

THE NEAR WEST SIDE STRUCTURE SURVEY

A survey of the buildings in a 55-block  
area lying on Chicago's Near West Side.

Conducted for the  
COMMUNITY CONSERVATION BOARD  
City of Chicago

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## PREFACE

The study on which this report is based had two major purposes: (1) to provide detailed factual information needed by the Community Conservation Board for planning a renewal program for the Near West Side Area in the City of Chicago, and (2) to devise reliable research instruments and methods for collecting, tabulating, and analyzing such information in similar areas in Chicago or elsewhere. In one sense, a major accomplishment of the study is the demonstration that by utilizing modern survey techniques it is possible to generate statistics that are so reliable that they can be depended upon not only for making decisions concerning broad areas, but also for making decisions concerning particular structures in particular blocks of a broad area.

The procedures developed for this report were arrived at collaboratively by the staff of the National Opinion Research Center and of the Community Conservation Board. Special acknowledgments are due Commissioner Richard Smykal of the CCB for promoting this arrangement. Frank Kirk, Community Planner for the Near West Side Conservation Project, participated actively in every phase of the research design and planning, and provided much planning and technical information that was a necessary basis for choosing the proper methods of procedure. Donald Starsinic of the CCB staff carried out much of the field checking that was required to pretest the various aspects of the design.

Credit for a well-executed piece of field work is due Commissioner George L. Ramsey and Chief Sanitary Inspector Thomas J. Ryan, Department of Buildings of the City of Chicago, to Steve Russo and Jack Jung, supervisors of survey inspectors, and to their crew of twelve survey inspectors who carried out the enumeration of each structure in the survey area.

Within the National Opinion Research Center, Selma Monsky, supervisor of the field division, helped to prepare the instructions to enumerators and train the inspectors. Fred Meier, supervisor of tabulating, prepared the numerous statistical summaries (only a small fraction of which are reported herein). Ernest Schusky, research assistant, was responsible for coding and editing the inspection reports preparatory to tabulation. Donald J. Bogue, senior study director, had the over-all responsibility for the study and the preparation of this report.



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## NEAR WEST SIDE STRUCTURE SURVEY

### I. DESCRIPTION OF THE SURVEY AND SUMMARY OF RESULTS

#### Nature of the Survey

During November and December, 1956, the Community Conservation Board of Chicago sponsored a survey of the buildings in a 55-block area lying on Chicago's Near West side. The approximate boundaries of the survey area are as follows:

Eastern boundary--Blue Island Ave. and  
alley east of Miller Street  
Western boundary--Ashland Avenue  
Northern boundary--Congress Street Expressway  
Southern boundary--Roosevelt Road

Not all structures lying within these boundaries were included. The Jane Addams Homes (a Public Housing Project), all public schools and other municipal structures were excluded. Also excluded was a half-block-area scheduled for clearance by the Land Clearance Commission. Exact boundaries of the survey area are indicated on the accompanying map, which also indicates the portions of the area excluded from the survey.

The National Opinion Research Center contracted with the Community Conservation Board to help design the survey, to prepare basic plans for the field work, and to edit, code, tabulate, and analyze the results of the structure survey. A second survey of the occupants who may be relocated from structures required for the renewal program is being conducted by the National Opinion Research Center as a part of the same contract. The present report represents the completion of the work pertaining to the structure survey.

The survey consisted of an inspection of the exterior, entranceways, halls, and basements of all privately owned structures in this area. This yielded information concerning the soundness of the building itself, the general state of repair (or disrepair) that existed, as well as certain environmental characteristics. No attempt was made to inspect living units within structures; this was left for possibly a later sample survey. The purpose of the survey was to obtain information with which (a) to determine the eligibility of the area as a "conservation area" under Illinois law and (b) to draw up preliminary renewal plans if eligibility is satisfactorily established.

A structure schedule, listing the items of information which the inspectors were to obtain, and a set of instructions to be used by inspectors for use of the schedule were developed collaboratively by the Community Conservation Board, the Department of Buildings of the City of Chicago, and the National Opinion Research Center. The schedule was designed to incorporate, where possible, items of information required by the Chicago Land Clearance Commission for its clearance surveys. In addition, items were included that would be helpful in assessing the degree of deterioration of the area, the potentialities for rehabilitation, and the aspects which rehabilitation should emphasize. A total of 47 items of information were obtained for each building. A copy of the structure schedule and the instructions for its use are reproduced as Appendix A.

### Description of the Field Work

Actual inspection of the buildings was performed by the survey inspectors of the Building Department, City of Chicago, Twelve inspectors were given intensive training concerning the nature of the survey and the use of the structure schedule in strict accordance with the instructions. One of the major problems encountered in surveys of this type is the great variation among inspectors in the ratings which they make of particular conditions. Before being assigned to the inspection work, each inspector was "pretested" for his ability to rate in accordance with the type of rating desired by the Community Conservation Board. Each inspector was given five structures to rate. These same structures were rated independently, at a different hour, by three other inspectors. The scheme was arranged in such a way that each of the five structures rated was of a different type, and that a different combination of inspectors rated each structure. This permitted the work of each inspector to be compared with the work of several other inspectors, and for a variety of conditions. The buildings selected for the test were all structures that were "marginal" with respect to dilapidation; they were not extremely deteriorated but were obviously in need of a considerable amount of repair if they were to be a part of a renewal program. It was assumed that if inspectors could rate buildings of this type with an acceptable degree of uniformity they would rate other structures equally or more uniformly.

The results of this reliability check were tabulated and analyzed. In a second training session the inspectors were given further training on those items for which there had been great divergence in rating. The inspectors were then assigned whole blocks of structures to rate. Their work was supervised by their regular supervisors from the Building Department, who had participated in the training, pretesting, and retraining of the inspectors.

As the inspection of whole blocks was completed, the schedules were reviewed by the supervisors for completeness and consistency. Both the supervisors and technicians from the Community Conservation Board made spot checks on the work of each inspector to assure that he was maintaining uniformity in his ratings and that given conditions were being reported in the same way by all inspectors.

After the field work had been completed, a second over-all check on the consistency of inspection was made by selecting a sample of 100 structures (the sample was selected systematically, taking every nth card in the file) and assigning one of four inspectors to re-inspect the structure. This inspection was made by a different inspector, using a new schedule, who was not allowed to see the inspection record made in the initial inspection. The work of each of the original inspectors was checked by at least three of the four persons selected to make the re-inspection check. This test showed that although the first and second inspectors differed in many cases in determining the degree of seriousness of a condition, there was high agreement in their ability to cumulate information with which to rate the condition of a whole structure. There appeared to be no persistent biases on the part of the inspectors. It was concluded that the data were of very good quality, and could be used not only to produce statistics about the general condition of buildings in the area, and in each block, but also to make planning decisions about individual structures.

During this phase of the work, the Community Conservation Board sent members of its planning staff into the field, to make a series of independent over-all evaluations of the structures. Each structure was rated according to whether or not it had the following deficiencies:

Was in a dilapidated condition  
Was obsolescent  
Was badly maintained  
Had faulty structural arrangements  
Had inadequate ventilation and light  
Constituted a deleterious land use

With the building before them so that it could be viewed in its total situation, this series of judgments was recorded as a preliminary planning estimate with respect to basic renewal problems. In order to assure that these judgments, which necessarily were subjective, were made as uniformly and on the most reasonable basis possible, the two persons who performed the ratings independently judged a sample of structures and then compared the result. Differences of evaluation were discussed and standardized. The community planner reviewed the ratings given the structures by inspecting a sample of rated buildings. When it was determined that the raters were performing alike and in conformity with the planning standards set, they proceeded to rate all structures in the survey area. These ratings were recorded on the structure schedules, and were used in conjunction with the other materials assembled for each structure.

The year in which each structure was built, and the volume of traffic flowing by each structure during a typical December business day were determined by the Community Conservation Board, and also were entered on the schedules for the individual structures after the inspection had been completed. Information concerning the year in which each structure was built was taken from microfilm copies of the 1939 Land Use Survey of Chicago. For structures built since the date of the 1939 survey, this information was obtained from building permits. Street traffic was judged to be "heavy," "moderate," or "light" by observing the traffic at various times of the day.

#### The Condition Classification

The final step before statistical processing was to develop a condition classification for each structure, using all relevant items of information available. This classification, which was developed collaboratively by the Community Planner and the Assistant Planner for this project, consists of five major categories and two supplementary categories, as follows:

#### Major Condition Classification

- BLIGHTED--The structure should be razed because it is unsound or uneconomical to repair.
- UNDETERMINED (NEAR BLIGHTED)--The structure should be either razed or subject to major rehabilitation, depending upon the total plan and in the light of a thorough appraisal of costs of repairs and economic potential.
- MAJOR REHABILITATION--The structure can be rehabilitated but needs major repairs.
- MINOR REHABILITATION--The structure can be rehabilitated with minor repairs.
- NON-PROBLEM--The structure is standard and needs no repair.

Appendix C, "Definitions Utilized in Near West Side Staff Structural Evaluation," describes the basis of these ratings in detail.

## Supplementary Condition Classifications

**INTERNAL INSPECTION**--This structure should be re-inspected internally. The inspection reports indicate the possibility of substandard conditions within the living units. Inspection of individual living units is required in order to confirm or refute these indications. Structures having two or more living units added by conversion, inadequate emergency exits, living units in basements (other than English basements), living units in attics, or extensive unrepaired damage from flood, fire, or storm, are all classified as requiring an internal inspection.

**ENVIRONMENTAL DEFICIENCY**--This structure is located in unsatisfactory surroundings. Lot coverages of 80% or more, inadequate trucking access for commercial units, inadequate main access to structure, undesirable mixtures of land use (residential with commercial, residential with industrial), heavy street traffic, loud and objectionable noises or strong and offensive odors, and inadequate light and ventilation due to proximity of adjoining structures or faulty structure design, are situations which caused buildings to be placed in this classification.

Every structure was classified as belonging to one of the five major condition classifications. In addition, structures were placed in either one or both of the supplementary condition classifications if they had one of the conditions listed under these categories. For example, a structure classified as being in need of "major rehabilitation" could also be identified as having an environmental deficiency if inadequate light and ventilation were reported for it, or as being in need of an internal inspection if some living units were reported as not having dual egress in case of fire.

The combinations of entries on the schedules that resulted in placement of structures in one or more of the above categories are specified in Appendix B. This Appendix also describes the procedure by which this classification system was developed.

## Statistical Tabulations

Four kinds of statistical tabulations were prepared for the materials gathered by the structure survey. A description of each type follows.

A. Block Listings. Each structure and all of its characteristics were listed, by block. This was equivalent to reproducing the content of all structure schedules in a compact, readable form where it could be used for reference, mapping, or other purposes where information must be had for particular buildings. Two such listings were prepared: (1) a listing with all structures in each block arranged in serial order, and (2) a listing of the "blighted," "near blighted," "major rehabilitation," "minor rehabilitation," and "non-problem" structures in each block arranged separately in serial order. This latter tabulation provided a listing of the structures in each condition classification, with all items of information for them.

B. Block Summaries. The total number of structures in each block falling in each category of every item was determined. For example, a count of the one-story, two-story, three-story, etc. buildings was prepared for each block. Such a summary was prepared for each item of the survey. Statistics for these listings provide much of the factual basis for planning decisions.

C. Cross-tabulations for the Entire Survey Area. Each item of the survey was cross-tabulated by (a) present use of structure, and (b) condition classification. From these statistics can be derived a picture of the area as a whole, and the characteristics of each of its major types of structures.

D. Special Listings and Tabulations. In order to explore the situation with respect to particular groups of buildings further, or to provide the information with which to answer particular questions, special listings and tabulations have been prepared. The cards are being maintained on file and will be available throughout the entire life of the program for further use as may be necessary.

The materials of the present report are based largely on (but do not exhaust) the materials tabulated under Item "C," above--"Cross-tabulations for the Entire Survey Area." The other tabulations were delivered to the Community Conservation Board for the use of its staff.

#### Nature of the Area

Until recently, the Near West Side had been the center of the Italian and Greek communities in the city. The imposition by the national government of the quota system upon immigration in the early 1920's caused the flow of new arrivals to these areas from Europe almost to cease. Although the children of immigrant families have become Americanized and are being assimilated into the general population, many of them have made their homes in this area. In recent years, there has been an in-movement of migrants from Mexico, the southern states, and Puerto Rico. Inasmuch as most of the buildings are now old, but still structurally sound, there is great danger that unless decisive action is taken, the familiar process of conversion, occupancy at high densities, and slackening of building maintenance by owners as the racial and ethnic composition changes could start the entire neighborhood on the downward spiral that ends in slum conditions.

One of the major incentives behind the movement to renew this area has been the desire among the second generation of families who live here to preserve the culture and community spirit. A high proportion of the structures are physically sound, although not handsome. Many of them are well maintained, because they are owner occupied by individuals who possess this community drive. Those who sponsored the survey believed that an aggressive program of urban renewal launched now and backed by widespread community participation would succeed in stopping the neglect and poor maintenance of buildings where it exists. By replacing the structures that have already become dilapidated with new and modern buildings, by providing adequate school, recreational, and other community facilities, and by solving the serious problem of traffic flow through the area, it was expected that the neighborhood would be stabilized in such a way that it would provide comfortable and adequate housing for a high percentage of its present occupants without requiring the expensive process of complete redevelopment and rebuilding.

### Summary

This summary attempts to present the highlights of the survey. The full detail is contained in the several statistical tables and more elaborate analysis of Part II.

This summary is organized in four sections, as follows:

1. Number of structures and Living Units by condition and present use.
2. Physical characteristics of the structures
3. Repair problems of the structures
4. Maintenance problems of the structures.

#### 1. Number of Structures and Living Units by Condition Classification and Present Use of Structure.

The survey area was found to contain 1,562 structures and 5,031 living units. The characteristics of these structures and living units, and the conditions that require urban renewal are summarized in later sections.

Condition Classification. The condition classification of the structures is reported in Table A-1. Only 133 of the 1,562 structures (8.5 per cent) are rated as being so deteriorated that they could be called blighted. However, an additional 138 structures were found to be in such serious condition that a thorough inspection and appraisal should be made to determine whether they should be cleared or could be economically rehabilitated. These structures (referred to as "Undetermined" or "Near blighted" throughout this report) should be regarded as potential clearance structures. Together, the 133 "blighted" and 138 "undetermined" structures comprise 17.3 per cent of all structures, and represent the maximum clearance that is contemplated for reasons of physical deterioration only.

Major rehabilitation is required for 264 (16.9 per cent) structures before they can be considered suitable for occupancy for another 25 years. The great majority of the buildings (63 per cent) are classed in the "minor rehabilitation" category. Only 49 structures were classified as "non-problem."

Present Use of Structures. The structures in the survey area are used primarily as residences; 1,065 of the 1,562 structures (68.2 per cent) were used exclusively for residences. An additional 295 buildings (19 per cent) contained both living units and at least one retail or other commercial establishment. Of the 5,031 living units 1,211 (24 per cent), were in structures where there was a commercial establishment.

There were 74 structures (4.7 per cent) devoted exclusively to commerce, and 53 structures (3.4 per cent) devoted exclusively to industrial uses. Twenty-eight structures were institutional (churches, parochial schools, hospitals, etc.). Minor uses included residences in garages or coach houses (17 structures), residences in structures that contained an industrial establishment (five structures), and vacant buildings (12 structures). Other miscellaneous uses were reported for nine structures, while there was no information provided on the present use of five structures.

Throughout this report, the various characteristics of the structure and their physical condition will be examined for each of four types of "present use" groups. That is, the characteristics of buildings will be reported not only as a total, but also for each of the following classes:

Present Use	Total Structures		Condition Classification				
	Number	Per cent	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem
Total . . . . .	1,562	100.0	100.0	100.0	100.0	100.0	100.0
Residential only . . . . .	1,082	69.3	71.0	70.0	66.0	72.0	35.0
Residential with commercial and industrial . . . . .	300	19.2	13.0	22.0	27.0	18.0	4.0
Commercial only . . . . .	74	4.7	7.0	4.0	3.0	4.0	21.0
Industrial only . . . . .	53	3.4	4.0	1.0	2.0	3.0	18.0
Other . . . . .	53	3.4	5.0	3.0	2.0	3.0	22.0

The category "all other" is composed of such a small number of different kinds of miscellaneous buildings that it will not be reported separately in the tables that follow, but will always be included in the "all structures" totals, and hence can be obtained by subtraction. The proportion of "blighted," "near blighted," "major rehabilitation," "minor rehabilitation," and "non-problem" structures falling in each use group is also indicated in the above summary.

Table A-1 shows the type-of-use classification for each condition classification. Although residential structures are predominant in all of the urban renewal categories, the "blighted" category contains an above-average proportion of "commercial" structures, while the "major rehabilitation" category contains above average proportions of "residence with commercial or industrial" and vacant structures. The "minor rehabilitation" group has about the average use structure of the entire survey area, while the "non-problem" structures are primarily institutional, commercial, or industrial. There were only 17 all-residential structures, with 25 living units, that were classified as "non-problem." However, there were 686 all-residential units, containing 2,264 structures, that were rated as requiring only "minor rehabilitation." On an over-all basis, the survey showed that not less than 3,171 living units (63 per cent) could be saved by minor rehabilitation or no action, and that an additional 996 (and possibly 1,431) could be saved by major rehabilitation. At least 429 living units should be cleared (and possibly 435 more) in order to restore the community to minimum desirable living conditions.

Number of Living Units. Of the 5,031 living units in the survey area, 4,820 were dwelling units (living quarters with kitchen and all housekeeping facilities) and 211 were single room units (rooms for lodgers in lodging houses).

In the 1,082 structures used entirely as residences, 3,654 (73 per cent) of the living units were found. This implies an average of about 3.41 living units per structure. The remaining 1,228 living units were located in the 300 structures where residence and commerce or industry were combined. This implies an average of 4.1 living units per mixed-use residential structure. The average number of living units in a building for residential use is 3.56.

Condition classification	Number of living units	Per cent of all living units
Total . . . . .	5,031	100.0
Blighted . . . . .	429	8.5
Undetermined (near blighted) . . . . .	435	8.6
Major rehabilitation . . . . .	996	19.8
Minor rehabilitation . . . . .	3,115	61.9
Non-problem . . . . .	56	1.1

An examination of the condition classification according to the present use of the structure shows that an above-average proportion of living units in "blighted" buildings is in all-residential buildings, while an above-average proportion of the living units in "major rehabilitation" buildings is in buildings with mixed residence and commerce.

TABLE A-1  
NUMBER AND PER CENT OF STRUCTURES AND LIVING UNITS IN EACH CONDITION CLASSIFICATION AND SUPPLEMENTARY CLASSIFICATION

Condition Classification	Structures					Living Units		
	All Structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
Total . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Blighted . . . . .	133	94	17	9	5	429	360	62
Undetermined (Near blighted)	138	96	31	6	2	435	324	106
Major rehabilitation . . . . .	264	176	70	8	4	996	663	325
Minor rehabilitation . . . . .	978	699	180	41	33	3,115	2,282	728
Non-problem . . . . .	49	17	2	10	9	56	25	7
Supplementary Classification								
Interior inspection needed . . . . .	436	322	95	6	3	1,867	1,364	472

TABLE B-1 Per cent Distribution

Condition Classification	All Structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
Total . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Blighted . . . . .	8.5	8.7	5.7	12.2	9.4	8.5	9.9	5.0
Undetermined (Near blighted)	8.8	8.9	10.3	8.1	3.8	8.6	8.9	8.6
Major rehabilitation . . . . .	16.9	16.3	23.3	10.8	7.5	19.8	18.1	26.5
Minor rehabilitation . . . . .	62.6	64.6	60.0	55.4	62.3	61.9	62.5	59.3
Non-problem . . . . .	3.1	1.6	0.7	13.5	17.0	1.1	0.7	0.6
Supplementary Classification								
Interior Inspection needed . . . . .	27.9	29.8	31.7	8.1	5.7	37.1	37.3	38.4

2. Physical Characteristics of the Structure. Table A-2 summaries the outstanding physical characteristics of the structures in the survey area. There are few buildings of more than four stories, and most are two or three-story structures. Brick is by far the predominant building material. Three types of construction predominate: the two-family detached house (usually two-story), the multi-unit apartment with side corridor or stairway, and structures built for joint use as residence and commerce.

Lot coverage in the survey area is quite high. Many buildings not only crowd their lot, but have no setback from the sidewalk or only a very small setback. An important contributing factor to the high lot coverage is a rather common practice of having a secondary structure on the back of the lot, usually with one to three living units in it.

Another outstanding characteristic of these buildings is their lack of a central heating system; more than 70 per cent of the structures are heated by space heaters (usually oil or gas) in the individual apartments.

These buildings are about 70 years old, the average building having been erected in 1887. A very high proportion of these buildings was built in the 1880-90 decade. In view of their age, there have been comparatively few living units added through conversion. Living units are found in comparatively few basements and in almost no attics.

Table A-2 provides a succinct summary of the characteristics of the four principal classes of buildings in the area, while Table B-2 provides a similar summary of the buildings falling in each of the five renewal classifications. From this table, it can be noted that the "blighted" structures are made of wood, are secondary structures with only indirect access to the street, have no central heat, and are somewhat older than other structures in an above-average proportion of cases.

TABLE A-2

SUMMARY OF CHARACTERISTICS OF THE STRUCTURES IN THE NEAR WEST SIDE SURVEY AREA, BY PRESENT USE

Item No.	Specified Characteristic	Per cent					
		All structures	Residential use			Commercial only	Industrial only
			Residential only	Residential with commercial or industrial	Commercial only		
0	Secondary structures . . . . .	11	12	2	18	11	
1	Having two or three stories . . . . .	87	92	91	31	53	
3	Brick or masonry construction . . . . .	62	58	64	84	96	
4	Having less than 15 ft. setback . . . . .	72	67	95	70	81	
5*	Being less than 7 ft. from adjacent structure . . . . .	68	72	67	54	40	
19	Covering 80 per cent or more of lot area . . . . .	50	43	71	57	79	
22	Using open area for storage . . . . .	12	11	12	19	13	
28	With main access not direct to street . . . . .	9	10	1	19	6	
33	With two or more living units added by conversion . . . . .	12	13	16	-	-	
34	Basement--with living unit . . . . .	8	11	1	-	2	
34	Attic--with living unit . . . . .	2	2	1	1	-	
37	With no central heating plant . . . . .	71	75	77	39	21	
40	Two family detached--original construction . . . . .	31	38	18	1	2	
40	Built as multiple unit--side corridor or stairway type . . . . .	22	26	22	-	2	
40	Built as mixed residential and commercial . . . . .	18	1	87	7	4	
41	Present use: Multiple-family residence . . . . .	48	53	58	-	-	
46	Mean age of structure (years) . . . . .	70	72	71	52	54	
47	Inadequate ventilation and lighting . . . . .	62	70	62	4	6	

\*Proximity data for right hand side of structure. Data for left hand side is approximately the same.

TABLE B-2

SUMMARY OF THE CHARACTERISTICS OF THE STRUCTURES IN THE NEAR WEST SIDE SURVEY AREA, BY CONDITION CLASSIFICATION

Item No.	Specified Characteristic	Per cent					
		Condition Classification					
		All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem
0	Secondary structure . . . . .	11	29	13	11	8	8
1	Having two or three stories . . . . .	87	78	93	93	88	51
3	Brick or masonry construction . . . . .	62	46	63	67	62	65
4	Having less than 15 ft. setback . . . . .	72	54	67	78	74	61
5*	Being less than 7 ft. from adjacent structure . . . . .	68	59	78	66	69	41
19	Covering 80 per cent or more of lot area . . . . .	50	30	48	53	52	52
22	Using open area for storage . . . . .	12	15	17	12	11	8
28	With main access not direct to street . . . . .	9	29	9	7	7	4
33	With two or more living units added by conversion . . . . .	12	9	16	16	12	-
34	Basement--with living unit . . . . .	8	5	5	6	10	-
34	Attic--with living unit . . . . .	2	2	3	2	2	2
37	With no central heating plant . . . . .	71	87	88	84	66	-
40	Two-family detached--original construction . . . . .	31	27	32	23	34	12
40	Built as multiple-unit--side corridor or stairway type . . . . .	22	9	25	32	22	2
40	Built as mixed residential and commercial . . . . .	18	16	23	24	17	2
41	Present use: multi-family residence . . . . .	48	32	51	59	49	4
46	Mean age of structure (years) . . . . .	70	74	71	72	70	55
47	Inadequate ventilation and lighting . . . . .	62	51	62	61	65	37

\*Proximity data for right hand side of structure. Data for left hand side are approximately the same.

3. Repair Problems of the Structures. Tables A-3 and B-3 report the proportion of structures having each of several types of major deficiencies. These tables tell only a part of the whole story, for they state nothing about the far greater number of structures that have minor deficiencies of these same types. These details are discussed in Part II.

In general, the proportion of buildings having any one type of serious deficiency is comparatively small in the survey area--and is between one and ten per cent. It is this general situation that provides the basis for a renewal program that combines selective clearance with conservation.

Some building deficiencies are far more serious than others. Among the most serious deficiencies, and the proportion of buildings having them, are:

	<u>Per cent</u>
Major deficiencies in outside walls . . . . .	10
Major deficiencies in foundation . . . . .	1-3
Inadequate original construction . . . . .	8

Other deficiencies, while serious or unsightly, are less of a threat to public safety and health. Among such items are:

	<u>Per cent</u>
Major deficiencies in windows and frames . . . . .	13
Major deficiencies in doors and frames . . . . .	10
Major deficiencies in porches and outside stairs . . . . .	13
Major deficiencies in floors, stairs of public halls . . . . .	1

Finally, there is a class of deficiency that betokens lack of upkeep rather than unsound structures as such. The conditions that fall in this category are:

	<u>Per cent</u>
Major deficiencies in gutters and downspouts . . . . .	21
Major deficiencies in fences . . . . .	30
Major deficiencies in auxiliary structures . . . . .	12
Major deficiencies in walks . . . . .	17

It should be noted that the most serious of the major deficiencies are less prevalent, while the less serious ones are more prevalent.

Table A-3 reports the proportion of structures for each use-type having each of the several types of deficiency, while Table B-3 reports the proportion of structures in each condition classification with each type of deficiency. As might be expected, Table B-3 shows that the proportion of buildings with a given major deficiency is much higher among "blighted" buildings than among other categories of buildings. This table is highly useful in indicating how deficient the structures would be if varying degrees of rehabilitative action were to be taken. Thus, if all blighted and near blighted buildings were removed, there would still remain a large block of buildings with numerous serious deficiencies of the type listed in the column for "major rehabilitation." If the urban renewal program were to include the minor rehabilitation deficiencies, all but a comparatively few of the serious deficiencies would have been removed.

TABLE A-3

SUMMARY OF THE PHYSICAL CONDITION OF THE STRUCTURES IN THE NEAR WEST SIDE SURVEY AREA, BY PRESENT USE

Item No.	Major Deficiencies in:	Per cent of Structures			
		All structures	Present Use		
			Residential only	Residential with commercial or industrial	Commercial only
8	Outside walls . . . . .	10	7	26	15
9	Parapet and coping . . . . .	5	7	3	9
11	Chimney . . . . .	3	2	7	4
12	Gutters and downspouts . . . . .	21	23	30	11
13	Porches and outside stairs . . . . .	13	13	1	6
15	Windows and frames . . . . .	13	12	12	11
17	Fences . . . . .	30	31	14	-
21	Dilapidated auxiliary structure . . . . .	12	9	3	-
25	Walks of open area badly cracked, broken . . . . .	17	15	3	4
29	Doors and frames . . . . .	10	9	11	8
30	Floors, railings, steps of public halls and stairs . . . . .	1	2	-	2
35	Sag or sink in foundation . . . . .	1	0	3	2
35	Basement walls . . . . .	3	3	1	6
36	Inadequate original construction . . . . .	8	3	4	-

TABLE B-3

SUMMARY OF THE PHYSICAL CONDITION OF THE STRUCTURES IN THE NEAR WEST SIDE SURVEY AREA, BY CONDITION CLASSIFICATION

Item No.	Physical Condition	Per cent					
		All structures	Condition Classification				
			Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem
8	Major deficiencies in outside walls	10	59	41	9	-	-
9	Parapet and coping . . . . .	5	16	12	8	2	-
11	Chimney . . . . .	3	16	7	4	1	-
12	Gutters and downspouts . . . . .	21	46	27	26	16	-
13	Porches and outside stairs . . . . .	13	37	30	30	4	-
15	Windows and frames . . . . .	13	55	34	22	3	-
17	Fences . . . . .	30	41	46	36	26	6
21	Auxiliary structure--dilapidated	12	12	20	16	11	4
25	Walks of open area badly cracked, broken . . . . .	17	25	19	19	15	4
29	Doors and frames . . . . .	10	45	27	15	1	-
30	Floors, railings, steps of public halls and stairs . . . . .	1	9	3	2	0	-
35	Sag or sink in foundation . . . . .	1	8	-	-	-	-
35	Basement walls . . . . .	3	16	7	3	0	-
36	Inadequate original construction.	8	26	6	5	6	-

4. Maintenance Problems of the Structures. In the long run, the success of the urban renewal program probably will depend upon the extent to which maintenance is resumed and sustained as well as to the razing and rehabilitation of blighted or partially blighted buildings. Therefore, a special effort was made to get statistics that reflected the current maintenance condition of these structures (shown in tables 4-A and B). Porches and outside stairs are allowed to go unpainted; public halls are allowed to go year after year with neither cleaning nor paint; the windows and sashes are not kept waterprotected and attractive with repair and paint; etc.

These results demonstrate that there is a very serious problem of lack of maintenance in the neighborhood.

TABLE A-4  
SUMMARY OF THE MAINTENANCE CONDITION OF THE STRUCTURES IN THE NEAR WEST SIDE SURVEY AREA, BY PRESENT USE

Item No.	Maintenance Condition	Per cent				
		All structures	Present Use			
			Residential only	Residential with commercial or industrial	Commercial only	Industrial only
12	Gutters and downspouts need cleaning, paint . . . . .	34	36	34	18	21
13	Porches and outside stairs need paint . . . . .	29	33	28	8	-
14	Fire escapes rusty, littered, not maintained . . . . .	0	0	1	-	2
15	Windows and frames need paint . . . . .	31	32	31	19	23
24	Garbage and trash storage inadequate, unhealthful . . . . .	30	29	39	24	11
25	Open area unkempt, refuse strewn, muddy, weeds . . . . .	28	28	31	20	17
31	Walls and ceilings of public halls dirty, need paint . . . . .	26	25	41	4	13
31	Public halls with floors dirty, littered, not recently cleaned . . . . .	8	8	14	-	-
31	Garbage and trash cans in halls . . . . .	1	1	3	-	-
38	Evidences of rat infestation observed . . . . .	7	6	10	10	-
38	Evidences of roaches, other vermin observed . . . . .	3	3	4	-	-
44	Strong or offensive odors observed . . . . .	2	2	2	3	-
47	Building rated by CCB as badly maintained . . . . .	17	17	15	18	15

TABLE B-4

SUMMARY OF THE MAINTENANCE CONDITION OF THE STRUCTURES IN THE  
NEAR WEST SIDE SURVEY AREA, BY CONDITION CLASSIFICATION

Item No.	Maintenance Condition	Per cent					Non-problem
		All structures	Condition Classification				
			Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	
12	Gutters and downspouts need cleaning, paint . . . . .	34	35	47	41	31	12
13	Porches and outside stairs need paint . . . . .	29	25	32	39	28	2
14	Fire escapes rusty, littered, not maintained . . . . .	0	-	-	0	1	2
15	Windows and frames need paint . . . . .	31	31	34	39	29	12
24	Garbage and trash storage inadequate, unhealthful . . . . .	30	55	40	39	24	6
25	Open area unkempt, refuse strewn muddy, weeds . . . . .	28	50	50	45	18	6
31	Walls and ceilings of public halls dirty, need paint . . . . .	26	45	43	36	20	-
31	Public halls with floors dirty, littered, not recently cleaned . . . . .	8	14	14	14	5	-
31	Garbage and trash cans in halls . . . . .	1	2	2	3	0	-
38	Evidences of rat infestation observed . . . . .	7	16	13	11	4	-
38	Evidences of roaches, other vermin observed . . . . .	3	5	6	3	2	-
44	Strong or offensive odors observed . . . . .	2	2	1	2	2	-
47	Building rated by CCB as badly maintained . . . . .	17	65	41	20	7	-

Block Characteristics

Although the block summary statistics are far too voluminous to be analyzed in this report, and are needed only for the detailed planning phase, the following table is presented to illustrate the wide variation in condition from block to block. In many blocks no structures whatever fall in the "blighted" or "near blighted" category, while in other blocks (such as block 429-06 or 429-10), as much as 30-40 per cent of the structures appear to be in most serious condition. This table (Table A-5) also shows, however, that many blocks are badly mixed, with seriously deficient structures being intermingled with structures that need only minor rehabilitation. The specific deficiencies that characterize each block, the characteristics of the structures, and the maintenance condition of each block are all specified in detail in the unpublished block summaries. Where it is desirable to examine in detail the condition in any one block, the block listing tabulations make it easy to learn which buildings in the block cause it to have a given renewal rating, and how much conditions would be improved if particular buildings were removed.

TABLE A-5

NUMBER OF STRUCTURES IN EACH BLOCK AND  
PER CENT FALLING IN EACH CONDITION CLASSIFICATION

Block	Total number of structures	Per cent Distribution					
		Total	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem
407-03	31	100	6	13	29	48	3
407-04	36	100	8	5	8	77	3
407-05	26	100	8	-	8	73	12
407-06	23	100	13	-	4	65	17
407-07	40	100	10	5	12	72	-
407-08	45	100	-	-	11	89	-
407-09	43	100	5	2	30	63	-
408-03	4	100	-	-	-	75	25
408-04	18	100	11	5	11	55	16
408-05	19	100	-	11	26	63	-
408-06	1	100	-	-	-	-	100
408-07	14	100	43	8	14	36	-
408-08	13	100	-	8	23	38	31
408-09	32	100	-	12	25	56	6
408-10	33	100	-	12	30	58	-
408-11	19	100	-	-	21	68	11
408-12	8	100	-	12	25	62	-
408-13	1	100	-	-	-	100	-
409-03	9	100	-	-	11	67	22
409-04	34	100	9	32	29	29	-
409-05	24	100	4	8	29	54	4
409-06	13	100	-	8	8	85	-
421-05	17	100	18	12	12	53	6
421-06	33	100	9	18	45	27	-
421-07	33	100	3	-	39	58	-
421-08	12	100	8	-	8	83	-
421-10	13	100	8	8	-	85	-
421-11	21	100	14	10	5	62	10
421-12	23	100	-	9	17	70	4
421-13	32	100	6	6	31	56	-
421-14	20	100	5	-	20	75	-
421-15	32	100	16	16	9	59	-
421-16	61	100	5	5	7	84	-
421-17	33	100	9	3	-	85	3
428-01	69	100	1	9	10	77	3
428-02	60	100	7	3	25	65	-
428-03	43	100	26	30	16	28	-
428-04	54	100	-	9	11	78	2
428-05	25	100	4	4	8	80	4
428-06	36	100	6	3	17	67	8
428-07	36	100	17	8	8	67	-
428-08	38	100	5	18	13	63	-
428-09	36	100	8	14	25	50	3
428-10	23	100	22	17	4	52	4

TABLE A-5--Continued

Block	Total number of structures	Per cent Distribution					
		Total	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem
429-02	1	100	-	-	-	100	-
429-05	6	100	-	-	17	83	-
429-06	22	100	32	-	36	27	5
429-07	15	100	-	7	40	53	-
429-12	32	100	12	-	19	66	3
429-13	41	100	15	10	15	56	5
430-01	49	100	16	16	14	51	2
435-02	32	100	9	9	12	66	3
435-03	28	100	18	21	7	46	7
435-04	20	100	25	10	10	50	5
435-05	66	100	8	8	14	71	-
436-06	14	100	7	7	21	57	7

## II. DETAILED FINDINGS

### Introduction and Explanation of the Sequence of Analysis

Part I provided a quick overview of the results of the survey. The pages that follow report detailed statistics for each item for which information was collected, and supplement this with interpretative comments. To facilitate cross-referencing between the survey results, the structure schedule, and the instructions for the survey, the statistical tables for each topic and the discussions that accompany them, have been given the same number identification as was assigned to that item on the structure schedule. For example, Item number 1 on the structure schedule is "Number of Stories." Statistics concerning the number of stories in buildings in the survey area will be found in the tables numbered "1," and a discussion of the inferences drawn from these statistics will be found in paragraph identified as "Item 1" below. The index specifies the pages on which the discussion and statistical tables for each topic can be found. For convenience, the entire analytical narrative has been placed before the statistical tables.

