

CHAPTER 3

AN INVENTORY OF EXISTING CONDITIONS

INTRODUCTION

The following chapter consists mostly of information about the neighborhood in graphic form. It is included in this reference draft of the Plan as an information base with which to evaluate the proposals found in Chapter 4. Also, should an update of the Plan be undertaken, the information included in this chapter provides a data base that can be compared to future information surveys to detect significant trends.

The Pinckney neighborhood was divided into seven "sub-neighborhood" areas with common characteristics. These characteristics include the quality of housing, the existing land use, and the zoning district configurations. A brief verbal description of some of the characteristics within these areas is included in this chapter.

The inventory of existing conditions includes information about housing conditions, the transportation system, and land use characteristics. Most of the information is the result of field surveys completed in the fall of 1977.

HOUSING CHARACTERISTICS OF PINCKNEY

In September, 1977 all residential structures except the Woodcreek Apartment Complex and the mobile home parks were surveyed from the exterior to determine their relative condition. The methodology used was identical to the one used in 1972 for the Neighborhood Analysis Study.¹ This was done primarily to facilitate comparison between the 1972 and 1977 studies. The following is a listing of the categories and criteria used to assign each residential structure within the category.

Sound

Provides safe and adequate shelter, contains no substantial defects, and requires only maintenance to preserve its status.

Minor Deterioration (Rehabilitable)

As a result of inadequate maintenance, up to two minor defects have developed.

Criteria for determining minor deterioration - holes, open cracks, or missing materials of limited degree in the foundation, wall or roof; shaky or unsafe porches or steps; broken or missing window frames and doorsills which are no longer rainproof; rotted, missing or broken roof drains or gutters; unsafe or makeshift chimney; exposed wiring.

Major Deterioration (Rehabilitable)

As a result of inadequate maintenance, three or four minor defects have developed.

Criteria for determining major deterioration - holes, open cracks, rotted or missing materials over a considerable area of the foundation, outside walls or roof; sagging of roof; extensive damage to structure by storm, flood or fire; structure inadequately converted to its present use.

1. Lawrence Area Neighborhood Analyses, Lawrence-Douglas County Planning Commission and the Institute for Social and Environmental Studies, 1972.

Dilapidated

Requires major repairs, was of inadequate original construction, or contains five or more minor defects.

The following components of each building was considered to determine the classification of each structure: 1) roof; 2) drains and downspouts; 3) chimney; 4) walls; 5) window and door frames; 6) window panes; 7) porch and walkways; 8) foundations. After an examination of the above factors from the street rights-of-way the structure was classified into one of the above categories. The following letter grades were attached to the categories.

- A = Sound
- B = Minor Deterioration
- C = Major Deterioration
- D = Delapidated

Table 1 represents the results of the housing condition survey by planning area.

TABLE I

PLANNING AREA	SOUND		MINOR DETERIORATION		MAJOR DETERIORATION		DILAPIDATED		Total	%
	NO.	A %	NO.	B %	NO.	C %	NO.	D %		
1	29	96.6	1	3.4	0	0	0	0	30	4.8
2	79	83.2	15	15.8	1	.01	0	0	95	15.5
3	76	100.0	0	0	0	0	0	0	76	12.4
4	6	75.0	1	12.5	1	12.5	0	0	8	1.3
5	131	59.3	58	26.2	29	13.1	3	1.4	221	36.0
6	18	34.6	21	40.4	10	19.2	3	6	52	8.5
7	80	60.6	35	26.5	17	12.9	0	0	132	21.5
TOTAL	419	68.2	131	21.3	58	9.4	6	1	614	100.0*

* Does not include the structural condition of mobile homes, Woodcreek Apartments, or commercial and public structures.

Table 2 shows the number of housing units that were found by category in September, 1977.

TABLE II

RESIDENTIAL UNITS BY PLANNING AREAS AND TYPE OF HOUSING

PLANNING AREA	SINGLE FAMILY	DUPLEXES	FOURPLEXES	APARTMENTS	MOBILE HOMES	TOTAL
1	30	0	0	0	0	30
2	55	26	44	0	21	146
3	76	0	0	0	0	76
4	8	0	0	124	209	341
5	217	3	4	0	0	224
6	18	2	8	0	1	29
7	128	4	8	0	0	140
TOTAL	532	35	64	124	231	986

The housing condition maps show the relative number of houses in each category by blocks. In addition to the visual comparison that these maps provide, the following is a brief description of housing trends by the previously described planning area.

