

7 Illinois - East St Louis

an advisory and consultant study: ac-13

BLIGHT IN THE CENTRAL CITY

EAST ST. LOUIS, ILLINOIS

By Hubert O. Williams

ADMINISTRATION AND METROPOLITAN AFFAIRS PROGRAM • SOUTHERN ILLINOIS UNIVERSITY • EDWARDSVILLE



THE CENTRAL CITY BLIGHT STUDY

by

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Metropolitan Affairs Program

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Edwardsville, Illinois

October 19, 1967

PREFACE

The problem of blight confronts every large American city to some degree. Federal programs, in the form of Urban Renewal, Redevelopment and Rehabilitation, have aided the city in coping with this dilemma. The particular program which best suits an area depends on the type and extent of blight prevalent. In the case of East St. Louis, the various forms of blight, residential, commercial and industrial, exist in large amounts. However, this study focuses on residential blight exclusively.

The section of East St. Louis chosen for this study, the Central City, is a particularly appropriate study area. In this area are several distinct levels of blight ranging from sound neighborhoods to thoroughly deteriorated blocks. Within the Central City, no single remedy is appropriate for the entire area. To arrive at the level of blight and its solution, each block residence is visited, data for individual blocks accumulated and remedial areas created.

The gathering and analysis of this information is a task that involved many.

The expertise and assistance of Mrs. Jane Altus, Mr. Robert Neuholzer and Professor David Rowley were most beneficial in the development of the methodology. Also, their comments guided the study throughout both the survey work and the writing of the survey. Much of the housing classification was done by Gary Weck and Terry Prefitt, while Donald Palmer, Catherine Sumner and Charis Warner did the excellent typing. Gary Weck and Don Wagner provided the drafting ability.

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Although this report has benefited considerably from the efforts of all of these people, the responsibility for its content is assumed by me. All opinions and conclusions expressed in this monograph represent the views of the author and not necessarily those of the Public Administration and Metropolitan Affairs Program nor of Southern Illinois University.

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East St. Louis

East St. Louis, a city of approximately 80,000 people, is situated on the east bank of the Mississippi River, directly opposite the St. Louis Central Business District. In size it is the largest city in Southern Illinois and the second largest city in the St. Louis metropolitan area.

East St. Louis developed as a transportation and industrial center due to its strategic location on the Mississippi River and close proximity to the soft-coal fields of Southern Illinois. The growth and development differed from that

CHAPTER I

of St. Louis principally because of the physical separation by the river. Economically and ecologically East St. Louis is strongly tied to St. Louis, but politically it is distinct in character and different in its constitutional structure.

DESCRIPTION OF EAST ST. LOUIS

AND THE CENTRAL CITY

As the largest city in the Illinois bi-county portion of the St. Louis metropolitan area, East St. Louis cannot be called the Central City nor can it be considered an extension of the west city, St. Louis. However, it is exemplary of the social and economic forces at work in the older city of our metropolitan area. The cities have the identical urban problems to the same degree as East St. Louis.

1. It is faced with mounting service demands while the resource base to support such demands diminishes.
2. East St. Louis is essentially surrounded by smaller urban areas that are for the most part, satellites of East St. Louis. Many of these contain the substantial segments of the taxable industrial wealth of the area.
3. It is bound in to the extent that collapse of through education or specialization is neither politically nor physically feasible.
4. The Central City's economic and physical base seriously declined and major resources are committed to their refurbishment and to the search for new and better utilization of outworn and exhausted land areas.

East St. Louis

East St. Louis, a city of approximately 82,000 people, is situated on the east bank of the Mississippi River directly opposite the St. Louis Central Business District. In size it is the largest city in Southern Illinois and the second largest city in the St. Louis metropolitan area.

East St. Louis developed as a transportation and industrial center due to its strategic location on the Mississippi River and close proximity to the soft-coal fields of Southern Illinois. Its growth and development differed from that of St. Louis principally because of its physical separation by the river. Economically and ecologically East St. Louis is strongly tied to St. Louis, but politically it is distinct in character and different in its constitutional structure.

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2. East St. Louis is essentially surrounded by smaller urban areas that are for the most part, satellites of East St. Louis. Many of these contain the substantial segments of the taxable industrial wealth of the area.
3. It is hemmed in to the extent that enlargement through annexation or consolidation is neither politically nor physically feasible.
4. The Central City's economic and physical base seriously declined and major resources are committed to their refurbishment and to the search for new and better utilization of outworn and outmoded land uses.

- *5. The housing stock is old and inadequate and is continuing to deteriorate at a rapid rate. Over seventy percent of the homes in the city are over forty years old.
6. A large portion of the population that has not fled to other parts of the metropolitan area or the nation are economically disadvantaged.
7. Issues of race and joblessness are very significant in East St. Louis. These two phenomena are, of course, not unrelated to each other or to the preceding patterns of city syndromes.

Central City

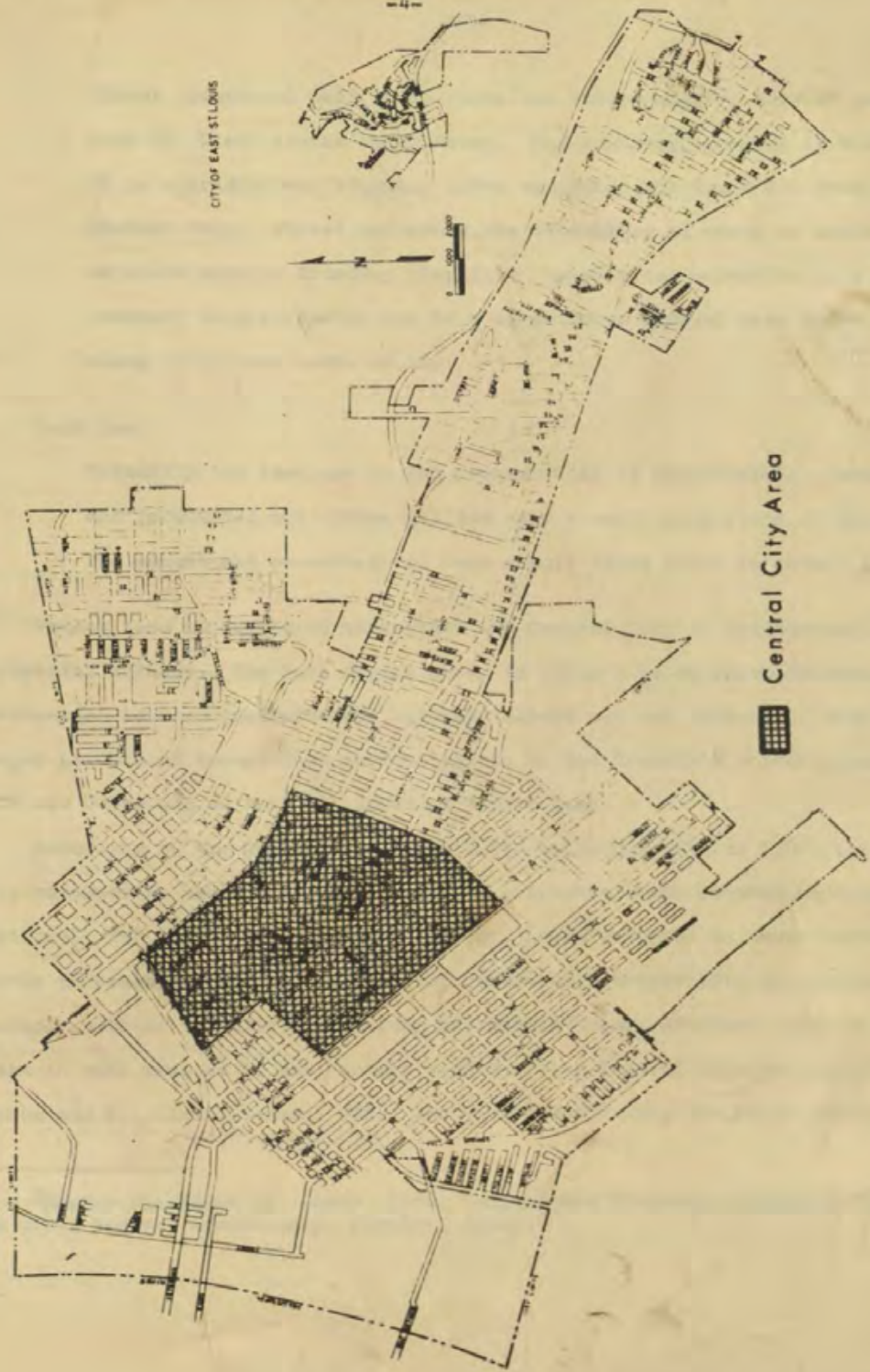
Reason for Selection:

The selection of the Central City for the blight survey is based on several factors. For the most part the Central City is a naturally delineated neighborhood with definite and obvious boundaries. Residential blight is evident throughout the area in various stages. The type and caliber of housing ranges from aged dilapidated structures to sound, well-kept homes. Another reason for choosing the Central City is that an active neighborhood organization interested in bettering the community exists there. A blight study provides them with information needed to analyze their problems and construct appropriate solutions.