Four statistical tables have been prepared for most of the items included in the survey. The first two tables in each set (A and B) refer to the present use of the structure (see below) cross-classified with the survey item. Table A gives the number of structures and living units, while Table B reports per cent distributions. Thus, Tables 1-A and 1-B report the number and per cent distributions, respectively, of the number of stories in structures, according to the present use of the structure.

The second two tables in each set (C and D) refer to the condition of the structure (whether it is "blighted," "undetermined (near blighted)," "major rehabilitation," "minor rehabilitation," or "non-problem," or whether or not the structure requires internal inspection. Table C in each set reports the number of structures and living units, while Table D reports the per cent distributions. Thus, Tables 1-C and 1-D report the number and per cent distributions, respectively, of the number of stories in structures according to the condition of the structure.

It is presumed in the following discussion that the reader has read the "Summary of Results" in Part I and that he will parallel the analysis with an examination of the structure schedule and the survey instructions.

#### Item 0. Primary, Secondary, and Auxiliary Structures (Tables 0-A, B, C, D).

Where two or more structures were located on the same lot, the survey designated the largest or most accessible structure as the "primary" structure, and the other structure either as a "secondary" or an "auxiliary" structure. Auxiliary structures (garages, tool sheds, or other out-buildings used only for storage) were merely noted as being present and their physical condition rated, (see below) but no separate enumeration of characteristics was made for them. Each secondary structure, defined as a second or third structure on a lot and used for residence, commerce, industry, or public or institutional activity, was inspected separately; a structure schedule was filled out for each secondary structure.

As Table 0-A reports, there were 171 secondary structures in the survey area. This was equivalent to 11 per cent of all structures. Slightly more than three-fourths of all structures occupied a lot alone, while almost 11 per cent were primary structures that shared their lot with a secondary structure. The

fact that the number of secondary structures is almost exactly equal to the number of primary structures located on lots that are shared with secondary structures implies that there were almost no lots with two secondary structures on them.

All but a few of the secondary structures are residential (see Table O-A); 135 of the 171 secondary structures were exclusively residential, and an additional six were of a mixed residential and other use. Only 19 of the secondary structures were devoted exclusively either to commercial or to industrial use.

The secondary structures tended to fall into the "blighted" category with above-average frequency (Tables O-C and O-D). (Whereas 11 per cent of all structures are secondary structures, 29 per cent of "blighted" structures are secondary.) However, about one-half of all secondary structures are in the "minor rehabilitation" or the "non-problem" condition classification.

Item 1. Number of Stories. There are few tall buildings in this area. Almost one-half (48 per cent) of the structures are two-story buildings, and most of the remainder have three stories (See Tables 1-A, B). Together, two- and three-story buildings comprise 87 per cent of all structures. One-story buildings are third in order of numerical importance (9 per cent). Only 48 structures in the entire area have four stories, and only eight buildings have five stories or more.

The structures that are used exclusively for residence are almost entirely either two-story (55 per cent) or three-story (38 per cent) buildings. Only 65 one-story and 15 four-story all-residential structures are in the entire area, and there are zero all-residential structures having five or more stories.

An unusually large proportion of the structures devoted exclusively to commercial use are one-story buildings -- these are small grocery stores, service shops, taverns, and restaurants for the most part. The buildings used exclusively for industry are concentrated at both ends of the height scale; an above-average proportion are one-story buildings, and all of the buildings having five stories or more are exclusively industrial.

More than one-half (58 per cent) of the structures in which residence and commerce are combined are three-story structures. Many of these are large apartment buildings located at a street corner, with a grocery or other retail shop occupying the corner position on the first floor.

When the height of structures is examined according to the number of living units they contain, the proportions given above for structures are changed somewhat. Since the taller residential structures contain more living units than the lower ones, three-story structures contain more than one-half (56 per cent) of all living units, even though they are less numerous than two-story residential structures.

Among the structures rated as "blighted," one-story and two-story structures predominate (Tables 1-C, D). However, 48 per cent of all living units in "blighted" structures are located in three-story buildings. Only four per cent of all "blighted" living units are in one-story and 36 per cent are in two-story buildings.

Comparatively few of the taller structures fall into the "blighted" or "major rehabilitation" categories; only eleven four-story and none of the five-or-more-story buildings are in these groups.

Item 2. Structures Having Elevators (Tables 2-A, B, C, D). Because so few structures have more than three stories (see above), elevators were reported for only 27 structures in the entire survey area. These elevators are located primarily in the few tall buildings, which are all industrial (18 of the 27 elevators are in structures that are exclusively industrial). No all-residential structure contains an elevator, and only two elevators are found in structures where residence and commerce are both present.

Only one structure containing an elevator falls into the "blighted" condition classification.

The 41 structures having four stories or more, but without elevators, are classified by number of stories and present use of structure, as follows:

Number of stories	Institutional	Residential				Other
		Residential only	Residential with comm. or ind.	Commercial only	Industrial only	
4 . . . .	6	15	17	1	0	1
5 . . . .	0	0	0	0	0	1
6 or more	0	0	0	0	0	0

The one five-story structure without elevator is a rectory associated with a school.

Item 3. Construction Materials--Exterior Siding (Tables 3-A, B, C, D). Of the 1,562 structures, 967 (62 per cent) have brick or masonry exterior walls. A combination of brick and wood (usually a two or three story building with brick to the base of the second floor) is the second most frequent type of construction material (26 per cent). One hundred eighty three (12 per cent) of the structures have all-wood construction materials. Only twelve structures were built of stucco or other building materials.

An above-average proportion of the all-wood or brick-wood structures is exclusively residential. All but a small fraction of the structures that were exclusively commercial (84 per cent) or industrial (96 per cent) were of brick or masonry construction. There were no all-wood industrial buildings.

Wooden structures tended also to be blighted structures; 36 per cent of all "blighted" structures are of wood construction. The proportion of wooden structures classed in the "blighted" category (48 out of 183) is considerably higher than the corresponding proportions for all-brick or masonry (six per cent) or for brick-wood construction (six per cent).

Item 4. Setback on Lot (distance from inner edge of sidewalk to building) (Tables 4-A, B, C, D). In the survey area, 33 per cent of the structures have zero setback on their lot, and an additional 39 per cent have a setback of 15 feet or less. Lack of setback is almost a universal characteristic of the industrial structures, commercial structures, or residential structures mixed with commerce or industry. More than 75 per cent of all living units either have no setback at all (37 per cent) or a setback of less than 15 feet (40 per cent). The category "does not apply" contains several cases of structures located behind other structures that cannot be related to a street directly.

Many of the "blighted" buildings are reported as having a large setback because they are secondary structures located on the back of the lot and because they are the smaller buildings in the survey area. Lack of setback or having only a small setback is as characteristic of the buildings with a "non-problem" or "minor rehabilitation" condition classification as of the structures with a "blighted" classification. At the time the structures in the survey area were built, it was common practice to build close to the sidewalk.

Items 5 and 6. Proximity to Other Structures (Tables 5-A, B, C, D, and 6-A, B, C, D). The inspectors were asked to measure the distance between each structure and the structure on the right (Item 5) and on the left (Item 6). The tabulations for these two sets of measurements show that a high proportion of the structures (27 per cent) are placed wall-to-wall with another structure on at least one side. An even greater share (41 per cent) is separated from an adjoining structure by less than seven feet. Only 18 per cent of the structures were separated from other structures by more than seven feet on both sides, although 30 per cent were separated on at least one side by more than seven feet.

Wall-to-wall location is almost as common among residential as among structures with other types of uses, while a separation of less than seven feet from adjoining structures is more characteristic of residential than of structures with other types of uses.

The 49 structures that require no renewal action tend to be separated from other structures by greater distances than are the other structures. However, the pattern of close proximity described above is about equally characteristic of "blighted," "major rehabilitation," and "minor rehabilitation" structures.

The full picture of the proximity of structures is not given by the basic tables referred to above, for each of these tables considers only one side of the building. The following summary takes into account both walls at once:

Proximity to structure on the left	Total	Proximity to structure on the right						
		Wall-to-wall	1-6 ft.	7-12 ft.	13-19 ft.	20 ft. or more	Street corner	Vacant lot
Total. . .	<u>1562</u>	<u>417</u>	<u>644</u>	<u>102</u>	<u>58</u>	<u>117</u>	<u>92</u>	<u>132</u>
Wall-to-wall. . .	420	187	114	20	9	31	26	33
1-6 ft. . . . .	646	111	368	40	12	41	22	52
7-12 ft. . . . .	94	20	40	17	3	2	6	6
13-19 ft. . . . .	55	12	12	6	11	3	6	5
20 ft. or more.	105	25	30	5	9	18	11	7
No structure -- street corner.	101	33	31	5	6	15	6	5
No structure -- vacant lot . . .	139	29	49	9	7	7	14	24
Unreported. . .	2	-	-	-	1	-	1	-

One hundred eighty-seven structures (12 per cent) are wall-to-wall on both sides. An additional 225 (14 per cent) are wall-to-wall on one side and with less than seven feet between buildings on the other. Finally, 368 buildings had a space of

more than one but less than seven feet on both sides. Combining these groups, it is found that 780 (50 per cent) of the structures are either wall-to-wall or have less than seven feet clearance on both sides.

Item 7. Number of Stories in Adjacent Structures. These tabulations are not included as a part of this report. These data are useful for measuring adequacy of light and ventilation by considering the height of a given structure in comparison with the height and proximity of the adjoining structures. However, this information is used to evaluate individual structures. When tabulated in statistical tables the statistics are very similar to the results of Item 1.

Item 8. Condition of Outside Walls (Tables 8-A, B, C, D). No deficiencies were observed in the outside walls of 570 (36 per cent) of the 1,562 structures, while an additional 833 structures (53 per cent) had only minor deficiencies. Only about ten per cent of the structures had serious deficiencies in the outside walls--open cracks, rotted, loose, missing materials over a considerable area, walls obviously not plumb, or makeshift walls.\*

About five per cent of the structures had makeshift walls, and about eight per cent were in a condition of serious deterioration.

In general, the structures devoted exclusively to commercial or industrial uses tended to occupy the two extremes with respect to condition of outside walls: an unusually high proportion of these structures had very serious conditions in their outside walls, and an unusually high proportion also had no deficiencies; the proportion with only minor deficiencies was below average.

Inasmuch as having serious deficiencies in outside walls was a major consideration in determining condition classification, none of the structures having serious deficiencies of this type was allowed to fall in the "non-problem" or "minor rehabilitation" categories.

Item 9. Condition of Parapet and Coping (Tables 9-A, B, C, D). The parapet or coping of 76 (five per cent) of the structures had serious deficiencies: open cracks, rotted, loose, or missing materials were observed over a considerable area. An additional 678 structures exhibited these same deficiencies, but to a less serious extent. Only about one-half of the structures had no deficiencies reported for their parapets and copings. In general, the structures devoted exclusively to residence or to residence-mixed-with-commercial exhibited this type of deficiency in a higher proportion of cases than the structures devoted exclusively to industrial or commercial use--but the differences were not great.

Of the 76 structures with serious parapet or coping deficiencies, 59 are "blighted" or "near blighted"; only 17 of these structures remain in the "minor rehabilitation" classification.

Item 10. Condition of Roof (Tables 10-A,B,C,D). Inasmuch as the inspectors were asked to obtain information concerning the condition of the roofs only where it was observed from the ground or in the course of inspecting halls or stairs

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\*Inasmuch as any one building can have two or more of the conditions enumerated, the best estimate of the per cent of structures with one or more serious deficiency is 100 per cent minus the per cent having minor deficiencies or no deficiencies.

no report was obtained for 70 per cent of the buildings. Of the 470 structures for which a report was obtained, there were four instances of serious deficiencies and 90 instances of minor deficiencies in the roof. All four structures with serious roof deficiencies fall in the "blighted" category, and all but 14 of the structures with minor roof deficiencies fall in the "blighted" or "major rehabilitation" condition classification.

Item 11. Condition of Chimney (Tables 11-A, B, C, D). Chimneys, like roofs, were inspected from the ground, and for this reason, in 11 per cent of the cases the inspectors reported that they were unable to make a chimney inspection. Of the 1,382 structures for which the condition of the chimney was reported, 52 structures (4 per cent of all structures) had serious deficiencies, while 464 (34 per cent of all structures) had minor deficiencies. Chimney deficiencies were present in the industrial and commercial structures in about as large a proportion of cases as for residential buildings. All but 11 of the serious chimney conditions fall in the category of "blighted" or "major rehabilitation."

Item 12. Condition of Gutters and Downspouts (Tables A, B, C, D). Three hundred twenty-one (21 per cent) of the structures either had no gutters and downspouts at all, or else gutters and downspouts were broken or rusted through. More than one-third of the structures had gutters or downspouts that were in need of cleaning or painting. Not quite one-half of the structures had no deficiency reported for this item.

Serious deficiencies for this item were present in commercial or mixed residence-commercial buildings in a higher proportion of cases than for other types of buildings.

This item is indicative of building neglect rather than implying structural inadequacy. An extraordinarily high proportion of the buildings classed as "blighted" (46 per cent) had deficiencies of this type.

Item 13. Condition of Porches and Outside Stairs (Tables A, B, C, D). Two hundred seven structures (13 per cent) had porches and outside stairs that were hazardous or in a state of serious disrepair. An additional 43 per cent of the structures had porches and outside stairs that were badly worn or in a state of minor disrepair. Many of the porches (29 per cent) were in need of paint, even though they may have been in a good state of repair. This type of deficiency was much more common among residential or mixed residential-commercial structures than among structures exclusively for commerce or industry. (Many commercial and industrial structures have no porches and outside stairs.) Only 29 per cent of the structures were reported as having well-maintained porches and outside stairs with no deficiencies.

The porches and outside stairs are found in the rear of the buildings; their principal purpose is to provide a second means of egress in case of fire and for ready access to the rear of the lot. Since they are not directly exposed to public view, their maintenance is less a matter of neighborhood appearance than one of safety.

Item 14. Fire Escapes (Tables 14-A, B, C, D). The building codes of Chicago require fire escapes only for residential structures of four stories or more, although many three-story buildings have fire escapes. Inasmuch as there are only 56 structures in the survey area with four or more stories, it is not surprising to learn that there were only 91 structures in the survey area with fire escapes. Ninety-four per cent of the structures had no fire escapes, because they were not required.

Following is a tabulation of information for the structures having no fire escapes, according to the number of stories:

<u>Number of stories</u>	<u>Residential only</u>	<u>Residential with commercial or industrial</u>	<u>Commercial only</u>	<u>Industrial only</u>	<u>Other</u>	<u>Total</u>
1 story . . . . .	65	9	48	13	5	140
2 stories . . . . .	589	101	20	14	17	741
3 stories . . . . .	393	162	2	8	15	580
4 stories . . . . .	4	4	0	1	2	11
5 or more stories	0	0	0	0	0	0

Note that there are only 11 structures of four stories without fire escapes.

Although there is little evidence of failure to comply with the legal requirements concerning presence of fire escapes, it was found that the fire escapes on a few structures are old-fashioned, poorly maintained, or not in operating condition. Thirty structures had the old-fashioned vertical-ladder type of escape, and two structures had wooden fire escapes. On four structures, the fire escapes were loose, broken, or otherwise unsafe; in five other cases they were rusty, littered, or not maintained. All conditions that failed to meet city fire ordinances were referred to the Bureau of Fire Prevention. There were too few cases of inadequate fire escapes to permit generalizations concerning building uses or condition classifications.

Item 15. Windows and Frames (Tables 15-A, B, C, D). Substantial breaks, cracks, warping, or rotting of window frames or sashes were found in 208 (13 per cent) of the structures. Deficiencies of the same type, but minor in extent, were found in an additional 914 (59 per cent) of the structures. Broken or missing windows were found in 11 per cent of the structures. Sashes and frames needed paint in 31 per cent of the structures. From the above, it is evident that in this area windows, window frames, and window sashes are badly neglected and poorly maintained. Only 19 per cent of the structures were found to be without at least a minor window deficiency.

Deficiencies of windows and frames are concentrated in the structures classified as "blighted" or "major rehabilitation." However, a high proportion of the "minor rehabilitation" structures have minor deficiencies.

Item 16. Other External Deficiencies (Tables 16-A, B, C, D). Windows or other parts of 293 structures (19 per cent) were boarded up in the survey area. (Many of the structures reported as being partially boarded up had only basement windows boarded up; for this reason, these statistics may be misleading.) An additional 11 structures had undergone extensive damage from fire, storm, or other cause. A high proportion (47 per cent) of the "blighted" structures were reported as boarded up. This is twice the proportion for the survey area as a whole.

Item 17. Condition of Fences (Tables 17-A, B, C, D). In general, a high proportion of fences in this area are dilapidated and unsightly. Of the 1,176 structures with fences, 472, or 30 per cent, had dilapidated fences.

Dilapidated fences are found most frequently on lots containing residential or residential-commercial structures; no industrial structures were on lots with dilapidated fences.

Dilapidated fences are found on lots containing structures classified as "blighted" much more frequently than on lots with "minor rehabilitation" or "non-problem" structures.

Item 18. Light courts--Number of Light Courts Reported (Tables 18-A, B, C, D). Light courts were present for 326 structures (21 per cent).<sup>\*</sup> Most of the structures that had light courts had only one court (218 structures), although 92 of the structures had two and 16 had three light courts (See Tables 18-A,B).

Construction using light courts is confined to residential structures; only five industrial or commercial structures had light courts.

Item 19. Lot Coverage (Tables 19-A, B, C, D). The proportion of the lot that is covered by structures (primary, secondary, and auxiliary combined) is quite high for a residential area. (The number of lots can be determined by subtracting the number of structures in "does not apply" from the total.) Of the 1,389 lots, 702 (50 per cent) had 80 per cent or more of their surface covered with buildings (See Table 19-AB). An additional 379 (27 per cent) of the lots had 60-79 per cent of their surface covered. Thus, 1,081 of the 1,389 (78 per cent) lots were 60 per cent or more covered.

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<sup>\*</sup>For definition of light court, see instructions to inspectors, Appendix A.

Although the highest coverage rates are found among structures that are combined residential and commercial or else exclusively industrial, the rates are also quite high among the lots devoted exclusively to residential use. Thus, of 946 lots having exclusively residential structures, 709 (75 per cent) were 60 per cent or more covered. Fifty-two per cent of all living units are located in primary structures on lots that are 80 per cent or more covered, and probably most of the six per cent of all living units that are located in secondary structures are also found on such lots.

The tendency toward high proportion of lots being covered by buildings is as characteristic of the "non-problem" and "minor rehabilitation" structures as of the "blighted" structures. Thus, clearance of deteriorated buildings will not alone solve the problem of high lot coverage.

Item 20. Lot Coverage of the Primary Structure Only (Tables 20-A-, B-, C-, D-1; 20-A-, B-, C-, D-2, and 20-A-, B-, C-, D-3). The question arises, "To what extent could lot coverage be reduced by removing all secondary and auxiliary structures from lots?" There were neither secondary nor auxiliary structures on 651 lots (See Tables 20-A-1, 20-B-1, 20-C-1, 20-D-1); removing all but the primary structures would not affect the lot coverage of these lots. On 738 lots there were either secondary or auxiliary structures, in addition to a primary structure; Tables 20-A-2, 20-B-2, 20-C-2, 20-D-2 report the total lot coverage of these structures at present. Tables 20-A-3, 20-B-3, 20-C-3, 20-D-3 report the lot coverage of the primary structures only on the 738 lots having multiple structures combined with the lot coverage of the 651 single structure lots. This yields an estimate of what the lot coverage would be if all secondary and auxiliary structures were removed. Comparing these combined tables with the tables of Item 19 answers the basic question posed above. A program of clearing secondary and auxiliary structures from lots would reduce by one-half the number of lots with 80 per cent or more lot coverage and would greatly increase the number of lots with only 40-59 per cent coverage. However, 365 of the 1,389 lots (26 per cent) would still have 80 per cent or more coverage, and an additional 336 (24 per cent) would have 60-79 per cent coverage.

Item 21. Condition of Auxiliary Structures (Tables 21-A, B, C, D). Auxiliary structures (structures used for storage, garages, home workshops, etc.) were located on 574 of the 1,391 lots inspected by the survey. One hundred ninety two of these lots (14 per cent) had auxiliary structures that were dilapidated. These dilapidated auxiliary structures are associated almost exclusively with residential or mixed residential-commercial structures, rather than with buildings used exclusively for commerce or industry. Moreover, the dilapidated auxiliary structures very frequently are found on lots where the primary structure is classed as "non-problem" or "minor rehabilitation." Renewal of the area must include a program to clear or rehabilitate auxiliary as well as primary and secondary structures, and the action for auxiliaries cannot be governed by the action taken for the primary structure.

Item 22. Use of Open Area (Tables 22-A, B, C, D). In addition to the problem of the amount of open area is the problem of the use to which the open area available is put. The survey showed that about 109 of the 1,391 lots had so little open area that the inspectors rated the lot as without open area (a report of "does not apply" was recorded for 280 structures, of which 171 would have been secondary

structures; the remainder, or 109, would be lots for which the amount of open area was negligible). On lots having structures that were exclusively commercial or industrial, the open area was used for parking and storage, with parking being the more frequent use. Of the lots with residential structures and having open area, the greatest use was "domestic." However, even the lots with all-residential structures were also used for storage (12 per cent) and parking (4 per cent). This is exclusive of area covered by auxiliary structures.

Use of open area for storage and parking, rather than for domestic use, is more frequent among the structures rated as "blighted" than among structures scheduled as "minor rehabilitation" or "non-problem."

Item 23. Number of Parking Spaces in Open Area (Tables 23-A, B, C, D). Of the lots having open-air parking spaces, almost one-half (59 lots) had space for five automobiles or more. Most of these larger parking spaces were found on lots where the structures were exclusively commercial or industrial. The lots with all-residential structures tended to have parking spaces for one or two cars in about half the cases where a portion of the open space was used for parking. Where residence was mixed with commerce, a higher proportion of the parking spaces were large enough to accommodate five or more automobiles.

On lots where the structures are rated as "blighted," the parking spaces are of larger-than-average size. This could reflect (a) large size of structure, or (b) a tendency to expropriate open area for non-domestic uses as the structure deteriorates,

Item 24. Garbage and Trash Storage (Tables 24-A, B, C, D). About 30 per cent of the structures have inadequate or unhealthful storage of garbage and trash. This could arise either from lack of sufficient and adequate containers or from carelessness in storage and too infrequent removal. Inadequate storage is found most frequently in structures where commerce and residence are mixed. Industrial structures have adequate facilities in all but six cases.

Although not necessarily unhealthful, the unsightly practice of storing garbage and trash on the front street (usually because of lack of an alley or other sufficient storage space where garbage can be removed without carrying a great distance) is followed for 65 structures (4 per cent).

Garbage and trash storage is inadequate in a much higher proportion of cases for structures classed as "blighted" than for other structures.

Item 25. Condition and Appearance of Open Area (Tables 25-A, B, C, D). The open spaces on 432 of the 1347 lots with open spaces were unkempt -- they were strewn with refuse, overgrown with weeds, or were dusty or muddy. On 259 lots the walks were badly cracked, broken, or with missing material. Only on 714 lots (53 per cent of these lots) were no deficiencies in condition and appearance noted. Thus, the general appearance of the neighborhood is one of neglect because about one-half of the open spaces have deficiencies of appearance.

These unfavorable conditions are more frequent but are by no means confined to the lots having structures rated as "blighted." One hundred seventy-five unkempt

lots and 147 sets of poor walks are found among the group of structures rated as needing "minor rehabilitation."

Unsanitary conditions were found more frequently on lots where the primary structure is used for both residence and commerce than on all-residential lots.

Item 26. Trucking Access to Nonresidential Units (Tables 26-A, B, C, D). Among the 480 structures that contained at least one unit of commerce, industry, or other nonresidential activity, the means of trucking access was primarily from the street (285, or 59 per cent, of the structures with nonresidential use). In 79 per cent of the cases this was the means of access in structures where residence and commerce were combined. Buildings where commerce was the exclusive use had off-street (on-site) loading facilities in 45 per cent of the cases and alley facilities in 28 per cent of the cases. Thirty per cent of the industrial buildings had on-site loading facilities, and 51 per cent had alley facilities. The following summary shows the relationship between the "blighted" classification and the trucking access to the 480 nonresidential units:

	<u>Total</u>	<u>Blighted</u>	<u>Near blighted</u>	<u>Major rehab.</u>	<u>Minor rehab.</u>	<u>Non-problem</u>
Total . . . . .	480	39	42	88	279	32
Alley--no dock or bay.	66	9	5	8	42	2
Dock or bay in alley .	21	2	1	1	14	3
Street only. . . . .	285	15	29	63	166	12
Off-street (on-site) .	88	9	5	13	46	15
Unreported, does not apply. . . .	17	4	2	3	8	-

PER CENT DISTRIBUTION

	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Total . . . . .	100%	100%	100%	100%	100%	100%
Alley--no dock or bay.	14	23	12	9	15	6
Dock or bay in alley .	4	5	2	1	5	9
Street only. . . . .	59	39	69	72	60	38
Off-street (on-site) .	18	23	12	15	17	47
Unreported, does not apply. . . .	5	10	5	3	4	-

Item 27. Dual Egress (Tables 27-A, B, C, D). It was found that dual egress was completely lacking in 74 structures and was lacking for some (but not all) living units in 258 additional structures. Together, these two classes comprise 21 per cent of all structures. The structures involved are primarily residential or mixed residential-and-commercial. They are rated as "blighted," "near-blighted," or "major rehabilitation" in an above-average proportion of cases.

The meaning of this lack of dual egress can be evaluated more carefully when the number of stories is taken into account, as follows:

Dual egress	Number of stories			
	2	3	4	5+
No dual egress. . . . .	59	12	-	-
Dual egress: some living units without dual egress . .	131	118	4	-
Dual egress: front and rear entrance . . . . .	535	384	15	1
Dual egress: front entrance and fire escape. . . . .	4	10	4	2
Triple egress: front and rear and center . . . . .	10	72	6	-
Triple egress: front and rear and fire escape. . . . .	4	13	19	5
No information . . . . .	8	2	-	-
Does not apply . . . . .	-	3	-	-
Total. . . . .	751	614	48	8

No structures of four stories or more lacked dual egress, although four of the four-story structures were found in which some living units lacked dual egress. Among the 614 three-story structures, 12 lacked dual egress, and 118 more lacked dual egress for some living units. Among units having full dual egress, the most common means was via front and rear entrances. Triple egress was found in a few large structures which contain 15 per cent of the living units. A fire escape is a means of dual egress in only one-to-two per cent of the structures involving only about two per cent of the living units.

Item 28. Main Access to Structure (Tables 23-A, B, C, D). In 91 per cent of the structures, the main access is via an entrance that fronts on the street. Among the few structures that do not have this type of main access, the majority (97 structures) have their main entrance at the side or rear via an open sidewalk. Twenty-four structures had only an alley as their main access; 11 structures could be reached only by passing through another building; and seven could be reached via a partially enclosed passage.

A high proportion of the structures that have their main access on an alley, through another structure, or through a partially enclosed passage are classed as "blighted" structures.

Item 29. Condition of Doors and Frames (Tables 29-A, B, C, D). Like window frames and sashes, doors and door frames are poorly maintained and are in a state of general disrepair in the survey area. The inspectors found either minor or serious deficiencies in doors or door frames in a high proportion of the structures. In 149 structures (10 per cent) there were substantial breaks, cracks, warping, and rotting of material, and in 81 structures the doors had holes, breaks, cracks, loose hinges, and other evidences of serious disrepair.

In 771 structures (49 per cent) door frames showed minor evidences of disrepair, while in 393 buildings (25 per cent) the doors and frames needed paint.

The doors and frames of all-industrial or all-commercial buildings were in much better condition than those of residential structures. This type of deficiency was much more widespread among the residential-commercial structures than among any other class of structure.

Deficiencies in doors and frames were much more prevalent among structures classed as "blighted" or "major rehabilitation" than among structures classed as "minor rehabilitation."

Item 30. Condition of Public Halls and Stairs (Tables 30-A, B, C, D). Public halls and stairs in these structures have comparatively few serious deficiencies, but they have numerous minor deficiencies and show widespread evidence of neglect. Hazardous conditions -- loose, shaky, or sagging railings or steps -- were found in 21 buildings (1.3 per cent), and in 66 buildings (4.2 per cent) the walls of the halls or stairs were seriously out of plumb or had holes, cracks, or missing material over a considerable area. Most of these structures are classed as "blighted" or "major rehabilitation" structures.

Of equal significance from a renewal standpoint is the large number of structures (485, or 31 per cent) that had minor cracks, holes, or missing materials in the walls of public halls or stairs and that had loose, shaky, or sagging steps or railings to a minor extent (80 structures, or 5 per cent). Only in 28 per cent of the structures were no deficiencies in public halls and stairs observed (excluding the 14 per cent of structures that lacked public halls or stairs). This class of deficiency was found almost entirely in residential or residential-commercial structures. (Industrial and commercial structures rarely have public stairways and halls.)

Item 31. Maintenance of Public Halls and Stairs (Tables 31-A, B, C, D). Poor maintenance of public halls and stairs was found in more than one-third of the structures (in an additional 14 per cent of the structures there were no public halls or stairs to be inspected for this item). The most common deficiency (26 per cent of the structures) was walls and ceilings that were dirty or in need of paint. In one structure in twelve, the floors were dirty, and in one structure in fourteen, the passages were partially obstructed because they were being used for storage. Responsibility for maintenance of public halls and stairs belongs to owners rather than to tenants.

Lack of maintenance was much more serious in the structures where residence was combined with commerce or industry than in the all-residential structures.

Tables 31-C and 31-D show that maintenance was much poorer in "blighted," "near-blighted," or "major rehabilitation" structures than in "minor rehabilitation" and "non-problem" structures. Thus, neglect of building maintenance tends to have paralleled rather closely the progressive physical deterioration of the structures.

Item 32. Number of Living Units in Structures (Table 32). In this area there are very few large apartment structures with large numbers of living units. Only five structures in the entire survey area were found to contain more than 20 living units, and an additional 34 contained between 10 and 19 living units. About 60 per cent of the residential structures were two-family and three-family houses.

The structures that combine residence with commerce are of all sizes but tend to be concentrated at the extremes. In comparison with all structures, they tend to contain either only one living unit or else to contain eight or more living units. Thus, the mixed type of unit tends to be unusually small or unusually large, in comparison with other structures in the area.

Comparatively few of the "blighted" and "near-blighted" buildings contain large numbers of living units. Only eight structures in these classes contain ten living units or more. The structures most seriously in need of renewal action tend

to be smaller structures that contain only one or two living units.

Item 33. Number of Living Units Added by Conversion (Tables 33-A, B, C, D). Of the 5,031 living units in the survey area, a net total of about 900 had been added by conversion since the structures were built. (It is impossible to know the exact number of living units created by conversions because some conversions had resulted in the combining of two or more living units--usually single-room units--into one.) The apparent amount of conversion is equal to about 18 per cent of the total number of living units. Conversion had taken place in about 30 per cent of the structures that contain living units. About one-half of the structures that had had a conversion added only one living unit, while very few conversions had added more than three living units.

In general, this is an unusually small amount of conversion to have taken place over the 70-odd years since these structures were built and is one of the conditions favoring conservation. It appears that these buildings have not, as yet, been subjected to the exploitative type of conversion that creates substandard units and leads to overcrowding.

As Tables 33-C and 33-D show, all conservation classes of structures have undergone about the same rate of conversion (except that the few "non-problem" structures have had almost no conversions).

The statistics of Tables 33 do not indicate the amount of conversion from residential to nonresidential use that has taken place. This will be discussed in a later section.

Item 34 (1). Attics (Tables 34-A-, B-, C-, D-1). Attics were reported for 206 (13 per cent) of the structures. Only 31 of these attics had a living unit. (The number could have been greater, because the determination was made from an exterior inspection.) Attics with living units were found primarily in all-residential structures. They were no more frequent in "blighted" structures than in "minor rehabilitation" or "non-problem" structures.

Item 34 (2). Basements (Tables 34-A-, B-, C-, D-2). Basements were found in 90 per cent of the structures. The structures without basements were all-commercial or all-industrial structures in a high proportion of cases. There were basements with living units in 125 (8.0 per cent) of the structures, and English basements with living units in 101 (6.5 per cent) additional structures. Basements with living units were found primarily in all-residential structures.

Basements with living units are about as frequent among "minor rehabilitation" structures as among "blighted" or "major rehabilitation" structures.

Item 35. Condition of Foundation and Basement (Tables 35-A, B, C, D). Serious deficiencies in foundation and basement were found in a few buildings, and minor deficiencies of this type were found in all but 41 per cent of the structures. Serious sag or sink of the foundation was discovered in ten structures. Major weakness of beams, or cracks, rotting, or sagging in beams were found in 18 buildings. Major and serious cracks, holes, rotted, loose, or missing materials in basement walls were found in 43 structures. Major and serious cracks, holes,

loose, missing, or rotted material in basement partitions, ceiling, or floors were discovered in 87 structures. Most of these serious deficiencies were in buildings classed as "blighted" or "major rehabilitation."

Minor deficiencies in foundation walls were found in 29 per cent of the structures. Twenty-seven per cent of the buildings had minor deficiencies in basement partitions, ceilings, and floors. In 15 per cent of the structures the floor of the basement was unpaved. These minor deficiencies were about as frequent in the "minor rehabilitation" structures as in the "blighted" or "major rehabilitation" structures.

Item 36. Inadequate Original Construction (Tables 36-A, B, C, D). The inspectors found 33 structures that had post foundations for the structure proper, and an additional 87 structures that had post foundations on enclosed porches or other inadequate original construction. Together, these comprised eight per cent of all structures. All but three of these structures were residential. All of the structures with post foundations for the building proper fall in the "blighted" category. Those with post foundations on enclosed porches tend to fall in the "minor rehabilitation" category unless other conditions place them in a category requiring greater rehabilitation action.

Item 37. Heating Equipment (Tables 37-A, B, C, D). Central heating is found in only 27 per cent of the structures in this area. Central heating is much more common among all-commercial or all-industrial structures than among residential structures.

Central heating units were present but inoperable in seven structures. There are few structures with central heating plants in the buildings classed as "blighted" or "major rehabilitation." Ninety-four per cent of the buildings classed as "non-problem" have central heating plants.

Item 38. Evidence of Vermin (Inside structure or at garbage storage) (Tables 38-A, B, C, D). Evidences of rat infestation were observed in 108 (seven per cent) of the structures, and evidences of roaches and other small vermin were noted in 43 (three per cent) of the structures. Evidences of rats were found in a higher proportion of cases in buildings that were all-commercial or mixed residential-commercial than in all-residential or in industrial structures.

Evidences of rats, roaches, and other vermin were found in a much higher proportion of the buildings scheduled for "blighted" or "major rehabilitation" than among buildings scheduled for "minor rehabilitation."

Item 39. Present Use of Structures (Tables 39-C, D). The structures in the survey area are used primarily as residences; 1,065 of the 1,562 structures (68.2 per cent) were used exclusively for residences. An additional 295 buildings (19 per cent) contained both living units and at least one retail or other commercial establishment. One thousand two hundred and eleven of the 5,031 living units (24 per cent) were in structures where there was a commercial establishment.

There were 74 structures (4.7 per cent) devoted exclusively to commerce, and 53 structures (3.4 per cent) devoted exclusively to industrial uses. Twenty-eight structures were institutional (churches, parochial schools, hospitals, etc.). Minor uses included residences in garages or coach houses (17 structures), residences in structures that contained an industrial establishment (five structures), and vacant buildings (12 structures). Other miscellaneous uses were reported for nine structures, and there was no report on the present use of four structures.