1. Area number one is characterized by sound single family housing. Twenty-nine of the thirty structures were rated as sound and all thirty are single family units. In 1972, twenty-five of the structures were rated sound, and three were given a rating of minor deterioration. Only two houses were added in this area since 1970. Area number one is a stable single family residential neighborhood, with almost no problems with housing deterioration.
2. Area number two is characterized by predominantly sound housing with some minor deterioration along Fifth Street. Seventy-nine structures were classified as sound, fifteen were suffering from minor deterioration, and only one was classified in the major deterioration category. Area number two has 55 single family units, 26 duplex units, 44 four-plex units, and 21 mobile home units, totaling 146 residential units.
3. Planning area number three is a completely homogeneous single family residential area. There are 76 single family houses in this area, all of which are in sound condition.
4. The most populous of all the planning areas is area number four. It contains 209 mobile homes and 124 apartments. The apartments and mobile homes were not rated according to condition, but most of the mobile homes and all of the apartment buildings at Woodcreek appear to be in good condition.
5. Area number five has a total of 224 housing units, of which all except seven are single family residential units. The quality of housing is mixed, 59% sound, 26% slightly deteriorated, 13% suffering from major deterioration, and 1.4% was classified as dilapidated.
6. Area number six has the highest percentage of deteriorated housing. Only 35% was classified as sound, 40% slightly deteriorated, 19% major deterioration and 6% was classified as dilapidated. There are only 29 residential units in this area, 18 of which are single family structures.