Location:

The Central City lies in the heart of East St. Louis. Its western boundary, Tenth Street and Collinsville Avenue, separates it from the Central Business District. However, gradual encroachment of commercial activities into residential neighborhoods is apparent along these borders. A widening St. Clair Avenue partitions the Central City from the neighborhoods to the north. With the construction of proposed Route I-64 one block north of St. Clair Avenue, further isolation will result (see map 1). The residential nature of the Central City is abruptly ended by the Twentieth

MAP 1



CITY OF EAST ST. LOUIS

Central City Area

Street industrial belt which forms the entire eastern edge of the area from St. Clair Avenue to Broadway. The southern boundary is Broadway. It is a traditional boundary which separates the South End from the Central City. Street addresses are determined as north or south depending on which side of Broadway they lie. However, its selection as a natural boundary is principally due to a large Urban Renewal area which lies along it but not south of it.

Land Use:

Primarily the land use in the Central City is residential. Commercial and industrial activities utilize only a small proportion of the land.

The amount and percentage of land use is shown below in detail (see Table 1).

Vacant land is scattered throughout the Central City in residential lots and industrial acreage. The 5.8% figure shown in Table 1 is an understatement because residential lots on predominately built-up blocks are not included. Only the larger parcels of vacant land such as exists in the Twentieth Street industrial belt are contained in the 53.1 acres of vacant land.

According to the Master Plan of East St. Louis prepared in 1960, the Central City encompasses two older sections of the city--the North Central and South Central sections. The most rapid growth of East St. Louis occurred in these sections nearly 50 years ago and the majority of homes built before 1919 are located in the central parts of the city.² The only noticeable amount of homes built in recent years in this area is in the eastern sector of the Central City between Illinois Avenue and St. Clair Avenue. Since the Second World War, two large public housing

²Master Plan/East St. Louis, 1960, Candeb and Fleissig, Community Planning and Urban Renewal Consultants, January, 1961. get for ✓

TABLE 1

LAND USE IN CENTRAL CITY, 1967¹

<u>Land Use</u>	<u>Acreage</u>	<u>Percentage</u>
Residential	372.9	40.7%
Streets	336.2	36.7
Commercial	60.6	6.6
Vacant	53.1	5.8
Public Housing	32.1	3.5
Urban Renewal	21.4	2.3
Public and Semi-Public	20.0	2.2
Industrial	16.2	1.8
Parks	2.3	0.3
Warehouses	<u>1.2</u>	<u>0.1</u>
Total	916.0	100.0%

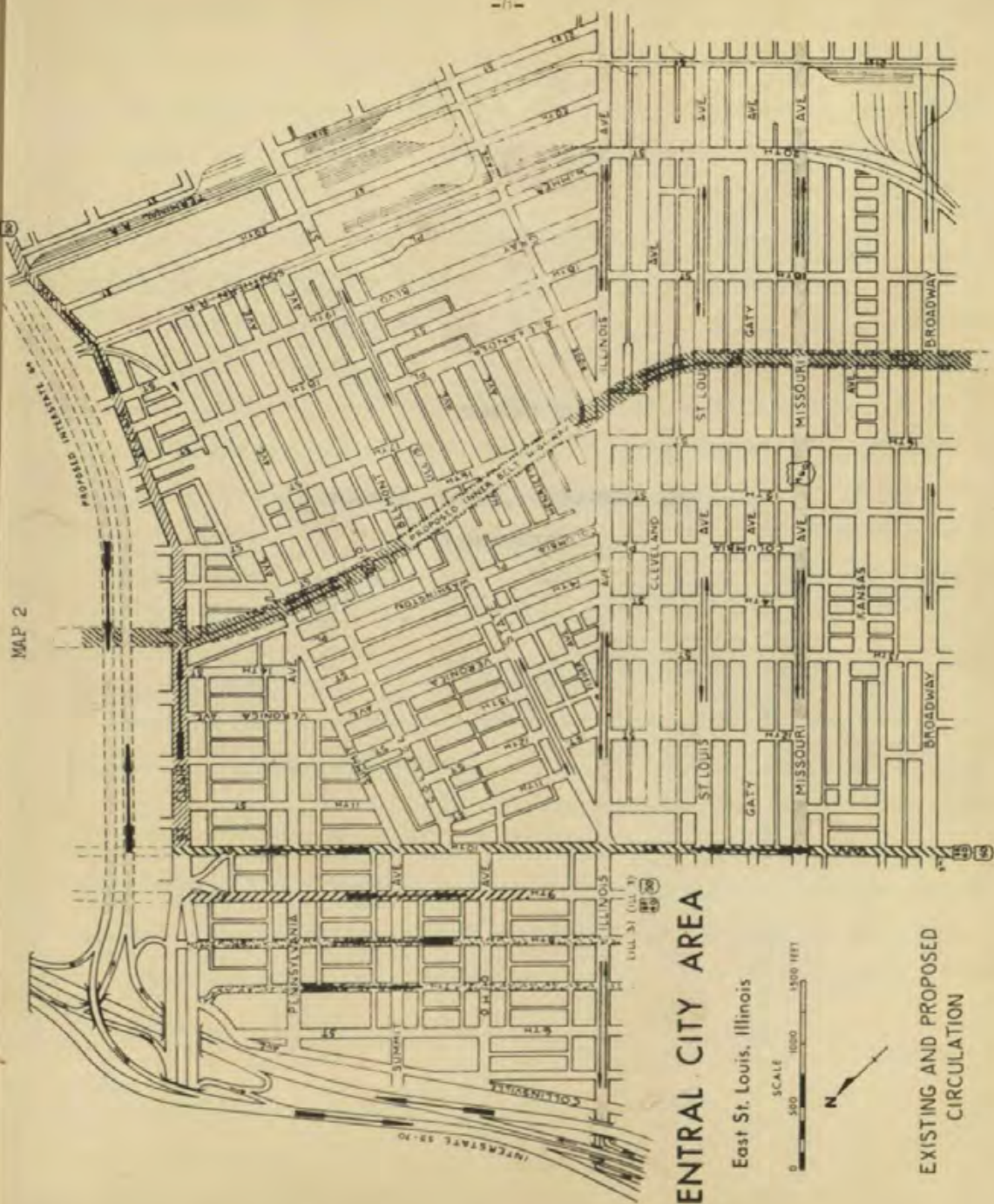
¹Robert E. Mendelson and David C. Ranney, Central City: A Neighborhood Analysis (Edwardsville, Illinois: Public Administration and Metropolitan Affairs Program, Southern Illinois University, June, 1967).

projects have been built. The Samuel Gompers Homes, built in 1942-45, located in the vicinity of Sixth Street and Ohio Avenue contains 264 housing units and the Orr-Weathers Homes built in 1962-63 and located in the vicinity of 15th Street and Missouri Avenue contains 592 housing units.

Commercial activities in the Central City lie along Illinois Avenue-State Street, Missouri Avenue and St. Clair Avenue. The only shopping center is the Sears-Roebuck complex at 10th and State Streets which is part of the Central Business District. The remainder of the commercial activities along the three streets are small, owner-operated businesses dealing in services, consumer goods and automotive supplies.

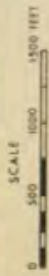
Industry within the Central City is located in the Twentieth Street industrial belt--a belt extending from St. Clair Avenue to Broadway between the Southern Railroad right-of-way and the Illinois Terminal right-of-way. The belt has various light and heavy industries such as cement-mixing and glass manufacturing. A portion of the belt that lies north of State Street has been used for small public and private office buildings.