Item 40. Original Structure Type of Structures Now or Formerly Residential (Tables 40-A, B, C, D). Tables 40 provide a detailed classification of the original type and use for which the structures were built. Three types of structures were predominant: the two-family detached house (31 per cent), the multi-unit structure with a side corridor (22 per cent), and structures built for mixed residential and commercial occupancy (18 per cent). More than two-thirds of the structures fall in these classes.

These tables provide information concerning the conversion of residential structures to non-residential uses. Of the 300 structures that now have residential mixed with commercial and industrial use, only 261 were originally built for this mixture; 39 (13 per cent) have been converted from all-residential structures. Ten structures that were built for mixed residential and commercial occupancy are now all-residential. Eight of the buildings that are now all-commercial and five of those that are all-industrial were built as all-residential. The structures that are rated as "blighted" or "near blighted" tend to have an above-average proportion built as multiple-unit buildings with central or side corridor or one-family detached buildings. (Many of these latter are secondary structures located on the backs of lots.)

Item 41. Present Residential Use of Structure (Tables 41-A, B, C, D). Among the all-residential structures, 53 per cent of the buildings and 71 per cent of the living units were in multi-unit (more than two dwelling unit) structures. Two-family all-residential structures were the second most common type; they were 31 per cent of the buildings and contained 19 per cent of the living units. Single family structures are few (8.6 per cent) and provide only three per cent of all living units.

Among the residential-commercial structures, the single-family structure is somewhat more common (17 per cent); in this area the family-operated grocery store is quite common. However, two-family residences were not very numerous, and most of the living units in mixed residential-commercial structures were in multi-family structures (84 per cent).

The "blighted" structures tend to be one-family or two-family structures in above-average proportions; the "rehabilitation" structures tend to be the multi-unit ones.

Item 42. Number of Non-residential Units (Tables 42-A, B, C, D). The number of non-residential units in the survey area, by condition classification, is as follows:

Present Use	Total	Blighted	Undetermined	Major Rehabilitation	Minor Rehabilitation	No problem
Commercial . . .	449	31	43	96	267	12
Industrial . . .	84	5	3	5	62	9
Public or institutional . .	37	1	0	3	23	10
Other . . . . .	8	1	1	1	5	0

Comparatively few structures contain more than one non-residential unit. Following is a tabulation of the number of non-residential units in structures having at least one such unit, by type of activity:

Number of Units	Commercial	Industrial	Public or Institutional	Other
One . . . . .	318	48	28	8
Two . . . . .	34	6	1	13
Three . . . . .	10	2	1	-
Four . . . . .	2	3	1	-
Five . . . . .	1	5	-	-
Six or more .	3	1	-	-

The great majority of non-residential units occupy structures in which there are no other non-residential units, but 49 commercial and 17 industrial units are located in buildings where there are two or more units of those types. Tables 40-A, B-1 and 40-A, B-2 report the number of living units that are located in such structures. For example, a total of 327 units were found in buildings where there were two or more commercial units.

Item 43. Floor Coverage (Table 43). For each structure, the proportion of floor space devoted to each of four types of use (residential, industrial, public or institutional, other) was reported. Structures that were devoted to one use only (residential only, commercial only, industrial only), were reported as having 100 per cent one use. These data are of use primarily in evaluating the individual structures of mixed use. Such structures were comparatively few in number. Table 43 reports the floor coverage use of the 300 structures that were residential mixed with industrial or commercial use. About one-fifth of the structures were mixed 50-50 between residential and some other use. A mixture of 50-70 per cent residential with 30-40 per cent commercial was a more common arrangement, while 40 per cent of the structures were even more preponderantly residential. Thus, in mixed residential-commercial structures, it is clear that the arrangement is one of a commercial unit being located in a structure that is primarily residential, rather than the reverse.

Item 44. Noises or Odors (Tables 44-A, B, C, D). Inspectors found loud noise at the sites of 93 structures (6.0 per cent) and strong odors at the sites of 25 (1.6 per cent) of the structures. These nuisances were associated with commerce and industry. Loud noise was reported for one-fourth of the industrial buildings, and both noise and odors were above-average in the structures that were either all-commercial or shared residential-commercial.

The distribution of noise and odors does not parallel the condition classification; "minor rehabilitation" structures have as large a proportion of these nuisances as "blighted" structures.

Item 45. Street Traffic (Tables 45-A, B, C, D). From traffic flow counts, the Community Conservation Board classified the traffic on each street as "Heavy," "Moderate," or "Light." The structures were given the traffic classification of the street on which their address fell. Two-thirds of the structures in the survey area are located on streets where traffic is "heavy." There seems

to be little moderate traffic in the area, for only 5.3 per cent of structures were on such streets. Twenty-eight per cent of the structures were on streets where traffic is light. All-residential structures tend to be better located with respect to traffic, while residential-commercial, commercial, and industrial structures tend to be located on heavily traveled streets.

Because the "blighted" structures are predominantly residential, they tend to fall in areas where traffic is lighter.

Item 46. Age of Structure (Tables 46-A, B, C, D). The average year of construction of the structures was 1887. The bulk of the structures were built in the single decade, 1880 to 1890 (45 per cent were built in this ten year period) (see Tables 46-A,B). About 18 per cent were built in the decade preceding this and 17 per cent in the decade following. Only 12 structures remain that were built before 1860, and only eight structures have been built since 1930, although there was a moderate amount of building (about three to nine structures per year) from 1900 to 1930.

The mean age (mean year in which the units were built), is reported at the foot of Tables 46-A and 46-C. It can be noted from these statistics that the commercial and industrial buildings tend to be about 18-20 years younger than the residential and the residential-commercial structures. Table 46-C shows that the "blighted" and "major rehabilitation" buildings are somewhat older than the "minor rehabilitation" structures.

Item 47. Over-all Evaluation of the Structure by CCB (Tables 47-A, B, C, D).

The professional staff of the Community Conservation Board made an over-all rating of each structure by observing the structure in the field. Their findings are as follows:

Dilapidated . . . . .	6 per cent
Obsolescent . . . . .	11 per cent
Badly maintained . . . . .	7 per cent
Faulty structural arrangement .	89 per cent
Deleterious land use . . . . .	6 per cent
Poor ventilation and lighting .	62 per cent

In general, dilapidation and deleterious land use are above average in the all-industrial and all-commercial structures. The mixed residential-commercial structures were rated as faulty structural arrangement in 99 per cent of the cases.

It is of interest to note that the combined concepts of "blighted" and "near blighted" as used in this report are almost synonymous with the combined concepts of "dilapidated" and "obsolescent" used in the CCB evaluation.

If the conservation program removes the "blighted" structures and rehabilitates the "major rehabilitation" structures, it will remove a very high proportion of the dilapidated, the obsolescent, and the badly maintained structures. However, it will do comparatively little to reduce the amount of faulty arrangement and the inadequate ventilation and lighting; these are functions of high lot coverage and building practices at the time the buildings were erected.

## STATISTICAL TABLES

Each of the following statistical tables has been given the same identification number as the Item Number on the Structure Schedule to which each refers.

In almost every case, two sets of tables have been prepared for each Item Number, with the letter A, B, C, or D appended. These letters signify the following categories:

A--Structures and Living Units by Present Use

B--Per cent Distribution

C--Structures and Living Units by Condition Classification

D--Per cent Distribution

### Exceptions:

For Item 20, six sets of tables have been prepared: 20 A-1, 20 B-1; 20 A-2, 20 B-2; 20 A-3, 20 B-3; and 20 C-1, 20 D-1; 20 C-2, 20 D-2; 20 C-3, 20 D-3.

For Item 32, only one table has been prepared, covering both Present Use and Condition Classification.

For Item 39, only the C, D tables (Condition Classification and Per cent Distribution) were required.

For Item 42, four sets of tables are presented: 42 A-1, 42 B-1; 42 C-1, 42 D-1; and 42 A-2, 42 B-2; 42 C-2, 42 D-2.

For Item 43, only one table is presented.

A full explanation of the sequence of analysis may be found on page 19 of this report.

TABLE O-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND BY PRIMARY OR SECONDARY LOCATION ON LOT

Primary or Secondary Structure	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Primary structure								
With secondary structure on same lot . . . . .	164	116	40	-	1	528	373	139
With no secondary structure . . . . .	1,220	828	252	60	46	4,189	2,993	1,072
Secondary structure . . . . .	171	135	6	13	6	290	276	6
Unreported . . . . .	7	3	2	1	-	24	12	11

TABLE O-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Primary structure								
With secondary structure on same lot . . . . .	10.5	10.7	13.3	-	1.9	10.5	10.2	11.3
With no secondary structure . . . . .	78.1	76.5	84.0	81.1	86.8	83.3	81.9	87.3
Secondary structure . . . . .	10.9	12.5	2.0	17.6	11.3	5.8	7.6	0.5
Unreported . . . . .	0.4	0.3	0.7	1.4	-	0.5	0.3	0.9

TABLE O-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND BY PRIMARY OR SECONDARY LOCATION ON LOT

Primary or Secondary Structure	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Primary structure With secondary structure on same lot . . . . .	164	8	16	31	106	3	53	528	23	48	106	349	2	251
With no secondary structure . . . .	1,220	87	104	203	784	42	318	4,189	354	359	819	2,604	53	1,487
Secondary structure Unreported . . .	171	38	18	29	82	4	63	290	52	28	65	144	1	125
	7	-	-	1	6	-	1	24	-	-	6	18	-	4

TABLE O-D Per cent Distribution

TOTAL . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Primary structure With secondary structure on same lot . . . . .	10.5	6.0	11.6	11.7	10.8	6.1	12.2	10.5	5.4	11.0	10.6	11.2	3.6	13.4
With no secondary structure . . . .	78.1	65.4	75.4	76.9	80.2	85.7	73.1	83.3	82.5	82.5	82.2	83.6	94.6	79.6
Secondary structure Unreported . . .	10.9	28.6	13.0	11.0	8.4	8.2	14.5	5.8	12.1	6.4	6.5	4.6	1.8	6.7
	0.4	-	-	0.4	0.6	-	0.2	0.5	-	-	0.6	0.6	-	0.2

TABLE 1-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND NUMBER OF STORIES

Number of Stories	Structures				Living Units				
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
One story . . . . .	141	65	9	49	13	97	86	9	
Two stories . . . . .	750	595	101	20	16	1,677	1,453	198	
Three stories . . . . .	614	406	173	3	12	2,823	1,954	848	
Four stories . . . . .	48	15	17	1	7	375	159	173	
Five stories . . . . .	3	-	-	-	2	57	-	-	
Six stories . . . . .	3	-	-	1	1	-	-	-	
Seven stories or more . . . . .	2	-	-	-	2	-	-	-	
Unreported . . . . .	1	1	-	-	-	2	2	-	
TABLE 1-B Per cent Distribution									
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
One story . . . . .	9.0	6.0	3.0	66.2	24.5	1.9	2.4	0.7	
Two stories . . . . .	48.0	55.0	33.7	27.0	30.2	33.3	39.8	16.1	
Three stories . . . . .	39.3	37.5	57.7	4.1	22.6	56.1	53.5	69.1	
Four stories . . . . .	3.1	1.4	5.7	1.4	13.2	7.5	4.4	14.1	
Five stories . . . . .	0.2	-	-	-	3.8	1.1	-	-	
Six stories . . . . .	0.2	-	-	1.4	1.9	-	-	-	
Seven stories or more . . . . .	0.1	-	-	-	3.8	-	-	-	
Unreported . . . . .	0.1	0.1	-	-	-	0.0	0.1	-	

TABLE 1-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND NUMBER OF STORIES

Number of Stories	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
One story . . .	141	27	7	12	77	18	21	97	19	6	8	58	6	28
Two stories . . .	750	73	69	108	487	13	217	1,677	156	154	250	1,105	12	657
Three stories . . .	614	31	59	138	374	12	186	2,823	207	245	707	1,648	16	1,069
Four stories . . .	48	2	3	6	33	4	11	375	47	30	31	245	22	113
Five stories . . .	3	-	-	-	3	-	-	57	-	-	-	57	-	-
Six stories . . .	3	-	-	-	2	1	-	-	-	-	-	-	-	-
Seven stories . . .	2	-	-	-	1	1	-	-	-	-	-	-	-	-
Unreported	1	-	-	-	1	-	-	2	-	-	-	2	-	-

TABLE 1-D Per cent Distribution

TOTAL . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
One story . . .	9.0	20.3	5.1	4.5	7.9	36.7	4.8	1.9	4.4	1.4	0.8	1.9	10.7	1.5
Two stories . . .	48.0	54.9	50.0	40.9	49.8	26.5	49.9	33.3	36.4	35.4	25.1	35.5	21.4	35.2
Three stories . . .	39.3	23.3	42.8	52.3	38.2	24.5	42.8	56.1	48.3	56.3	71.0	52.9	28.6	57.3
Four stories . . .	3.1	1.5	2.2	2.3	3.4	8.2	2.5	7.5	11.0	6.9	3.1	7.9	39.3	6.1
Five stories . . .	0.2	-	-	-	0.3	-	-	1.1	-	-	-	1.8	-	-
Six stories . . .	0.2	-	-	-	0.2	2.0	-	-	-	-	-	-	-	-
Seven stories . . .	0.1	-	-	-	0.1	2.0	-	-	-	-	-	-	-	-
Unreported	0.1	-	-	-	0.1	-	-	0.0	-	-	-	0.1	-	-

TABLE 2-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND PRESENCE OF ELEVATOR

Elevator	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
No elevator . . . . .	1,522	1,076	295	69	33	4,981	3,634	1,220
With elevator . . . . .	27	-	2	4	18	26	0	4
Unreported . . . . .	13	6	3	1	2	24	20	4

TABLE 2-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No elevator . . . . .	97.4	99.4	98.3	93.2	62.3	99.0	99.5	99.3
With elevator . . . . .	1.7	0.0	0.7	5.4	34.0	0.5	0.0	0.3
Unreported . . . . .	0.8	0.6	1.0	1.4	3.8	0.5	0.5	0.3

TABLE 2-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND PRESENCE OF ELEVATOR

Elevator	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
No elevator . . .	1,522	131	135	264	949	43	431	4,981	426	428	996	3,097	34	1,857
With elevator . . .	27	1	-	-	20	6	1	26	2	-	-	2	22	-
Unreported . . .	13	1	3	-	9	-	3	24	1	7	-	16	-	10

TABLE 2-D Per cent Distribution

TOTAL . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No elevator . . .	97.4	98.5	97.8	100.0	97.0	87.8	99.1	99.0	99.3	98.4	100.0	99.4	60.7	99.5
With elevator . . .	1.7	0.8	-	-	2.0	12.2	0.2	0.5	0.5	-	-	0.1	39.3	-
Unreported . . .	0.8	0.8	2.2	-	0.9	-	0.7	0.5	0.2	1.6	-	0.5	-	0.5

TABLE 3-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONSTRUCTION MATERIALS  
(EXTERIOR SIDING)

Construction Materials Exterior siding	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Brick or masonry . . . . .	967	622	193	62	51	3,342	2,336	881
Wood . . . . .	183	156	15	6	-	375	344	27
Brick-wood combination . . . . .	399	296	90	5	1	1,282	948	314
Stucco . . . . .	3	1	2	-	-	8	2	6
Stucco-frame combination . . . . .	6	6	-	-	-	18	18	-
Concrete . . . . .	-	-	-	-	-	-	-	-
Other . . . . .	3	-	-	1	1	-	-	-
Unreported . . . . .	1	1	-	-	-	6	6	-

TABLE 3-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Brick or masonry . . . . .	61.9	57.5	64.3	83.8	96.2	66.4	63.9	71.7
Wood . . . . .	11.7	14.4	5.0	8.1	-	7.5	9.4	2.2
Brick-wood combination . . . . .	25.5	27.4	30.0	6.8	1.9	25.5	25.9	25.6
Stucco . . . . .	0.2	0.1	0.7	-	-	0.2	0.1	0.5
Stucco-frame combination . . . . .	0.4	0.6	-	-	-	0.4	0.5	-
Concrete . . . . .	-	-	-	-	-	-	-	-
Other . . . . .	0.2	-	-	1.4	1.9	-	-	-
Unreported . . . . .	0.1	0.1	-	-	-	0.1	0.2	-

TABLE 3-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONSTRUCTION MATERIALS--EXTERIOR SIDING

Construction Materials-- Exterior Siding	Structures						Living Units							
	All structures	Blighted	Under- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion	All living units	Blight- ed	Under- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Brick, masonry . . . . .	967	61	87	177	610	32	266	3,342	268	300	692	2,045	37	1,199
Wood . . . . .	183	48	17	15	98	5	37	375	83	42	33	213	4	109
Brick-wood combination . . . . .	399	23	32	71	263	10	130	1,282	73	90	265	839	15	550
Stucco . . . . .	3	-	1	-	2	-	-	8	-	2	-	6	-	-
Stucco-frame combination . . . . .	6	1	1	-	4	-	2	18	5	1	-	12	-	9
Other . . . . .	3	-	-	-	1	2	-	-	-	-	-	-	-	-
Unreported . . . . .	1	-	-	1	-	-	-	6	-	-	6	-	-	-

TABLE 3-D Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Brick, masonry . . . . .	61.9	45.9	63.0	67.0	62.4	65.3	61.2	66.4	62.5	69.0	69.5	65.7	66.1	64.2
Wood . . . . .	11.7	36.1	12.3	5.7	10.0	10.2	8.5	7.5	19.3	9.7	3.3	6.8	7.1	5.8
Brick-wood combination . . . . .	25.5	17.3	23.2	26.9	26.9	20.4	29.9	25.5	17.0	20.7	26.6	26.9	26.8	29.5
Stucco . . . . .	0.2	-	0.7	-	0.2	-	-	0.2	-	0.5	-	0.2	-	-
Stucco-frame combination . . . . .	0.4	0.8	0.7	-	0.4	-	0.5	0.4	1.2	0.2	-	0.4	-	0.5
Other . . . . .	0.2	-	-	-	0.1	4.1	-	-	-	-	-	-	-	-
Unreported . . . . .	0.1	-	-	0.4	-	-	-	0.1	-	-	0.6	-	-	-

TABLE 4-A

STRUCTURES AND LIVING UNITS-BY PRESENT USE OF STRUCTURES AND SETBACK

Setback (Inner edge of sidewalk to building)	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
None . . . . .	519	167	252	47	40	1,883	778	1,087	
1-14 feet . . . . .	605	554	32	5	3	2,002	1,876	107	
15-24 feet . . . . .	217	190	11	2	1	713	610	27	
25 feet or more . . . . .	167	131	3	12	7	341	301	5	
Does not apply . . . . .	51	37	2	8	2	70	67	2	
Unreported . . . . .	3	3	-	-	-	22	22	-	

TABLE 4-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
None . . . . .	33.2	15.4	84.0	63.5	75.5	37.4	21.3	88.5
1-14 feet . . . . .	38.7	51.2	10.7	6.8	5.7	39.8	51.3	8.7
15-24 feet . . . . .	13.9	17.6	3.7	2.7	1.9	14.2	16.7	2.2
25 feet or more . . . . .	10.7	12.1	1.0	16.2	13.2	6.8	8.2	0.4
Does not apply . . . . .	3.3	3.4	0.7	10.8	3.8	1.4	1.8	0.2
Unreported . . . . .	0.2	0.3	-	-	-	0.4	0.6	-

TABLE 4-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND SETBACK

Setback (Inner edge of sidewalk to building)	Structures					Living Units								
	All structures	Blight- ed	Under- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion	All living units	Blight- ed	Under- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
None . . . . .	519	30	44	98	330	17	125	1,883	141	145	428	1,162	7	616
1-14 feet . . . . .	605	42	49	107	394	13	170	2,002	166	190	360	1,209	17	784
15-24 feet . . . . .	217	16	25	25	143	8	72	713	64	68	109	466	6	315
25 feet or more . . . . .	167	34	13	26	85	9	51	341	49	21	65	181	25	110
Does not apply . . . . .	51	11	6	7	25	2	15	70	9	9	15	36	1	22
Unreported . . . . .	3	-	1	1	1	-	2	22	-	2	19	1	-	20

TABLE 4-D Per cent Distribution

Setback (Inner edge of sidewalk to building)	Structures					Living Units								
	All structures	Blight- ed	Under- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion	All living units	Blight- ed	Under- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
None . . . . .	33.2	22.6	31.9	37.1	33.7	34.7	28.7	37.4	32.9	33.3	43.0	37.3	12.5	33.0
1-14 feet . . . . .	38.7	31.6	35.5	40.5	40.3	26.5	39.1	39.8	38.7	43.7	36.1	40.7	30.4	42.0
15-24 feet . . . . .	13.9	12.0	18.1	9.5	14.6	16.3	16.6	14.2	14.9	15.6	10.9	15.0	10.7	16.9
25 feet or more . . . . .	10.7	25.6	9.4	9.8	8.7	18.4	11.7	6.8	11.4	4.8	6.5	5.8	44.6	5.9
Does not apply . . . . .	3.3	8.3	4.3	2.7	2.6	4.1	3.4	1.4	2.1	2.1	1.5	1.2	1.8	1.2
Unreported . . . . .	0.2	-	0.7	0.4	0.1	-	0.5	0.4	-	0.5	1.9	0.0	-	1.1

TABLE 5-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND PROXIMITY TO OTHER STRUCTURE ON RIGHT

Proximity to Other Structure on Right	Structures						Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
Wall-to-wall (1 ft. or less)	417	273	92	24	17	1,347	970	350	
1-6 ft. . . . .	644	504	108	16	4	2,015	1,608	390	
7-12 ft. . . . .	102	85	14	1	-	385	318	67	
13-19 ft. . . . .	58	36	9	2	7	229	164	63	
20 ft. or more . . . . .	117	72	15	11	11	371	233	64	
Street corner--none . . . . .	92	28	38	9	8	301	98	178	
Vacant lot--none . . . . .	132	84	24	11	6	383	263	116	

TABLE 5-B Per cent Distribution

Proximity to Other Structure on Right	Structures						Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Wall-to-wall (1 ft. or less)	26.7	25.2	30.7	32.4	32.1	26.8	26.5	28.5	
1-6 ft. . . . .	41.2	46.6	36.0	21.6	7.5	40.1	44.0	31.8	
7-12 ft. . . . .	6.5	7.9	4.7	1.4	-	7.7	8.7	5.5	
13-19 ft. . . . .	3.7	3.3	3.0	2.7	13.2	4.6	4.5	5.1	
20 ft. or more . . . . .	7.5	6.7	5.0	14.9	20.8	7.4	6.4	5.2	
Street corner--none . . . . .	5.9	2.6	12.7	12.2	15.1	6.0	2.7	14.5	
Vacant lot--none . . . . .	8.5	7.8	8.0	14.9	11.3	7.6	7.2	9.4	

TABLE 5-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND PROXIMITY TO OTHER STRUCTURE ON RIGHT

Proximity to Other Structure on Right	Structures						Living Units							
	All structures	Blight- ed	Unde- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion	All living units	Blight- ed	Unde- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Wall-to-wall (1 ft. or less)	417	28	45	76	262	6	122	1,347	143	112	263	828	1	522
1-6 ft. . . . .	644	50	62	98	420	14	179	2,015	135	205	388	1,271	16	743
7-12 ft. . . . .	102	7	9	13	70	3	31	385	19	34	45	284	3	132
13-19 ft. . . . .	58	4	4	12	35	3	16	229	27	24	53	122	3	76
20 ft. or more . . . . .	117	20	4	14	71	8	26	371	38	14	48	268	3	103
Street corner--none . . . . .	92	6	2	18	58	8	21	301	18	10	69	181	23	129
Vacant lot--none . . . . .	132	18	12	33	62	7	40	383	49	36	130	161	7	162

TABLE 5-D Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Wall-to-wall (1 ft or less)	26.7	21.1	32.6	28.8	26.8	12.2	28.0	26.8	33.3	25.7	26.4	26.6	1.8	28.0
1-6 ft. . . . .	41.2	37.6	44.9	37.1	42.9	28.6	41.2	40.1	31.5	47.1	39.0	40.8	28.6	39.8
7-12 ft. . . . .	6.5	5.3	6.5	4.9	7.2	6.1	7.1	7.7	4.4	7.8	4.5	9.1	5.4	7.1
13-19 ft. . . . .	3.7	3.0	2.9	4.5	3.6	6.1	3.7	4.6	6.3	5.5	5.3	3.9	5.4	4.1
20 ft. or more . . . . .	7.5	15.0	2.9	5.3	7.3	16.3	6.0	7.4	8.9	3.2	4.8	8.6	5.4	5.5
Street corner--none . . . . .	5.9	4.5	1.4	6.8	5.9	16.3	4.8	6.0	4.2	2.3	6.9	5.8	41.1	6.9
Vacant lot--none . . . . .	8.5	13.5	8.7	12.5	6.3	14.3	9.2	7.6	11.4	8.3	13.1	5.2	12.5	8.7

TABLE 6-A

STRUCTURES AND LIVING UNITS BY PRESENT USE AND PROXIMITY TO OTHER STRUCTURE ON LEFT

Proximity to Other Structure on Left	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Wall-to-wall (1 ft. or less)	420	288	85	24	11	1,443	986	371
1- 6 ft. . . . .	646	507	105	17	4	2,016	1,628	359
7-12 ft. . . . .	94	78	10	-	2	329	278	49
13-19 ft. . . . .	55	35	8	4	4	158	109	47
20 ft. or more . . . . .	105	67	13	7	12	244	202	39
Street corner--none . . . . .	101	24	48	10	10	435	184	229
Vacant lot--none . . . . .	139	83	30	11	10	396	267	124
Unreported . . . . .	2	-	1	1	-	10	-	10

TABLE 6-B

	Per cent Distribution			
TOTAL . . . . .	100.0	100.0	100.0	100.0
Wall-to-wall (1 ft. or less)	26.9	26.6	28.3	20.8
1- 6 ft. . . . .	41.4	46.9	35.0	7.5
7-12 ft. . . . .	6.0	7.2	3.3	3.8
13-19 ft. . . . .	3.5	3.2	2.7	7.5
20 ft. or more . . . . .	6.7	6.2	4.3	22.6
Street corner--none . . . . .	6.5	2.2	16.0	18.9
Vacant lot--none . . . . .	8.9	7.7	10.0	18.9
Unreported . . . . .	0.1	-	0.3	-

TABLE 6-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND PROXIMITY TO OTHER STRUCTURE ON LEFT

Proximity to Other Structure on Left	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Wall-to-wall (1 ft. or less)	420	23	36	75	279	7	128	1,443	85	107	223	1,019	9	592
1-6 ft. . . . .	646	49	58	112	415	12	178	2,016	141	176	435	1,251	13	748
7-12 ft. . . . .	94	11	9	10	60	4	25	329	26	26	52	220	5	100
13-19 ft. . . . .	55	1	5	11	32	6	19	158	-	29	31	93	5	65
20 ft. or more . . . . .	105	15	12	20	53	5	26	244	18	41	58	125	2	92
Street corner--none . . . . .	101	10	5	17	58	11	20	435	93	23	114	183	22	116
Vacant lot--none . . . . .	139	24	13	19	79	4	38	396	66	33	83	214	-	154
Unreported . . . . .	2	-	-	-	2	-	1	10	-	-	-	10	-	-

TABLE 6-D Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Wall-to-wall (1 ft. or less)	26.9	17.3	26.1	28.4	28.5	14.3	29.4	28.7	19.8	24.6	22.4	32.7	16.1	31.7
1-6 ft. . . . .	41.4	36.8	42.0	42.4	42.4	24.5	40.9	40.1	32.9	40.5	43.7	40.2	23.2	40.1
7-12 ft. . . . .	6.0	8.3	6.5	3.8	6.1	6.2	5.7	6.5	6.1	6.0	5.2	7.1	8.9	5.4
13-19 ft. . . . .	3.5	0.8	3.6	4.2	3.3	12.2	4.4	3.1	-	6.7	3.1	3.0	8.9	3.5
20 ft. or more . . . . .	6.7	11.3	8.7	7.6	5.4	10.2	6.0	4.8	4.2	9.4	5.8	4.0	3.6	4.9
Street corner--none . . . . .	6.5	7.5	3.6	6.4	5.9	22.4	4.6	8.6	21.7	5.3	11.4	5.9	39.3	6.2
Vacant lot--none . . . . .	8.9	18.0	9.4	7.2	8.1	6.2	6.7	7.9	15.4	7.6	8.3	6.9	-	8.2
Unreported . . . . .	0.1	-	-	-	0.2	-	0.2	0.2	-	-	-	0.3	-	-

TABLE 8-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF OUTSIDE WALLS

Condition of Outside Walls	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
Walls obviously not plumb, bulged, warped . . . . .	73	47	12	7	3	138	105	31	
Makeshift walls . . . . .	11	7	1	2	-	23	14	8	
Open cracks, rotted, loose, missing materials over considerable area . . . . .	117	72	16	13	8	332	279	46	
Open cracks, rotted, loose, missing materials - minor in extent	833	589	174	27	23	2,822	2,074	709	
No defects observed . . . . .	570	393	104	28	22	1,799	1,239	457	
Unreported . . . . .	1	1	-	-	-	3	3	-	

TABLE 8-B Per cent Distribution

Condition of Outside Walls	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Walls obviously not plumb, bulged, warped . . . . .	4.7	4.3	4.0	9.5	5.7	2.7	2.9	2.5	
Makeshift walls . . . . .	0.7	0.6	0.3	2.7	-	0.5	0.4	0.7	
Open cracks, rotted, loose, missing materials over considerable area . . . . .	7.5	6.7	5.3	17.6	15.1	6.6	7.6	3.7	
Open cracks, rotted, loose, missing materials - minor in extent	53.3	54.4	58.0	36.5	43.4	56.1	56.8	57.7	
No defects observed . . . . .	36.5	36.3	34.7	37.8	41.5	35.8	33.9	37.2	
Unreported . . . . .	0.1	0.1	-	-	-	0.1	0.1	-	

\*Categories not mutually exclusive.

TABLE 8-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONDITION OF OUTSIDE WALLS

Condition of Outside Walls	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Walls obviously not plumb, bulged, warped . . . . .	73	50	18	5	-	-	9	138	91	41	6	-	-	23
Makeshift walls . . . . .	11	7	2	2	-	-	4	23	14	4	5	-	-	9
Cracked, etc. - Major . . . . .	117	52	47	18	-	-	33	332	155	146	31	-	-	121
Cracked, etc. - Minor . . . . .	833	46	74	210	503	-	257	2,822	192	231	822	1,577	-	1,121
No defects observed . . . . .	570	9	8	30	474	49	136	1,799	41	32	135	1,535	56	601
Unreported . . . . .	1	-	-	-	1	-	1	3	-	-	-	3	-	3

TABLE 8-D Per cent Distribution

Condition of Outside Walls	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Walls obviously not plumb, bulged, warped . . . . .	4.7	37.6	13.0	1.9	-	-	2.1	2.7	21.2	9.4	0.6	-	-	1.2
Makeshift walls . . . . .	0.7	5.3	1.4	0.8	-	-	0.9	0.5	3.3	0.9	0.5	-	-	0.5
Cracked, etc. - Major . . . . .	7.5	39.1	34.1	6.8	-	-	7.6	6.6	36.1	33.6	3.1	-	-	6.5
Cracked, etc. - Minor . . . . .	53.3	34.6	53.6	79.5	51.4	-	59.4	56.1	44.8	53.1	82.5	50.6	-	60.0
No defects observed . . . . .	36.5	6.8	5.8	11.4	48.5	100.0	31.3	35.8	9.6	7.4	13.6	49.3	100.0	32.2
Unreported . . . . .	0.1	-	-	-	0.1	-	0.2	0.1	-	-	-	0.1	-	0.2

\* Categories not mutually exclusive.

TABLE 9-A

STRUCTURE AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF PAPAPET AND COPING

Condition of Papapet and Coping	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
Open cracks, rotted, loose, missing materials, major	76	43	20	2	5	236	143	87	
Open cracks, rotted, loose, missing materials, minor	678	489	130	29	16	2,347	1,783	537	
No defects observed . . . .	726	483	140	40	31	2,273	1,574	583	
Does not apply . . . . .	78	63	10	3	1	159	138	21	
Unreported . . . . .	4	4	-	-	-	16	16	-	

TABLE 9-B Per cent Distribution

Condition of Papapet and Coping	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Open cracks, rotted, loose, missing materials, major	4.9	4.0	6.7	2.7	9.4	4.7	3.9	7.1	
Open cracks, rotted, loose, missing materials, minor	43.4	45.2	43.3	39.2	30.2	46.7	48.8	43.7	
No defects observed . . . .	46.5	44.6	46.7	54.1	58.5	45.2	43.1	47.5	
Does not apply . . . . .	5.0	5.8	3.3	4.1	1.9	3.2	3.8	1.7	
Unreported . . . . .	0.3	0.4	-	-	-	0.3	0.4	-	

TABLE 9-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONDITION OF PARAPET AND COPING

Condition of Parapet and Coping	Structures							Living Units						
	All structures	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Open cracks, rotted, loose, missing materials - major . . . . .	76	21	17	21	17	-	25	236	66	47	67	56	-	95
Open cracks, rotted, loose, missing materials - minor . . . . .	678	62	72	157	387	-	196	2,347	216	234	586	1,311	-	913
No defects observed . . . . .	726	34	34	77	535	46	194	2,273	123	113	318	1,667	52	799
Unable to inspect . . . . .	4	-	-	1	3	-	2	16	-	-	4	12	-	10
Unreported . . . . .	78	16	15	8	36	3	18	159	24	41	21	69	4	50

TABLE 9-D Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Open cracks, rotted, loose, missing materials - major . . . . .	4.9	15.8	12.3	8.0	1.7	-	5.7	4.7	15.4	10.8	6.7	1.8	-	5.1
Open cracks, rotted, loose, missing materials - minor . . . . .	43.4	46.6	52.2	59.5	39.6	-	45.1	46.7	50.3	53.8	58.8	42.1	-	48.9
No defects observed . . . . .	46.5	25.6	24.6	29.2	54.7	93.9	44.6	45.2	28.7	26.0	31.9	53.5	92.9	42.8
Unable to inspect . . . . .	0.3	-	-	0.4	0.3	-	0.5	0.3	-	-	0.4	0.4	-	0.5
Unreported . . . . .	5.0	12.0	10.9	3.0	3.7	6.1	4.1	3.2	5.6	9.4	2.1	2.2	7.1	2.7





TABLE 11-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF CHIMNEY

Condition of Chimney	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
Serious: makeshift, lean; cracks, loose, missing materials over considerable area	52	35	7	5	2	125	95	26	
Minor in extent . . . . .	464	338	89	13	12	1,497	1,132	340	
No defects observed . . . . .	866	597	176	39	24	2,859	2,037	762	
Unable to inspect . . . . .	171	111	28	10	15	544	384	100	
Does not apply . . . . .	9	1	-	7	-	6	6	-	

TABLE 11-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Serious: makeshift, lean; cracks, loose, missing materials over considerable area	3.3	3.2	2.3	6.8	3.8	2.5	2.6	2.1	
Minor in extent . . . . .	29.7	31.2	29.7	17.6	22.6	29.8	31.0	27.7	
No defects observed . . . . .	55.4	55.2	58.7	52.7	45.3	56.8	55.7	62.1	
Unable to inspect . . . . .	10.9	10.3	9.3	13.5	28.3	10.8	10.5	8.1	
Does not apply . . . . .	0.6	0.1	-	9.5	-	0.1	0.2	-	

TABLE 11-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONDITION OF CHIMNEY

Condition of Chimney	Structures						Living Units							
	All structures	Blighted	Under-ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion	All living units	Blight- ed	Under- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Serious: makeshift; lean; cracks, loose, missing materials over consider- able area . . . . .	52	21	10	10	11	-	12	125	34	31	38	22	-	51
Minor in extent . . . . .	464	45	62	110	247	-	131	1,497	156	168	402	771	-	565
No defects observed . . . . .	866	50	52	111	611	42	243	2,859	176	180	463	1,985	55	1,067
Unable to inspect . . . . .	171	12	13	32	108	6	47	544	63	56	87	337	1	184
Does not apply . . . . .	9	5	1	1	1	1	2	6	-	-	6	-	-	-

TABLE 11-D Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Serious: makeshift; lean; cracks, loose, missing materials over consider- able area . . . . .	3.3	15.8	7.2	3.8	1.1	-	2.8	2.5	7.9	7.1	3.8	0.7	-	2.7
Minor in extent . . . . .	29.7	33.8	44.9	41.7	25.3	-	30.1	29.8	36.4	38.6	40.4	24.8	-	30.3
No defects observed . . . . .	55.4	37.6	37.7	42.0	62.5	85.7	55.9	56.8	41.0	41.4	46.5	63.7	98.2	57.2
Unable to inspect . . . . .	10.9	9.0	9.4	12.1	11.0	12.2	10.8	10.8	14.7	12.9	8.7	10.8	1.8	9.9
Does not apply . . . . .	0.6	3.8	0.7	0.4	0.1	2.0	0.5	0.1	-	-	0.6	-	-	-

TABLE 12-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF GUTTERS AND DOWNSPOUTS

Condition of Gutters and Downspouts	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Missing . . . . .	142	91	24	16	4	356	274	77
Broken or rusted through . . . . .	179	120	45	6	2	690	441	242
Need cleaning, paint . . . . .	530	390	102	13	11	1,800	1,317	402
No deficiencies observed . . . . .	758	519	141	37	36	2,352	1,724	575
Unreported . . . . .	10	4	1	4	-	17	12	2

TABLE 12-B Per cent Distribution

	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Missing . . . . .	9.1	8.4	8.0	21.6	7.5	7.1	7.5	6.3
Broken or rusted through . . . . .	11.5	11.1	15.0	8.1	3.8	13.7	12.1	19.7
Need cleaning, paint . . . . .	33.9	36.0	34.0	17.6	20.8	35.8	36.0	32.7
No deficiencies observed . . . . .	48.5	48.0	47.0	50.0	67.9	46.8	47.2	46.8
Unreported . . . . .	0.6	0.4	0.3	5.4	-	0.3	0.3	0.2

\* Categories not mutually exclusive.