SPRING '78

HOUSING CONDITION 1972

PINCKNEY NEIGHBORHOOD

LEGEND

MAP NUMBER 1

0-5 UNITS 5-10 UNITS



MINOR DETERIORATION

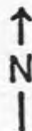


MAJOR DETERIORATIO



DILAPIDATED

SOURCE: LAWRENCE/DOUGLAS CO. PLANNING OFFICE



4

PINWOOD DR

SAMARITAN DR

3

MINNESOTA ST

FLORIDA ST

SECOND ST TERR

FOURTH ST

5TH ST

SIXTH ST

COUNTRY CLUB ST
COUNTRYSIDE LANE

GRANVIEW

WISCONSIN

MINNESOTA

FLORIDA

MICHIGAN

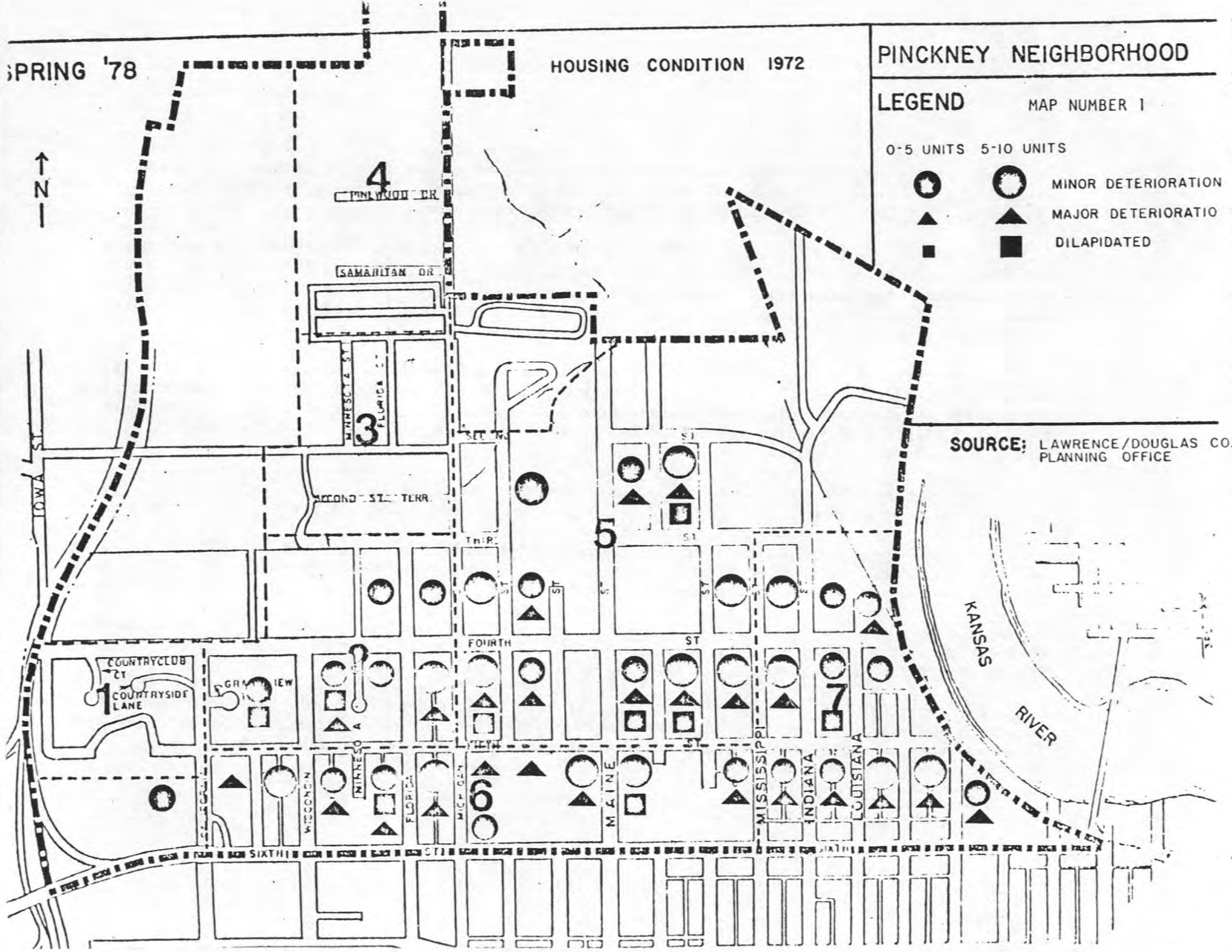
MAINE

MISSISSIPPI

INDIANA

LOUISIANA

KANSAS RIVER



SPRING '78

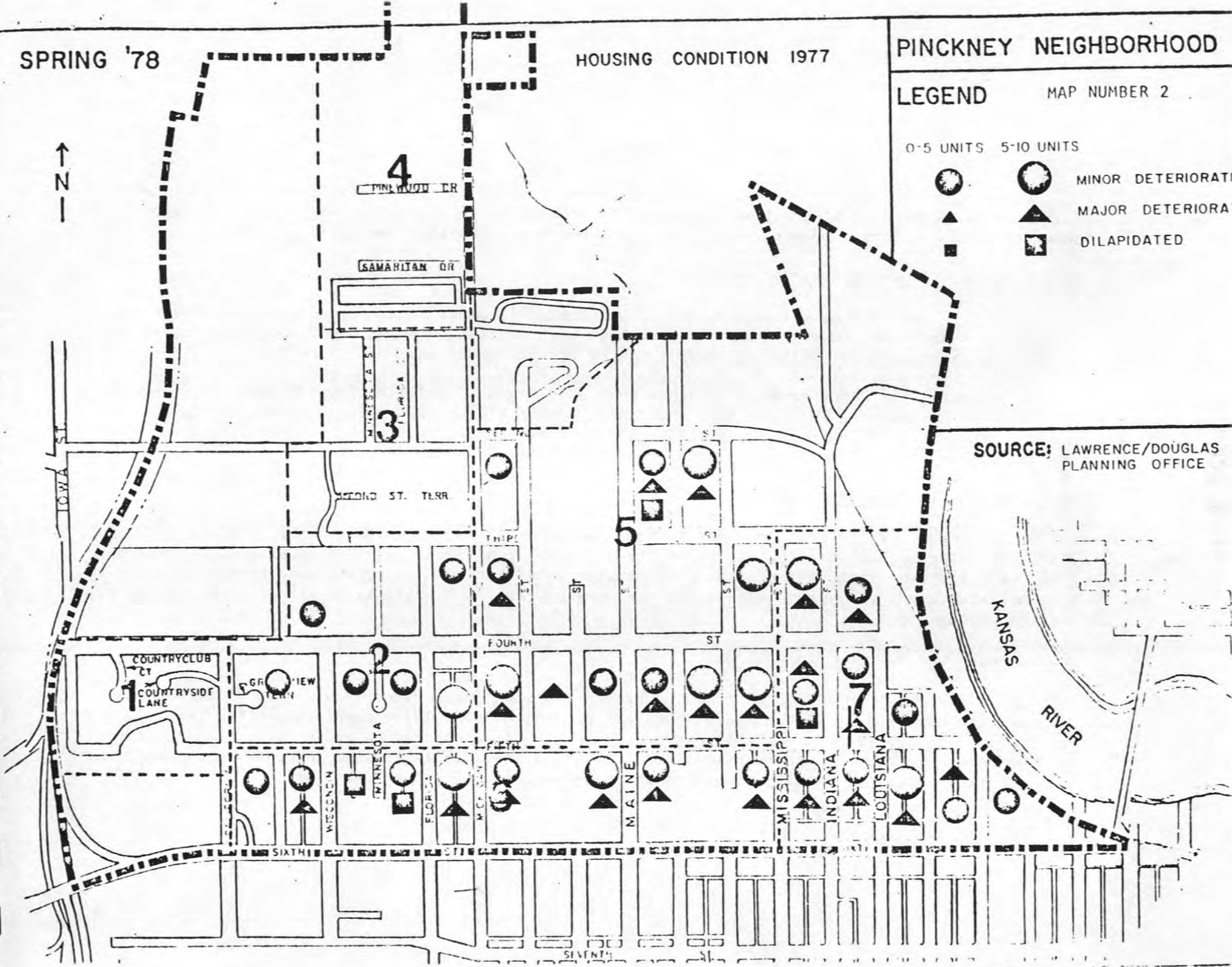
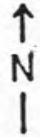
HOUSING CONDITION 1977