Circulation poses no problem in the Central City. Four east-west arterial highways cut through the area. Missouri Avenue (U.S. Route 460 and St. Clair Avenue (U.S. Route 50) serve as both intra-city and inter-city thoroughfares. Illinois Avenue-State Street and Broadway are major routes which also serve as feeder streets to the Veteran's Bridge and Eads Bridge, respectively. Ninth and Tenth Streets, each one-way, are the city's prime north-south streets, and further east, 16th Street serves the Central City as a local north-south road. The proposed highways serving the Central City as outlined in Map 2 increases the accessibility of north-south travel but tend to dissect the residential areas. Interstate 64 has the effect of further isolating the Central City from the north end.



CENTRAL CITY AREA

East St. Louis, Illinois



EXISTING AND PROPOSED
CIRCULATION

Purpose

The primary purpose of this study is to determine the extent and location of blight in the Central City. This is accomplished by examining the condition of each residence for factors which are generally associated with blight (housing deterioration).³ Our secondary purpose evolved from the need to develop a methodology for classifying degrees of blight in any community.

Exterior residential blight can be defined as the observable deterioration of the exteriors of structures in an area. The degree of blight in an area is determined by combinations of neglect and dilapidation. Blight in its earliest stages is reflected in an area by numerous houses with slight deterioration or by a few dilapidated, shabby, and neglected small houses. As the deterioration worsens and dilapidated houses increase so does the degree of blight. Therefore, by the use of an exterior repair-cost index, it is possible to reflect the degree of blight within a level.

CHAPTER II

PURPOSE, METHOD, TECHNIQUES AND LIMITATIONS

Methods and Techniques

This section explains the methods and techniques used to gather data, to evaluate the information, and to make conclusions based on the data collection.

Information about the condition of each housing unit is obtained by examining the exterior of each house from an accessible vantage point. This technique enables the enumerator to observe the front and sides of the structure and, if not, often, the rear. When it is impossible to observe the structure and lot satisfactorily, the surveyor must employ the judgement of a trained person to assess structural conditions.

³U.S. Bureau of Census, U.S. Bureau of Housing, 1958, Final Report HC (11-1, 1960.

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Methods and Techniques

This section explains the methods and techniques used to gather data, to evaluate the information, and to make conclusions based on the data collection.

Information about the condition of each housing unit is obtained by examining the exterior of each house from an automobile. This technique enables the enumerator to observe the front and sides of the structure and lot and, often, the rear. When it is impossible to observe the structure and lot satisfactorily, the surveyor uses alleys and perpendicular streets to assess structural conditions.

³U.S. Bureau of Census. U.S. Census of Housing, 1960, Final Report HC (1)-1, 1960.

An evaluation of each home is made by using a survey check sheet which lists exterior housing deficiencies found in the Central City. The criteria enumerated on the survey sheets are consistent with those external criteria used by the Bureau of the Census in determining whether a structure is sound, deteriorating or dilapidated.⁴ The survey sheet used for the Central City is found in the Appendix A.

Each enumeration is given a repair cost value which is determined by:

1. Using as a base the average housing type and dimensions of a structure in the Central City (e.g. one story, single family brick, 30 ft. by 50 ft. with a 3/4 pitch roof).
2. Determining the average dimension of the defect involved.
3. And applying the mean of the high and low repair cost estimates of local construction companies to the average dimension of the particular defect.

The cost arrived at for a particular defect is, therefore, a relative cost index.

Enumerated exterior defects are divided into three categories according to their estimated cost values. These categories are critical exterior defects, \$825.00 repair cost or greater, intermediate exterior defects, \$405.00 to \$740.00 repair cost, and minor exterior defects, \$365.00 repair costs or less. Following is a list of exterior defects by repair cost categories:

Critical Exterior Defects (\$835.00 or greater)

- Leaning or Sinking Foundation
- No Foundation
- Sagging Roof
- Inadequate Original Construction

⁴Ibid, 1226-1258.

- Fire, Flood or Storm Damage
- Damaged Structure in Rear of Lot

Intermediate Exterior Defects (\$405.00 - \$740.00)

- Blocks Missing From Foundation
- Structure Tilted, Leaning or Bulging
- Holes in Roof
- Makeshift Porch
- Garage Partially Destroyed
- Junk Yard on Lot

Minor Exterior Defects (\$365.00 or less)

- Cracks in Foundation
- Siding Missing
- Rotten Window Sills, Borders or Door Frames
- Separated Cornices
- Faulty Chimney
- Loose or Missing Boards on Porch
- Porch Tilted or Separated from Structure
- Porch Supports Rotten or Missing
- Porch Railing Missing
- Garage in Disrepair
- Broken or Leaning Fences
- Gutter Torn Away
- Gutter Missing or Has Holes
- Downspout Missing

The cost of repairing each housing unit is determined by summing the costs of the exterior defect after the total repair costs for all the homes is computed, an array of total repair costs is developed showing an exterior housing cost continuum ranging from \$.00 - \$9000.00. To analyze the data effectively, groupings along the continuum are established. The data is grouped into five cost ranges-- sound, deteriorating, deteriorated, deteriorated-dilapidated and dilapidated. Each cost range has unique characteristics. These characteristics provide the basis for classifications within the exterior cost continuum.

Each classification and its criteria for categorization are show below:

EXTERIOR CONDITION CONTINUUM

1. Sound (\$.00 - \$125.00 cost index)

- A. No Defects
- B. Few Minor Defects

2. Deteriorating (\$200.00 - \$825.00 cost index)
 - A. Significant Break in Cost Continuum (\$125.00 - \$200.00)
 - B. Combination of Minor and Intermediate Defects
 - C. Defects Which Contribute to Further Decline
 - D. Visible Evidence of Declining Condition
3. Deteriorated (\$850.00 - \$945.00 cost index)
 - A. Single Critical Defect
 - B. Combination of Minor and Intermediate Defects
 - C. Clearly Inferior Condition Compared to "Deteriorating"
4. Deteriorated-Dilapidated (\$950.00 - \$2,455.00 cost index)
 - A. One or More Critical Defects
 - B. Combination of Critical, Intermediate and Minor Defects
 - C. Few of These Structures Worth Rehabilitating
5. Dilapidated (\$2,575.00 or greater cost index)
 - A. Minimum of Nine Minor or Intermediate Defects
 - B. One or More Critical Defects
 - C. Combination of Critical and Intermediate
 - D. Most of These Homes Should Be Demolished

By using the average cost figure of all the houses on the block, it is possible to determine the blight condition of the block. The average housing repair cost is the basis of whether a block is blighted. Those blocks which have a repair cost of \$199.00 or less considered in sound condition. Other blocks with an average repair cost figure exceeding \$200.00 are blighted. The extent of blight depends on the magnitude of the average cost figure. A block's average cost figure is used in the same way as the individual house's cost figure in determining whether it is sound, deteriorating, etc. Those blocks either deteriorating or deteriorated need rehabilitation and blocks in the deteriorated-dilapidated categories need complete renewal. From this map the location and extent of blight can be ascertained (see Maps 3 and 4).