TABLE 12-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONDITION OF GUTTERS AND DOWNSPOUTS

Condition of Gutters and Downspouts	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Missing . . . . .	142	43	15	20	64	-	28	356	68	35	58	195	-	108
Broken or rusted through . . . . .	179	18	22	50	89	-	63	690	90	66	226	308	-	279
Need cleaning, paint	530	46	65	108	305	6	146	1,800	184	248	420	940	8	657
No deficiencies observed . . . . .	758	28	42	99	547	42	213	2,352	99	110	354	1,741	48	886
Does not apply . . . . .	4	2	-	-	1	1	-	-	-	-	-	-	-	-
Unreported	6	-	-	1	5	-	-	17	-	-	4	13	-	-

TABLE 12-D Per cent Distribution

TOTAL*	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Missing . . . . .	9.1	32.3	10.9	7.6	6.5	-	6.4	7.1	15.9	8.0	5.8	6.3	-	5.8
Broken or rusted through . . . . .	11.5	13.5	15.9	18.9	9.1	-	14.5	13.7	21.0	15.2	22.7	9.9	-	14.9
Need cleaning, paint	33.9	34.6	47.1	40.9	31.2	12.2	33.6	35.8	42.9	57.0	42.2	30.2	14.3	35.2
No deficiencies observed . . . . .	48.5	21.1	30.4	37.5	55.9	85.7	49.0	46.8	23.1	25.3	35.5	55.9	85.7	47.5
Does not apply . . . . .	0.3	1.5	-	-	0.1	2.0	-	-	-	-	-	-	-	-
Unreported	0.4	-	-	0.4	0.5	-	-	0.3	-	-	0.4	0.4	-	-

\*Categories not mutually exclusive.

TABLE 13-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF PORCHES AND OUTSIDE STAIRS

Condition of Porches and Outside Stairs	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
Major repairs needed . . . . .	207	158	40	1	3	807	637	162	
Minor disrepair, deep wear	668	525	130	2	1	2,348	1,755	565	
Need paint . . . . .	450	355	83	6	-	1,568	1,174	379	
No deficiencies observed . . . . .	448	315	90	15	11	1,443	1,002	391	
Unreported . . . . .	151	17	25	51	38	169	45	62	

TABLE 13-B Per cent Distribution

TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Major repairs needed . . . . .	13.3	14.6	13.3	1.4	5.7	16.0	17.4	13.2
Minor disrepair, deep wear	42.8	48.5	43.3	2.7	1.9	46.7	48.0	46.0
Need paint . . . . .	28.8	32.8	27.7	8.1	-	31.2	32.1	30.9
No deficiencies observed . . . . .	28.7	29.1	30.0	20.3	20.8	28.7	27.4	31.8
Unreported . . . . .	9.7	1.6	8.3	68.9	71.7	3.4	1.2	5.0

\* Categories not mutually exclusive.

TABLE 13-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONDITION OF PORCHES AND OUTSIDE STAIRS

Condition of Porches and Outside Stairs	Structures						Living Units							
	All structures	Blighted	Under-termined (Near blighted)	Major reha-bili-tation	Minor reha-bili-tation	Non-problem	Re-inspec-tion	All living units	Blighted	Under-termined (Near blighted)	Major reha-bili-tation	Minor reha-bili-tation	Non-problem	Re-inspec-tion
TOTAL . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Major repairs needed.	207	49	42	78	38	-	55	807	235	132	320	120	-	241
Minor disrepair, deep wear . . . . .	668	43	62	138	425	-	213	2,348	118	204	547	1,479	-	938
Need paint . . . . .	450	33	44	103	269	1	131	1,568	132	146	398	890	2	574
No deficiencies observed . . . . .	448	16	26	25	352	29	128	1,443	41	93	76	1,179	54	566
Unreported . . . . .	151	18	5	14	95	19	18	169	14	3	28	124	-	30

TABLE 13-D Per cent Distribution

TOTAL*	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Major repairs needed.	13.3	36.8	30.4	29.5	3.9	-	12.6	16.0	54.8	30.3	32.1	3.9	-	12.9
Minor disrepair, deep wear . . . . .	42.8	32.3	44.9	52.3	43.5	-	49.0	46.7	27.5	46.9	54.9	47.5	-	50.2
Need paint . . . . .	28.8	24.8	31.9	39.0	27.5	2.0	30.1	31.2	30.8	33.6	40.0	28.6	3.6	30.7
No deficiencies observed . . . . .	28.7	12.0	18.8	9.5	36.0	59.2	29.4	28.7	9.6	21.4	7.6	37.8	96.4	30.3
Unreported . . . . .	9.7	13.5	3.6	5.3	9.7	38.8	4.1	3.4	3.3	0.7	2.8	4.0	-	1.6

\*Categories not mutually exclusive.

TABLE 14-A  
STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF FIRE ESCAPES

Condition of Fire Escapes	Structures				Living Units				
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
No fire escapes . . . . .	1,471	1,052	276	68	36	4,531	3,446	1,037	
Enclosed fire escapes (inside building) . . . . .	6	-	-	-	5	22	-	-	
External fire escapes:									
Vertical ladder type . . . . .	30	15	11	1	1	241	119	107	
Made of wood . . . . .	2	2	-	-	-	3	3	-	
Loose, broken, inoperable, unsafe . . . . .	9	3	3	-	2	74	23	51	
Rusty, littered, not maintained . . . . .	8	2	2	-	1	115	16	20	
No deficiencies observed . . . . .	59	20	17	3	11	287	157	108	
Does not apply . . . . .	3	-	-	3	-	-	-	-	
Unreported . . . . .	5	2	-	-	2	5	5	-	
TABLE 14-B Per cent Distribution									
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
No fire escapes . . . . .	94.2	97.2	92.0	91.9	67.9	90.1	94.3	84.4	
Enclosed fire escapes (inside building) . . . . .	0.4	-	-	-	9.4	0.4	-	-	
External fire escapes:									
Vertical ladder type . . . . .	1.9	1.4	3.7	1.4	1.9	4.8	3.3	8.7	
Made of wood . . . . .	0.1	0.2	-	-	-	0.1	0.1	-	
Loose, broken, inoperable, unsafe . . . . .	0.6	0.3	1.0	-	3.8	1.5	0.6	4.2	
Rusty, littered, not maintained . . . . .	0.5	0.2	0.7	-	1.9	2.3	0.4	1.6	
No deficiencies observed . . . . .	3.8	1.8	5.7	4.1	20.8	5.7	4.3	8.8	
Does not apply . . . . .	0.2	-	-	4.1	-	-	-	-	
Unreported . . . . .	0.3	0.2	-	-	3.8	0.1	0.1	-	

\*Categories not mutually exclusive.

TABLE 14-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONDITION OF FIRE ESCAPES

Condition of Fire Escapes	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
No fire escapes	1,471	127	134	252	920	38	415	4,531	373	404	931	2,792	31	1,708
Enclosed fire escapes (inside building)	6	-	-	-	4	2	-	22	-	-	-	-	22	-
External fire escapes:	30	2	-	7	21	-	10	241	47	-	39	155	-	83
Vertical ladder type	2	-	1	-	1	-	1	3	-	1	-	2	-	1
Made of wood	9	1	1	1	4	2	4	74	11	13	-	50	-	61
Loose, broken, inoperable, unsafe	8	-	-	1	6	1	-	115	-	-	10	83	-	-
Rusty, littered, not maintained	59	3	2	9	38	7	13	287	45	17	50	172	3	88
No deficiencies observed	3	2	-	-	1	-	-	-	-	-	-	-	-	-
Does not apply	5	-	-	-	4	1	1	5	-	-	-	5	-	-
Unreported	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE 14-D Per cent Distribution

TOTAL*	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No fire escapes	94.2	95.5	97.1	95.5	94.1	77.6	95.4	90.1	86.9	92.9	93.5	89.6	55.4	91.5
Enclosed fire escapes (inside building)	0.4	-	-	-	0.4	4.1	-	0.4	-	-	-	-	39.3	-
External fire escapes:	1.9	1.5	0.7	2.7	2.1	-	2.3	4.8	11.0	-	3.9	5.0	-	4.4
Vertical ladder type	0.1	-	-	-	0.1	-	0.2	0.1	-	0.2	-	0.1	-	0.1
Made of wood	0.6	0.8	0.7	0.4	0.4	4.1	0.9	1.5	2.6	3.0	-	1.6	-	3.3
Loose, broken, inoperable, unsafe	0.5	-	-	0.4	0.6	2.0	-	2.3	-	-	1.0	2.7	39.3	-
Rusty, littered, not maintained	3.8	2.3	1.4	3.4	3.9	14.3	3.0	5.7	10.5	3.9	5.0	5.5	5.4	4.7
No deficiencies observed	0.2	1.5	-	-	0.1	-	-	-	-	-	-	-	-	-
Does not apply	0.3	-	-	-	0.4	2.0	0.2	0.1	-	-	-	0.2	-	-
Unreported	-	-	-	-	-	-	-	-	-	-	-	-	-	-

\*Categories not mutually exclusive.

TABLE 15-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF WINDOWS AND FRAMES

Condition of Windows and Frames	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All Living Units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Substantial disrepair . . . . .	208	150	35	9	6	673	536	129
Minor disrepair . . . . .	914	658	192	30	13	3,120	2,313	714
Broken or missing panes . . . . .	178	97	40	13	18	640	447	183
Needed paint . . . . .	481	346	94	14	12	1,764	1,271	428
No deficiencies observed . . . . .	291	186	48	27	16	795	531	217
Does not apply . . . . .	2	-	-	1	-	-	-	-
Unreported . . . . .	2	-	-	1	1	-	-	-

TABLE 15-B Per cent Distribution

	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All Living Units	Residential only	Residential with commercial or industrial
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Substantial disrepair . . . . .	13.3	13.9	11.7	12.2	11.3	13.4	14.7	10.5
Minor disrepair . . . . .	58.5	60.8	46.9	40.5	24.5	62.0	63.3	58.1
Broken or missing panes . . . . .	11.4	9.0	9.8	17.5	34.0	12.7	12.2	14.9
Needed paint . . . . .	30.8	32.0	31.3	18.9	22.6	35.1	34.8	34.9
No deficiencies observed . . . . .	18.6	17.2	16.0	36.5	30.2	15.8	14.5	17.7
Does not apply . . . . .	0.1	-	-	1.4	-	-	-	-
Unreported . . . . .	0.1	-	-	1.4	1.9	-	-	-

\*Categories not mutually exclusive.

TABLE 15-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONDITION OF WINDOWS AND FRAMES

Condition of Windows and Frames	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Substantial disrepair . . . . .	208	73	47	59	29	-	44	673	265	133	207	68	-	177
Minor disrepair . . . . .	914	45	74	177	618	-	291	3,120	125	263	687	2,045	-	1,247
Broken or missing panes . . . . .	178	30	18	53	77	-	53	640	137	67	225	211	-	288
Needed paint . . . . .	481	41	47	102	285	6	142	1,764	204	180	381	998	1	665
No deficiencies observed . . . . .	291	6	8	13	221	43	58	795	10	20	54	656	55	239
Does not apply . . . . .	2	1	-	-	1	-	-	-	-	-	-	-	-	-
Unreported . . . . .	2	-	1	-	1	-	1	-	-	-	-	-	-	-

TABLE 15-D Per cent Distribution

TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Substantial disrepair . . . . .	13.3	54.9	34.1	22.3	3.0	-	10.1	13.4	61.8	30.6	20.8	2.2	-	9.5
Minor disrepair . . . . .	58.5	33.8	53.6	67.0	63.2	-	66.9	62.0	29.1	60.5	69.0	65.7	-	66.8
Broken or missing panes . . . . .	11.4	22.6	13.0	20.1	7.9	-	12.2	12.7	31.9	15.4	22.6	6.8	-	15.4
Needed paint . . . . .	30.8	30.8	34.1	38.6	29.1	12.2	32.6	35.1	47.6	41.4	38.3	32.0	1.8	35.6
No deficiencies observed . . . . .	18.6	4.5	5.8	4.9	22.6	87.8	13.3	15.8	2.3	4.6	5.4	21.1	98.2	12.8
Does not apply . . . . .	0.1	0.8	-	-	0.1	-	-	-	-	-	-	-	-	-
Unreported . . . . .	0.1	-	0.7	-	0.1	-	0.2	-	-	-	-	-	-	-

\*Categories not mutually exclusive.

TABLE 16-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND OTHER EXTERNAL DEFICIENCIES

Other External Deficiencies	Structures			Living Units				
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Window or parts boarded up	293	178	64	23	16	993	758	226
Extensive unrepaired damage	11	5	2	3	-	33	20	13
No other deficiencies observed . . . . .	1,249	893	233	48	36	3,971	2,844	987
Unreported . . . . .	12	8	1	-	1	39	37	2

TABLE 16-B Per cent Distribution

	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Window or parts boarded up	18.8	16.5	21.3	31.1	30.2	19.7	20.7	18.4
Extensive unrepaired damage	0.7	0.5	0.7	4.1	-	0.7	0.5	1.1
No other deficiencies observed . . . . .	80.0	82.5	77.7	64.9	67.9	78.9	77.8	80.4
Unreported . . . . .	0.0	0.7	0.3	-	1.9	0.8	1.0	0.2

\*Categories not mutually exclusive.

TABLE 16-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND OTHER EXTERNAL DEFICIENCIES

	Structures							Living Units						
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Window or parts boarded up . . . .	293	62	43	66	121	1	77	993	211	150	243	389	-	353
Extensive unrepaired damage . . . . .	11	5	1	3	2	-	3	33	21	-	10	2	-	10
No other deficiencies observed . . . . .	1,249	66	94	193	848	48	352	3,971	197	285	736	2,697	56	1,484
Unreported . . . .	12	2	-	3	7	-	4	39	2	-	10	27	-	23

TABLE 16-D

	Per cent Distribution						
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL* . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Window or parts boarded up . . . . .	18.8	46.6	31.2	25.0	12.4	2.0	17.7
Extensive unrepaired damage . . . . .	0.7	3.8	0.7	1.1	0.2	-	0.7
No other deficiencies observed . . . . .	80.0	49.6	68.1	73.1	86.7	98.0	80.9
Unreported . . . .	0.8	1.5	-	1.1	0.7	-	0.9

\* Categories not mutually exclusive.

TABLE 17-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND FENCES

Fences	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
No fences . . . . .	386	171	107	55	39	1,146	668	471
With fences - dilapidated	472	362	92	10	-	1,612	1,272	329
With fences - not dilapidated . . . . .	694	540	100	9	14	2,240	1,688	421
Unreported . . . . .	10	9	1	-	-	33	26	7

TABLE 17-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No fences . . . . .	24.7	15.8	35.7	74.3	73.6	22.8	18.3	38.4
With fences - dilapidated	30.2	33.5	30.7	13.5	-	32.0	34.8	26.8
With fences - not dilapidated . . . . .	44.4	49.9	33.3	12.2	26.4	44.5	46.2	34.3
Unreported . . . . .	0.6	0.8	0.3	-	-	0.7	0.7	0.6

TABLE 17-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND FENCES

Fences	Structures						Living Units							
	All structures	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
No fences . . .	386	44	38	74	213	17	96	1,146	146	145	266	588	1	393
With fences - dilapidated .	472	54	63	96	256	3	134	1,612	200	157	335	913	7	599
With fences - not dilapidated	694	35	37	94	499	29	201	2,240	83	133	395	1,581	48	859
Unreported	10	-	-	-	10	-	4	33	-	-	-	33	-	16

TABLE 17-D Per cent Distribution

TOTAL . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No fences . . .	24.7	33.1	27.5	28.0	21.8	34.7	22.1	22.8	34.0	33.3	26.7	18.9	1.8	21.0
With fences - dilapidated .	30.2	40.6	45.7	36.4	26.2	6.1	30.8	32.0	46.6	36.1	33.6	29.3	12.5	32.1
With fences - not dilapidated	44.4	26.3	26.8	35.6	51.0	59.2	46.2	44.5	19.3	30.6	39.7	50.8	85.7	46.0
Unreported	0.6	-	-	-	1.0	-	0.9	0.7	-	-	-	1.1	-	0.9

TABLE 18-A  
STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND NUMBER OF LIGHT COURTS  
REPORTED

Number of Light Courts Reported	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
One . . . . .	218	159	51	1	3	984	694	270
Two . . . . .	92	71	17	1	-	538	417	110
Three . . . . .	16	11	4	-	-	116	67	27
Four . . . . .	1	1	-	-	-	24	24	-
No light courts . . . . .	1,230	837	226	72	50	3,316	2,440	810
Unreported . . . . .	5	3	2	-	-	23	12	11

TABLE 18-B  
Per cent Distribution

	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
One . . . . .	14.0	14.7	17.0	1.4	5.7	19.6	19.0	22.0
Two . . . . .	5.9	6.6	5.7	1.4	-	10.7	11.4	9.0
Three . . . . .	1.0	1.0	1.3	-	-	2.3	1.8	2.2
Four . . . . .	0.1	0.1	-	-	-	0.5	0.7	-
No light courts . . . . .	78.7	77.4	75.3	97.3	94.3	66.5	66.8	66.0
Unreported . . . . .	0.3	0.3	0.7	-	-	0.5	0.3	0.9

TABLE 18-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND NUMBER OF LIGHT COURTS REPORTED

Number of Light Courts Reported	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
One . . . . .	218	9	13	38	154	4	63	984	105	65	186	621	7	322
Two . . . . .	92	6	5	19	62	-	30	538	51	32	124	331	-	226
Three . . . . .	16	-	2	3	10	1	4	116	-	10	13	71	22	31
Four . . . . .	1	-	-	-	1	-	-	24	-	-	-	24	-	-
No light courts . . . . .	1,230	118	118	202	748	44	337	3,346	273	328	667	2,051	27	1,282
Unreported . . . . .	5	-	-	2	3	-	1	23	-	-	6	17	-	6

TABLE 18-D

Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
One . . . . .	14.0	6.8	9.4	14.4	15.7	8.2	14.5	19.6	24.5	14.9	18.7	19.9	12.5	17.2
Two . . . . .	5.9	4.5	3.6	7.2	6.3	-	6.9	10.7	11.9	7.4	12.4	10.6	-	12.1
Three . . . . .	1.0	-	1.4	1.1	1.0	2.0	0.9	2.3	-	2.3	1.3	2.3	39.3	1.7
Four . . . . .	0.1	-	-	-	0.1	-	-	0.5	-	-	-	0.8	-	-
No light courts . . . . .	78.7	88.7	85.5	76.5	76.5	89.8	77.5	66.5	63.6	75.4	67.0	65.8	48.2	68.7
Unreported . . . . .	0.3	-	-	0.8	0.3	-	0.2	0.5	-	-	0.6	0.5	-	0.3

TABLE 19-A  
STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND PER CENT OF LOT COVERED BY  
ALL STRUCTURES (INCLUDING AUXILIARY)

Per cent of Lot Covered by All Structures (including Auxiliary)	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL NUMBER OF LOTS* . . . . .	1,389	946	294	61	47	4,739	3,376	1,222
TOTAL STRUCTURES . . . . .	<u>1,562</u>	<u>1,082</u>	<u>300</u>	<u>74</u>	<u>53</u>	<u>5,031</u>	<u>3,654</u>	<u>1,228</u>
80% or more . . . . .	702	404	210	35	37	2,620	1,705	898
60-79% . . . . .	379	305	57	3	3	1,251	960	255
40-59% . . . . .	263	219	22	8	4	817	671	61
1-39% . . . . .	43	17	4	15	3	49	39	7
Does not apply (secondary structure) . . . . .	171	135	6	13	6	290	276	6
Unreported . . . . .	4	2	1	-	-	4	3	1

TABLE 19-B Per cent Distribution

	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
TOTAL NUMBER OF LOTS . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
80% or more . . . . .	50.5	42.7	71.4	57.4	78.7	55.3	50.5	73.5
60-79% . . . . .	27.3	32.2	19.4	4.9	6.4	26.4	28.4	20.9
40-59% . . . . .	18.9	23.2	7.5	13.1	8.5	17.2	19.9	5.0
1-39% . . . . .	3.1	1.8	1.4	24.6	6.4	1.0	1.2	0.6
Unreported . . . . .	0.1	0.1	0.3	-	-	0.0	0.0	0.1

\*Excludes secondary structures.

TABLE 19-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND PER CENT OF LOT COVERED BY ALL STRUCTURES (INCLUDING AUXILIARY)

Per cent of Lot Covered by All Structures (including Auxiliary)	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL NUMBER OF LOTS*	1,389	95	120	235	895	44	371	4,739	377	407	931	2,969	55	1,740
TOTAL STRUCTURES	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
80% or more . . . . .	702	28	57	124	470	23	186	2,620	151	222	525	1,705	17	947
60-79% . . . . .	379	25	34	64	248	8	112	1,251	86	115	247	794	9	503
40-59% . . . . .	263	35	23	41	158	6	64	817	136	49	152	452	28	267
1-39% . . . . .	43	7	6	6	17	7	8	49	4	21	7	16	1	22
Does not apply (secondary structure) . . . . .	171	38	18	29	82	6	64	290	52	28	65	144	1	127
Unreported . . . . .	4	-	-	-	3	1	1	4	-	-	-	4	-	1

TABLE 19-D Per cent Distribution\*

TOTAL NUMBER OF LOTS	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
80% or more . . . . .	50.5	29.5	47.5	52.8	52.5	52.3	50.1	55.3	40.0	54.5	56.4	57.4	30.9	54.4
60-79% . . . . .	27.3	26.3	28.3	27.2	27.7	18.2	30.2	26.4	22.8	28.3	26.5	26.7	16.4	28.9
40-59% . . . . .	18.9	36.8	19.2	17.4	17.7	13.6	17.2	17.2	36.1	12.0	16.3	15.2	50.9	15.3
1-39% . . . . .	3.1	7.4	5.0	2.6	1.9	15.9	2.2	1.0	1.1	5.2	0.8	0.5	1.8	1.3
Unreported . . . . .	0.1	-	-	-	0.2	-	0.3	0.0	-	-	-	0.1	-	0.1

\* Excludes secondary structures.

TABLE 20-A-1

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND LOT COVERAGE OF SINGLE STRUCTURE LOTS

Lot Coverage of Single Structure Lots	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	651	379	154	54	44	2,266	1,573	682	
80% or more . . . . .	318	137	105	33	34	1,270	784	483	
60-79% . . . . .	117	84	25	2	3	449	313	135	
40-59% . . . . .	179	143	20	6	4	515	452	57	
1-39% . . . . .	36	15	3	13	3	31	24	6	
Unreported . . . . .	1	-	1	-	-	1	-	1	

TABLE 20-B-1 Per cent Distribution

	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
80% or more . . . . .	48.8	36.1	68.2	61.1	77.3	56.0	49.8	70.8
60-79% . . . . .	18.0	22.2	16.2	3.7	6.8	19.8	19.9	19.8
40-59% . . . . .	27.5	37.7	13.0	11.1	9.1	22.7	28.7	8.4
1-39% . . . . .	5.5	4.0	1.9	24.1	6.8	1.4	1.5	0.9
Unreported . . . . .	0.2	-	0.6	-	-	0.0	-	0.1

TABLE 20-C-1

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND LOT COVERAGE OF SINGLE-STRUCTURE LOTS

Lot Coverage of Single-Structure Lots	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	651	62	53	112	395	29	144	2,266	276	169	474	1,333	14	705
80% or more . . . . .	318	14	17	60	212	15	64	1,270	93	76	277	820	4	347
60-79% . . . . .	117	13	14	24	64	2	36	449	59	49	92	246	3	179
40-59% . . . . .	179	30	17	25	102	5	38	515	122	36	101	250	6	170
1-39% . . . . .	36	5	5	3	16	7	5	31	2	8	4	16	1	8
Unreported . . . . .	1	-	-	-	1	-	1	1	-	-	-	1	-	1

TABLE 20-D-1 Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
80% or more . . . . .	48.8	22.6	32.1	53.6	53.7	51.7	44.4	56.0	33.7	45.0	58.4	61.5	28.6	49.2	
60-79% . . . . .	18.0	21.0	26.4	21.4	16.2	6.9	25.0	19.8	21.4	29.0	19.4	18.5	21.4	25.4	
40-59% . . . . .	27.5	48.4	32.1	22.3	25.8	17.2	26.4	22.7	44.2	21.3	21.3	18.8	42.8	24.1	
1-39% . . . . .	5.5	8.1	9.4	2.7	4.0	24.1	3.5	1.4	0.7	4.7	0.8	1.2	7.1	1.1	
Unreported . . . . .	0.2	-	-	-	0.2	-	0.7	0.0	-	-	-	0.1	-	0.1	

TABLE 20-A-2

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND LOT COVERAGE OF MULTIPLE STRUCTURE LOTS

Lot Coverage cf Multiple Structure Lots	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL	738	567	140	7	3	2,473	1,803	540	
80% or more . . . . .	384	267	105	2	3	1,350	921	415	
60-79% . . . . .	262	221	32	1	-	802	647	120	
40-59% . . . . .	84	76	2	2	-	302	219	4	
1-39% . . . . .	7	2	1	2	-	18	15	1	
Unreported . . . . .	1	1	-	-	-	1	1	-	

TABLE 20-B-2 Per cent Distribution

Lot Coverage cf Multiple Structure Lots	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
80% or more . . . . .	52.0	47.1	75.0	28.6	100.0	54.6	51.1	76.8	
60-79% . . . . .	35.5	39.0	22.8	14.3	-	32.4	35.9	22.2	
40-59% . . . . .	11.4	13.4	1.4	28.6	-	12.2	12.1	0.7	
1-39% . . . . .	0.9	0.4	0.7	28.6	-	0.7	0.8	0.2	
Unreported . . . . .	0.1	0.2	-	-	-	0.0	0.1	-	

TABLE 20-C-2

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND LOT COVERAGE OF MULTIPLE-STRUCTURE LOTS

Lot Coverage of Multiple-Structure Lots	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . .	738	33	67	123	500	15	227	2,473	101	238	457	1,636	41	1,035
80% or more . . . .	384	14	40	64	258	8	122	1,350	58	146	248	885	13	600
60-79% . . . . .	262	12	20	40	184	6	76	802	27	66	155	548	6	324
40-59% . . . . .	84	5	6	16	56	1	26	302	14	13	51	202	22	97
1-39% . . . . .	7	2	1	3	1	-	3	18	2	13	3	-	-	14
Unreported.	1	-	-	-	1	-	-	1	-	-	-	1	-	-

TABLE 20-D-2 Per cent Distribution

TOTAL . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
80% or more . . . . .	52.0	42.4	59.7	52.0	51.6	53.3	53.7	54.6	57.4	61.3	54.3	54.1	31.7	58.0
60-79% . . . . .	35.5	36.4	29.8	32.5	36.8	40.0	33.5	32.4	26.7	27.7	33.9	33.5	14.6	31.3
40-59% . . . . .	11.4	15.2	9.0	13.0	11.2	6.7	11.4	12.2	13.9	5.5	11.2	12.3	53.6	9.4
1-39% . . . . .	0.9	6.1	1.5	2.4	0.2	-	1.3	0.7	2.0	5.5	0.6	-	-	1.4
Unreported.	0.1	-	-	-	0.2	-	-	0.0	-	-	-	0.1	-	-

TABLE 20-A-3

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND LOT COVERAGE OF PRIMARY STRUCTURE ONLY

Lot Coverage of Primary Structure Only	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,389	947	294	61	47	4,739	3,376	1,222
80% or more . . . . .	365	166	122	33	35	1,569	957	609
60-79% . . . . .	336	239	83	3	4	1,209	835	361
40-59% . . . . .	606	498	80	8	5	1,746	1,479	239
1-39% . . . . .	80	43	8	17	3	209	100	12
Unreported . . . . .	2	1	1	-	-	6	5	1

TABLE 20-B-3 Per cent Distribution

Lot Coverage of Primary Structure Only	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
80% or more . . . . .	26.3	17.5	41.5	54.1	74.5	33.1	28.3	49.8
60-79% . . . . .	24.2	25.2	28.2	4.9	8.5	25.5	24.7	29.5
40-59% . . . . .	43.6	52.6	27.2	13.1	10.6	36.8	43.8	19.6
1-39% . . . . .	5.8	4.5	2.7	27.9	6.4	4.4	3.0	1.0
Unreported . . . . .	0.1	0.1	0.3	-	-	0.1	0.1	0.1

TABLE 20-C-3

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND LOT COVERAGE OF PRIMARY STRUCTURE ONLY

Lot Coverage of Primary Structure Only	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . . .	1,389	95	120	235	895	44	371	4,739	377	407	931	2,969	55	1,740
80% or more . . . . .	365	14	22	67	245	17	81	1,569	93	113	319	1,032	12	485
60-79% . . . . .	336	23	34	67	206	6	116	1,209	105	114	277	708	5	547
40-59% . . . . .	606	49	55	86	403	13	158	1,746	173	155	309	1,094	15	658
1-39% . . . . .	80	9	9	15	39	8	14	209	6	25	26	129	23	44
Unreported . . . . .	2	-	-	-	2	-	2	6	-	-	-	6	-	6

TABLE 20-D-3 Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
80% or more . . . . .	26.3	14.7	18.3	28.5	27.4	38.6	21.8	33.1	24.7	27.8	34.3	34.8	21.8	27.9	
60-79% . . . . .	24.2	24.2	28.3	28.5	23.0	13.6	31.3	25.5	27.9	28.0	29.8	23.8	9.1	31.4	
40-59% . . . . .	43.6	51.6	45.8	36.6	45.0	29.5	42.6	36.8	45.9	38.1	33.2	36.8	27.3	37.8	
1-39% . . . . .	5.8	9.5	7.5	6.4	4.4	18.2	3.8	4.4	1.6	6.1	2.8	4.3	41.8	2.5	
Unreported . . . . .	0.1	-	-	-	0.2	-	0.5	0.1	-	-	-	0.2	-	0.3	

TABLE 21-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF AUXILIARY STRUCTURES

Condition of Auxiliary Structures	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
No auxiliary structures . . . . .	817	496	195	56	46	2,879	1,977	876
Auxiliary structures--dilapidated . . . . .	192	157	26	2	-	613	501	102
Auxiliary structures--not dilapidated . . . . .	382	294	73	3	1	1,249	900	244
Does not apply . . . . .	171	135	6	13	6	290	276	6

TABLE 21-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No auxiliary structures . . . . .	52.3	45.8	65.0	75.7	86.8	57.2	54.1	71.3
Auxiliary structures--dilapidated . . . . .	12.3	14.5	8.7	2.7	-	12.2	13.7	8.3
Auxiliary structures--not dilapidated . . . . .	24.5	27.2	24.3	4.1	1.9	24.8	24.6	19.9
Does not apply . . . . .	10.9	12.5	2.0	17.6	11.3	5.8	7.6	0.5

TABLE 21-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONDITION OF AUXILIARY STRUCTURES

Condition of Auxiliary Structures	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
No auxiliary structures	817	69	66	147	503	32	198	2,879	300	206	612	1,745	16	1,002
Auxiliary structures--dilapidated . . . . .	192	16	27	41	106	2	59	613	53	80	155	319	6	243
Auxiliary structures--not dilapidated . . . . .	382	10	27	47	287	11	115	1,249	24	121	164	907	33	497
Does not apply . . . . .	171	38	18	29	82	4	63	290	52	28	65	144	1	125

TABLE 21-D Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No auxiliary structures	52.3	51.9	47.8	55.7	51.4	65.3	45.5	57.2	69.9	47.4	61.4	56.0	28.6	53.7
Auxiliary structures--dilapidated . . . . .	12.3	12.0	19.6	15.5	10.8	4.1	13.6	12.2	12.4	18.4	15.6	10.2	10.7	13.0
Auxiliary structures--not dilapidated . . . . .	24.5	7.5	19.6	17.8	29.3	22.4	26.4	24.8	5.6	27.8	16.5	29.1	58.9	26.6
Does not apply . . . . .	10.9	28.6	13.0	11.0	8.4	8.2	14.5	5.8	12.1	6.4	6.5	4.6	1.8	6.7

TABLE 22-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND USE OF OPEN AREA

Use of Open Area	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL	1,562	1,082	300	74	53	5,031	3,654	1,228
Domestic	1,184	972	191	-	-	4,128	3,234	815
Parking	112	43	20	21	20	296	201	90
Storage	186	123	37	14	7	513	382	113
Does not apply	280	97	89	42	31	770	365	345
Unreported	3	2	-	-	-	7	7	-

TABLE 22-B Per cent Distribution

Use of Open Area	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL*	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Domestic	75.8	89.8	63.7	-	-	82.1	88.5	66.4
Parking	7.2	4.0	6.7	28.4	37.7	5.9	5.5	7.3
Storage	11.9	11.4	12.3	18.9	13.2	10.2	10.5	9.2
Does not apply	17.9	9.0	29.7	56.8	58.5	15.3	10.0	28.1
Unreported	0.2	0.2	-	-	-	0.1	0.2	-

\*Categories not mutually exclusive.

TABLE 22-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND USE OF OPEN AREA

Use of Open Area	Structures										Living Units				
	All structures	Blighted	Under-terminated (Near blighted)	Major reha-bili-tation	Minor reha-bili-tation	Non-problem	Re-in-spec-tion	All living units	Blighted	Under-terminated (Near blighted)	Major reha-bili-tation	Minor reha-bili-tation	Non-problem	Re-in-spec-tion	
TOTAL . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867	
Domestic . . . . .	1,184	97	112	205	750	20	365	4,128	369	364	821	2,521	53	1,581	
Parking . . . . .	112	18	14	18	49	13	25	296	66	62	60	103	5	129	
Storage . . . . .	186	20	24	32	106	4	58	513	54	49	106	301	3	210	
Does not apply . . . .	280	26	17	42	179	16	55	770	60	45	147	517	1	233	
Unreported	3	-	-	2	1	-	2	7	-	-	3	4	-	4	

TABLE 22-D Per cent Distribution

TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Domestic . . . . .	75.8	72.9	81.2	77.7	76.7	40.8	83.9	82.1	86.0	83.7	82.4	80.9	94.6	84.7
Parking . . . . .	7.2	13.5	10.1	6.8	5.0	26.5	5.7	5.9	15.4	14.3	6.0	3.3	8.9	6.9
Storage . . . . .	11.9	15.0	17.4	12.1	10.8	8.2	13.3	10.2	12.6	11.3	10.6	9.7	5.4	11.2
Does not apply . . . .	17.9	19.5	12.3	15.9	18.3	32.7	12.6	15.3	14.0	10.3	14.8	16.6	1.8	12.5
Unreported	0.2	-	-	0.8	0.1	-	0.5	0.1	-	-	0.3	0.1	-	0.2

\*Categories not mutually exclusive.