PINCKNEY NEIGHBORHOOD

LEGEND

MAP NUMBER 2

- | | | |
|-----------|------------|-------------------|
| 0-5 UNITS | 5-10 UNITS | |
| | | MINOR DETERIORATI |
| | | MAJOR DETERIORA |
| | | DILAPIDATED |



SOURCE: LAWRENCE/DOUGLAS PLANNING OFFICE

7. Planning area number seven is an area of almost exclusively single family housing of mixed quality. Sixty percent of the housing are sound, 26% minor deteriorated, and 13% in the major deterioration category. None of the houses in seven were classified as dilapidated.

Recent Trends in Owner/Renter Percentages

Maps No. 3 and 4 show trends between 1970 and 1976 in owner occupied and renter occupied housing. Area number seven has four blocks that have been shifting towards owner occupied housing and two blocks that have been shifting towards renter occupied housing.

As a whole, the Pinckney Neighborhood shows some signs of shifting towards owner occupied housing between the years of 1970 and 1976. Overall, eleven blocks show a trend towards a higher percentage of owner occupied housing, and five blocks show a shift towards renter occupied housing. The remainder show no significant trend either way. (See Maps Numbers 3 and 4).

Recent Trends in Housing Conditions

The majority of the housing stock in Pinckney has remained relatively stable between 1972 and 1977. Two blocks, both adjacent to Maine Street, show significant signs of housing deterioration. Eight blocks shows signs of improvement in housing condition. Overall, the condition of housing in Pinckney show signs of improvement in the past seven years, but there is no strong trend either way. (See Map Number 5).

Houses Added and Removed Since 1970

There were 29 houses removed from the Pinckney Neighborhood since 1970. Most of these houses were removed as a result of the recent hospital expansion and related physician office facilities. New housing construction during this period has been confined mostly to areas number two and three. In area number three, new construction has been exclusively single family, and in number two it has been a mixture of single family, duplexes and four-plexes. (See Map Number 6).