Limitations

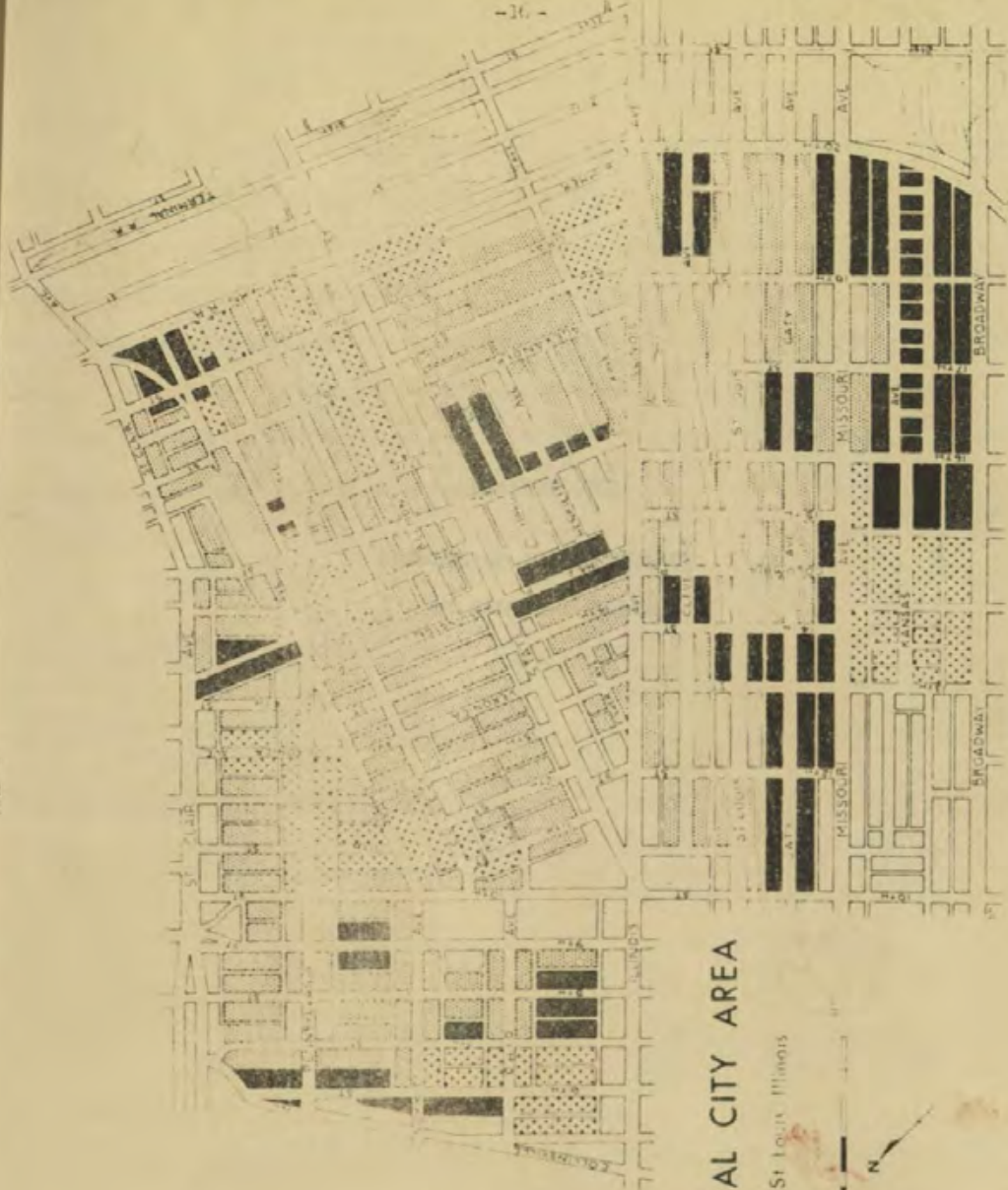
Before describing the results of our analysis certain limitations in the scope of the study should be noted.

1. The nature of the survey sheet restricts evaluation to residential structures in residential neighborhoods. Commercial residential buildings and homes located on predominantly commercial streets such as State Street and St. Clair Avenue are eliminated from the study.
2. Due to time factors and traffic problems a more detailed examination of each housing unit is impossible.
3. Where homes have no address indicated, the address was estimated.
4. Cost figures are not actual construction estimates but average costs based on average structure dimensions.
5. After computerizing the data and writing the results a few were found to be neglected. The number of homes on these blocks amounted to less than two percent of the total.

EXTERIOR HOUSING
CONDITION SURVEY

LEGEND

-  SOUND
-  DETERIORATED
-  DETERIORATED
-  DETERIORATED
-  DETERIORATED
-  NON-RESIDENTIAL



CENTRAL CITY AREA

East St. Louis, Illinois



Within the Central City there are distinct levels of blight. Some neighborhoods are well kept while others have deteriorated alarmingly. The action needed to restore and maintain a wholesome residential atmosphere varies from neighborhood to neighborhood. Therefore the Central City is divided into areas of remedial action consisting of contiguous blocks having a homogeneity regarding blight (see Map 3).

As a whole the Central City is a severely blighted area. But within remedial areas various courses of action are appropriate according to the degree of blight within the area. Except for a brief view of the exterior housing repair cost in the Central City as a unit, Chapter 3 presents an analysis by area of the exterior housing repair cost and the action necessary to combat this blight.

Condition of Homes in the Central City

Of the 2327 homes surveyed, their numerical breakdown in class conditions is as follows:

<u>Percent</u>	<u>Class Condition</u>
33.7	785 Sound
37.4	871 Deteriorating
5.8	134 Deteriorated
20.7	482 Deteriorated-Dilapidated
<u>2.4</u>	<u>55 Dilapidated</u>
100.0%	2327 Total

The total amount of exterior repair cost for the 2327 structures is approximately \$1,400,000.00 or an average exterior repair cost per home of \$607.00. The breakdown of these numerical figures by remedial areas constitutes the remainder of this chapter.

CONDITION OF HOMES IN THE CENTRAL CITY BY REMEDIAL AREAS:

Area 1

Area One is the best preserved section of the Central City. It lies between Illinois Avenue and Summit Avenue, the Southern Railroad right-of-way, and Alexander - 18th Streets. There is only minor deterioration in many of the homes throughout the area. The corrective measure for combating this condition is a conservation program with an intensive code enforcement policy. For a few homes beyond the repairable stage, the proper tool for blight control is demolition. Steps should be initiated and plans made to insure the quality conditions of most of the homes and to curtail further blight. The affect of the conservation program in Area One will be to halt the encroachment of blight. Table 1 and Table 2 indicate Ohio Avenue is the only street in Area One needing immediate attention. Alexander and Gray Streets have deteriorating influences but these can be remedied with repairs of intermediate defects. The remaining streets need only slight house repairs to curtail deterioration.

Area 1

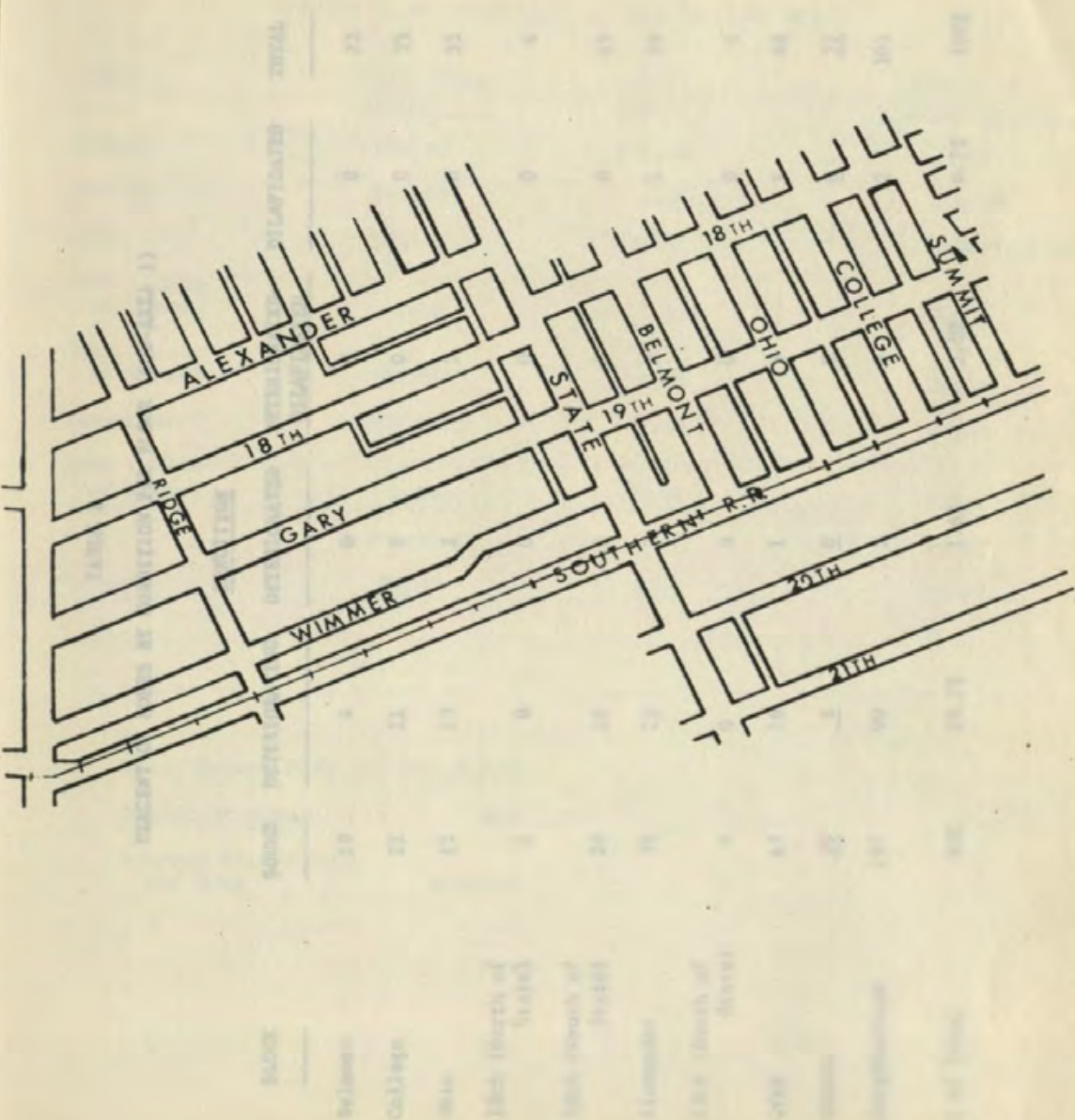


TABLE 1
PERCENT OF HOMES BY CONDITION PER BLOCK (SUB-AREA 1)