TABLE 23-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND NUMBER OF PARKING SPACES IN OPEN AREA

Number of Parking Spaces in Open Area	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
1-2 spaces . . . . .	33	22	7	1	3	106	81	25
3-4 spaces . . . . .	23	13	5	3	-	101	75	25
5 or more . . . . .	59	9	10	17	17	96	47	45
Not used or does not apply	1,445	1,037	277	53	33	4,724	3,448	1,132
Unreported . . . . .	2	1	1	-	-	4	3	1

TABLE 23-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1-2 spaces . . . . .	2.1	2.0	2.3	1.4	5.7	2.1	2.2	2.0
3-4 spaces . . . . .	1.5	1.2	1.7	4.1	-	2.0	2.1	2.0
5 or more . . . . .	3.8	0.8	3.3	23.0	32.1	1.9	1.3	3.7
Not used or does not apply	92.5	95.8	92.3	71.6	62.3	93.9	94.4	92.2
Unreported . . . . .	0.1	0.1	0.3	-	-	0.1	0.1	0.1

TABLE 23-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND NUMBER OF PARKING SPACES IN OPEN AREA

Number of Parking Spaces in Open Area	Structures						Living Units							
	All structures	Blighted	Under-terminated (Near blighted)	Major re-habilitation	Minor re-habilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Under-terminated (Near blighted)	Major re-habilitation	Minor re-habilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	436	5,031	429	435	996	3,115	56	1,867
1-2 spaces . . . . .	33	2	7	9	15	-	10	106	3	21	41	41	-	50
3-4 spaces . . . . .	23	10	2	3	7	1	5	101	57	8	10	24	2	34
5 or more . . . . .	59	6	5	9	27	12	11	96	6	33	16	38	3	46
Not used or does not apply . . . . .	1,445	115	123	243	928	36	409	4,724	363	370	929	3,011	51	1,734
Unreported . . . . .	2	-	1	-	1	-	1	4	-	3	-	1	-	3

TABLE 23-D Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1-2 spaces . . . . .	2.1	1.5	5.1	3.4	1.5	-	2.3	2.1	0.7	4.8	4.1	1.3	-	2.7
3-4 spaces . . . . .	1.5	7.5	1.4	1.1	0.7	2.0	1.1	2.0	13.3	1.8	1.0	0.8	3.6	1.8
5 or more . . . . .	3.8	4.5	3.6	3.4	2.8	24.5	2.5	1.9	1.4	7.6	1.6	1.2	5.4	2.5
Not used or does not apply . . . . .	92.5	86.5	89.1	92.0	94.9	73.5	94.0	93.9	84.6	85.1	93.3	96.7	91.1	92.9
Unreported . . . . .	0.1	-	0.7	-	0.1	-	0.2	0.1	-	0.7	-	0.0	-	0.2

TABLE 24-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND GARBAGE AND TRASH STORAGE

Garbage and Trash Storage	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Kept on front street . . .	65	52	11	1	-	198	167	29
Storage inadequate, unhealthful . . . . .	467	315	118	18	6	1,791	1,184	597
Storage adequate . . . . .	968	710	167	33	26	3,011	2,292	586
Does not apply . . . . .	57	4	1	21	21	19	13	2
Unreported . . . . .	11	7	3	1	-	41	27	14

TABLE 24-B Per cent Distribution

	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Kept on front street . . .	4.2	4.8	3.7	1.4	-	3.9	4.6	2.4
Storage inadequate, unhealthful . . . . .	29.9	29.1	39.3	24.3	11.3	35.6	32.4	48.6
Storage adequate . . . . .	62.0	65.6	55.7	44.6	49.1	59.8	62.7	47.7
Does not apply . . . . .	3.6	0.4	0.3	28.4	39.6	0.4	0.4	0.2
Unreported . . . . .	0.7	0.6	1.0	1.4	-	0.8	0.7	1.1

\*Categories not mutually exclusive.

TABLE 24-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND GARBAGE AND TRASH STORAGE

	Structures										Living Units					
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion		
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867		
Kept on front street	65	9	12	13	30	1	18	198	22	37	48	90	1	75		
Storage inadequate, unhealthful . . . . .	467	73	55	104	232	3	129	1,791	308	160	426	892	5	627		
Storage adequate . . . . .	968	42	69	141	682	34	280	3,011	98	238	510	2,115	50	1,143		
Does not apply . . . . .	57	10	2	3	31	11	6	19	2	-	-	17	-	9		
Unreported . . . . .	11	1	-	4	6	-	3	41	5	-	17	19	-	18		
TABLE 24-D Percent Distribution																
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0		
Kept on front street	4.2	6.8	8.7	4.9	3.1	2.0	4.1	3.9	5.1	8.5	4.8	2.9	1.8	4.0		
Storage inadequate, unhealthful . . . . .	29.9	54.9	39.9	39.4	23.7	6.1	29.7	35.6	71.8	36.8	42.8	28.6	8.9	33.6		
Storage adequate . . . . .	62.0	31.6	50.0	53.4	69.7	69.4	64.4	59.8	22.8	54.7	51.2	67.9	89.3	61.2		
Does not apply . . . . .	3.6	7.5	1.4	1.1	3.2	22.4	1.4	0.4	0.5	-	-	0.5	-	0.5		
Unreported . . . . .	0.7	0.8	-	1.5	0.6	-	0.7	0.8	1.2	-	1.7	0.6	-	1.0		

\*Categories not mutually exclusive.

TABLE 25-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION AND APPEARANCE OF OPEN AREA

Condition and Appearance of Open Area	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential units	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
Unkempt; refuse strewn, muddy, dusty, weeds . . . . .	432	301	92	15	9	1,495	1,095	381	
Walks badly cracked, broken or with missing material . . . . .	259	209	44	2	2	954	763	190	
No deficiencies observed . . . . .	714	536	105	25	19	2,273	1,691	456	
No open area; does not apply	215	79	74	32	23	570	292	275	
Unreported . . . . .	4	3	-	-	1	6	6	-	

TABLE 25-B Per cent Distribution

Condition and Appearance of Open Area	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential units	Residential with commercial or industrial	
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Unkempt; refuse strewn, muddy, dusty, weeds . . . . .	27.7	27.8	30.7	20.3	17.0	29.7	30.0	31.0	
Walks badly cracked, broken or with missing material . . . . .	16.6	19.3	14.7	2.7	3.8	19.0	20.9	15.5	
No deficiencies observed . . . . .	45.7	49.5	35.0	33.8	35.8	45.2	46.3	37.1	
No open area; does not apply	13.8	7.3	24.7	43.2	43.4	11.3	8.0	22.4	
Unreported . . . . .	0.3	0.3	-	-	1.9	0.1	0.2	-	

\*Categories not mutually exclusive.



TABLE 26-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND TRUCKING ACCESS TO NON-RESIDENTIAL UNITS

Trucking Access to Non-residential units	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Alley--no dock or bay . . . . .	66	-	28	18	15	132	-	130
Dock or bay in alley . . . . .	21	-	6	3	12	32	-	32
Street only . . . . .	285	-	236	20	10	1,007	-	979
Off street (on site) . . . . .	88	-	28	33	16	94	-	79
Does not apply (residential structure) . . . . .	1,099	1,082	-	-	-	3,757	3,654	-
Unreported . . . . .	3	-	2	-	-	9	-	8

TABLE 26-B Per cent Distribution

	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Alley--no dock or bay . . . . .	4.2	-	9.3	24.3	28.3	2.6	-	10.6
Dock or bay in alley . . . . .	1.3	-	2.0	4.1	22.6	0.6	-	2.6
Street only . . . . .	18.2	-	78.7	27.0	18.9	20.0	-	79.7
Off street (on site) . . . . .	5.6	-	9.3	44.6	30.2	1.9	-	6.4
Does not apply (residential structure) . . . . .	70.4	100.0	-	-	-	74.7	100.0	-
Unreported . . . . .	0.2	-	0.7	-	-	0.2	-	0.7

TABLE 26-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND TRUCKING ACCESS TO NON-RESIDENTIAL UNITS

Trucking Access to Non-residential units	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Alley--no dock or bay . . . . .	66	9	5	8	42	2	16	132	10	6	14	102	-	61
Dock or bay in alley . . . . .	21	2	1	1	14	3	4	32	7	1	-	24	-	17
Street only . . . . .	285	15	29	63	166	12	79	1,007	45	87	295	551	29	378
Off street (on site)	88	9	5	13	46	15	8	94	2	13	17	60	2	18
Does not apply (residential structure) . . .	1,099	98	98	179	707	17	328	3,757	365	328	670	2,369	25	1,393
Unreported	3	-	-	3	-	-	-	9	-	-	-	9	-	-

TABLE 26-D Per cent Distribution

TOTAL . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Alley--no dock or bay . . . . .	4.2	6.8	3.6	3.0	4.3	4.1	3.7	2.6	2.3	1.4	1.4	3.3	-	3.3
Dock or bay in alley . . . . .	1.3	1.5	0.7	0.4	1.4	6.1	0.9	0.6	1.6	0.2	-	0.8	-	0.9
Street only . . . . .	18.2	11.3	21.0	23.9	17.0	24.5	18.2	20.0	10.5	20.0	29.6	17.7	51.8	20.2
Off street (on site)	5.6	6.8	3.6	4.9	4.7	30.6	1.8	1.9	0.5	3.0	1.7	1.9	3.6	1.0
Does not apply (residential structure)	70.4	73.7	71.0	67.8	72.3	34.7	75.4	74.7	85.1	75.4	67.3	76.0	44.6	74.6
Unreported	0.2	-	-	-	0.3	-	-	0.2	-	-	-	0.3	-	-

TABLE 27-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND DUAL EGRESS

	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
Dual Egress									
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
No dual egress . . . . .	74	57	9	1	1	171	148	19	
Dual egress:									
Some living units without dual egress . . . . .	258	187	68	-	-	1,234	913	311	
Front and rear entrance . . . . .	1,043	747	181	55	34	2,736	2,066	615	
Front entrance and fire escape . . . . .	20	9	6	-	2	99	26	72	
Triple egress:									
Front and rear and center . . . . .	91	60	27	-	3	521	360	161	
Front, rear, and fire escape . . . . .	41	13	7	2	12	246	127	47	
Does not apply . . . . .	25	5	-	16	1	6	6	-	
Unreported . . . . .	10	4	2	-	-	18	8	3	

TABLE 27-B Per cent Distribution

	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
No dual egress . . . . .	4.7	5.3	3.0	1.4	1.9	3.4	4.1	1.5	
Dual egress:									
Some living units without dual egress . . . . .	16.5	17.3	22.7	-	-	24.5	25.0	25.3	
Front and rear entrance . . . . .	66.8	69.0	60.3	74.3	64.2	54.4	56.5	50.1	
Front entrance and fire escape . . . . .	1.3	0.8	2.0	-	3.8	2.0	0.7	5.9	
Triple egress:									
Front and rear and center . . . . .	5.8	5.5	9.0	-	5.7	10.4	9.9	13.1	
Front, rear, and fire escape . . . . .	2.6	1.2	2.3	2.7	22.6	4.9	3.5	3.8	
Does not apply . . . . .	1.6	0.5	-	21.6	1.9	0.1	0.2	-	
Unreported . . . . .	0.6	0.4	0.7	-	-	0.4	0.2	0.2	

TABLE 27-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND DUAL EGRESS

	Structures							Living Units						
	All structures	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
Dual Egress														
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
No dual egress . . . . .	74	13	13	15	33	-	60	171	23	26	33	89	-	146
Dual egress:														
Some living units without dual egress . . . . .	258	23	35	50	150	-	232	1,234	144	158	277	655	-	1,077
Front and rear entrance	1,043	85	78	169	678	33	107	2,736	194	193	532	1,764	53	446
Front entrance and fire escape	20	-	-	5	12	3	5	99	-	-	24	74	1	56
Triple egress:														
Front and rear and center	91	2	8	20	59	2	15	521	12	43	120	346	-	99
Front, rear, and fire escape . . . . .	41	3	1	3	27	7	6	246	53	11	10	170	2	34
Does not apply . . . . .	25	6	2	2	11	4	7	6	1	1	-	4	-	3
Unreported . . . . .	10	1	1	-	8	-	3	18	2	3	-	13	-	6

TABLE 27-D Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No dual egress . . . . .	4.7	9.8	9.4	5.7	3.4	-	13.8	3.4	5.4	6.0	3.3	2.9	-	7.8
Dual egress:														
Some living units without dual egress . . . . .	16.5	17.3	25.4	18.9	15.3	-	53.3	24.5	33.6	36.3	27.8	21.0	-	57.7
Front and rear entrance	66.8	63.9	56.5	64.0	69.3	67.3	24.6	54.4	45.2	44.4	53.4	56.6	94.6	23.9
Front entrance and fire escape . . . . .	1.3	-	-	1.9	1.2	6.1	1.1	2.0	-	-	2.4	2.4	1.8	3.0
Triple egress:														
Front and rear and center	5.8	1.5	5.8	7.6	6.0	4.1	3.4	10.4	2.8	9.9	12.0	11.1	-	5.3
Front, rear, and fire escape . . . . .	2.6	2.3	0.7	1.1	2.8	14.3	1.4	4.9	12.4	2.5	1.0	5.5	3.6	1.8
Does not apply . . . . .	1.6	4.5	1.4	0.8	1.1	8.2	1.6	0.1	0.2	0.2	-	0.1	-	0.2
Unreported . . . . .	0.6	0.8	0.7	-	0.8	-	0.7	0.4	0.3	0.7	-	0.4	-	0.3

TABLE 28-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND MAIN ACCESS TO STRUCTURE

Main Access to Structure	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Fronts on street . . . . .	1,422	974	297	60	50	4,767	3,412	1,215
Street via open sidewalks to rear . . . . .	97	87	2	3	1	179	173	2
Street via partially enclosed passage . . . . .	7	3	1	-	-	53	39	11
Through other structure . . . . .	11	7	-	3	-	12	12	-
Alley . . . . .	24	11	-	8	2	19	18	-
Unreported . . . . .	1	-	-	-	-	1	-	-

TABLE 28-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Fronts on street . . . . .	91.0	90.0	99.0	81.1	94.3	94.8	93.4	98.9
Street via open sidewalks to rear . . . . .	6.2	8.0	0.7	4.1	1.9	3.6	4.7	0.2
Street via partially enclosed passage . . . . .	0.4	0.3	0.3	-	-	1.1	1.1	0.9
Through other structure . . . . .	0.7	0.6	-	4.1	-	0.2	0.3	-
Alley . . . . .	1.5	1.0	-	10.8	3.8	0.4	0.5	-
Unreported . . . . .	0.1	-	-	-	-	0.0	-	-

TABLE 28-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND MAIN ACCESS TO STRUCTURE

Main Access to Structure	Structures						Living Units							
	All structures	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Fronts on street . . .	1,422	95	125	245	910	47	383	4,767	334	417	959	3,002	55	1,779
Street via open side-walks to rear . . .	97	21	10	12	53	1	40	179	35	15	29	99	1	76
Street via partially enclosed passage . . .	7	4	-	1	1	1	-	53	49	-	2	2	-	-
Through other structure . . . . .	11	5	-	1	5	-	4	12	6	-	1	5	-	6
Alley . . . . .	24	8	3	5	8	-	7	19	5	3	5	6	-	5
Unreported	1	-	-	-	1	-	1	1	-	-	-	1	-	1

TABLE 28-D Per cent Distribution

TOTAL . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Fronts on street . . .	91.0	71.4	90.6	92.8	93.0	95.9	88.0	94.8	77.9	95.9	96.3	96.4	98.2	95.3
Street via open side-walks to rear . . .	6.2	15.8	7.2	4.5	5.4	2.0	9.2	3.6	8.2	3.4	2.9	3.2	1.8	4.1
Street via partially enclosed passage . . .	0.4	3.0	-	0.4	0.1	2.0	-	1.1	11.4	-	0.2	0.1	-	-
Through other structure . . . . .	0.7	3.8	-	0.4	0.5	-	0.9	0.2	1.4	-	0.1	0.2	-	0.3
Alley . . . . .	1.5	6.0	2.2	1.9	0.8	-	1.6	0.4	1.2	0.7	0.5	0.2	-	0.3
Unreported	0.1	-	-	-	0.1	-	0.2	0.0	-	-	-	0.0	-	0.1

TABLE 29-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF DOORS AND FRAMES (ENTRANCES)

Condition of Doors and Frames (Entrances)	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Substantial breaks, cracks, warping, rotting . . . . .	149	100	28	8	4	496	386	104
Minor breaks, cracks, warping or rotting . . . . .	771	553	176	21	6	2,688	1,915	685
Holes, breaks, cracks, loose hinges, etc. of doors	81	45	24	6	4	348	214	130
Doors and frames need paint	393	278	80	12	12	1,483	1,068	345
No deficiencies observed . . . . .	432	300	54	29	29	1,156	893	220
Does not apply . . . . .	2	-	-	2	-	-	-	-
Unreported . . . . .	4	1	-	1	-	6	4	-

TABLE 29-B Per cent Distribution

TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Substantial breaks, cracks, warping, rotting . . . . .	9.5	9.2	9.3	10.8	7.5	9.9	10.6	8.5
Minor breaks, cracks, warping or rotting . . . . .	49.4	51.1	58.7	28.4	11.3	53.4	52.4	55.8
Holes, breaks, cracks, loose hinges, etc. of doors	5.2	4.2	8.0	8.1	7.5	6.9	5.9	10.6
Doors and frames need paint	25.2	25.7	26.7	16.2	22.6	29.5	29.2	28.1
No deficiencies observed . . . . .	27.7	27.7	18.0	39.2	54.7	23.0	24.4	17.9
Does not apply . . . . .	0.1	-	-	2.7	-	-	-	-
Unreported . . . . .	0.3	0.1	-	1.4	-	0.1	0.1	-

\*Categories not mutually exclusive.

TABLE 29-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONDITION OF DOORS AND FRAMES (ENTRANCES)

Condition of Doors and Frames (Entrances)	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Substantial breaks, cracks, warping, rotting . . . . .	149	60	37	39	13	-	28	496	207	107	148	34	-	127
Minor breaks, cracks, warping or rotting . . . . .	771	54	68	173	476	-	245	2,688	174	225	651	1,638	-	1,041
Holes, breaks, cracks, loose hinges, etc. of doors . . . . .	81	3	15	19	44	-	35	348	43	69	102	134	-	197
Doors and frames need paint . . . . .	393	33	38	92	226	4	122	1,483	171	148	357	806	1	559
No deficiencies observed	432	12	11	15	350	44	93	1,156	25	28	53	995	55	366
Does not apply . . . . .	2	-	1	-	-	1	1	-	-	-	-	-	-	-
Unreported . . . . .	4	-	-	1	3	-	1	6	-	-	4	2	-	1

TABLE 29-D Per cent Distribution

TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Substantial breaks, cracks, warping, rotting . . . . .	9.5	45.1	26.8	14.8	1.3	-	6.4	9.9	48.3	24.6	14.9	1.1	-	6.8	
Minor breaks, cracks, warping or rotting . . . . .	49.4	40.6	49.3	65.5	48.7	-	56.3	53.4	40.6	51.7	65.4	52.6	-	55.8	
Holes, breaks, cracks, loose hinges, etc. of doors . . . . .	5.2	2.3	10.9	7.2	4.5	-	8.0	6.9	10.0	15.9	10.2	4.3	-	10.6	
Doors and frames need paint . . . . .	25.2	24.8	27.5	34.8	23.1	8.2	28.0	29.5	39.9	34.0	35.8	25.9	1.8	29.9	
No deficiencies observed	27.7	9.0	8.0	5.7	35.8	89.8	21.4	23.0	5.8	6.4	5.3	31.9	98.2	19.6	
Does not apply . . . . .	0.1	-	0.7	-	-	2.0	0.2	-	-	-	-	-	-	-	
Unreported . . . . .	0.3	-	-	0.4	0.3	-	0.2	0.1	-	-	0.4	0.1	-	0.1	

\* Categories not mutually exclusive.

TABLE 30-A  
STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF PUBLIC HALLS AND STAIRS

Condition of Public Halls and Stairs	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL	1,562	1,082	300	74	53	5,031	3,654	1,228
Floors, railings, steps loose, shaky, sagging	21	13	6	-	1	136	112	24
Hazardous or serious	80	58	19	1	1	399	298	101
Minor in extent	66	43	19	2	1	379	286	92
Walls out of plumb; holes, cracks in walls, ceilings	485	353	113	4	6	1,896	1,375	489
Over considerable area	506	353	137	3	4	2,061	1,367	660
Minor in extent	43	23	20	-	-	212	91	121
Deep wear on floors or stairs	434	317	50	15	28	1,161	887	176
Inadequate lighting	221	130	21	50	16	279	243	34
No deficiencies observed	28	10	8	-	-	54	26	13
Does not apply	-	-	-	-	-	-	-	-
Unreported	-	-	-	-	-	-	-	-
TOTAL*	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Floors, railings, steps loose, shaky, sagging	1.3	1.2	2.0	-	1.9	2.7	3.1	2.0
Hazardous or serious	5.1	5.4	6.3	1.4	1.9	7.9	8.2	8.2
Minor in extent	4.2	4.0	6.3	2.7	1.9	7.5	7.8	7.5
Walls out of plumb; holes, cracks in walls, ceilings	31.0	32.6	37.7	5.4	11.3	37.7	37.6	39.8
Over considerable area	32.4	32.6	45.7	4.1	7.5	41.0	37.4	53.7
Minor in extent	2.8	2.1	6.7	-	-	4.2	2.5	9.9
Deep wear on floors or stairs	27.8	29.3	16.7	20.3	52.8	23.1	24.3	14.3
Inadequate lighting	14.1	12.0	7.0	67.6	30.2	5.5	6.7	2.8
No deficiencies observed	1.8	0.9	2.7	-	-	1.1	0.7	1.1
Does not apply	-	-	-	-	-	-	-	-
Unreported	-	-	-	-	-	-	-	-

TABLE 30-B  
Per cent Distribution

\*Categories not mutually exclusive.

TABLE 30-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND CONDITION OF PUBLIC HALLS AND STAIRS

Condition of Public Halls and Stairs	Structures					Living Units								
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Floors, railings, steps loose, shaky, sagging	21	12	4	4	1	-	6	136	99	26	11	-	-	31
Hazardous or serious . . .	80	8	13	21	38	-	32	399	68	52	93	186	-	164
Minor in extent . . . . .														
Walls out of plumb; holes, cracks in walls, ceilings	66	40	19	7	-	-	12	379	252	91	36	-	-	79
Over considerable area . .	485	25	48	147	265	-	141	1,896	71	168	657	1,000	-	715
Minor in extent . . . . .	506	44	58	149	255	-	158	2,061	183	200	641	1,037	-	798
Deep wear on floors or stairs	43	4	6	11	22	-	11	212	19	23	47	123	-	46
Inadequate lighting . . . .	434	17	18	26	341	-	106	1,161	37	41	65	967	51	383
No deficiencies observed . .	221	36	21	28	119	32	54	279	38	33	45	158	5	108
Does not apply . . . . .	28	6	4	1	17	-	4	54	14	6	3	31	-	6
Unreported . . . . .														

TABLE 30-D Per cent Distribution

TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Floors, railings, steps loose, shaky, sagging	1.3	9.0	2.9	1.5	0.1	-	1.4	2.7	23.1	6.0	1.1	-	-	1.7
Hazardous or serious . . .	5.1	6.0	9.4	8.0	3.9	-	7.4	7.9	15.9	12.0	9.3	6.0	-	8.8
Minor in extent . . . . .														
Walls out of plumb; holes, cracks in walls, ceilings	4.2	30.1	13.8	2.7	-	-	2.8	7.5	58.7	20.9	3.6	-	-	4.2
Over considerable area . .	31.0	18.8	34.8	55.7	27.1	-	32.4	37.7	16.6	38.6	66.0	32.1	-	38.3
Minor in extent . . . . .	32.4	33.1	42.0	56.4	26.1	-	36.3	41.0	42.7	46.0	64.4	33.3	-	42.7
Deep wear on floors or stairs	2.8	3.0	4.3	4.2	2.2	-	2.5	4.2	4.4	5.3	4.7	3.9	-	2.5
Inadequate lighting . . . .	27.8	12.8	13.0	9.8	34.9	65.3	24.4	23.1	8.6	9.4	6.5	31.0	91.1	20.5
No deficiencies observed . .	14.1	27.1	15.2	10.6	12.2	34.7	12.4	5.5	8.9	7.6	4.5	5.1	8.9	5.8
Does not apply . . . . .	1.8	4.5	2.9	0.4	1.7	-	0.9	1.1	3.3	1.4	0.3	1.0	-	0.3
Unreported . . . . .														

\*Categories not mutually exclusive.

TABLE 31-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND MAINTENANCE OF PUBLIC HALLS AND STAIRS

Maintenance of Public Halls and Stairs	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
Walls and ceiling dirty, need paint . . . . .	408	267	123	3	7	1,819	1,223	577	
Floors dirty, littered, not cleaned recently . . . . .	126	84	42	-	-	716	494	222	
Garbage or trash cans in halls . . . . .	14	6	8	-	-	117	38	79	
Passage partially obstructed by use for storage . . . . .	111	83	25	1	-	459	361	89	
No deficiencies observed . . . . .	764	574	111	19	30	2,315	1,771	431	
Does not apply . . . . .	222	130	21	51	16	279	243	34	
Unreported . . . . .	37	16	10	-	-	89	58	16	

TABLE 31-B Per cent Distribution

	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL*	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Walls and ceiling dirty, need paint . . . . .	26.1	24.7	41.0	4.1	13.2	36.2	33.5	47.0
Floors dirty, littered, not cleaned recently . . . . .	8.1	7.8	14.0	-	-	14.2	13.5	18.1
Garbage or trash cans in halls . . . . .	0.9	0.6	2.7	-	-	2.3	1.0	6.4
Passage partially obstructed by use for storage . . . . .	7.1	7.7	8.3	1.4	-	9.1	9.9	7.2
No deficiencies observed . . . . .	48.9	53.0	37.0	25.7	56.6	46.0	48.5	35.1
Does not apply . . . . .	14.2	12.0	7.0	68.9	30.2	5.5	6.7	2.8
Unreported . . . . .	2.4	1.5	3.3	-	-	1.8	1.6	1.3

\*Categories not mutually exclusive.

TABLE 31-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND MAINTENANCE OF PUBLIC HALLS AND STAIRS

	Structures						Living Units							
	All structures	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
Maintenance of Public Halls and Stairs														
TOTAL	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Walls and ceiling dirty, need paint	408	60	59	95	194	-	84	1,819	297	245	445	832	-	440
Floors dirty, littered, not cleaned recently	126	19	19	36	52	-	36	716	138	92	190	296	-	223
Garbage or trash cans in halls	14	2	3	7	2	-	5	117	23	15	65	14	-	40
Passage partially obstructed by use for storage	111	7	13	22	69	-	42	459	62	53	97	247	-	198
No deficiencies observed	764	26	38	102	566	32	207	2,315	48	107	321	1,788	51	845
Does not apply	222	35	21	28	121	17	54	279	37	33	45	159	5	108
Unreported	37	8	5	4	20	-	7	89	22	9	10	48	-	13

TABLE 31-D Per cent Distribution

TOTAL*	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Walls and ceiling dirty, need paint	26.1	45.1	42.8	36.0	19.8	-	19.3	36.2	69.2	56.3	44.7	26.7	-	23.6
Floors dirty, littered, not cleaned recently	8.1	14.3	13.8	13.6	5.3	-	8.3	14.2	32.2	21.1	19.1	9.5	-	11.9
Garbage or trash cans in hall	0.9	1.5	2.2	2.7	0.2	-	1.1	2.3	5.4	3.4	6.5	0.4	-	2.1
Passage partially obstructed by use for storage	7.1	5.3	9.4	8.3	7.1	-	9.7	9.1	14.5	12.2	9.7	7.9	-	10.6
No deficiencies observed	48.9	19.5	27.5	38.6	57.9	65.3	47.6	46.0	11.2	24.6	32.2	57.4	91.1	45.3
Does not apply	14.2	26.3	15.2	10.6	12.4	34.7	12.4	5.5	8.6	7.6	4.5	5.1	8.9	5.8
Unreported	2.4	6.0	3.6	1.5	2.0	-	1.6	1.8	5.1	2.1	1.0	1.5	-	0.7

\*Categories not mutually exclusive.

TABLE 32

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND BY CONDITION CLASSIFICATION AND NUMBER OF LIVING UNITS

Number of Living Units	Present Use of Structure						Condition of Structure				Non-problem
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	Other	Blighted	Undeter-mined (Near blighted)	Major reha-bilita-tion	Minor reha-bilita-tion	
TOTAL . . .	1,562	1,082	300	74	53	29	133	138	264	978	49
None . . . . .	156	0	0	74	53	29	17	8	15	90	27
One . . . . .	164	95	55	0	0	14	24	14	20	92	13
Two . . . . .	486	412	71	0	0	3	50	44	72	314	6
Three . . . . .	321	276	42	0	0	3	10	31	52	227	1
Four . . . . .	133	99	33	0	0	1	10	21	34	68	0
Five . . . . .	74	37	36	0	0	1	4	6	17	46	1
Six . . . . .	113	98	14	0	0	1	8	9	29	67	0
Seven . . . . .	36	29	7	0	0	0	1	0	3	32	0
Eight . . . . .	23	6	17	0	0	0	3	2	5	13	0
Nine+ . . . . .	17	12	5	0	0	0	0	1	5	11	0
Ten . . . . .	10	4	6	0	0	0	0	0	5	5	0
Eleven . . . . .	8	5	3	0	0	0	2	2	2	2	0
Twelve . . . . .	4	2	2	0	0	0	1	0	1	2	0
Thirteen-fourteen . . . . .	5	2	3	0	0	0	0	0	3	2	0
Fifteen-nineteen . . . . .	7	2	5	0	0	0	1	0	1	5	0
Twenty and over . . . . .	5	3	1	0	0	1	2	0	0	2	1

TABLE 33-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND NUMBER OF LIVING UNITS ADDED BY CONVERSION

Number of Living Units Added By Conversion	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL	1,562	1,082	300	74	53	5,031	3,654	1,228
None added by conversion	1,135	750	210	74	53	3,002	2,123	759
One	232	189	41	-	-	813	668	138
Two	97	73	24	-	-	410	298	112
Three	46	32	12	-	-	265	182	72
Four	19	16	3	-	-	127	105	22
Five	12	8	4	-	-	88	56	32
Six	5	3	2	-	-	55	36	19
Seven	4	3	1	-	-	37	27	10
Eight	2	1	1	-	-	25	9	16
Nine or more	10	7	2	-	-	209	150	48

TABLE 33-B Per cent Distribution

Number of Living Units Added By Conversion	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
None added by conversion	72.7	69.3	70.0	100.0	100.0	59.7	58.1	61.8
One	14.9	17.5	13.7	-	-	16.2	18.3	11.2
Two	6.2	6.7	8.0	-	-	8.1	8.2	9.1
Three	2.9	3.0	4.0	-	-	5.3	5.0	5.9
Four	1.2	1.5	1.0	-	-	2.5	2.9	1.8
Five	0.8	0.7	1.3	-	-	1.7	1.5	2.6
Six	0.3	0.3	0.7	-	-	1.1	1.0	1.5
Seven	0.3	0.3	0.3	-	-	0.7	0.7	0.8
Eight	0.1	0.1	0.3	-	-	0.5	0.2	1.3
Nine or more	0.6	0.6	0.7	-	-	4.2	4.1	3.9

TABLE 33-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND NUMBER OF LIVING UNITS ADDED BY CONVERSION

Number of Living Units Added By Conversion	Structures						Living Units							
	All structures	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	-	5,031	429	435	996	3,115	56	-
None added by conversion . . . . .	1,135	104	90	185	708	48	-	3,002	219	241	595	1,893	54	-
One . . . . .	232	17	26	37	151	1	-	813	83	77	124	527	2	-
Two . . . . .	97	3	13	16	65	-	-	410	11	52	69	278	-	-
Three . . . . .	46	1	6	15	24	-	-	265	5	34	91	135	-	-
Four . . . . .	19	1	2	3	13	-	-	127	7	11	21	88	-	-
Five . . . . .	12	3	-	3	6	-	-	88	25	-	22	41	-	-
Six . . . . .	5	1	-	1	3	-	-	55	8	-	10	37	-	-
Seven . . . . .	4	-	-	1	3	-	-	37	-	-	10	27	-	-
Eight . . . . .	2	-	-	1	1	-	-	25	-	-	16	9	-	-
Nine or more . . . . .	10	3	1	2	4	-	-	209	71	20	38	80	-	-

TABLE 33-D Per cent Distribution

Number of Living Units Added By Conversion	Structures						Living Units							
	All structures	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	100.0	100.0	100.0
None added by conversion . . . . .	72.7	78.2	65.2	70.1	72.4	98.0	-	59.7	51.0	55.4	59.7	60.8	96.4	-
One . . . . .	14.9	12.8	18.8	14.0	15.4	2.0	-	16.2	19.3	17.7	12.4	16.9	3.6	-
Two . . . . .	6.2	2.3	9.4	6.1	6.6	-	-	8.1	2.6	12.0	6.9	8.9	-	-
Three . . . . .	2.9	0.8	4.3	5.7	2.5	-	-	5.3	1.2	7.8	9.1	4.3	-	-
Four . . . . .	1.2	0.8	1.4	1.1	1.3	-	-	2.5	1.6	2.5	2.1	2.8	-	-
Five . . . . .	0.8	2.3	-	1.1	0.6	-	-	1.7	5.8	-	2.2	1.3	-	-
Six . . . . .	0.3	0.8	-	0.4	0.3	-	-	1.1	1.9	-	1.0	1.2	-	-
Seven . . . . .	0.3	-	-	0.4	0.3	-	-	0.7	-	-	1.0	0.9	-	-
Eight . . . . .	0.1	-	-	0.4	0.1	-	-	0.5	-	-	1.6	0.3	-	-
Nine or more . . . . .	0.6	2.3	0.7	0.8	0.4	-	-	4.2	16.6	4.6	3.8	2.6	-	-

TABLE 34-A-1

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND PRESENCE OF BASEMENT IN STRUCTURE

Basement in Structure	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Basement--without living unit . . . . .	1,108	758	262	27	29	3,616	2,386	1,101
Basement--with living unit . . . . .	125	121	3	-	1	695	675	20
English basement--without living unit . . . . .	30	27	1	-	-	76	73	2
English basement--with living unit . . . . .	101	100	-	-	-	328	325	-
No basement . . . . .	163	63	29	41	20	270	170	96
Unreported . . . . .	35	13	5	6	3	46	25	9

TABLE 34-B-1 Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Basement--without living unit . . . . .	70.9	70.1	87.3	36.5	54.7	71.9	65.3	89.7
Basement--with living unit . . . . .	8.0	11.2	1.0	-	1.9	13.8	18.5	1.6
English basement--without living unit . . . . .	1.9	2.5	0.3	-	-	1.5	2.0	0.2
English basement--with living unit . . . . .	6.5	9.2	-	-	-	6.5	8.9	-
No basement . . . . .	10.4	5.8	9.7	55.4	37.7	5.4	4.7	7.8
Unreported . . . . .	2.2	1.2	1.7	8.1	5.7	0.9	0.7	0.7

TABLE 34-C-1

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND PRESENCE OF BASEMENT IN STRUCTURE

Basement in Structure	Structures						Living Units							
	All structures	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Basement--without living unit . . . . .	1,108	90	100	191	696	31	257	3,616	268	328	729	2,244	47	1,138
Basement--with living unit English basement--without living unit . . . . .	125	7	7	15	96	-	107	695	92	32	123	448	-	565
English basement--with living unit . . . . .	30	1	3	9	14	3	9	76	2	9	21	39	5	18
English basement--with living unit . . . . .	101	5	12	22	61	1	23	328	20	37	73	195	3	90
No basement . . . . .	163	22	11	26	91	13	33	270	41	20	48	161	-	50
Unreported . . . . .	35	8	5	1	20	1	6	46	6	9	2	28	1	6

TABLE 34-D-1 Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Basement--without living unit . . . . .	70.9	67.7	72.5	72.3	71.2	63.3	59.1	71.9	62.5	75.4	73.2	72.0	83.9	61.0
Basement--with living unit English basement--without living unit . . . . .	8.0	5.3	5.1	5.7	9.8	-	24.6	13.8	21.4	7.4	12.3	14.4	-	30.3
English basement--with living unit . . . . .	1.9	0.8	2.2	3.4	1.4	6.1	2.1	1.5	0.5	2.1	2.1	1.3	8.9	1.0
English basement--with living unit . . . . .	6.5	3.8	8.7	8.3	6.2	2.0	5.3	6.5	4.7	8.5	7.3	6.3	5.4	4.8
No basement . . . . .	10.4	16.5	8.0	9.8	9.3	26.5	7.6	5.4	9.6	4.6	4.8	5.2	-	2.7
Unreported . . . . .	2.2	6.0	3.6	0.4	2.0	2.0	1.4	0.9	1.4	2.1	0.2	0.9	1.8	0.3

TABLE 34-A-2  
STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND PRESENCE OF ATTIC IN STRUCTURE

Attic in Structure	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Attic--unoccupied . . . . .	175	147	24	1	-	436	369	44
Attic--with living unit . . . . .	31	25	3	1	-	149	79	13
No attic . . . . .	1,306	883	265	66	51	4,311	3,135	1,118
Unreported . . . . .	50	27	8	6	2	135	71	53

TABLE 34-B-2 Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Attic--unoccupied . . . . .	11.2	13.6	8.0	1.4	-	8.7	10.1	3.6
Attic--with living unit . . . . .	2.0	2.3	1.0	1.4	-	3.0	2.2	1.1
No attic . . . . .	83.6	81.6	88.3	89.2	96.2	85.7	85.8	91.0
Unreported . . . . .	3.2	2.5	2.7	8.1	3.8	2.7	1.9	4.3

TABLE 34-C-2

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND PRESENCE OF ATTIC IN STRUCTURE

Attic in Structure	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Attic--unoccupied . . . . .	175	26	12	18	112	7	39	436	57	39	38	273	29	137
Attic--with living unit . . . . .	31	2	4	5	19	1	18	149	3	10	18	118	-	70
No attic . . . . .	1,306	98	116	235	817	40	362	4,311	360	375	917	2,633	26	1,589
Unreported . . . . .	50	7	6	6	30	1	16	135	9	11	23	91	1	71

TABLE 34-D-2 Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Attic--unoccupied . . . . .	11.2	19.5	8.7	6.8	11.5	14.3	9.0	8.7	13.3	9.0	3.8	8.8	51.8	7.3
Attic--with living unit . . . . .	2.0	1.5	2.9	1.9	1.9	2.0	4.1	3.0	0.7	2.3	1.8	3.8	-	3.7
No attic . . . . .	83.6	73.7	84.1	89.0	83.5	81.6	83.2	85.7	83.9	86.2	92.1	84.5	46.4	85.1
Unreported . . . . .	3.2	5.3	4.3	2.3	3.1	2.0	3.7	2.7	2.1	2.5	2.3	2.9	1.8	3.8

TABLE 35-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND CONDITION OF FOUNDATION AND BASEMENT

Foundation and Basement	Structures						Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL	1,562	1,082	300	74	53	5,031	3,654	1,228	
Sag or sink of foundation	10	5	-	2	1	15	12	-	
Major weakness of beams	18	14	3	-	1	62	50	12	
Foundation walls:									
Major repairs needed	43	31	8	1	3	125	95	30	
Minor disrepair	452	337	102	4	3	1,559	1,146	402	
Partitions, ceiling, floors:									
Major repairs needed	87	62	22	1	-	494	342	137	
Minor disrepair	423	313	96	5	3	1,528	1,070	438	
Basement floor unpaved	226	176	42	3	1	784	591	187	
No deficiencies observed	644	422	101	51	41	1,828	1,362	373	
Does not apply	8	1	-	5	1	1	1	-	
Unreported	89	55	17	6	2	228	167	50	

TABLE 35-B Per cent Distribution

TOTAL*	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Sag or sink of foundation	0.6	0.5	-	2.7	1.9	0.3	0.3	-
Major weakness of beams	1.2	1.3	1.0	-	1.9	1.2	1.4	1.0
Foundation walls:								
Major repairs needed	2.8	2.9	2.7	1.4	5.7	2.5	2.6	2.4
Minor disrepair	28.9	31.1	34.0	5.4	5.7	31.0	31.4	32.7
Partitions, ceiling, floors:								
Major repairs needed	5.6	5.7	7.3	1.4	-	9.8	9.4	11.2
Minor disrepair	27.1	28.9	32.0	6.8	5.7	30.4	29.3	35.7
Basement floor unpaved	14.5	16.3	14.0	4.1	1.9	15.6	16.2	15.2
No deficiencies observed	41.2	39.0	33.7	68.9	77.4	36.3	37.3	30.4
Does not apply	0.5	0.1	-	6.8	1.9	0.0	0.0	-
Unreported	5.7	5.1	5.7	8.1	3.8	4.5	4.6	4.1

\*Categories not mutually exclusive.



