November 19th

The Office of Neighborhood Services announces the annual 'Harvesting the Fruits' neighborhood potluck dinner will be held on Friday, November 19, 2010 at 6:00 p.m. in the Fellowship Hall of Jerusalem Baptist Church located at 1014 Norfolk Avenue SW. This annual potluck dinner is sponsored by the Presidents' Council, Roanoke Neighborhood Advocates, and Office of Neighborhood Services to provide an opportunity for those who attended the Neighborhoods USA conference held in Little Rock, AR and/or Virginia Statewide Neighborhood Conference an opportunity to share the information they learned with others who may not have been able to attend.

Everyone is invited but are being asked to bring a dish. Registration is required to ensure seating is available. For additional information or to register, please call 853-5210 by Wednesday, November 17th-

Leaf collection will begin the week of November 15th and conclude on Friday December 17th- ** Only leaves placed in paper bags will be collected **

** No plastic bags during the three leaf collection weeks**

** The city will not provide free or paid collection of any loose leaves**

Paper bagged leaves and regular bulk items will be collected on alternating weeks

An easy way to remember this schedule is that PAPER bagged leaves will be collected the same week as PAPER recycling

Households may place an UNLIMITED NUMBER or PAPER BAGS of leaves to the curb per collection week. Citizens should use biodegradable paper leaf bags of 30 gallon capacity or greater.

Reminder: As of September 8, 2009, it is now against City Code (Section 14.1) for property owners to rake lose leaves in to the City Right-of-Way (curb and/or street.) Those who rake their leaves to the curb/street will be given 72-hour removal notice, after which the City will have the leaves removed and bill the property owner. Elderly or disabled citizens who need assistance can contact Roanoke's Volunteer Coordinator Andrea Martin at 853-1801. To speak to a customer service rep about leaf collection, call 853-2000, option 1.



REMINDER! DAYLIGHT SAVINGS TIME BEGINS SUNDAY NOVEMBER 7TH! TURN YOUR CLOCKS BACK ONE HOUR AND REMEMBER TO CHANGE THE BATTERIES IN YOUR SMOKE DETECTORS TOO-

Calendar of Events

Code Enforcement
Zoning Court
Nov 4 - 2pm
General District Courthouse

Board of Zoning Appeals
(BZA)
Nov 9 - 1pm
City Council Chambers

Architectural Review Board
(ARB)
Nov 11 - 5pm
Noel C. Taylor
Municipal Building



Code Enforcement
Zoning Court
Nov 18 - 2pm
General District Courthouse

Planning Commission
Nov 18 - 1:30pm
City Council Chambers



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In 1863, Abraham Lincoln, declared the last Thursday of November to be a National Day of Thanksgiving.

Old Southwest, Inc. Membership Form

Membership applications can also be found at the Gish House or on the web at www.oldsouthwest.org

If you would like to know your current membership status or need additional information, please call 540-343-8794 or email membership@oldsouthwest.org

Name: _____

Address: _____

Evening Phone: _____

Email: _____

INDIVIDUAL MEMBERSHIP:	\$10.00	RENEWAL	NEW
SENIOR MEMBERSHIP: (60+)	\$5.00	RENEWAL	NEW
FAMILY MEMBERSHIP:	\$25.00	RENEWAL	NEW
BUSINESS MEMBERSHIP:	\$50.00	RENEWAL	NEW

PLEASE MAKE CHECKS PAYABLE TO: Old Southwest, Inc.

MAIL TO: OSW Membership Drive
641 Walnut Avenue SW
Roanoke, VA 24016

TOTAL ENCLOSED:

\$ _____

Join the....

SOMETHING EXTRA CLUB

Name: _____

Donation Amount: _____



Old Southwest, Inc is an IRS 501(c)(3) nonprofit organization. Donations to Old Southwest, Inc may be tax deductible. Consult your tax professional for additional details.

Office Use Only: RECEIVED _____ ENTERED DB QB DEPOSITED _____



2010 Board of Directors & Officers

President— Jeff Campbell
Vice Pres.—Charlie Nave
Secretary—Dee' Anna Wright
Treasurer—Valerie Eagle

Standing Committee Members:

Phillip Morgan - Gish House
Dan Robertson - Parks
Marla Robertson - PR
Curtis Rupe - Preservation
Mark Hostetter— Membership
Tony Adams— Safety
Tim Taylor - Newsletter
Tim Taylor - Special Events
Tim Taylor - Parlor Tour
Directors At Large:
Dinah Ferrance

Special Committees:

Jan Keister - Grants
Dinah Ferrance - Planning
Adam Williams - Website -
Out Sourced

www.oldsouthwest.org

NOTE: Beginning in January of 2011, There will be a charge to anyone who prefers the newsletter in paper format- Fee to be determined by or before January— We'll keep you posted-