SPRING '78

8

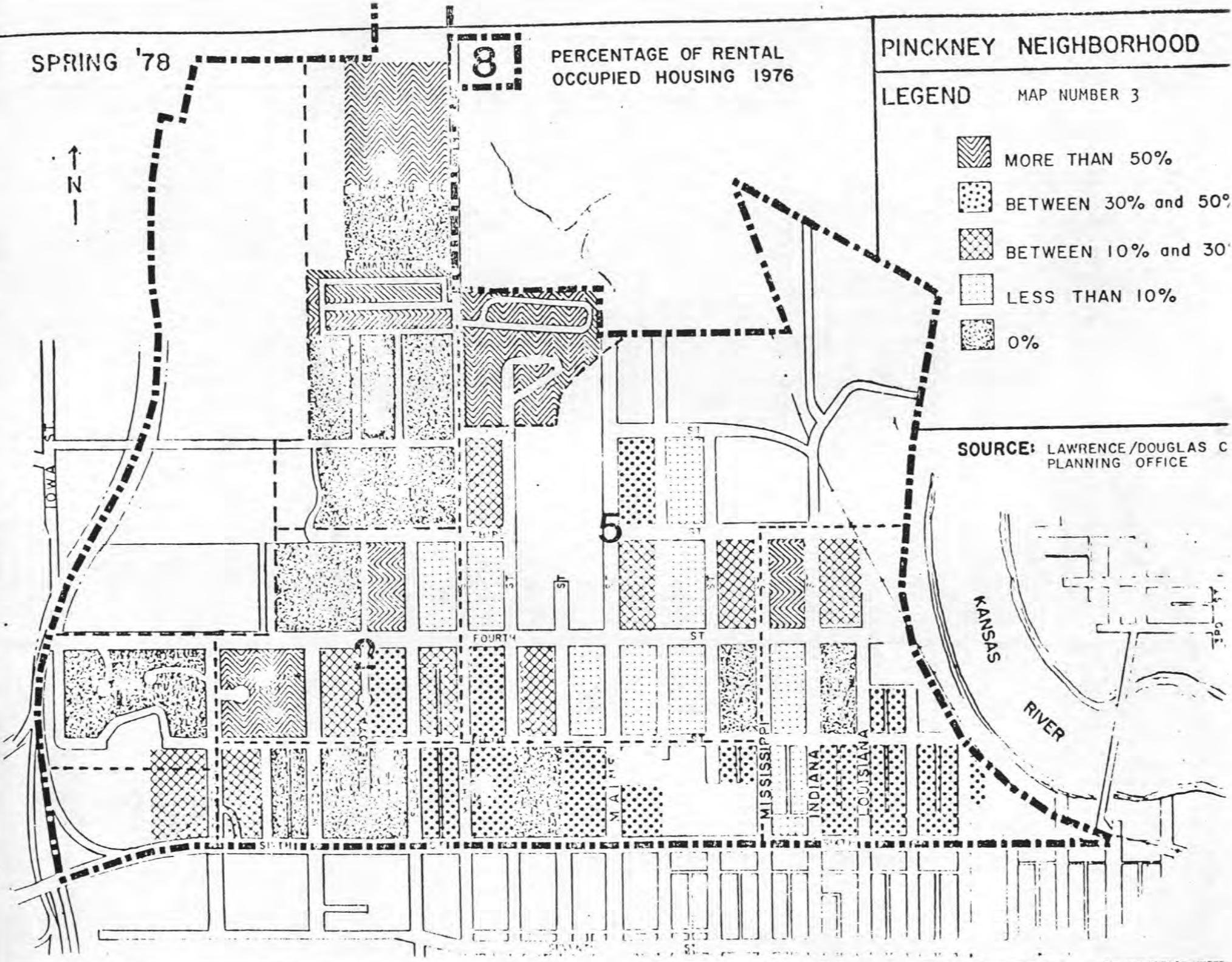
PERCENTAGE OF RENTAL
OCCUPIED HOUSING 1976