TABLE 36-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND ADEQUACY OF ORIGINAL CONSTRUCTION

Inadequate Original Construction	Structures					Living Units				
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial		
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228		
Post foundations . . . . .	33	27	2	3	-	53	43	9		
Post foundations on enclosed porches . . . . .	87	80	7	-	-	268	243	25		
No defects observed . . . . .	1,377	940	276	66	52	4,528	3,252	1,140		
Does not apply . . . . .	7	-	1	4	-	1	-	1		
Unreported . . . . .	58	35	14	1	1	181	116	53		

TABLE 36-B Per cent Distribution

Inadequate Original Construction	Structures					Living Units				
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial		
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0		
Post foundations . . . . .	2.1	2.5	0.7	4.1	-	1.1	1.2	0.7		
Post foundations on enclosed porches . . . . .	5.6	7.4	2.3	-	-	5.3	6.7	2.0		
No defects observed . . . . .	88.2	86.9	92.0	89.2	98.1	90.0	89.0	92.8		
Does not apply . . . . .	0.4	-	0.3	5.4	-	0.0	-	0.1		
Unreported . . . . .	3.7	3.2	4.7	1.4	1.9	3.6	3.2	4.3		

TABLE 36-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND ADEQUACY OF ORIGINAL CONSTRUCTION

	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Post foundations . . . . .	33	33	-	-	-	-	-	53	53	-	-	-	-	-
Post foundations on enclosed porches . . . . .	87	2	8	14	63	-	22	268	3	20	34	211	-	88
No defects observed . . . . .	1,377	93	123	240	876	45	394	4,528	364	400	917	2,797	50	1,704
Does not apply . . . . .	7	2	-	-	3	2	-	1	-	-	-	1	-	-
Unreported . . . . .	58	3	7	10	36	2	19	181	9	15	45	106	6	75

TABLE 36-D Per cent Distribution

	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Post foundations . . . . .	2.1	24.8	-	-	-	-	-	1.1	12.4	-	-	-	-	-
Post foundations on enclosed porches . . . . .	5.6	1.5	5.8	5.3	6.4	-	5.1	5.3	0.7	4.6	3.4	6.8	-	4.7
No defects observed . . . . .	88.2	69.9	89.1	90.9	89.6	91.8	90.6	90.0	84.8	92.0	92.1	89.8	89.3	91.3
Does not apply . . . . .	0.4	1.5	-	-	0.3	4.1	-	0.0	-	-	-	0.0	-	-
Unreported . . . . .	3.7	2.3	5.1	3.8	3.7	4.1	4.4	3.6	2.1	3.4	4.5	3.4	10.7	4.0

TABLE 37-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND HEATING EQUIPMENT

Heating Equipment	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Central plant operable . . . . .	415	244	62	40	40	1,360	972	276
Central plant inoperable . . . . .	7	3	3	1	-	25	10	15
No central heating plant . . . . .	1,102	816	230	29	11	3,574	2,629	920
Does not apply . . . . .	1	-	-	1	-	-	-	-
Unreported . . . . .	37	19	5	3	2	72	43	17

TABLE 37-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Central plant operable . . . . .	26.6	22.6	20.7	54.0	75.5	27.0	26.6	22.5
Central plant inoperable . . . . .	0.4	0.3	1.0	1.4	-	0.5	0.3	1.2
No central heating plant . . . . .	70.6	75.4	76.7	39.2	20.8	71.0	71.9	74.9
Does not apply . . . . .	0.1	-	-	1.4	-	-	-	-
Unreported . . . . .	2.4	1.8	1.7	4.0	3.8	1.4	1.2	1.4

TABLE 37-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND HEATING EQUIPMENT

Heating Equipment	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Central plant operable . . . . .	415	12	11	41	305	46	112	1,360	111	62	167	970	50	636
Central plant inoperable . . . . .	7	-	-	-	7	-	3	25	-	-	-	25	-	17
No central heating plant . . . . .	1,102	116	122	223	641	-	312	3,574	310	364	829	2,071	-	1,195
Does not apply . . . . .	1	5	5	-	25	1	8	72	8	9	-	42	6	19
Unreported . . . . .	37	-	-	-	-	2	-	-	-	-	-	-	-	-

TABLE 37-D Per cent Distribution

Heating Equipment	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Central plant operable . . . . .	26.6	9.0	8.0	15.5	31.2	93.9	25.7	27.0	25.9	14.3	16.8	31.1	89.3	34.1
Central plant inoperable . . . . .	0.4	-	-	-	0.7	-	0.7	0.5	-	-	-	0.8	-	0.9
No central heating plant . . . . .	70.6	87.2	88.4	84.5	65.5	-	71.7	71.0	72.3	83.7	83.2	66.5	-	64.0
Does not apply . . . . .	0.1	-	-	-	-	2.0	-	-	-	-	-	-	-	-
Unreported . . . . .	2.4	3.8	3.6	-	2.6	4.1	1.8	1.4	1.9	2.1	-	1.6	10.7	1.0

TABLE 38-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND EVIDENCE OF VERMIN

Vermin	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Evidences of rat infestation observed . . . . .	108	67	31	7	-	578	397	177
Evidences of roaches, other vermin observed . . . . .	43	30	13	-	-	340	248	92
No evidences of vermin observed . . . . .	1,404	983	260	65	51	4,240	3,105	996
Unreported . . . . .	24	12	3	2	2	48	31	11

TABLE 38-B Per cent Distribution

Vermin	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Evidences of rat infestation observed . . . . .	6.9	6.2	10.3	9.5	-	11.5	10.9	14.4
Evidences of roaches, other vermin observed . . . . .	2.8	2.8	4.3	-	-	6.8	6.8	7.5
No evidence of vermin observed . . . . .	89.9	90.8	86.7	87.8	96.2	84.3	85.0	81.1
Unreported . . . . .	1.5	1.1	1.0	2.7	3.8	1.0	0.8	0.9

\*Categories not mutually exclusive.

TABLE 38-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND EVIDENCE OF VERMIN

Vermin	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-inspection
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Evidences of rat infestation . . . . .	108	22	18	30	38	-	35	578	110	85	178	205	-	258
Evidences of roaches, other vermin observed . . . . .	43	7	9	8	19	-	20	340	111	54	84	91	-	158
No evidences of vermin observed . . . . .	1,404	107	113	226	910	48	382	4,240	278	331	753	2,823	55	1,514
Unreported . . . . .	24	3	3	2	15	1	6	48	8	7	12	20	1	10

TABLE 38-D Per cent Distribution

TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Evidences of rat infestation . . . . .	6.9	16.5	13.0	11.4	3.9	-	8.0	11.5	25.6	19.5	17.9	6.6	-	13.8
Evidences of roaches, other vermin observed . . . . .	2.8	5.3	6.5	3.0	1.9	-	4.6	6.8	25.9	12.4	8.4	2.9	-	8.5
No evidences of vermin observed . . . . .	89.9	80.5	81.9	85.6	93.0	98.0	87.8	84.3	64.8	76.1	75.6	90.6	98.2	81.1
Unreported . . . . .	1.5	2.3	2.2	0.8	1.5	2.0	1.4	1.0	1.9	1.6	1.2	0.6	1.8	0.5

\* Categories not mutually exclusive.

TABLE 39-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND PRESENT USE OF STRUCTURE

Present Use of Structure	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL	1,562	133	138	264	978	49	436	5,031	429	435	996	3,115	56	1,867
Institutional	28	-	6	2	15	11	1	41	-	-	-	17	24	-
Commercial only	74	9	2	8	41	10	6	-	-	-	-	-	-	-
Industrial only	53	5	2	4	33	9	3	-	-	-	-	-	-	-
Residential only	1,065	92	95	175	686	17	311	3,632	358	323	662	2,264	25	1,351
Residential with commercial	295	17	31	69	176	2	93	1,211	62	106	324	712	7	459
Residential in garage or coach house	17	2	1	1	13	-	11	22	2	1	1	18	-	13
Residential with industrial	5	-	-	1	4	-	2	17	-	-	1	16	-	13
Other	9	2	1	1	5	-	6	87	2	1	4	80	-	28
Vacant	12	5	1	3	3	-	2	13	4	1	4	4	-	2
Unreported	4	1	1	-	2	-	1	8	1	3	-	4	-	1

  

Present Use of Structure	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Institutional	1.8	-	-	0.8	1.5	22.4	0.2	0.8	-	-	-	0.5	42.9	-
Commercial only	4.7	6.8	4.3	3.0	4.2	20.4	1.4	-	-	-	-	-	-	-
Industrial only	3.4	3.8	1.4	1.5	3.4	18.4	0.7	-	-	-	-	-	-	-
Residential only	68.2	69.2	68.8	66.3	70.1	34.7	71.3	72.2	83.4	74.3	66.5	72.7	44.6	72.4
Residential with commercial	18.9	12.8	22.5	26.1	18.0	4.1	21.3	24.1	14.5	24.4	32.5	22.9	12.5	24.6
Residential in garage or coach house	1.1	1.5	0.7	0.4	1.3	-	2.5	0.4	0.5	0.2	0.1	0.6	-	0.7
Residential with industrial	0.3	-	-	0.4	0.4	-	0.5	0.3	-	-	0.1	0.5	-	0.7
Other	0.6	1.5	0.7	0.4	0.5	-	1.4	1.7	0.5	0.2	0.4	2.6	-	1.5
Vacant	0.8	3.8	0.7	1.1	0.3	-	0.5	0.3	0.9	0.2	0.4	0.1	-	0.1
Unreported	0.3	0.8	0.7	-	0.2	-	0.2	0.2	0.2	0.7	-	0.1	-	0.1

TABLE 39-D Per cent Distribution

TABLE 40-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND ORIGINAL STRUCTURE TYPE--  
FOR STRUCTURES NOW OR FORMERLY RESIDENTIAL

Original Structure Type-- For Structures Now Or Formerly Residential	Structures						Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
One family detached--over 2,500 sq. ft. . . . .	39	28	6	-	1	89	77	9	
One family detached--under 2,500 sq. ft. . . . .	137	81	48	3	1	176	113	59	
One family semi-detached . . . . .	18	9	7	1	-	34	23	10	
One family row house . . . . .	30	29	-	-	-	60	59	-	
Two family detached . . . . .	478	414	54	1	1	1,176	1,012	139	
Two family semi-detached . . . . .	75	43	29	2	1	182	98	84	
Two family row house . . . . .	43	37	5	-	-	88	76	10	
Multi-unit court type . . . . .	2	2	-	-	-	37	37	-	
Multi-unit central corridor . . . . .	75	42	31	1	-	556	299	254	
Multi-unit side corridor . . . . .	348	277	65	-	1	1,550	1,221	316	
Multi-unit front-and-rear type Other (Single) . . . . .	135	90	44	-	1	855	545	310	
Structure--non-residential . . . . .	23	14	2	-	-	141	37	8	
Unreported . . . . .	136	1	2	66	47	3	1	2	
Built as residential with com- mercial or industrial . . . . .	23	15	7	-	-	84	56	27	
Other (Multi-) . . . . .	282	10	261	5	2	1,140	39	1,087	
	7	7	-	-	-	7	7	-	

\* Built as residential with commercial or industrial . . . . .  
\* Categories not mutually exclusive.

TABLE 40-B Per cent Distribution  
 STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND ORIGINAL STRUCTURE TYPE--  
 FOR STRUCTURES NOW OR FORMERLY RESIDENTIAL

Original Structure Type-- For Structures Now Or Formerly Residential	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL*	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
One family detached--over 2,500 sq. ft.	2.5	2.6	2.0	-	1.9	1.8	2.1	0.7	
One family detached--under 2,500 sq. ft.	8.8	7.5	16.0	4.1	1.9	3.5	3.1	4.8	
One family semi-detached	1.2	0.8	2.3	1.4	-	0.8	0.6	0.8	
One family row house	1.9	2.7	-	-	-	1.2	1.6	-	
Two family detached	30.6	38.3	18.0	1.4	1.9	23.4	27.7	11.3	
Two family semi-detached	4.8	3.8	9.7	2.7	1.9	3.6	2.7	6.8	
Two family row house	2.8	3.4	1.7	-	-	1.7	2.1	0.8	
Multi-unit court type	0.1	0.2	-	-	-	0.7	1.0	-	
Multi-unit central corridor	4.8	3.9	10.3	1.4	-	11.1	8.2	20.7	
Multi-unit side corridor	22.3	25.6	21.7	-	1.9	30.8	33.4	25.7	
Multi-unit front-and-rear type	8.6	8.3	14.7	-	1.9	17.0	14.9	25.2	
Other (Single)	1.5	1.3	0.7	-	-	2.8	1.0	0.7	
Structure--non-residential	8.7	0.1	0.7	89.2	88.7	0.1	0.0	0.2	
Unreported	1.5	1.4	2.3	-	-	1.7	1.5	2.2	
Built as residential with commercial or industrial	18.1	0.9	87.0	6/8	3.8	22.7	1.1	88.5	
Other (Multi-)	0.4	0.6	-	-	-	0.1	0.2	-	

\*Categories not mutually exclusive.

TABLE 40-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND ORIGINAL STRUCTURE TYPE--  
FOR STRUCTURES NOW OR FORMERLY RESIDENTIAL

Original Structure Type-- For Structures Now Or Formerly Residential	Structures							Living Units						
	All structures	Blight- ed	Unde- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion	All living units	Blight- ed	Unde- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
One family detached--over 2,500 sq. ft. . . . .	39	3	4	6	19	7	16	89	9	5	19	49	7	60
One family detached--under 2,500 sq. ft. . . . .	137	24	15	12	80	6	34	176	30	27	14	99	6	64
One family semi-detached . . . . .	18	2	2	5	9	-	10	34	3	3	6	22	-	25
One family row house . . . . .	30	1	5	5	18	1	11	60	2	11	8	38	1	31
Two family detached . . . . .	478	36	44	61	331	6	143	1,176	84	115	149	816	12	471
Two family semi-detached . . . . .	75	5	11	12	47	-	22	182	13	26	38	105	-	74
Two family row house . . . . .	43	6	3	15	19	-	2	88	12	6	32	38	-	6
Multi-unit court type . . . . .	2	-	-	-	2	-	1	37	-	-	-	37	-	13
Multi-unit central corridor . . . . .	75	18	3	17	37	-	22	556	169	21	103	263	-	178
Multi-unit side corridor . . . . .	348	12	35	84	216	1	114	1,550	68	144	424	911	3	691
Multi-unit front-and-rear type . . . . .	135	6	9	30	89	1	27	855	32	59	190	569	5	162
Other (Single) . . . . .	23	1	2	3	16	1	11	141	1	14	3	101	22	29
Structure--non-residential Unreported . . . . .	136	15	4	12	79	26	9	3	-	-	-	3	-	-
- - - - -	23	4	1	2	16	-	13	84	6	4	10	64	-	63
*Built as residential with commercial or industrial *Other (Multi) . . . . .	282	21	32	62	166	1	88	1,140	71	105	289	670	5	438
- - - - -	7	2	1	-	4	-	5	7	2	1	-	4	-	5

\*Categories not mutually exclusive.

TABLE 40-D Per cent Distribution  
 STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND ORIGINAL STRUCTURE TYPE--  
 FOR STRUCTURES NOW OR FORMERLY RESIDENTIAL

Original Structure Type-- For Structures Now Or Formerly Residential	Structures						Living Units							
	All structures	Blight- ed	Unde- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion	All living units	Blight- ed	Unde- ter- mined (Near blight- ed)	Major reha- bili- ta- tion	Minor reha- bili- ta- tion	Non- prob- lem	Re- in- spec- tion
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
One family detached--over 2,500 sq. ft. . . . .	2.5	2.2	2.9	2.3	1.9	14.3	3.7	1.8	2.1	1.1	1.9	1.6	12.5	3.2
One family detached--under 2,500 sq. ft. . . . .	8.8	18.0	10.9	4.5	8.2	12.2	7.8	3.5	7.0	6.2	1.4	3.2	10.7	3.4
One family semi-detached . . . . .	1.2	1.5	1.4	1.9	0.9	-	2.3	0.7	0.7	0.7	0.6	0.7	-	1.3
One family row house . . . . .	1.9	0.8	3.6	1.9	1.8	2.0	2.5	1.2	0.5	2.5	0.8	1.2	1.8	1.7
Two family detached . . . . .	30.6	27.1	31.9	23.1	33.8	12.2	32.9	23.4	19.6	26.4	15.0	26.2	21.4	25.2
Two family semi-detached . . . . .	4.8	3.8	8.0	4.5	4.8	-	5.1	3.6	3.0	6.0	3.8	3.4	-	4.0
Two family row house . . . . .	2.8	4.5	2.2	5.7	1.9	-	0.4	1.7	2.8	1.4	3.2	1.2	-	0.3
Multi-unit court type . . . . .	0.1	-	-	-	0.2	-	0.2	0.7	-	-	-	1.2	-	0.7
Multi-unit central corridor . . . . .	4.8	13.5	2.2	6.4	3.8	-	5.1	11.0	39.4	4.8	10.3	8.4	-	9.5
Multi-unit side corridor . . . . .	22.3	9.0	25.4	31.8	22.1	2.0	26.2	30.8	15.8	33.1	42.6	29.2	5.4	37.0
Multi-unit front-and-rear type . . . . .	8.6	4.5	6.5	11.4	9.1	2.0	6.2	17.0	7.4	13.6	19.1	18.3	8.9	8.7
Other (Single) . . . . .	1.5	0.8	1.4	1.1	1.6	2.0	2.5	2.8	0.2	3.2	0.3	3.2	39.3	1.6
Structure--non-residential . . . . .	8.7	11.3	2.9	4.5	8.1	53.3	2.1	0.1	-	-	-	0.1	-	-
Unreported . . . . .	1.5	3.0	0.7	0.8	1.6	-	3.0	1.7	1.4	0.9	1.0	2.0	-	3.4
*Built as residential with commercial or industrial Other (Multi-) . . . . .	18.0	15.8	23.2	23.5	17.0	2.0	20.2	22.6	16.6	24.1	29.0	21.5	8.9	23.5
	0.4	1.5	0.7	-	0.4	-	1.1	0.1	0.5	0.2	-	0.1	-	0.3

\*Categories not mutually exclusive.

TABLE 41-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND PRESENT RESIDENTIAL USE OF STRUCTURE

Present Residential Use of Structure	Structures			Living Units		
	All structures	Residential only	Residential with commercial or industrial	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	5,031	3,654	1,228
Single-family residence . . . . .	149	93	51	150	94	51
Two-family residence . . . . .	483	409	72	969	821	144
Multi-family residence . . . . .	747	570	173	3,641	2,597	1,026
Rooming house with D. U. . . . .	3	3	-	33	33	-
Rooming house with multiple D. U. . . . .	3	3	-	74	74	-
Other . . . . .	11	2	-	139	32	-
Vacant . . . . .	12	2	3	19	3	6
Entirely non-residential . . . . .	150	-	-	-	-	-
Unreported . . . . .	4	-	1	6	-	1

TABLE 41-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0
Single-family residence . . . . .	9.5	8.6	17.0	3.0	2.6	4.2
Two-family residence . . . . .	30.9	37.8	24.0	19.3	22.5	11.7
Multi-family residence . . . . .	47.8	52.7	57.7	72.4	71.1	83.6
Rooming house with D. U. . . . .	0.2	0.3	-	0.7	0.9	-
Rooming house with multiple D. U. . . . .	0.2	0.3	-	1.5	2.0	-
Other . . . . .	0.7	0.2	-	2.8	0.9	-
Vacant . . . . .	0.8	0.2	1.0	0.4	0.1	0.5
Entirely non-residential . . . . .	9.6	-	-	-	-	-
Unreported . . . . .	0.3	-	0.3	0.1	-	0.1

TABLE 41-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND PRESENT RESIDENTIAL USE OF STRUCTURE

Present Residential Use of Structure	Structures					Living Units					Re-in-spec-tion			
	All structures	Blight-ed	Unde-ter-mined (Near blight-ed)	Major reha-bili-tation	Minor reha-bili-tation	Non-prob-lem	Re-in-spec-tion	All living units	Blight-ed	Unde-ter-mined (Near blight-ed)		Major reha-bili-tation	Minor reha-bili-tation	Non-prob-lem
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Single-family residence . . . . .	149	22	12	16	89	10	23	150	23	12	16	89	10	23
Two-family residence . . . . .	483	46	44	71	315	7	67	969	92	88	142	633	14	135
Multi-family residence . . . . .	747	42	70	156	477	2	320	3,641	274	298	789	2,272	8	1,582
Rooming house with D. U. . . . .	3	-	-	2	1	-	3	33	-	-	26	7	-	33
Rooming house with mul-tiple D. U. . . . .	3	1	1	-	1	-	2	74	33	20	-	21	-	41
Other . . . . .	11	-	1	2	5	-	4	139	-	13	19	83	24	43
Vacant . . . . .	12	4	1	3	4	3	6	19	6	1	3	9	-	9
Entirely non-residential . . . . .	150	17	8	13	85	27	9	-	-	-	-	-	-	-
Unreported . . . . .	4	1	1	1	1	-	1	6	1	3	1	1	-	1

TABLE 41-D Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Single-family residence . . . . .	9.5	16.5	8.7	6.1	9.1	20.4	5.3	3.0	5.4	2.8	1.6	2.9	17.9	1.2
Two-family residence . . . . .	30.9	34.6	31.9	26.9	32.2	14.3	19.3	19.3	21.4	20.2	14.3	20.3	25.0	7.2
Multi-family residence . . . . .	47.8	31.6	50.7	59.1	48.8	4.1	73.6	72.4	63.9	68.5	79.2	72.9	14.3	84.7
Rooming house with D. U. . . . .	0.2	-	-	0.8	0.1	-	0.7	0.7	-	-	2.6	0.2	-	1.8
Rooming house with mul-tiple D. U. . . . .	0.2	0.8	0.7	-	0.1	-	0.5	1.5	7.7	4.6	-	0.7	-	2.2
Other . . . . .	0.7	-	0.7	0.8	0.5	6.1	0.9	2.8	-	3.0	1.9	2.7	42.9	2.3
Vacant . . . . .	0.8	3.0	0.7	1.1	0.4	-	1.4	0.4	1.4	0.2	0.3	0.3	-	0.5
Entirely non-residential . . . . .	9.6	12.8	5.8	4.9	8.7	55.1	2.1	-	-	-	-	-	-	-
Unreported . . . . .	0.3	0.8	0.7	0.4	0.1	-	0.2	0.1	0.2	0.7	0.1	0.0	-	0.1

TABLE 42-A-1

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND NUMBER OF NON-RESIDENTIAL UNITS--COMMERCIAL

Number of Non-residential Units Commercial	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL	1,562	1,082	300	74	53	5,031	3,654	1,228	
None	1,187	1,081	8	1	52	3,820	3,651	29	
One	318	-	248	64	-	884	-	881	
Two	34	-	28	5	1	178	-	178	
Three	10	-	6	4	-	53	-	53	
Four	2	-	2	-	-	40	-	40	
Five	1	-	1	-	-	3	-	3	
Six	2	-	2	-	-	18	-	18	
Eight	1	-	1	-	-	10	-	10	
Unreported	7	1	4	-	-	25	3	16	

TABLE 42-B-1 Per cent Distribution

	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
None	76.0	99.9	2.7	1.4	98.1	75.9	99.9	2.4
One	20.4	-	82.7	86.5	-	17.6	-	71.7
Two	2.2	-	9.3	6.8	1.9	3.5	-	14.5
Three	0.6	-	2.0	5.4	-	1.1	-	4.3
Four	0.1	-	0.7	-	-	0.8	-	3.3
Five	0.1	-	0.3	-	-	0.1	-	0.2
Six	0.1	-	0.7	-	-	0.4	-	1.5
Eight	0.1	-	0.3	-	-	0.2	-	0.8
Unreported	0.4	0.1	1.3	-	-	0.5	0.1	1.3

TABLE 42-C-1

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND NUMBER OF NON-RESIDENTIAL UNITS--COMMERCIAL

Number of Non-residential Units Commercial	Structures										Living Units				
	All structures	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	
TOTAL . . . . .	1,562	133	138	264	978	49	436	5,031	429	435	996	3,115	56	1,867	
None . . . . .	1,187	103	98	188	761	37	336	3,820	366	325	681	2,399	49	1,412	
One . . . . .	318	29	34	60	183	12	81	884	61	100	186	530	7	303	
Two . . . . .	34	1	3	10	20	-	10	178	2	6	72	98	-	72	
Three . . . . .	10	-	1	2	7	-	2	53	-	-	25	28	-	21	
Four . . . . .	2	-	-	1	1	-	2	40	-	-	8	32	-	40	
Five . . . . .	1	-	-	-	1	-	-	3	-	-	-	3	-	-	
Six . . . . .	2	-	-	1	1	-	-	18	-	-	12	6	-	-	
Eight . . . . .	1	-	-	-	1	-	-	10	-	-	-	10	-	-	
Unreported . . . . .	7	-	2	2	3	-	5	25	-	4	12	9	-	19	

TABLE 42-D-1 Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
None . . . . .	76.0	77.4	71.0	71.2	77.8	75.5	77.2	75.9	85.3	74.7	68.4	77.0	87.5	75.6	
One . . . . .	20.4	21.8	24.6	22.7	18.7	24.5	18.6	17.6	14.2	23.0	18.7	17.0	12.5	16.2	
Two . . . . .	2.2	0.8	2.2	3.8	2.0	-	2.3	3.5	0.5	1.4	7.2	3.1	-	3.9	
Three . . . . .	0.6	-	0.7	0.8	0.7	-	0.4	1.1	-	-	2.5	0.9	-	1.1	
Four . . . . .	0.1	-	-	0.4	0.1	-	0.4	0.8	-	-	0.8	1.0	-	2.1	
Five . . . . .	0.1	-	-	-	0.1	-	-	0.1	-	-	-	0.1	-	-	
Six . . . . .	0.1	-	-	0.4	0.1	-	-	0.4	-	-	1.2	0.2	-	-	
Eight . . . . .	0.1	-	-	-	0.1	-	-	0.2	-	-	-	0.3	-	-	
Unreported . . . . .	0.4	-	1.4	0.8	0.3	-	1.1	0.5	-	0.9	1.2	0.3	-	1.0	

TABLE 42-A-2

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND NUMBER OF NON-RESIDENTIAL UNITS--INDUSTRIAL

Number of Non-residential Units Industrial	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
None . . . . .	1,497	1,081	293	73	-	4,993	3,651	1,199	
One . . . . .	48	-	5	-	42	17	-	17	
Two . . . . .	6	-	-	-	6	-	-	-	
Three . . . . .	2	-	-	-	2	-	-	-	
Four . . . . .	3	-	-	-	3	-	-	-	
Six . . . . .	1	-	-	1	-	-	-	-	
Unreported . . . . .	5	1	2	-	-	21	3	12	

TABLE 42-B-2 Per cent Distribution

Number of Non-residential Units Industrial	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
None . . . . .	95.8	99.9	97.7	98.7	-	99.2	99.9	97.6	
One . . . . .	3.1	-	1.7	-	79.2	0.3	-	1.4	
Two . . . . .	0.4	-	-	-	11.3	-	-	-	
Three . . . . .	0.1	-	-	-	3.8	-	-	-	
Four . . . . .	0.2	-	-	-	5.7	-	-	-	
Six . . . . .	0.1	-	-	1.4	-	-	-	-	
Unreported . . . . .	0.3	0.1	0.7	-	-	0.4	0.1	1.0	

TABLE 42-C-2

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND NUMBER OF NON-RESIDENTIAL UNITS--INDUSTRIAL

Number of Non-residential Units Industrial	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	436	5,031	429	435	996	3,115	56	1,867
None . . . . .	1,497	128	135	257	937	40	428	4,993	429	432	983	3,093	56	1,839
One . . . . .	48	5	1	5	28	9	4	17	-	-	1	16	-	13
Two . . . . .	6	-	1	-	5	-	1	-	-	-	-	-	-	-
Three . . . . .	2	-	-	-	2	-	-	-	-	-	-	-	-	-
Four . . . . .	3	-	-	-	3	-	-	-	-	-	-	-	-	-
Five . . . . .	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Six . . . . .	1	-	-	-	1	-	-	-	-	-	-	-	-	-
Eight . . . . .	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unreported	5	-	1	2	2	-	3	21	-	3	12	7	-	15

TABLE 42-D-2 Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
None . . . . .	95.8	96.2	97.8	97.3	95.8	81.6	98.4	99.2	100.0	99.3	98.7	99.3	100.0	98.5	100.0
One . . . . .	3.1	3.8	0.7	2.0	2.9	18.4	0.9	0.3	100.0	-	0.1	0.5	-	0.7	-
Two . . . . .	0.4	-	0.7	-	0.5	-	0.2	-	-	-	-	-	-	-	-
Three . . . . .	0.1	-	-	-	0.2	-	-	-	-	-	-	-	-	-	-
Four . . . . .	0.2	-	-	-	0.3	-	-	-	-	-	-	-	-	-	-
Five . . . . .	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Six . . . . .	0.1	-	-	-	0.1	-	-	-	-	-	-	-	-	-	-
Eight . . . . .	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unreported	0.3	-	0.7	0.8	0.1	-	0.5	0.4	-	0.7	1.2	0.2	-	0.8	-

TABLE 43

FLOOR COVERAGE OF STRUCTURES WITH MIXED  
RESIDENTIAL-COMMERCIAL-INDUSTRIAL USE

Per cent of Floor Space	Per cent of Floor Space Devoted to	
	Residential	Commercial
TOTAL . . . .	300	300
Less than 10 . .	0	7
10-19 . . . . .	3	65
20-29 . . . . .	1	52
30-39 . . . . .	8	96
40-49 . . . . .	-	3
50-59 . . . . .	63	62
60-69 . . . . .	98	7
70-79 . . . . .	42	1
80-89 . . . . .	67	2
90-99 . . . . .	16	2
Unreported . .	2	3

TABLE 44-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND NOISE OR ODORS

Noise or Odors	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Loud noise . . . . .	93	42	29	5	13	276	130	143
Strong odors . . . . .	25	16	7	2	-	104	65	39
Noise or odors not observed	1,441	1,021	265	67	39	4,659	3,451	1,062
Unreported . . . . .	4	3	-	-	1	8	8	-

TABLE 44-B Per cent Distribution

TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Loud noise . . . . .	6.0	3.9	9.7	6.8	24.5	5.5	3.6	11.6
Strong odors . . . . .	1.6	1.5	2.3	2.7	-	2.1	1.8	3.2
Noise or odors not observed	92.3	94.4	88.3	90.5	73.6	92.6	94.4	86.5
Unreported . . . . .	0.3	0.3	-	-	1.9	0.2	0.2	-

\*Categories not mutually exclusive.