BLOCK	SOUND	CONDITION				TOTAL
		DETERIORATING	DETERIORATED	DETERIORATED-DILAPIDATED	DILAPIDATED	
Belmont	19	4	0	0	0	23
College	22	11	0	0	0	33
Ohio	15	13	2	5	0	35
18th (North of State)	4	0	0	0	0	4
18th (South of State)	26	18	0	1	0	45
Alexander	34	22	2	0	1	59
19th (South of State)	4	0	0	0	0	4
Gray	47	16	1	3	1	68
Wimmer	<u>26</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>32</u>
Neighborhood	197	90	5	9	2	303
% of Total	65%	29.7%	1.6%	3.0%	0.7%	100%

TABLE 2

AVERAGE BLOCK CONDITION IN REPAIR-COST VALUE

<u>BLOCK</u>	<u>REPAIR-COST VALUE</u>	<u>MEDIA VALUE</u>	<u>CONDITION CLASSIFICATION</u>
Belmont	\$142.00	\$ 0.00	Sound
College	134.00	0.00	Sound
Ohio	381.00	250.00	Deteriorating
18th (North of State)	0.00	0.00	Sound
18th (South of State)	212.00	0.00	Sound
Alexander	286.00	0.00	Sound
19th (North of State)	0.00	0.00	Sound
Gray	244.00	0.00	Sound
Wimmer	87.00	0.00	Sound
Total Repair Cost -	\$66,813.00		
Number of Homes	303		
Average Repair Cost Per Home	\$ 220.50		

AREA 2

North of Area One between Summit and St. Clair Avenues from Fifteenth Street to the Southern Railroad tracks in Area Two, clusters of condemned and dilapidated structures indicate the extent of blight in this area. The location of the worst housing is along Fifteenth and Nineteenth Streets and the Nineteen-hundred block of Summit Avenue. A feasible solution here is the demolition of these homes and redevelopment. The rest of the homes in Area Two are predominately deteriorating with about one-quarter of them in the high repair-cost range. Code enforcement is not an effective measure for Area Two because of the high proportion of homes with extensive deterioration. To cope with the problems of most of the blocks in Area Two a rehabilitation program seems logical. Some streets in the area, however, will need redevelopment. The data provided in Tables 3 and 4 indicate the need for a home repair program on all of the blocks except the three mentioned above. Redevelopment of these three blocks (Fifteenth, Nineteenth and the Nineteen-hundred block of Summit) remains the best answer to alleviating the existing dilapidated condition.

Area 2

TABLE 3

PERCENT OF HOMES BY CONDITION FOR BLOCK (AREA 2)

BLK.	COND.	NO. OF HOMES	PERCENT
16TH	Family (1500 sq. ft.)	2	1.0
	Multifamily (200 sq. ft.)	3	1.5
	Other	1	0.5
17TH	Family (1500 sq. ft.)	2	1.0
	Multifamily (200 sq. ft.)	3	1.5
	Other	1	0.5
18TH	Family (1500 sq. ft.)	2	1.0
	Multifamily (200 sq. ft.)	3	1.5
	Other	1	0.5
19TH	Family (1500 sq. ft.)	2	1.0
	Multifamily (200 sq. ft.)	3	1.5
	Other	1	0.5
20TH	Family (1500 sq. ft.)	2	1.0
	Multifamily (200 sq. ft.)	3	1.5
	Other	1	0.5

TABLE 3
PERCENT OF HOMES BY CONDITION PER BLOCK (AREA 2)

BLOCK	CONDITION					TOTAL
	SOUND	DETERIORATING	DETERIORATED	DETERIORATED-DILAPIDATED	DILAPIDATED	
Summit (1900 Bl.)	1	2	1	6	0	10
Nineteenth (700 bl.)	3	1	0	3	4	11
Short Street	2	7	3	2	0	14
John Street	4	1	2	2	0	9
Sixteenth (700 Bl.)	2	5	0	2	0	9
Wabasha	9	4	2	4	0	19
Fifteenth (700 Bl.)	4	13	2	6	4	29
Summit (1500 Bl.)	6	3	0	1	0	10
Eighteenth (700 bl.)	2	2	0	1	0	5
	33	38	10	27	8	116
	28.4%	32.8%	8.6%	23.3%	6.9%	100%

TABLE 4

AVERAGE BLOCK CONDITION IN REPAIR COST VALUE (AREA 2)

<u>BLOCK</u>	<u>REPAIR-COST VALUE</u>	<u>MEDIAN VALUE</u>	<u>CONDITION CLASSIFICATION</u>
Summit (1900 Bl.)	\$1,769.00	\$1,282.00	Deteriorated-Dilapidated
Nineteenth (700 Bl.)	1,707.00	1,830.00	Deteriorated-Dilapidated
Short Street	522.00	440.00	Deteriorating
John Street	538.00	210.00	Deteriorating
Sixteenth (700 Bl.)	528.00	263.00	Deteriorating
Wabasha	456.00	300.00	Deteriorating
Fifteenth (700 Bl.)	1,034.00	605.00	Deteriorating-Dilapidated
Summit (1500 Bl.)	241.00	60.00	Deteriorated
Eighteenth (700 Bl.)	285.00	0.00	Deteriorating
Total Repair Cost	\$95,854.00		
Number of Homes	116		
Average Cost Per Home	\$826.33		

AREA 3

Area Three is bounded on the east and west by Eighteenth Street and Tenth Street and by Summit Avenue and State Street on the north and south. Nearly every block in the area is deteriorating. However, the deterioration is of a minor or intermediate nature and the cost to repair the exterior of each structure is low. In fact, four blocks require little or no improvement. A few blocks where blight is more apparent require high exterior repair cost and, in some cases, demolition. Much of Area Three adjoins sections of the Central City which are well maintained and need only conservation efforts. Quick action taken in this area will benefit the surrounding areas by reducing the possibilities of spreading blight. Fifty percent of the homes in Area Three are sound and nearly all the rest are in the low-cost deterioration range. Rehabilitation of deteriorating blocks, code enforcement for the sound blocks and spot demolition are all necessary components for improving Area Three and removing blight.

Area 3

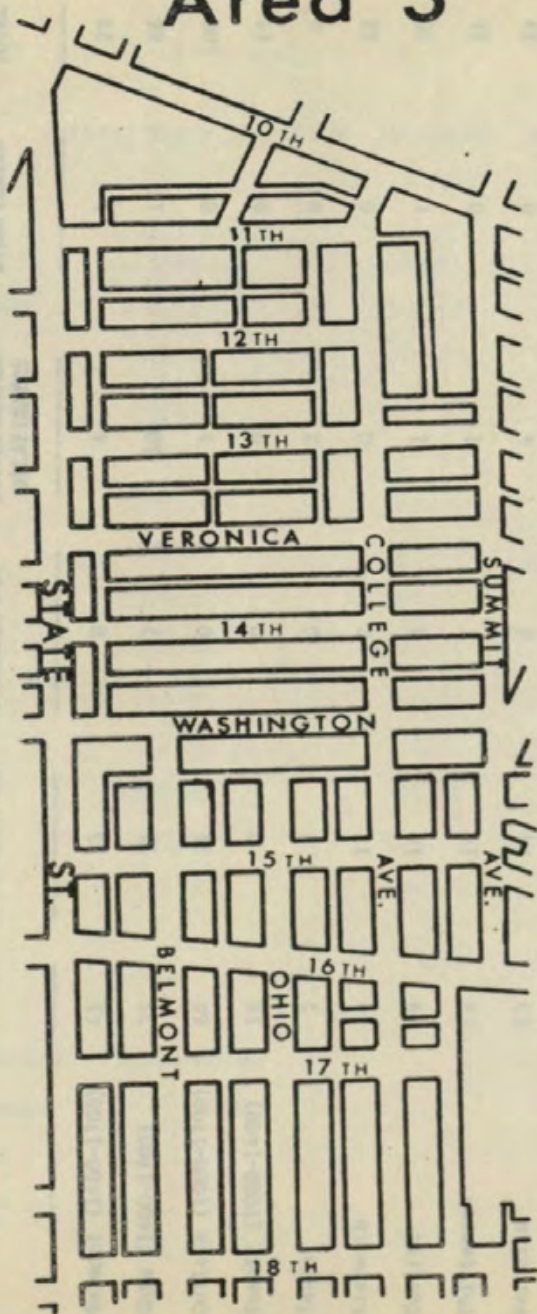


TABLE 5

PERCENT OF HOMES BY CONDITION PER BLOCK (AREA 3)