TABLE 44-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND NOISE OR ODORS

Noise or Odors	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Loud noise . . . . .	93	5	14	17	52	5	22	276	17	29	75	155	-	146
Strong odors . . . . .	25	3	1	4	17	-	5	104	7	4	31	62	-	33
Noise or odors not observed . . . . .	1,444	125	123	243	906	44	407	4,659	405	402	903	2,893	56	1,699
Unreported	4	-	-	1	3	-	2	8	-	-	3	5	-	5

TABLE 44-D Per cent Distribution

TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Loud noise . . . . .	6.0	3.8	10.1	6.4	5.3	10.2	5.1	5.5	4.0	6.7	7.5	5.0	-	7.8	
Strong odors . . . . .	1.6	2.3	0.7	1.5	1.7	-	1.1	2.1	1.6	0.9	3.1	2.0	-	1.8	
Noise or odors not observed . . . . .	92.3	94.0	89.1	92.0	92.6	89.8	93.6	92.6	94.4	92.4	90.7	92.9	100.0	91.0	
Unreported	0.3	-	-	0.4	0.3	-	0.5	0.2	-	-	0.3	0.2	-	0.3	

\*Categories not mutually exclusive.

TABLE 45-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND STREET TRAFFIC

Street Traffic	Structures				Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Heavy arterial or public transportation . . . . .	1,032	621	261	62	46	3,423	2,183	1,101
Moderate . . . . .	83	62	14	2	4	314	252	61
Light--residents only . . . . .	441	394	24	10	3	1,274	1,201	64
Unreported . . . . .	6	5	1	-	-	20	18	2

TABLE 45-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Heavy arterial or public transportation . . . . .	66.1	57.4	87.0	83.9	86.8	68.0	59.7	89.7
Moderate . . . . .	5.3	5.7	4.7	2.7	7.5	6.2	6.9	5.0
Light--residents only . . . . .	28.2	36.4	8.0	13.5	5.7	25.3	32.9	5.2
Unreported . . . . .	0.4	0.5	0.3	-	-	0.4	0.5	0.2

TABLE 45-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND STREET TRAFFIC

Street Traffic	Structures						Living Units							
	All structures	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion	All living units	Blighted	Undermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Heavy arterial or public transportation . . . . .	1,032	79	89	176	651	37	309	3,423	248	295	683	2,155	42	1,402
Moderate . . . . .	83	6	4	19	52	2	26	314	41	14	72	184	3	95
Light--residents only	441	47	44	69	271	10	99	1,274	134	124	241	764	11	364
Unreported . . . . .	6	1	1	-	4	-	1	20	6	2	-	12	-	6

TABLE 45-D Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Heavy arterial or public transportation . . . . .	66.1	59.4	64.5	66.7	66.6	75.5	71.0	68.0	57.8	67.8	68.6	69.2	75.0	75.1
Moderate . . . . .	5.3	4.5	2.9	7.2	5.3	4.1	6.0	6.2	9.6	3.2	7.2	5.9	5.4	5.1
Light--residents only	28.2	35.3	31.9	26.1	27.7	20.4	22.8	25.3	31.2	28.5	24.2	24.5	19.6	19.5
Unreported . . . . .	0.4	0.8	0.7	-	0.4	-	0.2	0.4	1.4	0.5	-	0.4	-	0.3

TABLE 46-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND YEAR STRUCTURE WAS BUILT

Year Structure was Built	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228
Before 1860 . . . . .	12	10	2	-	-	31	27	4
1860-69 . . . . .	88	67	17	2	1	232	183	48
1870-79 . . . . .	278	207	55	4	4	826	583	203
1880-89 . . . . .	707	527	139	16	10	2,175	1,614	541
1890-99 . . . . .	260	196	49	8	4	1,139	902	225
1900-09 . . . . .	92	46	27	9	8	416	244	171
1910-19 . . . . .	40	11	7	5	14	76	48	26
1920-29 . . . . .	34	2	3	18	7	9	4	5
1930-39 . . . . .	2	-	-	1	-	-	-	-
Since 1940 . . . . .	6	1	-	4	1	1	1	-
Unreported . . . . .	43	15	1	7	4	126	48	5
Mean Age . . . . .	1886.7	1884.7	1886.4	1905.0	1903.4	1886.7	1886.4	1887.9

TABLE 46-B Per cent Distribution

Year Structure was Built	Structures					Living Units		
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial
TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Before 1860 . . . . .	0.8	0.9	0.7	-	-	0.6	0.7	0.3
1860-69 . . . . .	5.6	6.2	5.7	2.7	1.9	4.6	5.0	3.9
1870-79 . . . . .	17.8	19.1	18.3	5.4	7.5	16.4	16.0	16.5
1880-89 . . . . .	45.3	48.7	46.3	21.6	18.9	43.2	44.2	44.1
1890-99 . . . . .	16.6	18.1	16.3	10.8	7.5	22.6	24.7	18.3
1900-09 . . . . .	5.9	4.3	9.0	12.2	15.1	8.3	6.7	13.9
1910-19 . . . . .	2.6	1.0	2.3	6.8	26.4	1.5	1.3	2.1
1920-29 . . . . .	2.2	0.2	1.0	24.3	13.2	0.2	0.1	0.4
1930-39 . . . . .	0.1	-	-	1.4	-	-	-	-
Since 1940 . . . . .	0.4	0.1	-	5.4	1.9	0.0	0.0	-
Unreported . . . . .	2.8	1.4	0.3	9.5	7.5	2.5	1.3	0.4

TABLE 46-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND YEAR STRUCTURE WAS BUILT

Year Structure Was Built	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Reinspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Reinspection
TOTAL	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Before 1860	12	3	1	-	8	-	1	31	5	3	-	23	-	3
1860-69	88	11	6	13	56	2	25	232	21	13	38	158	2	79
1870-79	278	27	26	56	164	5	71	826	97	66	157	480	26	286
1880-89	707	60	59	127	449	12	203	2,175	140	176	517	1,327	15	857
1890-99	260	13	33	44	167	3	95	1,139	106	126	201	697	9	523
1900-09	92	7	7	14	61	3	21	416	33	26	80	275	2	86
1910-19	40	3	1	1	31	4	4	76	10	6	-	60	-	8
1920-29	34	-	-	3	22	9	5	9	-	-	-	9	-	2
1930-39	2	-	-	-	2	-	-	-	-	-	-	-	-	-
Since 1940	6	-	5	-	2	-	4	1	-	-	-	-	-	-
Unreported	43	9	-	6	16	7	10	126	17	19	3	86	1	23
Mean Age	1886.7	1883.2	1885.7	1885.2	1887.0	1902.1	1886.1	1886.7	1886.2	1887.3	1886.3	1887.0	1883.0	1886.5

TABLE 46-D Per cent Distribution

Year Structure Was Built	Structures						Living Units							
	All structures	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Reinspection	All living units	Blighted	Undetermined (Near blighted)	Major rehabilitation	Minor rehabilitation	Non-problem	Reinspection
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Before 1860	0.8	2.3	0.7	-	0.8	-	0.2	0.6	1.2	0.7	-	0.7	-	0.2
1860-69	5.6	8.3	4.3	4.9	5.7	4.1	5.7	4.6	4.9	3.0	3.8	5.1	3.6	4.2
1870-79	17.8	20.3	18.8	21.2	16.8	10.2	16.3	16.4	22.6	15.2	15.8	15.4	16.4	15.3
1880-89	45.3	45.1	42.8	48.1	45.9	24.5	46.7	43.2	32.6	40.5	51.9	42.6	26.8	45.9
1890-99	16.6	9.8	23.9	16.7	17.1	6.1	21.8	22.6	24.7	29.0	20.2	22.4	16.1	28.0
1900-09	5.9	5.3	5.1	5.3	6.2	6.1	4.8	8.3	7.7	6.0	8.0	8.8	3.6	4.6
1910-19	2.6	2.3	0.7	0.4	3.2	8.2	0.9	1.5	2.3	1.4	-	1.9	-	0.4
1920-29	2.2	-	-	1.1	2.2	18.4	1.1	0.2	-	-	-	0.3	-	0.1
1930-39	0.1	-	-	-	0.2	-	-	-	-	-	-	-	-	-
Since 1940	0.4	-	-	-	0.2	8.2	-	0.0	-	-	-	-	1.8	-
Unreported	2.8	6.8	3.6	2.3	1.6	14.3	2.3	2.5	4.0	4.4	0.3	2.8	1.8	1.2

TABLE 47-A

STRUCTURES AND LIVING UNITS BY PRESENT USE OF STRUCTURE AND OVER-ALL EVALUATION OF STRUCTURE BY CCB

Over-all Evaluation of Structure	Structures					Living Units			
	All structures	Residential only	Residential with commercial or industrial	Commercial only	Industrial only	All living units	Residential only	Residential with commercial or industrial	
TOTAL . . . . .	1,562	1,082	300	74	53	5,031	3,654	1,228	
Dilapidated . . . . .	90	58	11	8	5	196	155	33	
Obsolescent . . . . .	173	121	27	10	6	473	376	87	
Badly maintained . . . . .	269	188	46	13	8	921	730	162	
Faulty structure arrangement	1,385	957	298	54	44	4,560	3,276	1,223	
Deleterious land use . . . . .	94	4	28	30	27	117	9	105	
Ventilation--lighting in-adequate . . . . .	968	760	185	3	3	3,496	2,694	768	
Structure recheck needed . . . . .	10	5	2	1	-	38	24	11	
Unreported . . . . .	1	-	1	-	-	12	-	12	

TABLE 47-B Per cent Distribution

TOTAL . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Dilapidated . . . . .	5.8	5.4	3.7	10.8	9.4	3.9	4.2	2.7
Obsolescent . . . . .	11.1	11.2	9.0	13.5	11.3	9.4	10.3	7.1
Badly maintained . . . . .	17.2	17.4	15.3	17.6	15.1	18.3	20.0	13.2
Faulty structure arrangement	88.7	88.4	99.3	73.0	83.0	90.6	87.7	99.6
Deleterious land use . . . . .	6.0	0.4	9.3	40.5	50.9	2.3	0.2	8.6
Ventilation--lighting in-adequate . . . . .	62.0	70.2	61.7	4.1	5.7	69.5	73.7	62.5
Structure recheck needed . . . . .	0.6	0.5	0.7	1.4	-	0.8	0.7	0.9
Unreported . . . . .	0.1	-	0.3	-	-	0.2	-	1.0

TABLE 47-C

STRUCTURES AND LIVING UNITS BY CONDITION CLASSIFICATION AND OVER-ALL EVALUATION OF STRUCTURE BY CCB

Over-all Evaluation of Structure	Structures						Living Units							
	All structures	Blight-ed	Unde-ter-mined (Near blight-ed)	Ma-jor reha-bili-ta-tion	Minor reha-bili-ta-tion	Non-prob-lem	Re-in-spec-tion	All Living units	Blight-ed	Unde-ter-mined (Near blight-ed)	Ma-jor reha-bili-ta-tion	Minor reha-bili-ta-tion	Non-prob-lem	Re-in-spec-tion
TOTAL . . . . .	1,562	133	138	264	978	49	435	5,031	429	435	996	3,115	56	1,867
Dilapidated . . . . .	90	78	10	1	1	-	5	196	173	21	1	1	-	10
Obsolescent . . . . .	173	105	25	23	19	1	24	473	300	63	58	51	1	80
Badly maintained . . . . .	269	87	57	53	72	-	56	921	315	166	197	243	-	256
Faulty structure arrangement . . . . .	1,385	112	122	239	881	31	399	4,560	361	387	939	2,844	29	1,745
Deleterious land use . . . . .	94	16	9	14	52	3	16	117	8	7	21	81	-	43
Ventilation--lighting inadequate . . . . .	968	68	86	160	636	18	281	3,496	275	294	663	2,240	24	1,313
Structure recheck needed . . . . .	10	-	3	3	4	-	9	38	-	12	13	13	-	36
Unreported . . . . .	1	-	-	-	1	-	1	12	-	-	-	12	-	12

TABLE 47-D Per cent Distribution

Over-all Evaluation of Structure	Structures						Living Units							
	All structures	Blight-ed	Unde-ter-mined (Near blight-ed)	Ma-jor reha-bili-ta-tion	Minor reha-bili-ta-tion	Non-prob-lem	Re-in-spec-tion	All Living units	Blight-ed	Unde-ter-mined (Near blight-ed)	Ma-jor reha-bili-ta-tion	Minor reha-bili-ta-tion	Non-prob-lem	Re-in-spec-tion
TOTAL* . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Dilapidated . . . . .	5.8	58.6	7.2	0.4	0.1	-	1.1	3.9	40.3	4.8	0.1	0.0	-	0.5
Obsolescent . . . . .	11.1	78.9	18.1	8.7	1.9	2.0	5.5	9.4	69.9	14.5	5.8	1.6	1.8	4.3
Badly maintained . . . . .	17.2	65.4	41.3	20.1	7.4	-	12.9	18.3	73.4	38.2	19.8	7.8	-	13.7
Faulty structure arrangement . . . . .	88.7	84.2	88.4	90.5	90.1	63.3	91.7	90.6	84.1	89.0	94.3	91.3	51.8	93.5
Deleterious land use . . . . .	6.0	12.0	6.5	5.3	5.3	6.1	3.7	2.3	1.9	1.6	2.1	2.6	-	2.3
Ventilation--lighting inadequate . . . . .	62.0	51.1	62.3	60.6	65.0	36.7	64.6	69.5	64.1	67.6	66.6	71.9	42.9	70.3
Structure recheck needed . . . . .	0.6	-	2.2	1.1	0.4	-	2.1	0.8	-	2.8	1.3	0.4	-	1.9
Unreported . . . . .	0.1	-	-	-	0.1	-	0.2	0.2	-	-	-	0.4	-	0.6

APPENDIX A

CITY OF CHICAGO  
COMMUNITY CONSERVATION BOARD AND DEPARTMENT OF BUILDINGS  
CONSERVATION SURVEY

INSTRUCTIONS FOR USE OF STRUCTURE SCHEDULE

AND

A Reproduction of  
THE STRUCTURE SCHEDULE

CITY OF CHICAGO  
COMMUNITY CONSERVATION BOARD and DEPARTMENT OF BUILDINGS  
CONSERVATION SURVEY  
INSTRUCTIONS FOR USE OF STRUCTURE SCHEDULE\*

Near West Side Project  
UR-III.- 12  
October 1956  
Final

Objective of the structure survey. The City of Chicago conducts a survey of the structures in all neighborhoods that are to undergo planned conservation. This survey provides the facts necessary to determine what course of action should be taken.

Sponsorship. The survey is conducted by the Community Conservation Board with the cooperation of the Building Department and other city agencies. The data collected will be made available to all of these agencies and to any other city Department that may participate in the renewal work.

How will the information be used? The information provided by the survey will be used in two ways: (a) it will be used to prepare statistical summaries showing the extent of deterioration and blight in an area, and to estimate the work that must be done to correct these conditions; (b) it will be used to make decisions about the treatment of specific structures.

Need for accuracy, consistency, and comparability. Because the information will be put to very detailed use and will be the basis for spending large amounts of public funds, it is essential that enumerators rate each structure carefully and in strict accordance with the survey specifications.

What is to be enumerated? You will inspect the exterior, the public halls, the basement of every structure in the survey area, as well as the lot on which the structure is located. (The only exception is schools and other public tax-supported structures, which need not be inspected.) During this inspection you will (a) obtain information about the topics listed on the Survey Structure Schedule Card, and (b) make a listing of all living units in the structure. This listing will be used later to conduct a survey of a sample of the living units and the families that occupy them.

Introducing yourself. Most of the items of information on the structure schedule can be obtained by direct observation. However, in order to complete the full inspection of a building, it will be necessary to contact the tenant, owner, building engineer, resident manager, or janitor, in order to obtain access to the basement and to get information about the number of living units in the building.

In contacting these persons, introduce yourself and explain what you want somewhat as follows:

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\*The structure schedule and these instructions for its use were developed collaboratively by the National Opinion Research Center, University of Chicago, and the Community Conservation Board, City of Chicago.

"Good (morning, afternoon), My name is \_\_\_\_\_.  
I am a survey inspector working for the Community Conservation Board of the City of Chicago. We are collecting information about the buildings in this area in order to map out a program of community conservation. Most of the information I require can be obtained by inspecting the outside, hallways, and stairways of this structure. However, I need to have access to the basement."

How am I to proceed? Your supervisor will assign you to inspect all of the structures in one block or section of a block. ONE COPY OF THE STRUCTURE SCHEDULE IS TO BE COMPLETED FOR EACH STRUCTURE IN THE AREA ASSIGNED TO YOU. The enumeration of a given structure is not to be considered complete until you have obtained all of the items of information listed for it and filled out a report of living units.

People not at home. You can obtain much of the information you need by examining the outside of the building and the lot. If there is no one at home when you call, obtain as much information as you can, and from neighbors try to find out when you would most probably be able to find someone at home. Make a note of this on the margin of the schedule, and call back at that time.

Refusals. You will find almost 100 per cent cooperation in a survey of this type. If you are refused, obtain as much information as you can by external inspection and make a note of refusal on the margin of your card. Try to obtain the name of a responsible person in all cases of refusal. A personal letter will be written explaining the purpose of the survey and requesting cooperation, after which another attempt will be made to enumerate the structure.

Questions. If you encounter situations that do not "fit" your instructions, use your best judgment of what you think is right, then ask your supervisor. Write out a full description of the situation found in the "notes" section on the back side of the schedule.

How do I record my observations? The schedule is "pre-coded" for mechanical tabulation. You will report your observations either by circling the appropriate Code Number, placing an "x" in the proper box, or filling in a blank space. IF AN ITEM IS ASTERISKED IT MAY HAVE MORE THAN ONE CODE CIRCLED. Items without an asterisk can have only one answer.

#### INSTRUCTIONS FOR ENTRIES ON THE STRUCTURE SCHEDULE

Identification of structure. Each block is identified by a five-digit number. The first three digits specify the census tract, the second two indicate the block number. WITHIN EACH BLOCK EACH STRUCTURE HAS BEEN GIVEN A NUMBER. THESE NUMBERS ARE INDICATED ON THE MAP OF THE BLOCK WHICH YOU WILL BE GIVEN AT THE TIME THE BLOCK IS ASSIGNED TO YOU. This map, and the structure number, will allow you to identify each structure in the block.

The first step in enumerating a structure is to fill out the structure identification. From the map, record the census tract, block, and structure number. From the numbers on the structure itself record the street address (the addresses shown on the map are sometimes wrong, so it is best to use building numbers where possible).

Definition of a structure. In general, consider a building as a separate structure if:

- a. it has open space on all four sides; or
- b. it has vertical walls from ground to roof dividing it from all other structures. Each address of a row house is to be treated as a separate structure.

Structures are of three kinds: primary, secondary, and auxiliary.

A primary structure is the principal structure on the lot. It faces the street or the principal street. If there is only one structure on a lot (except auxiliary structures) it is automatically the primary structure.

A secondary structure is a lesser structure used for residence, business, or industry and located in a secondary position on a lot also occupied by a primary structure. Usually it is located on the rear or on one side of the lot.

An auxiliary structure is a minor building such as a shed or private garage used for automobiles, household storage or other non-commercial use.

A STRUCTURE SCHEDULE IS TO BE FILLED OUT FOR EACH PRIMARY AND EACH SECONDARY STRUCTURE. Indicate, by checking the correct square, whether the structure schedule refers to a primary or to a secondary structure. If it is a primary structure, indicate whether or not there is a secondary structure on the same lot. If there are auxiliary structures present, this fact is simply to be noted on the schedule for the primary structure (see item 21).

A shed or private garage attached to a house would not be considered a separate structure from the house, but a private garage should be considered an auxiliary structure if it stands next to or behind, but separated from, a residential building. If such garages are found on an otherwise vacant lot, they are not to be enumerated at all.

If you find a private garage or shed which is not shown on any structure schedule assigned to you, prepare a schedule for it only if:

- a. it contains living quarters; or
- b. it is used for some business or industrial activity.

Structures not on the map and combined structures. Occasionally you will find a structure that does not appear on your map, or that, where your map shows there are two structures, actually there is only one structure. (a) For structures not indicated on the map, fill out a schedule, giving correct census tract and block number and full address or description of location. Sketch on the map its approximate location on its lot and write the address inside the square or rectangle indicating its position. In the "Structure number" line, merely insert the word "added." (b) When the map indicates there are two or more structures that inspection shows to be one single structure, fill out a card with census tract, block, structure number (for each superfluous structure number indicated on our map). Then

indicate in a note to which structure the extra structure numbers belong. This note will read "Same building as Structure No. \_\_\_\_\_." Do not complete any other items for these cards.

Completed schedules. When you have completed your inspection of a structure, review each item to make sure that you have missed nothing. There should be either an "x" in a box, a number encircled, or a blank filled in for each item. If no supplementary inspection is required for Item 14 or 35 (see below), and the schedule is complete, indicate by checking the box in the upper right corner, and recording the date of completion.

Referrals: Two items - all fire escapes and suspected defective foundations (Items 14 and 35) must be referred to other branches of the Building Department. Space is provided in the upper right hand corner to indicate if a referral is needed and for indicating when the referral has been completed.

#### Notes for Specific Items on the Schedule

- Item 1. Number of stories. (Record the number.) Exclude attics and full basements from the count of stories, even if they are occupied. Count English basements (see Item 34) as a floor.
- Item 2. Elevator. (Circle the appropriate number). If an elevator is present but permanently out of order, enumerate as non-present.
- Item 3. Construction materials--exterior siding. (Circle one.) In making this classification, open porches, outside steps, railings, window frames, and trim, are to be disregarded. Special categories are provided for noting where walls are a combination of brick and wood or a combination of stucco and wooden siding. All other combinations are to be reported under the principal siding material. Enclosed porches of wood (on a brick building) are to be a brick-wood combination. Composition siding over a frame structure is to be reported as wood. Color-stone or other artificial stone siding materials are to be reported as stucco if they cover the sides as well as front of a structure.
- Item 4. Setback. (Circle one) Measure setback as the average distance from the inner edge of the sidewalk parallel to the street to the foundation of the building or front of an enclosed porch. If building does not front on a street mark "Does not apply."
- Item 5. Proximity to other structures. (Circle the appropriate and 6. code). Estimate distance between foundations. (Right and left are determined when facing the structure from the front). Note that special codes are provided for the situations where the structure is on a corner or next to a vacant lot.
- Item 7. Number of stories in adjacent structures. (Report the number.) Use definition of Item 1. This information

can be obtained from structure schedules for structures involved.

### Physical Condition of Structure

Items 8 In these sections of the schedule, several features of  
-16, 29- the structure are to be rated for their physical  
31, condition or state of repair. For most of these items  
35 - 38. it is necessary to classify (by circling one or more  
categories) the physical condition of each feature as  
being one of the following (or an equivalent classifica-  
tion):

Major: Over considerable area

Minor in extent

No deficiency (or defect) observed.

You will also be asked to rate some of these aspects for maintenance-- the amount of routine cleaning and care that would prevent deterioration they appear to have received recently.

#### Major deficiencies

Wherever a physical deficiency is said to be "serious over a considerable area" it should be interpreted to mean one of the following: "one-fourth or more of the total possible area," "sufficiently serious to impair the health or safety of the occupants," or "definitely substandard in this respect." An item should be considered serious if prompt and extensive repairs are necessary, if the structure is to be preserved, or if the damage in other respects is too extensive to warrant repair.

#### Minor deficiencies

An aspect of disrepair that is "minor in extent" may cover a smaller area, may be less of an imminent danger, or may be an undesirable although not necessarily a substandard condition. Items given this check mean "repair needed to improve livability or to prevent possible extensive repair later."

In assessing the degree of seriousness of a deficiency, keep in mind the importance of this particular feature to the soundness of the structure. A hole of fist-size entirely through an outside wall is more serious than one of similar size in a basement partition.

In making these ratings, bear in mind that the program of action to be taken by the city will be threefold: (a) dilapidated structures will be razed, (b) corrective rehabilitation will be undertaken for other structures where needed, and (c) a program of continuous maintenance and renewal will be sponsored.

Try to furnish the basic information about each structure that will permit decisions to be made that are necessary to carry out this program.

The term "no deficiency observed" is to be used to indicate that insofar as you can determine from a survey inspection, there is no

deficiency of this type sufficiently serious to warrant repair.

NOTE ON ITEMS 14 and 35 - FIRE ESCAPES AND FOUNDATION AND BASEMENT.

(a) Each fire escape is to be referred for a special inspection. Check the referral box on the item and the referral box in the upper right corner on the face of the schedule. (b) If you find or suspect serious sag or sink of foundation; major weakness of beams; or cracks, holes, and rotted, loose, or missing foundation and basement wall material over a considerable area, make a note to this effect and turn it over to your supervisor with the schedule. Do not check the schedule as "Complete." Instead, check the "referral" box on the item and the referral box in the upper right corner on the face of the schedule. A building inspector will make a full inspection and prepare a report.

Item 17. Fences. (Circle one) If the lot is fenced, determine whether or not the fence is dilapidated. A dilapidated fence is broken, sagging, and in a state of disrepair that makes it unsightly or hazardous.

Item 18. Dimensions of light court. Report the number of light courts in the space provided. Specify the depth and width of each light court. A light court is a space that is open to the sky and is enclosed on three sides by structures. It usually is recessed into the side wall of a structure, and has two dimensions: the depth of the recess and width. If the light court is formed by two structures, report it for each structure using the same overall dimensions for each. In this case, the distance between the structures (items 5 and 6) is zero.

Item 19. Lot coverage - all structures (Circle one). Estimate what proportion of the total lot area is covered by all structures - primary, secondary and auxiliary.

Item 20. Lot coverage--of primary structure only. If the structure being inspected is a primary structure, estimate what proportion of the lot area it covers. If the structure being inspected is a secondary structure circle code "y." If the structure being rated is the only structure on the lot, the information is identical with that of item 19; circle the code 0 in item 20.

Item 21. Auxiliary structures. (Circle one) An auxiliary structure is a structure whose use is dependent upon that of the primary or secondary structure, and is not of sufficient size to warrant a separate schedule to be made for it. Non-commercial garages for parking private automobiles, tool sheds or storage sheds are examples of such structures. Any structure that contains a living unit, or is used for business or manufacturing or both, even though originally built as an auxiliary structure, must have a separate structure schedule made for it--even if it does not appear on the maps or listings of structures to be rated. A dilapidated structure has serious deficiencies which render it unsafe or substandard and is in need of extensive repair or demolition.

- Item 29. Use of open area. (Circle one or more) An open area may have a combination of uses. If necessary, check more than one category to indicate them. If the structure is on a lot with no open area, or if it is entirely nonresidential, but makes no use of the open area for parking or storage, code "y".
- Item 23. Parking spaces in open area. (Circle one) If there is evidence that a part of the open space is used for parking, estimate the number of automobiles that can be or are parked in the area so used. Assume that a space 10x20 feet is required for each car. This does not include parking space provided by a garage. Where the space is used for parking large trucks, estimate the number of such vehicles that can be accommodated in the space used for parking.
- Item 24. Garbage and trash storage. If garbage and trash are stored in open containers, if lids are off filled or partially-filled containers, if the capacity of the containers is too small to hold the accumulated material, or if trash is strewn over a considerable area, circle code 6. If it is found that garbage and trash are stored in containers kept on a street (rather than alley) circle code 5, even though the quality of storage is adequate.
- Item 25. Condition and appearance of open area. An unkempt lot is one that is not receiving care that would keep down weeds or prevent it from becoming unsightly. Badly cracked or broken walks may refer to sidewalks leading to the structure or to public sidewalks paralleling the street.
- Item 26. Trucking access. (Circle one) This item applies only to structures that contain non-residential units. "Dock or bay" access may be in an alley, but necessitates some obstruction of traffic. "On street" access means loading and unloading from the front of the structure, making use of public parking facilities. "Off street" access means there are full facilities for loading or unloading on the site of the structure. "Alley" means that loading and unloading may be done in an alley but that there is no dock or bay to reduce traffic obstruction. If there are two or more means of access, code the means that causes least traffic obstruction.
- Item 27. Dual egress. This includes: (a) regular enclosed stairways and doorways in use by occupants. The normal situation is a front and back stairway; and (b) fire escapes and one or more entrances. If in the process of conversion, or for any other reason, some but not all living units in a structure have dual egress, code "1" and also the type of egress for the living units that do have dual egress.

Item 28. Main access. (Circle one).

- (1) Fronts on street. There is no house or other major structure between the street and the principal entrance of the structure under inspection.
- (2) Via open sidewalk to side or rear. The principal entrance to the structure under inspection is approached via an open passageway to the side of a structure fronting on the street and through its rear yard. Secondary structures usually have an access of this type. Where an apartment structure has some units with main access directly to the street and some via side or rear entrance, code according to major access.
- (3) Via partially enclosed passageway. This access is similar to (2), but requires passing through an archway or partially enclosed passageway that is a part of the structure fronting on the street.
- (4) Through other structure. The structure under inspection is accessible only by passing through the interior of another structure.
- (5) Alley. The principal entrance to the structure is reached from a public alley or through a narrow passage opening on the alley.

Item 32. Number of living units. (Report the number of each type present.) In general, a living unit is a group of rooms or a single room occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

Ordinarily, a living unit is a house, an apartment, or a flat. It may also be a trailer, boat, tent or railroad car, if occupied as living quarters. A living unit may be located in a structure devoted primarily to business or other non-residential use, such as quarters in a warehouse or factory where the watchman lives, or a barber's quarters, back of his shop.

A living unit is either a Dwelling unit or a single-room unit (see below).

Dwelling unit. A dwelling unit is defined as either:

- a. one or more rooms with separate cooking facilities, or
- b. two or more rooms with a private entrance, even if no cooking facilities are present.

Consider a unit as having a separate entrance if the occupants can reach their quarters directly through an outside door, or if they can reach their quarters through a common hall and do not have to pass through the living quarters of other occupants.

An exception to the above relates to a suite of two or more rooms with a private entrance but no cooking facilities in a hotel primarily for transients (50% or more of the occupants are transients). Even though such rooms meet the Dwelling unit definition in other respects they are not to be considered a Dwelling unit. Note, also, that rooms in "institutional housing" are always to be considered "single room units"--not Dwelling units.

Single room units. Living quarters which do not meet the Dwelling unit definition are to be classified as "single room units" (s.r.u.)

You will encounter s.r.u.'s primarily in hotels and rooming houses. In hotels each room or suite is a separate s.r.u. (or a separate d.u., if it meets the Dwelling unit definition). In rooming houses, each room will usually be a separate s.r.u. However, a rooming house may have a number of rooms each occupied by one or two persons and, in addition, some "suites"--e.g., a man and wife may rent two rooms in a rooming house using one as bedroom and one as living room, and, if these rooms don't qualify as d.u. (i.e., have no cooking facilities and do not have a separate entrance), consider both rooms to be one s.r.u.

Another problem in rooming houses will relate to rooms used in common by all the residents--e.g., a sitting room open to everyone in much the same manner as a hotel "lounge." This type of room is not to be considered as an s.r.u. and the fact that it is available for common use does not mean that the individually used rooms are to be grouped with it as a single s.r.u. or d.u.

Item 33. Number of dwelling units added by conversion. If you think the structure has been converted, first determine the number of dwelling units for which the house was originally constructed. Report these numbers in the space provided. Then compare this with the number of dwelling units present now (first entry of Item 32.) If the second number is larger than the first, there have been conversions. Report the difference between the two.

Item 34. Basement and attic. (Circle appropriate codes) A basement is defined as any part of the structure whose floor area is below the top level of the foundation. If the floor is below the top level of the foundation but not more than two feet below ground level, consider the area to be an English basement.

An attic is a part of a structure immediately below the roof which is intended for use for an auxiliary purpose (i.e., storage, dead space, air-conditioning equipment, etc.).

A basement or attic is to be classified as "with a living unit" or "occupied" if it contains either one or more apartments or single room units intended for regular occupancy, even if presently vacant.

Item 39. Present use of structure. (Circle one) Except for vacant structures (see below) only one use is to be circled. In case of doubt, describe the use fully in the margin, and do not circle any of the categories. This item refers to present actual use. Uses are defined as follows:

- (1) Institutional. This designation applies to all establishments supported and used by the public, and to all institutions supported by the public or fraternal, religious, charitable or educational organizations. Exclude public schools and other public buildings, such as park buildings and properties used exclusively by departments of the federal, state or local governments.

Among the uses found in this classification are churches, private schools, infirmaries, orphan homes, hospitals.

Buildings used exclusively as living quarters for institutions, such as college dormitories, fraternity houses, etc., should not be marked "institutional," but rather, "institutional housing" below.

- (2) Commercial. A commercial use is retail trade or performing a service for profit. Commercial uses include the following: retail stores, pharmacies, taverns, restaurants, office buildings, banks, barber and beauty shops, shoe repairing, tailoring and millinery, receiving rooms for laundry and cleaning, gas stations, automobile sales and repairs, public garages, theaters and other places of entertainment, schools operated for profit (such as trade schools, private nursery schools), clubs, lodges, pet shops, and small hand work and repair shops.
- (3) Industrial. An industrial use is one which involves the production, manufacturing, processing, packaging, storage, or wholesale distributions of goods. Industrial uses include the following: light and heavy manufacturing, warehouses, steam laundries, electric power plants, coal or building material yards, packing plants, printing and publishing establishments, food and food product processing (bottling, canning, packaging and distributing, etc.).
- (4) Residential only. A residential structure is one which contains living units, either permanent or transient. In marking the schedule, encircle the number next to "Residential only" if the structure contains only residential uses and no others. However, a converted garage or coach house is to be placed in Category 6 (below) even if it is now entirely residential in use.
- (5) Residential with commercial. Encircle this category if one floor of an otherwise residential structure is used for retail trade or other business uses, or if the front part of the structure is used for commercial and the rear for residence.
- (6) Residential in garage or coach house. This category is to be encircled for structures which were originally built as (private) garages or coach houses even though the structure is now entirely converted to residential use. The residential quarters in a garage or coach house may be the result of conversion or may have been there when the structure was first built--in either event, any present or former garage or coach house which now contains living quarters (occupied or vacant) is to be placed in Category 6. Do not put in this category cases where part of a garage has been converted to residential use and part to business or industrial use. These go in Category 5 or 7.

- (7) Residential with industrial use. Encircle this category if a structure has an industrial use but also contains one or more living units (occupied or vacant.)
- (8) Public or institutional housing. Structures used as living quarters for institutions should be marked "Institutional housing." This includes college dormitories, convents, fraternity and sorority houses, nurses' residences, and the like.
- (9) Other uses. Report here uses or combinations of uses for which a code has not been provided. (Example: Commercial with industrial).
- (10) Vacant. Where a structure is vacant (i.e., not presently used for any purpose, insofar as you can determine), encircle Category 0. In addition, wherever possible, encircle one of the other categories to indicate the use to which the structure would normally be put.

Item 40, Structural type. (Circle one or two) Type is to be entered for all structures that now contain living units, or were originally built for residential use, even though now in some other use. The classification by type is to be based on the original construction, not the present use. Thus, "one family" would be used for a house which was originally built as a single family residence even though it is now occupied by three or four families, or only one family and a grocery store. You should also use "one family" for such a house even though additional partitions, etc. have been installed to divide the house into several "apartments." An exception to following "original construction" is to be made only when the structure has been basically re-modeled--e.g., entire interior ripped out and new stairways, halls and room partitions installed.

a. One-family structures.

(1) Large detached. A structure is to be considered "detached" if it stands by itself with open space on all four sides. A large detached house is one which has either: a total of 2500 square feet or more of floor area (including floor area in halls, baths, etc., but excluding basement or attic floor area) Estimate exterior dimensions and multiply by number of stories--e.g., building 25x40 (= 1000 square feet) and three stories would be "large" (if structure were two stories only, it would have 2000 square feet of floor area and be "small"). In most cases, large detached single family houses will have three stories.

(2) Small detached--is to be encircled for detached houses originally constructed as single family residences where the structure has less than 2500 square feet of floor area.

(3) Semi-detached--structure with only one wall attached to another residential structure and is one of only two such residential structures. Both of these two structures must have open space on the remaining three sides.

(4) Row house--structure which has one or more walls attached to another structure and is one of three or more such structures (either residential or non-residential) or is one of two such structures, one of which is non-residential.

b. Two-family structures.

(5) Detached--a two-family structure with open space on all four sides, built with two dwelling units. In most cases detached two-family residences are two story houses, built with a dwelling unit on each floor. A structure with an English basement and one living unit built above, should be classified in this category.