BLOCK	CONDITION					TOTAL
	SOUND	DETERIORATING	DETERIORATED	DETERIORATED-DILAPIDATED	DILAPIDATED	
Belmont (1400-1700)	41	33	0	4	1	79
Ohio (1400-1700)	35	31	7	10	1	84
College (1000-1700)	64	31	0	5	0	100
Summit (1000-1400)	16	3	0	0	0	19
Tenth	5	2	0	2	0	9
Eleventh	4	12	2	0	0	18
Twelfth	9	16	3	1	1	30
Thirteenth	13	16	1	1	0	31
Veronica	13	14	2	4	0	33
Fourteenth	15	9	3	0	0	27
Washington	16	18	1	2	0	37
Fifteenth	2	5	0	0	0	7
Sixteenth	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
Totals	235	190	19	29	3	476
	49.4%	39.9%	4.0%	6.1%	.6%	100%

TABLE 6

AVERAGE BLOCK CONDITION IN REPAIR COST

(AREA 3)

<u>BLOCK</u>	<u>REPAIR-COST VALUE</u>	<u>MEDIAN VALUE</u>	<u>CONDITION CLASSIFICATION</u>
Belmont (1400-1700)	\$290.00	\$120.00	Sound
Ohio (1400-1700)	404.00	235.00	Deteriorating
College (1000-1700)	196.00	00.00	Sound
Summit (1000-1400)	102.00	00.00	Sound
Tenth	508.00	00.00	Sound
Eleventh	395.00	365.00	Deteriorating
Twelfth	394.00	365.00	Deteriorating
Thirteenth	281.00	240.00	Deteriorating
Veronica	411.00	365.00	Deteriorating
Fourteenth	262.00	00.00	Sound
Washington	290.00	250.00	Deteriorating
Fifteenth	286.00	575.00	Deteriorating
Sixteenth	00.00	00.00	Sound

Total Repair Cost \$144,666.00

Number of Homes 476

Average Cost
Per Home \$303.92

AREA 4

Area Four lies between Tenth and Fourteenth Streets and Summit and St. Clair Avenues. This nine block area is one of the older neighborhoods of the city. Though these homes are old, the majority are well maintained. Those not in good condition need only minor or intermediate repairs. A few dilapidated and condemned structures should be razed immediately to eliminate potential blight and enhance the appearance of this block. A conservation program is the best course of action for continuing the present comeliness of the area. Efforts to preserve some homes as possible landmarks are also a means of retaining the natural beauty of the neighborhood.



TABLE 7

PERCENT OF HOMES BY CONDITION PER BLOCK (AREA 4)

BLOCK	CONDITION				TOTAL
	SOUND	DETERIORATING	DETERIORATED	DETERIORATED-DILAPIDATED	
Fourteenth	8	5	2	0	15
Thirteenth	9	7	1	2	20
Veronica	15	5	0	0	20
Eleventh	15	8	1	1	25
Pennsylvania	<u>15</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>20</u>
	62	30	4	3	100
Percent	62.0%	30.0%	4.0%	3.0%	100%

TABLE 8

AVERAGE BLOCK CONDITION IN REPAIR COST VALUE (AREA 4)

<u>BLOCK</u>	<u>REPAIR-COST VALUE</u>	<u>MEDIAN VALUE</u>	<u>CONDITION CLASSIFICATION</u>
Fourteenth	\$ 392.00	\$ 120.00	Deteriorating
Thirteenth	449.00	240.00	Deteriorating
Veronica	80.00	00.00	Sound
Eleventh	262.00	00.00	Sound
Pennsylvania	93.00	00.00	Sound
Total Repair Cost	\$ 24,870.00		
Number of Homes	100		
Average Cost Per Home	248.70		

AREA 5

Area Five is bounded by Illinois Avenue, Collinsville Avenue, St. Clair Avenue and Tenth Street. Nearly one-third of the homes in this area are so deteriorated that demolition is necessary. Some of the very poor homes are scattered among sound and low-repair cost homes. In these blocks rehabilitation efforts should be taken to improve the repairable property and spot demolition undertaken to eliminate the non-repairable structures. In parts of Area Five, total redevelopment is necessary to combat blight. Most noticeable is Sixth Street where the majority of homes are so deteriorated that demolition is the only remedy. Within Area Five is a well-maintained public housing project which serves as a basis for neighborhood improvement.



Area 5

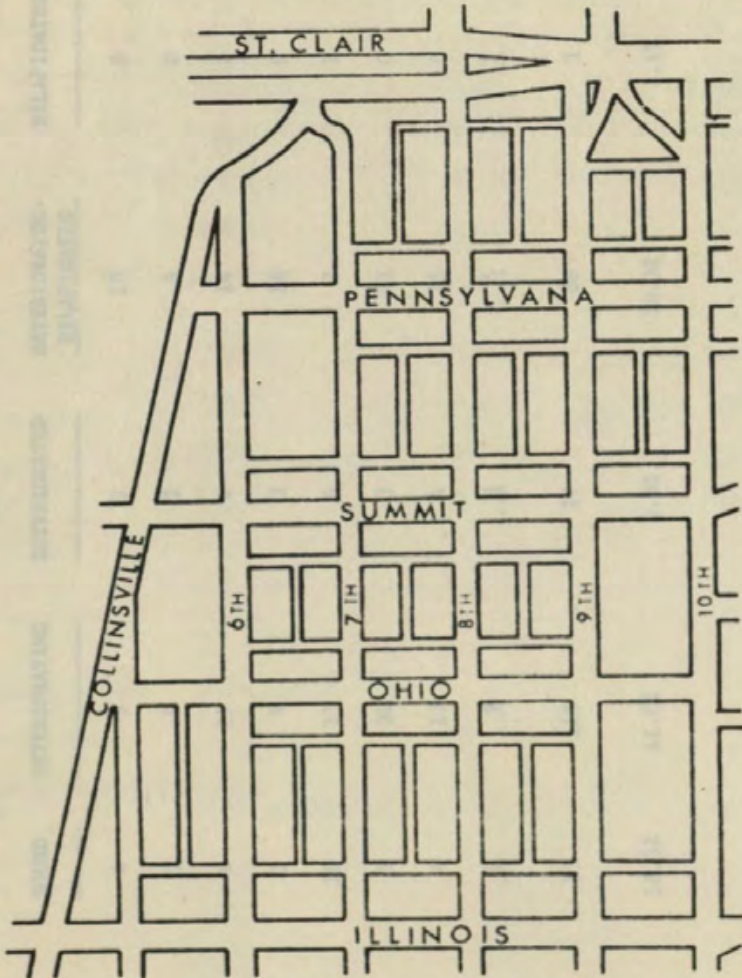


TABLE 9
PERCENT OF HOMES BY CONDITION PER BLOCK (AREA 5)

BLOCK	CONDITION				TOTAL
	SOUND	DETERIORATING	DETERIORATED	DETERIORATED-DILAPIDATED	
Ohio	4	5	2	10	21
Summit	3	9	2	6	20
Pennsylvania	4	17	4	14	39
Sixth	1	9	3	16	29
Seventh	20	23	6	7	57
Eighth	9	34	3	15	61
Ninth	4	13	4	15	36
Tenth	8	9	3	5	27
Totals	53	119	27	88	290
Percent	18.3%	41.0%	9.3%	30.3%	100%

TABLE 10

AVERAGE BLOCK CONDITION IN REPAIR COST VALUE (AREA 5)

<u>BLOCK</u>	<u>REPAIR-COST VALUE</u>	<u>MEDIAN VALUE</u>	<u>CONDITION CLASSIFICATION</u>
Ohio	\$789.00	\$845.00	Deteriorating
Summit	639.00	595.00	Deteriorating
Pennsylvania	802.00	815.00	Deteriorating
Sixth	1,072.00	1,140.00	Deteriorating- Dilapidated
Seventh	342.00	485.00	Deteriorating
Eighth	789.00	615.00	Deteriorating
Ninth	898.00	868.00	Deteriorating
Tenth	717.00	605.00	Deteriorating


Total Repair Cost \$212,603.00

Number of Home 293

Average Cost Per Home 725.61

Area 6
AREA 6

Area Six lies west of Alexander Avenue between State Street and Illinois Avenue which form a triangle near Tenth Street. The western section of the neighborhood, adjacent to the Sears shopping complex and the Central Business District, is principally commercial in nature. Nearly one-third of the residences in this area are in need of demolition. Most of these homes are on Henrietta, Hall and Columbia Avenues. The cost to repair them is prohibitive. Another third of the homes are sound, but the remainder are deteriorating at a high repair-cost level. With the encroachment of commercial activities at the western end of Area Six and the considerable amount of blight throughout the area, redevelopment is the best alternative to Area Six's blight problems.



Area 6

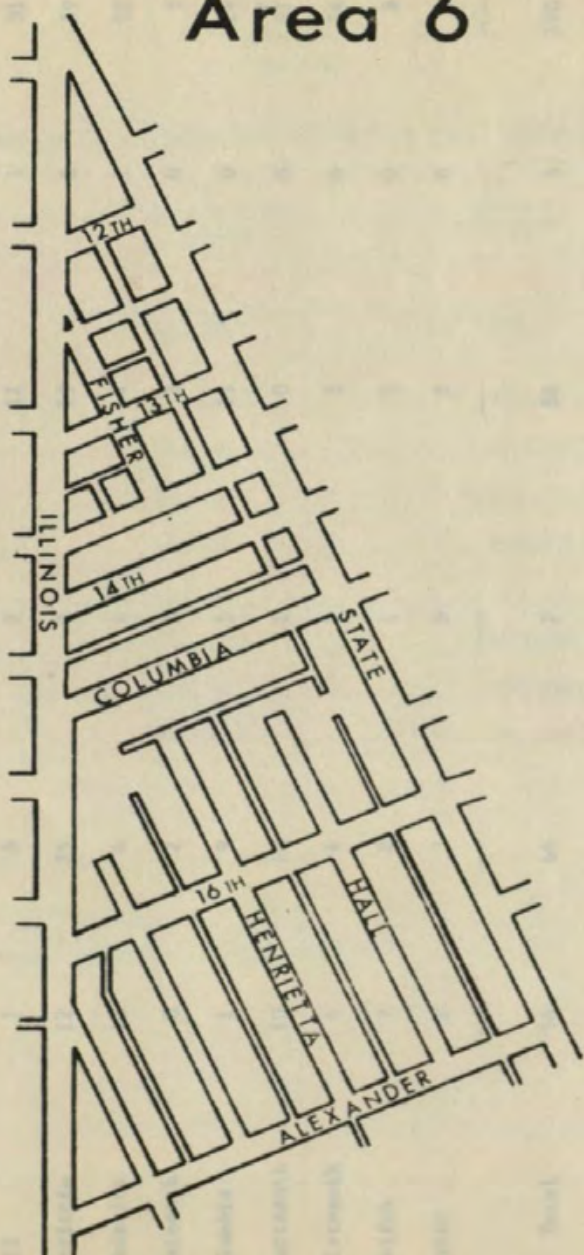


TABLE 11

PERCENT OF HOUSES BY CONSTRUCTION YEAR (AREA 6)

CONSTRUCTION YEAR

1900-1909

1910-1919

1920-1929

1930-1939

TOTAL

CONSTRUCTION YEAR	1900-1909	1910-1919	1920-1929	1930-1939	TOTAL
12TH	10	15	20	55	100
FISHER	10	15	20	55	100
H.F. FISHER	10	15	20	55	100
14TH	10	15	20	55	100
ILLINOIS	10	15	20	55	100
COLUMBIA	10	15	20	55	100
STATE	10	15	20	55	100
16TH	10	15	20	55	100
HENRIETTA	10	15	20	55	100
HALL	10	15	20	55	100
ALEXANDER	10	15	20	55	100

TABLE 11
 PERCENT OF HOMES BY CONDITION PER BLOCK (AREA 6)

BLOCK	SOUND	DETERIORATING	DETERIORATED	DETERIORATED-DILAPIDATED	DILAPIDATED	TOTAL
Hall	7	9	2	12	1	31
Henrietta	12	25	0	19	3	59
Frederick	12	4	1	4	1	22
Sixteenth	0	2	0	3	0	5
Columbia	1	9	1	13	0	24
Fourteenth	10	10	1	0	0	21
Thirteenth	6	4	1	3	0	14
Twelfth	7	0	1	0	0	8
Fisher	1	3	0	2	0	6
Total	56	66	7	56	5	190
Percent	29.5%	34.7%	3.7%	29.5%	2.6%	100%

TABLE 12

AVERAGE BLOCK CONDITION IN REPAIR COST (AREA 6)

<u>BLOCK</u>	<u>REPAIR-COST VALUE</u>	<u>MEDIAN VALUE</u>	<u>CONDITION CLASSIFICATION</u>
Hall	\$ 944.00	\$ 700.00	Deteriorated- Dilapidated
Henrietta	816.00	735.00	Deteriorating
Frederick	562.00	120.00	Deteriorating
Sixteenth	1,212.00	1,215.00	Dilapidated
Columbia	985.00	1,037.00	Dilapidated
Fourteenth	274.00	365.00	Deteriorating
Thirteenth	553.00	425.00	Deteriorating
Twelfth	105.00	00.00	Sound
Fisher	766.00	502.00	Deteriorating
Total Repair Cost	\$138,404.00		
Number of Homes	190		
Average Cost per Home	728.44		

AREA 7

Area Seven is the largest portion of the Central City. It is bounded by Illinois Avenue and Missouri Avenue on the north and south, respectively. The Twentieth Street industrial belt and Tenth Street serve as its outer boundaries. Blight in the form of high repair cost deterioration and dilapidation exists through Area Seven. Many blocks are evidently in want of redevelopment, especially those in the western sector of the area. Although the remainder of the area is in somewhat better condition, the condition cannot be remedied by code enforcement. The solution lies in a rehabilitation program. Demolition of condemned and dilapidated structures is necessary throughout the area. In the western sector the demolition will be more extensive and in some cases involves complete blocks. Proposed demolition for the rest of Area Seven is scattered and complements the rehabilitation program.

Area 7

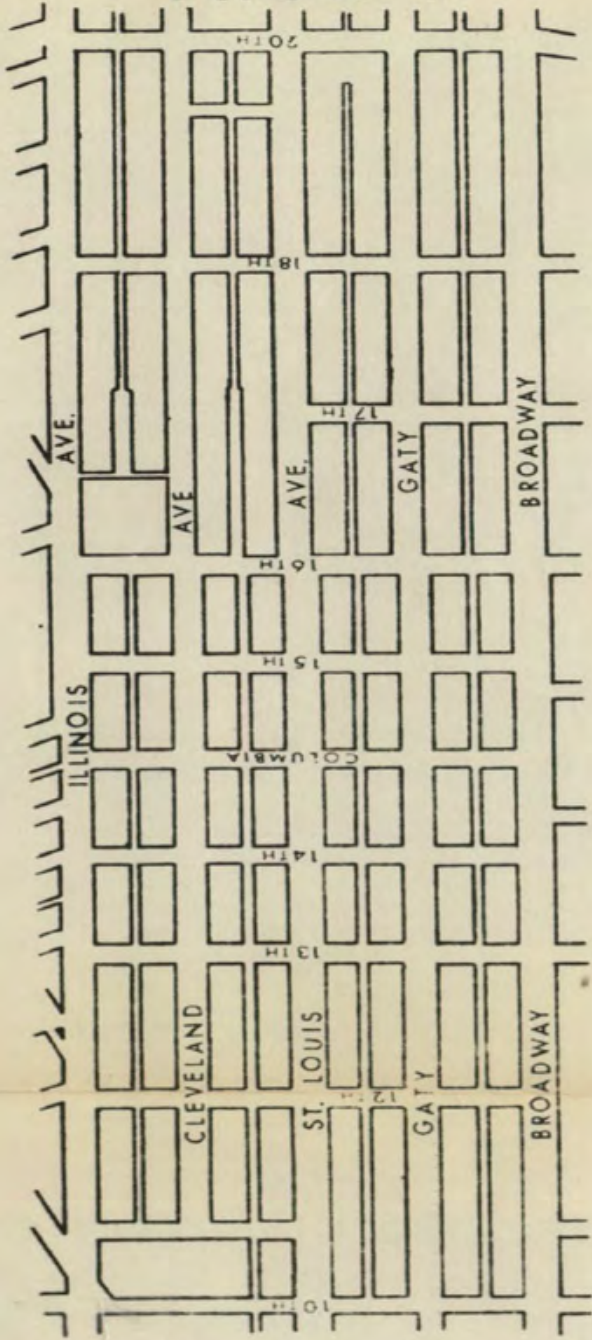


TABLE 13

PERCENT OF HOMES BY CONDITION PER BLOCK (AREA 7)