(6) Semi-detached--a two-family dwelling unit structure with one wall attached to another residence structure (usually two stories with a dwelling unit on each floor). The structure may be attached to a single family residence or to (another) two-family residence.

c. Row house--a structure that has one or more walls attached to another structure and is one of three or more such structures, built with two dwelling units.

d. Multi-unit structures.

(7) Court-type--structure is built in "U-shape" with entrances from a court (may, however, have some street entrances). In some cases structure may be a double or multiple "court-type"--i.e., a "backbone" with "wings" at right angles and "courts" between the "wings". If a court-type structure has elevators classify it as "elevator type."

(8) Central corridor-and stairway-type--may or may not actually have a "central corridor." Essential feature of this type is that each apartment runs entirely through the structure from front to rear. Do not include here any structures which qualify as "court-type" or "elevator type."

The buildings falling under Category 8 are typically those in which the apartments, as originally designed, run the length of the building from front to rear. In most cases there will be two sets of flats, one set on either side of a central staircase and corridor. Usually (but not always) such apart-

ment buildings are three or four stories high. Side corridor and stairway type--is similar to central corridor type, except that the stairway or corridor is to one side of the center of the building.

(9) Front-and-rear-type. This type is similar to the central corridor type, except that the main entrance to some dwelling units is via a staircase and corridor on the side or rear of the structure, with a side wall leading to the street. Do not include here any structures which qualify as "court type" or "elevator type."

(10) Elevator type--any multi-unit residential structure which has elevators (service or self-service) and including hotels having elevators. Built as residential with commercial or industrial. Many structures are built to house both commercial or industrial and residential units. Code such structures 60-4 AND ALSO CODE THE STRUCTURE TYPE OF THE RESIDENTIAL PORTION OF THE STRUCTURE.

Item 41. Present residential use of structure. (Circle one)  
This is to be entered only for residential structures. In Item 40 use was to be ignored and entry to be based on original construction. Here--in Item 3--construction is to be ignored and the entry is to be based on use. The meanings of the categories "single family residence" and "other family residence" are obvious. Hotels and apartment hotels are structures used primarily for non-family living in which (some) maid service is supplied. In case of doubt, accept as a "hotel" structures which have "Hotel" in their names.

The distinction between hotels and apartment hotels is that over 50% of the units in a hotel are rented to transients; while, in an apartment hotel, over 50% of the units are rented on a permanent basis.

A rooming house is defined as a structure which (a) contains four or more rooms which are rented separately without cooking facilities (in the room), and (b) was originally designed for family use (i.e., is not a hotel or apartment hotel). In some cases, you will find a house (or an apartment) where the family rents out (separately) one, two, or three rooms, to lodgers. In such cases, the lodgers' rooms are to be considered part of the family's dwelling unit--i.e., rooms occupied by lodgers are only to be listed as single room units if there are four or more of them in the same structure. A rooming house has, then, four or more single room units.

- Item 42. Number of non-residential units. (Report the number of each type present.) A non-residential unit is a business firm, an office, or any similar organization housed in the structure.
- Item 43. Floor coverage. (Report the amount.) Indicate the approximate fraction of the structure's total floor space devoted to each use. Use the most convenient fraction to report each use. If desired, you may express floor coverage as per cents, provided you clearly indicate that the entries are per cents. If per cents are used, the sum of the four categories should equal 100.
- Item 44. Noise and odors (Circle one or more) Noise refers to the noise level at the premises--whether created by neighboring factories, railroad yards, airports, or any other source--or by the activities in the structure. Odors refers to odors noticeable at the premises--whether created by factories, stockyards, trash dumps, stagnant water, or any other source, including industrial or commercial activities inside the structure.

Items 45, 46, and 47 are to be coded in the office.

#### INSTRUCTIONS FOR LISTING LIVING UNITS

On the separate Living Unit Listing form (goldenrod) you are to list the location of each living unit within the structure (dwelling units, and single room units if the structure is a rooming house or hotel) present in each structure. A separate form is to be used for each structure.

1. Fill in the census tract, block number and structure number.
2. Fill in your name and the date.
3. From observation, or with the help of the resident, manager, or other informant, list each dwelling unit and each single room unit, using one line for each unit. If the structure is a single-family home, only one line is required; if a duplex, two lines, etc.
  - a. Identify the unit. If the apartments are numbered, identify them by number. If the apartments are not numbered, identify them by floor and location in the building. For example, "Third floor, rear right." (Determine left and right when standing in front of the building and facing it.)
  - b. Specify whether the living unit is a Dwelling unit or a single room unit. (For definitions, see Item 11, Section A, of the above instructions.) Single room units are to be listed only for hotels dormitories, or rooming houses with 4 or more roomers not a part of the resident family.
4. Be sure to list all living units specified above. Include

the living quarters of the caretaker in an apartment building. Make a listing for each roomer's quarters (s.r.u.) in a rooming house. Be careful not to split up families by treating the rooms of individual members as s.r.u.'s. The rooms of a married son and his family living with his parents are not a separate d.u. Similarly, the room occupied by a maid, cook, nursemaid, or family friend not paying rent is not a s.r.u.

CITY OF CHICAGO  
 COMMUNITY CONSERVATION BOARD AND DEPARTMENT OF BUILDINGS  
 CONSERVATION SURVEY--STRUCTURE SCHEDULE

NORC-394

\*Asterisked items can have more than one entry.

Census tract \_\_\_\_\_ (1-3)  
 Block \_\_\_\_\_ (4-5)  
 Structure No. \_\_\_\_\_ (6-7)

Primary structure: 8-  
 With secondary structure on  
 same lot . . . . . 1  
 With no secondary structure. 2  
Secondary structure . . . . . 3

Street address or description of location:  
 \_\_\_\_\_

	Code
1. <u>Number of stories</u> (excl. of base- ment or attic) . . . . .	9-
2. <u>Elevator:</u>	10-
No . . . . .	1
Yes . . . . .	2
3. <u>Construction materials--exterior siding:</u>	11-
Brick or masonry . . . . .	1
Wood . . . . .	2
Brick-wood combination . . . . .	3
Stucco . . . . .	4
Stucco-frame combination . . . . .	5
Concrete . . . . .	6
Other (SPECIFY) _____	9
4. <u>Setback:</u> (inner edge of side- walk to bldg.)	12-
None . . . . .	0
1-14 ft. . . . .	1
15-24 ft. . . . .	2
25 ft. or more . . . . .	3
Does not apply . . . . .	4

Referrals

<input type="checkbox"/> Foundation	<input type="checkbox"/> Completed
<input type="checkbox"/> Fire Escape	<input type="checkbox"/> Complete
<input type="checkbox"/> Complete _____ (check)	<input type="checkbox"/> Incomplete

Code

5. <u>Proximity to other structure on right:</u>	13-
Wall-to-wall (less than 1 ft.)	0
1- 6 ft. . . . .	1
7-12 ft. . . . .	2
13-19 ft. . . . .	3
20 ft. or more . . . . .	4
No structure on right-- street corner . . . . .	8
No structure on right-- vacant lot . . . . .	9
6. <u>Proximity to other structure on left:</u>	14-
Wall-to-wall (less than 1 ft.)	0
1- 6 ft. . . . .	1
7-12 ft. . . . .	2
13-19 ft. . . . .	3
20 ft. or more . . . . .	4
No structure on left-- street corner . . . . .	8
No structure on left-- vacant lot . . . . .	9
7. <u>Number of stories in adjacent structures:</u>	
Structure on left . . . . .	15-
Structure on right . . . . .	16-
*8. <u>Outside walls:</u>	17-
Walls obviously not plumb, bulged, warped . . . . .	1
Makeshift walls . . . . .	2
Open cracks, rotted, loose, missing materials Over considerable area . . . . .	3
Minor in extent . . . . .	5
No defects observed . . . . .	9

	Code
9. <u>Parapet and coping:</u>	18-
Open cracks, rotted, loose, missing materials	
Serious: over considerable area . . . . .	5
Minor in extent . . . . .	6
No defects observed . . . . .	9
10. <u>Roof:</u>	19-
Holes, rotten, loose, missing materials	
Serious: over considerable area . . . . .	5
Minor in extent . . . . .	6
No defects observed . . . . .	9
Unable to inspect . . . . .	X
11. <u>Chimney:</u>	20-
Serious: makeshift; lean; cracks, loose, missing materials over considerable area . . . . .	5
Minor: cracks, loose, missing materials . . . . .	6
No defects observed . . . . .	9
Unable to inspect . . . . .	X
*12. <u>Gutters and downspouts:</u>	21-
Missing . . . . .	5
Broken or rusted through . . . . .	6
Need cleaning, paint . . . . .	8
No deficiencies observed . . . . .	9
*13. <u>Porches and outside stairs:</u>	
Hazardous: missing or broken boards, steps, rail: shaky, sagging, rotted to point of unsafety . . . . .	5
Minor disrepair; deep wear. . . . .	6
Need paint . . . . .	8
No deficiencies observed . . . . .	9

\*Asterisked items can have more than one entry.

	Code
*14. <u>Fire escapes:</u>	23-
No fire escapes . . . . .	0 <input type="checkbox"/> F
Enclosed fire escapes (inside buildings) . . . . .	1 <input type="checkbox"/> F
External fire escapes:	
Vertical ladder type. . . . .	2 <input type="checkbox"/> F
Made of wood . . . . .	3 <input type="checkbox"/> F
Loose, broken, inoperable, unsafe . . . . .	4 <input type="checkbox"/> F
Rusty, littered, not maintained . . . . .	5 <input type="checkbox"/> F
No deficiencies observed . . . . .	9 <input type="checkbox"/> F
*15. <u>Windows and frames:</u>	24-
Substantial breaks, cracks, warping or rotting . . . . .	5
Minor breaks, cracks, warping or rotting . . . . .	6
Broken or missing window panes . . . . .	7
Sashes and frames need paint . . . . .	8
No deficiency observed . . . . .	9
*16. <u>Other external deficiencies:</u>	25-
Window or parts of structure boarded up . . . . .	1
Extensive, unrepaired damage by storm, flood, fire . . . . .	2
Other (SPECIFY) _____	
No other deficiencies observed . . . . .	9
17. <u>Fences:</u>	26-
None . . . . .	0
Yes--dilapidated . . . . .	5
Yes--not dilapidated . . . . .	9
18. <u>Light courts:</u>	
Number of light courts _____	
Dimension of each light court:	
Depth _____ ft. Width _____ ft. (27 _____) office:	
Depth _____ ft. Width _____ ft. (28 _____)	
Depth _____ ft. Width _____ ft. (29 _____)	

	Code		Code
19. <u>Lot coverage: (all structures, inc. auxiliary)</u>	30-	*25. <u>Condition and appearance of open area:</u>	36-
80 per cent or more . . . . .	1	Unkempt; refuse strewn, muddy, dusty, weeds . . . . .	5
60-79 per cent . . . . .	2	Walks badly cracked, broken, or with missing material . . . . .	6
40-59 per cent . . . . .	3	No deficiencies observed . . . . .	9
1-39 per cent . . . . .	4	No open area ; does not apply . . . . .	Y
Secondary structure; does not apply . . . . .	Y		
20. <u>Lot coverage of primary structure only:</u>	31-	26. <u>Trucking access to nonresidential units:</u>	37-
80 per cent or more . . . . .	1	Alley--no dock or bay . . . . .	1
60-79 per cent . . . . .	2	Dock or bay in alley . . . . .	2
40-59 per cent . . . . .	3	Street only . . . . .	3
1-39 per cent . . . . .	4	Off street (on site) . . . . .	4
Secondary structure; does not apply . . . . .	Y	Structure entirely resid., does not apply . . . . .	Y
No other structure on lot (see item 19) . . . . .	0		
21. <u>Auxiliary structures:</u>	32-	*27. <u>Dual egress:</u>	38-
None . . . . .	0	No dual egress . . . . .	0
Yes--dilapidated . . . . .	5	Dual egress: some living units without dual egress . . . . .	1
Yes--not dilapidated . . . . .	9	Dual egress: front and rear entrance . . . . .	2
*22. <u>Use of open area:</u>	33-	Dual egress: front entrance and fire escape . . . . .	3
Domestic . . . . .	1	Triple egress: front and rear and center . . . . .	4
Parking . . . . .	2	Triple egress: front, rear, and fire escape . . . . .	5
Storage . . . . .	3		
No open area or does not apply . . . . .	Y	28. <u>Main access to structure:</u>	39-
23. <u>Number of parking spaces in open area:</u>	34-	Fronts on street . . . . .	1
1-2 spaces . . . . .	1	Street via open side walks to rear . . . . .	2
3-4 spaces . . . . .	2	Street via partially enclosed passage . . . . .	3
5 or more . . . . .	3	Through other structure . . . . .	4
Not used for parking or does not apply . . . . .	Y	Alley . . . . .	5
*24. <u>Garbage and trash storage:</u>	35-		
Garbage and trash cans kept on front street . . . . .	5		
Garbage and trash storage inadequate, unhealthful . . . . .	6		
Garbage and trash storage adequate . . . . .	9		
Does not apply . . . . .	Y		

\*Asterisked items can have more than one entry.

	Code
*29. <u>Doors and frames (entrances):</u> 40-	
Substantial breaks, cracks, warping, rotting . . . . .	5
Minor breaks, cracks, warping or rotting . . . . .	6
Holes, breaks, cracks, loose hinges, etc. of doors . . . . .	7
Doors and frames need paint. . . . .	8
No deficiencies observed . . . . .	9
*30. <u>Public halls and stairs:</u> 41-	
Floors, railings, steps loose, shaky, sagging	
Hazardous or serious . . . . .	1
Minor in extent . . . . .	5
Walls out of plumb; holes, cracks in walls, ceilings	
Over considerable area . . . . .	2
Minor in extent . . . . .	6
Deep wear on floors or stairs . . . . .	7
Inadequate lighting . . . . .	8
No deficiencies observed . . . . .	9
*31. <u>Maintenance of public halls and stairs:</u> 42-	
Walls and ceiling dirty, need paint . . . . .	5
Floors dirty, littered, not cleaned recently . . . . .	6
Garbage or trash cans in halls . . . . .	7
Passage partially obstructed by use for storage . . . . .	8
No deficiencies observed . . . . .	9
32. <u>Number of living units:</u>	
Number of Dwelling Units 43/45-	
Number of Single-Room Units . . . . . 46/48-	
Total Living Units . 49/51-	
33. <u>Number of living units added by conversion:</u> 52-	
Number of living units in structure as built . . . . .	
None added by conversion . . . . .	0
Number added by conversion . . . . .	

	Code
*34. <u>Basement and attic:</u> 53-	
Basement--without living unit . . . . .	1
Basement--with living unit . . . . .	2
English basement--without living unit . . . . .	3
English basement--with living unit . . . . .	4
No basement . . . . .	5
Attic--unoccupied . . . . .	6
Attic--with living unit . . . . .	7
No attic . . . . .	8
*35. <u>Foundation and basement:</u> 54-	
Sag or sink of foundation 1 <input type="checkbox"/>	
Major weakness of beams: cracks, rotting, sag . 2 <input type="checkbox"/>	
Foundation walls: cracks, holes, rotted, loose, missing materials	
Over considerable area . . . . .	3
Minor in extent . . . . .	5
Partitions, ceiling, floors: cracks, holes, rotted, loose, missing materials	
Over considerable area . . . . .	6
Minor in extent . . . . .	7
Basement floor unpaved or partially paved . . . . .	8
No deficiencies observed . . . . .	9
36. <u>Inadequate original construction:</u> 55-	
Post foundations . . . . .	1
Post foundations on enclosed porches . . . . .	5
Other (SPECIFY) _____	
No defects observed . . . . .	9
37. <u>Heating equipment:</u> 56-	
Central heating plant available and in operating condition . . . . .	0
Central heating plant inoperable . . . . .	1
No central heating plant . . . . .	2

REFER

\*Asterisked items can have more than one entry.

	Code
*38. <u>Evidence of vermin (inside or at garbage storage):</u>	57-
Evidences of rat infestation observed . . . . .	1
Evidences of roaches, other vermin observed . . . . .	2
No evidences of vermin observed . . . . .	9
39. <u>Present use of structure:</u>	58-
Institutional _____	1
Commercial only . . . . .	2
Industrial only . . . . .	3
Residential only . . . . .	4
Residential with commercial.	5
Residential in garage or coach house . . . . .	6
Residential with industrial.	7
Public or institutional housing . . . . .	8
Other (SPECIFY) _____	9
Vacant . . . . .	0
*40. <u>Original structure type--for structures now or formerly residential:</u>	59-
One <u>family</u> detached--over 2500 sq. ft. . . . .	1
One <u>family</u> detached--under 2500 sq. ft. . . . .	2
One <u>family</u> semi-detached . . . . .	3
One <u>family</u> row house . . . . .	4
Two <u>family</u> detached . . . . .	5
" " semi-detached . . . . .	6
" " row house . . . . .	7
Multi-unit court type . . . . .	8
" " central corridor or stairway type . . . . .	9
Multi-unit side corridor or stairway type . . . . .	60- 1
Multi-unit front-and-rear type . . . . .	2
Multi-unit elevator type . . . . .	3
Built as residential with commercial or industrial (circle residential type also) . . . . .	4
Other (SPECIFY) _____	5
Structure type entirely nonresidential . . . . .	Y

	Code
41. <u>Present residential use of structure:</u>	61-
Single-family residence . . . . .	1
Two-family residence . . . . .	2
Multi-family residence . . . . .	3
Hotel . . . . .	4
Apartment hotel . . . . .	5
Rooming house with D.U. . . . .	6
Rooming house with multiple D.U.'s . . . . .	7
Other (SPECIFY) _____	8
Vacant . . . . .	0
Entirely nonresidential	Y
42. <u>Number of nonresidential units:</u>	
Commercial . . . . .	62- _____
Industrial . . . . .	63- _____
Public or institutional . . . . .	64- _____
Other (SPECIFY) _____	65- _____
43. <u>Floor coverage:</u>	
Residential (Fraction or %) _____	66-
Commercial (Fraction or %) _____	67-
Industrial (Fraction or %) _____	68-
Public or institutional (Fraction or %) _____	69-
*44. <u>Noise or odors:</u>	70-
Loud, objectionable noise	1
Strong, or offensive odors	2
Noise or odors not observed . . . . .	9
45. <u>Street traffic: (for office use only)</u>	71-
Heavy arterial or public transportation . . . . .	1
Moderate . . . . .	5
Light--residents only . . . . .	6
46. <u>Age of structure: (for office use only)</u>	72-

\*Asterisked items can have more than one entry.

47. Over-all evaluation of structure: (office use only) Code

Dilapidated	Yes <input type="checkbox"/>	No <input type="checkbox"/>	73-___
Obsolescent	<input type="checkbox"/>	<input type="checkbox"/>	74-___
Badly maintained	<input type="checkbox"/>	<input type="checkbox"/>	75-___
Faulty struct. arrangement	<input type="checkbox"/>	<input type="checkbox"/>	76-___
Deleterious land use	<input type="checkbox"/>	<input type="checkbox"/>	77-___
Ventilation--lighting			78-___
Inadequate . . . . .			1
Satisfactory . . . . .			2
Good . . . . .			3

INSPECTOR'S NAME \_\_\_\_\_

NOTES: \_\_\_\_\_

APPENDIX B

CLASSIFICATION OF STRUCTURES ACCORDING TO CONDITION:  
PROCEDURE BY WHICH THE CLASSIFICATION WAS DEVELOPED  
AND DESCRIPTION OF THE SYSTEM OF SCORING

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## APPENDIX B

### CLASSIFICATION OF STRUCTURES ACCORDING TO CONDITION: PROCEDURE BY WHICH THE CLASSIFICATION WAS DEVELOPED AND DESCRIPTION OF THE SYSTEM OF SCORING

#### Description of a classification system developed by

Frank Kirk  
Community Planner  
Community Conservation Board

and

Donald Starsinic  
Assistant Planner  
Community Conservation Board

The structure schedule was fashioned specifically to highlight inadequacies of structural condition, design, maintenance and environment. To properly utilize this survey data it was necessary to devise a system for evaluating condition-of-structure deficiencies. This system would necessarily incorporate general standards for the rehabilitation of structures.

In attempting to construct such a classification system, the staff first extracted all items listed in the structure schedule which pertained to condition-of-structure deficiencies and assembled them in groups of approximately equal seriousness in terms of cost and feasibility of repair. With the assistance of an architect on the Conservation Board's staff, tentative combinations of deficiencies were established to define specific condition categories. Four levels of condition were established: Blighted, Undetermined, Rehabilitation, and Non-Problem.

Structures with basic structural deficiencies or with combinations of deficiencies which seemed clearly uneconomical to rehabilitate were classified as BLIGHTED structures.

Structures with combinations of deficiencies whereby the feasibility of rehabilitation could not be clearly established were placed in an UNDETERMINED category. It was felt that additional information concerning these structures would be necessary before a final decision could be made as to their rehabilitation potential.

Structures with deficiencies which were felt to be clearly rehabilitable were placed in the MAJOR or MINOR REHABILITATION categories. Major rehabilitation structures have at least one major deficiency or its equivalent in several minor deficiencies.

Structures with no deficiencies or with only maintenance deficiencies (unkempt open area, inadequate garbage storage, walls dirty or need paint, etc.) were considered NON-PROBLEM; no rehabilitation action is deemed necessary, but some of these structures would be included in a drive for improved maintenance as part of a renewal program.

To verify the validity of this basic condition classification system, it was applied to completed structure schedules for representative sample blocks in the Conservation Area. Field surveys of the sample blocks prompted numerous revisions in the system to force it nearer to reality. In this manner the classification system underwent successive modifications until the staff felt confident that it provided a satisfactory means of categorizing condition of structure.

Certain deficiencies and characteristics defy specific condition categorization. Those survey schedule items indicating the possibilities of illegal conversion or indicating conditions which by their nature cannot be reduced to standard penalties must be judged on their individual merits. Other deficiencies pertain to the relationship of the individual structure with its surroundings and require an environmental type of assessment in determining the appropriate renewal action. Since these deficiencies require extensive consideration, which cannot be provided at this stage of planning, such items were placed in two special classifications: those deficiencies needing INTERNAL INSPECTION of premises and those with ENVIRONMENTAL DEFICIENCIES.

Thus each structure in the Near West Side received a tentative basic condition classification (BLIGHTED, UNDETERMINED, MAJOR REHABILITATION, MINOR REHABILITATION, or NON-PROBLEM) as well as two supplementary classifications (INTERNAL INSPECTION and ENVIRONMENTAL DEFICIENCIES) if it exhibited specific deficiencies which could not be resolved without further study.

The detailed system by which each structure was classified is appended to the report.

I. TYPES OF DEFICIENCIES

Structural, functional, and maintenance deficiencies that appear on the Near West Side structure survey schedules are arranged below in groups of approximately equal seriousness, ranging from the hazardous structural conditions and major functional problems included in "Basic Deficiency" to the minor items assigned to "Maintenance Deficiency."

Basic Deficiency

	<u>Code No.</u>
No elevator (if building is five or more stories) . . . . .	10-1 if Item I is five or more
Sag or sink of foundation . . . . .	54-1
Foundation: major weakness of beams--cracks, rotting, sag..	54-2
Post foundations . . . . .	55-1

Major Deficiency

Outside walls, bulged, warped, or obviously not plumb . . .	17-1
Outside walls with open cracks, rotted, loose, or missing materials over a considerable area . . . . .	17-3
Roof with holes, rotten, loose, or missing material over a considerable area . . . . .	19-5
Public halls and stairs with walls out of plumb; holes, cracks in walls, ceilings over considerable area . . . .	41-2
Evidence of rat infestation (for frame construction only: 11-2,4,5) . . . . .	57-1

Intermediate -A- Deficiency

	<u>Code No.</u>
Makeshift walls . . . . .	17-2
Porches and outside stairs needing major repairs or in hazardous condition . . . . .	22-5
Windows and frames with substantial breaks, cracks, warping, or rotting . . . . .	24-5
Public halls and stairs with floors, railings, steps loose, shaky, sagging, hazardous or serious . . . . .	41-1
No central heating plant . . . . .	56-2

Intermediate -B- Deficiency

Outside walls with open cracks, rotted, loose, or missing materials which are minor in extent . . . . .	17-5
Parapet, coping, and cornice with open cracks, rotted, loose, or missing materials over a considerable area . . . . .	18-5
Roof with holes, rotten, loose, or missing materials which are minor in extent . . . . .	19-6
Chimney makeshift; lean; cracks; loose, missing materials over a considerable area . . . . .	20-5
Doors and frames with substantial breaks, cracks, rotting . . . . .	40-5
Public halls and stairs with walls out of plumb, cracks, holes, etc., minor in extent . . . . .	41-6
Public halls and stairs with deep wear on floors or stairs . . . . .	41-7
Foundation walls with cracks, holes, etc., over a considerable area . . . . .	54-3
Foundation or basement partitions, ceilings, floors, with cracks, holes, rotted, loose, missing materials over a considerable area . . . . .	54-6

Minor Deficiency

Parapet, coping, and cornice with open cracks, rotted, loose, missing materials, minor in extent . . . . .	18-6
Chimney with minor defects--cracks, loose, missing materials . . . . .	20-6
Gutters and downspouts missing <u>or</u> broken <u>or</u> rusted through . . . . .	21-5,6
Porches and outside stairs with minor disrepair or deep wear . . . . .	22-6
Windows and frames with minor breaks, cracks, warping or rotting . . . . .	24-6
Broken or missing window panes . . . . .	24-7
Dilapidated auxiliary structures . . . . .	32-5

Minor Deficiency--(Continued)

	<u>Code No.</u>
Doors and frames with minor breaks, cracks, warping, or rotting . . . . .	40-6
Doors and frames with holes, breaks, cracks, loose hinges of doors . . . . .	40-7
Public halls and stairs with floors, railings, steps loose, shaky, sagging, minor in extent . . . . .	41-5
Public halls and stairs with inadequate lighting . . . . .	41-8
Foundation walls with cracks, holes, rotted, loose, missing materials, minor in extent . . . . .	54-5
Foundation and basement with partitions, ceiling, floors: cracks, holes, rotted, loose, missing materials, minor in extent . . . . .	54-7
Basement floors unpaved or partially paved . . . . .	54-8
Post foundations on enclosed porches . . . . .	55-5
Central heating plant inoperable . . . . .	56-1
Evidence of rat infestation (non-frame buildings only: 11-1,3,6) . . . . .	57-1

Maintenance Deficiency

Gutters and downspouts need cleaning, paint . . . . .	21-8
Porches and outside stairs need paint . . . . .	22-8
Fire escapes rusty, littered, not maintained . . . . .	23-5
Window sashes and frames need paint . . . . .	24-8
Dilapidated fences . . . . .	26-5
Garbage and trash cans kept on front street . . . . .	35-5
Garbage and trash storage inadequate, unhealthful . . . . .	35-6
Condition and appearance of open area: unkempt, refuse strewn, muddy, dusty, weeds . . . . .	36-5
Condition and appearance of open area: walks badly cracked, broken or with missing material . . . . .	36-6
Doors and frames need paint . . . . .	40-8
Maintenance of public halls and stairs: walls and ceiling dirty, need paint; <u>or</u> floors dirty, littered, not cleaned recently . . . . .	42-5,6
Maintenance of public halls and stairs: garbage or trash cans in halls; <u>or</u> passage partially obstructed by use for storage . . . . .	42-7,8
Evidence of vermin infestation . . . . .	57-2

II. CONDITION CLASSIFICATION

Based upon the number and types of condition-of-structure deficiencies outlined in Part I above, each structure is tentatively categorized as to basic structural condition. The condition classifications are:

- A. **BLIGHTED.** Unsound structural or functional conditions or gross deterioration of the structure make rehabilitation of the structure unfeasible. Any structure having at least one basic deficiency or its equivalent in combinations of lesser deficiencies receives a BLIGHTED classification. See Table I below for a listing of minimum deficiency combinations necessary for BLIGHTED structures.
- B. **UNDETERMINED.** Serious structural or functional conditions exist which make a decision concerning the feasibility of rehabilitation of the structure difficult without further investigations and appraisal. Any structure having the equivalent of one and one-half major deficiencies but less than that of one basic deficiency is classified UNDETERMINED. For a listing of minimum deficiency combinations necessary for UNDETERMINED structures see Table II.
- C. **MAJOR REHABILITATION.** Major repairs are necessary to bring the structure up to minimum conservation standards but such repairs appear to be economically feasible. Any structure having the equivalent of one but less than one and one-half major deficiencies is considered a MAJOR REHABILITATION structure. See Table III for a listing of minimum deficiency combinations necessary for MAJOR REHABILITATION structure.
- D. **MINOR REHABILITATION.** Only minor repairs are necessary to bring the structure up to minimum conservation standards. Any structure with at least one deficiency item (other than maintenance) and less than one major deficiency is classified MINOR REHABILITATION.
- E. **NON-PROBLEM.** Those structures for which no deficiency items (other than maintenance) are observed as classified NON-PROBLEM. They may, however, show any number of maintenance deficiencies which require attention.

TABLE I. Minimum Combinations of Deficiencies for BLIGHTED Structures (combinations listed across any one line)

DEFICIENCY TYPE			
Basic	Major	Intermediate	Minor
		A	B
1			
	2		
1	3		
1	2	2	
1	2	1	4
1	2	-	8
1	1	4	-
1	1	3	4
1	1	2	8
1	-	6	-
1	-	5	4

Continued in next column

DEFICIENCY TYPE				
Basic	Major	Intermediate	Minor	
		A	B	
	1	-	4	8
		6	-	-
		5	2	-
		5	1	4
		5	-	8
		4	4	-
		4	3	4
		4	2	8
		3	6	-
		3	5	4
		3	4	8
		2	7	4

TABLE II

MINIMUM COMBINATIONS OF DEFICIENCIES FOR UNDETERMINED STRUCTURES (COMBINATIONS LISTED ACROSS ANY ONE LINE)

DEFICIENCY TYPE			
Major	Intermediate		Minor
	A	B	
1	2		
1	1	1	
1	1	-	4
1	-	3	
1	-	2	4
1	-	1	8
	5	-	-
	4	1	-
	4	-	4
	3	3	
	3	2	4
	3	1	8
	2	5	
	2	4	4
	2	3	8
	1	7	
	1	6	4
	1	5	8

TABLE III

MINIMUM COMBINATIONS OF DEFICIENCIES FOR MAJOR REHABILITATION STRUCTURES (COMBINATIONS LISTED ACROSS ANY ONE LINE)

DEFICIENCY TYPE			
Major	Intermediate		Minor
	A	B	
1			
	3		
	2	1	
	2		8
	1	4	
	1	3	4
	1	2	8
		6	
		5	4
		4	8

III. SPECIAL CLASSIFICATIONS

Every structure will fall into one of the above four condition categories. Many of them will in addition have certain deficiencies to which no standard penalties can be applied. These deficiencies fall into two general groups: 1) those which must be judged as to seriousness by an interior inspection of the buildings in question and 2) those which must be evaluated in relation to their surroundings.

A. INTERIOR INSPECTION. Specific structural or functional deficiencies exist which make rehabilitation of the structure difficult to determine without a thorough inspection of premises. These conditions are:

	<u>Code No.</u>
No fire escapes <u>or</u> substandard or inoperable fire escapes (if building has 4 or more stories) . . . . .	23-0,-2,-3, -4 if Item I is 4 or more
Extensive unrepaired damage by storm, flood, fire . . .	25-2
Some living units without dual egress or no dual egress	38-0,1
Two or more living units added by conversion . . . . .	52-2 or more
Basement with living unit . . . . .	53-2
Attic with living unit . . . . .	53-7
Staff evaluation calling for interior re-check of structure . . . . .	73-9

B. ENVIRONMENT DEFICIENCY. Environmental appraisal on a block or half-block basis is necessary to determine the feasibility of rehabilitation. The environmental items are:

	<u>Code No.</u>
Lot coverage by all structures 80% or more . . . . .	30-1
Lot coverage of primary structure only 60% or more . .	31-1,-2,
Trucking access to non-residential units from alley without dock or bay, <u>or</u> from dock or bay in alley, <u>or</u> from street only . . . . .	37-1,-2,-3
Main access to structure is street via partially enclosed passage <u>or</u> through another structure . . . . .	39-3,-4
Present use: residential with commercial, or residential with industrial . . . . .	58-5,-7
Loud, objectionable noise . . . . .	70-1
Strong, offensive odors . . . . .	70-2
Street traffic: heavy arterial or public transportation if use is all or partly residential . . . . .	71-1
Deleterious land use . . . . .	77-1
Inadequate light or ventilation . . . . .	78-1

APPENDIX C

DEFINITIONS UTILIZED  
IN  
NEAR WEST SIDE  
STAFF STRUCTURAL EVALUATION

APPENDIX C  
DEFINITIONS UTILIZED  
IN  
NEAR WEST SIDE  
STAFF STRUCTURAL EVALUATION

DILAPIDATED

A structure is dilapidated when it has major structural deficiencies, or is of such inadequate original construction that it does not meet minimum standards of health and safety, or is so badly deteriorated from lack of maintenance that its value does not justify the cost of necessary repairs.

OBSOLESCECENT

A structure is defined as being obsolescent when two conditions exist. First, the structure must contain at least one element of FAULTY EXTERIOR ARRANGEMENT. Second, the structure must have structural or functional deficiencies which in themselves may not be sufficient to consider the building as dilapidated but are serious enough to make the structure uneconomical to repair.

FAULTY EXTERIOR ARRANGEMENT

Any of the following factors would result in a building's being classified as FAULTY IN EXTERIOR ARRANGEMENT:

No off-street parking facilities for residential or commercial structures are available and because of the design of the structure and its placement on the parcel none could be provided without structural changes.

Lack of off-street loading facilities for commercial establishments (small shops such as barber shops or beauty shops are not considered as needing off-street loading facilities).

Lot coverage of over 60% by all structures on the parcel.

Structures suspected of lacking ventilation or light because of close proximity to other structures or because of inadequate light court dimensions.

Structures on land which is below street grade and lacks adequate drainage.

Secondary structures which have no direct access to a street or alley.

LACKING VENTILATION AND LIGHT

The elements of ventilation and light are defined in terms of height, depth and proximity of adjacent structures and dimensions of any light courts in a structure.

A structure is considered to be lacking in ventilation and light when it is suspected that the source of either ventilation or light is blocked by adjacent structures or because of inadequate light court dimensions. (A light court is defined as a space open to the sky and encompassed by a structure or structures on not more than three sides.) The depth into the building of an adequate light court should not exceed two-thirds the width. The adequacy of proximity shall be based upon the judgment of the surveyor that the angle of light reaching any window is no less than 45 degrees measured from the bottom of the window sill toward the adjacent structure.

BADLY MAINTAINED

In evaluating property for maintenance the cumulative effect of poor or long deferred maintenance is to be considered. A BADLY MAINTAINED structure exhibits evidence of habitual neglect throughout the structure and its surroundings. Some of the elements of poor maintenance are:

Lack of paint on window frames, door frames, porches, and walls

Tuckpointing in poor condition.

Rotted or broken window frames and door frames

Broken or boarded up windows (other than basement windows)

Missing boards in porch rails, steps, or decking

Public halls in need of plastering and paint

Stair treads worn to the point of unsafety

Dirty, littered hallways

Dilapidated auxiliary structures

Dilapidated fences

Inadequate garbage and trash storage

General litter in open spaces around the structure

DELETERIOUS LAND USE:

A deleterious land use is one which is incompatible with the predominant uses surrounding it. Thus an industrial or heavy commercial use would be considered deleterious in a residential neighborhood, just as residential property would be in a dominantly industrial area.

Convenience shopping per se should not be termed deleterious in a residential neighborhood. However, strip shopping--block after block of commercial street frontage without adequate off-street parking or loading facilities--is usually considered deleterious in relation to adjacent residential property.

NEED FOR MAJOR REPAIR OF PORCHES OR STAIRS

The most common indications of the NEED FOR MAJOR REPAIR OF PORCHES OR STAIRS ARE: badly sagging floors or steps, rotted or missing supporting beams, beams which are pulling out the wall, beams which lack the proper footing, and impression of overall disrepair and poor maintenance. This designation would indicate that extensive and costly repairs are needed to improve the porches and stairs to a level where only normal maintenance is thereafter required.