BLOCK	SOUND	CONDITION				TOTAL
		DETERIORATING	DETERIORATED	DETERIORATED- DILAPIDATED	DILAPIDATED	
Illinois	1	15	4	8	0	28
Cleveland	38	84	10	62	5	199
St. Louis	29	76	13	40	3	161
Gaty	42	81	20	71	4	218
Missouri	19	31	12	37	4	103
Columbia	1	1	0	1	1	4
15th through 19th	9	7	0	3	4	23
Total	139	295	59	222	21	736
Percent	18.9%	40.1%	8.0%	30.2%	2.9%	

TABLE 14

AVERAGE BLOCK CONDITION IN REPAIR COST VALUE. (AREA 7)

<u>BLOCK</u>	<u>REPAIR-COST VALUE</u>	<u>MEDIAN VALUE</u>	<u>CONDITION CLASSIFICATION</u>
Illinois	\$ 780.00	\$ 780.00	Deteriorating
Cleveland	752.00	615.00	Deteriorating
St. Louis	698.00	532.00	Deteriorating
Gaty	820.00	800.00	Deteriorating
Missouri	947.00	940.00	Deteriorated- Dilapidated
Columbia	1,826.00	920.00	Deteriorated- Dilapidated
Tenth through Nineteenth	856.00	445.00	Deteriorating

Total Repair Cost \$587,159.00

Number of homes 736

Average cost per home \$ 798.00

Area 8

Area Eight has the poorest quality of housing in the Central City. Lying between Missouri Avenue and Broadway with the Twentieth Street industrial belt and Fifteenth Street to the east and west, respectively, it is adjacent to the Urban Renewal area which contains the Orr-Weathers public housing complex. The average exterior repair-cost for homes in Area Eight falls in the deteriorated-dilapidated range. The feasibility of repairing these houses is prohibited by the extreme deterioration. Redevelopment is needed in the entire area to eliminate blight in its worst stages. Since the area abuts an Urban Renewal project (Orr-Weathers Homes) extension of this project into Area Eight would be a possible alternative.

Area 8

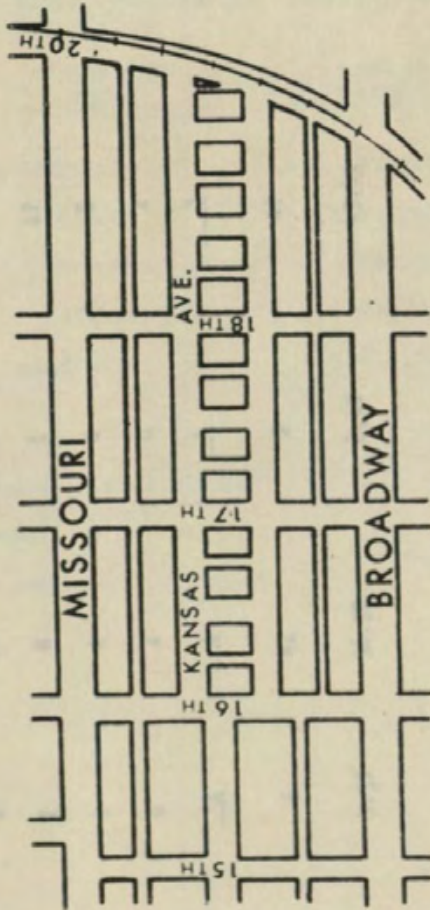


TABLE 15

PERCENT OF HOMES BY CONDITION PER BLOCK (AREA 8)

BLOCK	CONDITION				TOTAL
	SOUND	DETERIORATING	DETERIORATED	DETERIORATED-DILAPIDATED	
Kansas	2	27	3	23	58
Division	2	8	1	17	35
Broadway	1	4	0	5	10
Seventeenth	0	1	0	1	2
Eighteenth	1	1	1	3	8
Total	6	41	5	49	113
Percentage	5.3%	36.3%	8.4%	43.4%	100%

TABLE 16

AVERAGE BLOCK CONDITION IN PREPAIR COST VALUE (AREA 8)

<u>BLOCK</u>	<u>REPAIR-COST VALUE</u>	<u>MEDIAN VALUE</u>	<u>CONDITION CLASSIFICATION</u>
Kansas	\$ 1,156.00	\$ 833.00	Deteriorated-Dilapidated
Division	1,508.00	1,425.00	Deteriorated-Dilapidated
Broadway	970.00	925.00	Deteriorated-Dilapidated
Seventeenth	920.00	920.00	Deteriorated-Dilapidated
Eighteenth	1,398.00	1,453.00	Deteriorated-Dilapidated

Total Repair Cost \$142,552.00

Number of homes 113

Average cost per home \$ 1,262.00

SURVEY SHEET FOR BLIGHT STUDY

A. Existing Conditions

Foundations

- _____ blocks, bricks or slabs of foundation missing
- _____ a few large cracks or numerous small cracks
- _____ piling or abutting foundation, or foundation of brick columns
- _____ on foundation

House's Main Structure

- _____ boards or bricks missing, siding torn away, large cracks or mortar
- _____ missing over large areas
- _____ structure tilted or leaning or bulging
- _____ rotten
- _____ separated rafters
- _____ inadequate original construction or structures not originally built
- _____ for housing purposes
- _____ no fire escapes for buildings over two stories
- _____ fire, flood or storm damage

APPENDIX A

SURVEY SHEET FOR BLIGHT STUDY

Roof

- _____ missing shingles or tarpaper, patches
- _____ faulty chimney, bricks missing or tilted chimney
- _____ holes in roof
- _____ sagging roof

Porch and Stairway

- _____ loose or rotten boards on porch or stairs
- _____ missing boards or holes in boards
- _____ tilted porch or supported from main house structure
- _____ rotten or loose porch supports, or no supports

SURVEY SHEET FOR BLIGHT STUDY

A. Housing Conditions

Foundations

- _____ blocks, bricks or chunks of foundation missing
- _____ a few large cracks or numerous small cracks
- _____ leaning or sinking foundation, or foundation of brick columns
- _____ no foundation

House's Main Structure

- _____ boards or bricks missing, siding torn away, large cracks or mortar missing over large areas
- _____ structure tilted or leaning or bulging
- _____ rotten window sills and borders, or windows boarded-up
- _____ separated cornices
- _____ inadequate original construction or structures not originally built for housing purposes
- _____ no fire escapes for buildings over two stories
- _____ fire, flood or storm damage

Roof

- _____ missing shingles or tarpaper, patches
- _____ faulty chimney, bricks missing or tilted chimney
- _____ holes in roof
- _____ sagging roof

Porches and Stairways

- _____ loose or rotten boards on porch or stairs
- _____ missing boards or holes in boards
- _____ tilted porch or separated from main house structure
- _____ rotten or loose porch supports, or no supports

- _____ bannisters or rails missing
- _____ makeshift porches or stairways

Guttering

- _____ Gutter(s) torn away from house
- _____ no gutter or holes (rotted) in gutter
- _____ downspout missing

B. Lot Condition

- _____ dwelling in rear of lot
- _____ garage partially destroyed
- _____ garage leaning or with bad roof, with doors torn off or used in some way such as junk storage, chicken house, etc.
- _____ broken or leaning fences, pickets missing or rotted, gate broken
- _____ lot is a general junk yard
- _____ house on less than a full lot, outhouses on lot (probably open)

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