PINCKNEY NEIGHBORHOOD

LEGEND MAP NUMBER 3

-  MORE THAN 50%
-  BETWEEN 30% and 50%
-  BETWEEN 10% and 30%
-  LESS THAN 10%
-  0%

SOURCE: LAWRENCE/DOUGLAS C
PLANNING OFFICE



SPRING '78

8

RECENT TRENDS IN
OWNER/RENTER PERCENTAGES

PINCKNEY NEIGHBORHOOD

LEGEND

MAP NUMBER 4

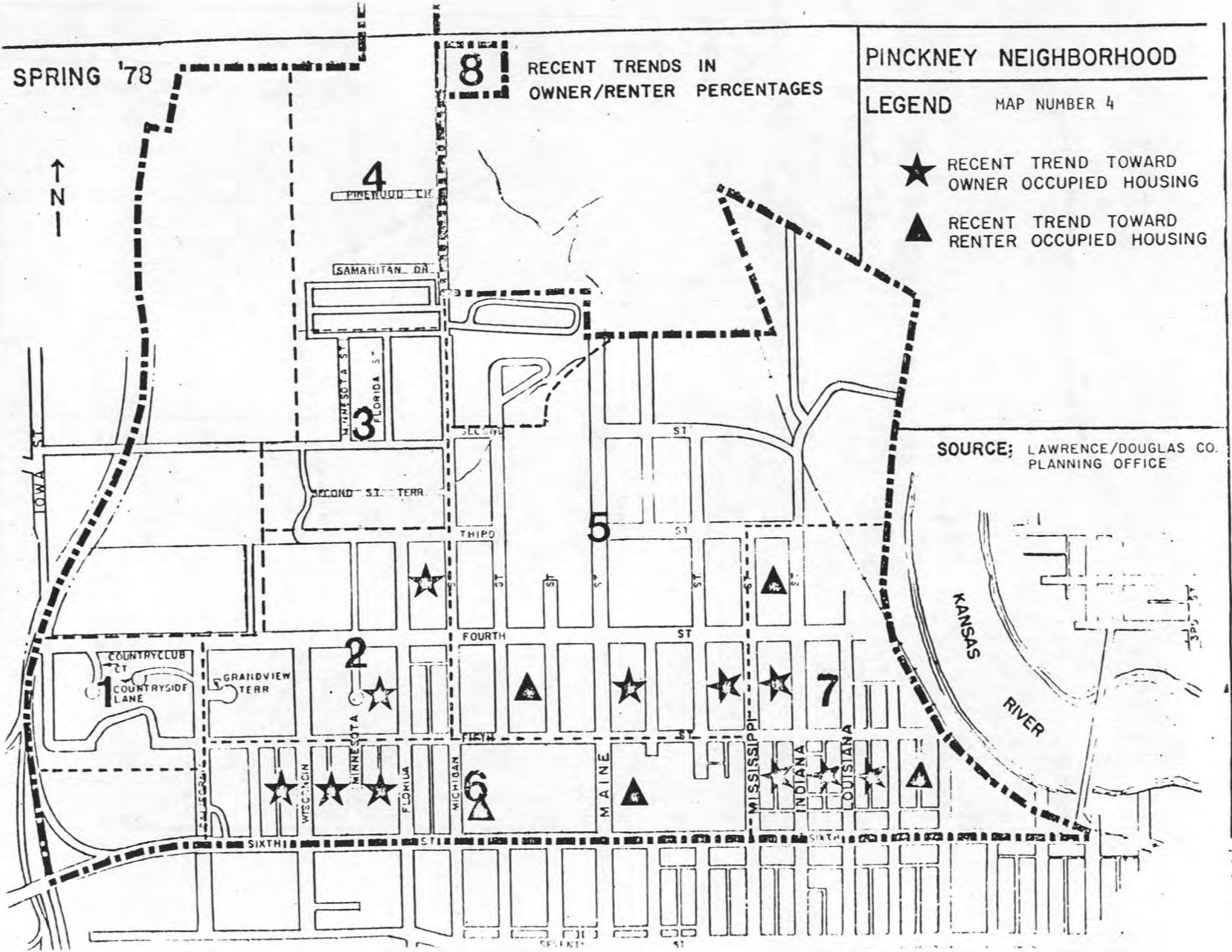


RECENT TREND TOWARD
OWNER OCCUPIED HOUSING



RECENT TREND TOWARD
RENTER OCCUPIED HOUSING

SOURCE: LAWRENCE/DOUGLAS CO.
PLANNING OFFICE



SPRING '78

HOUSING CONDITION RECENT TRENDS 1972 - 1977

PINCKNEY NEIGHBORHOOD

LEGEND MAP NUMBER 5

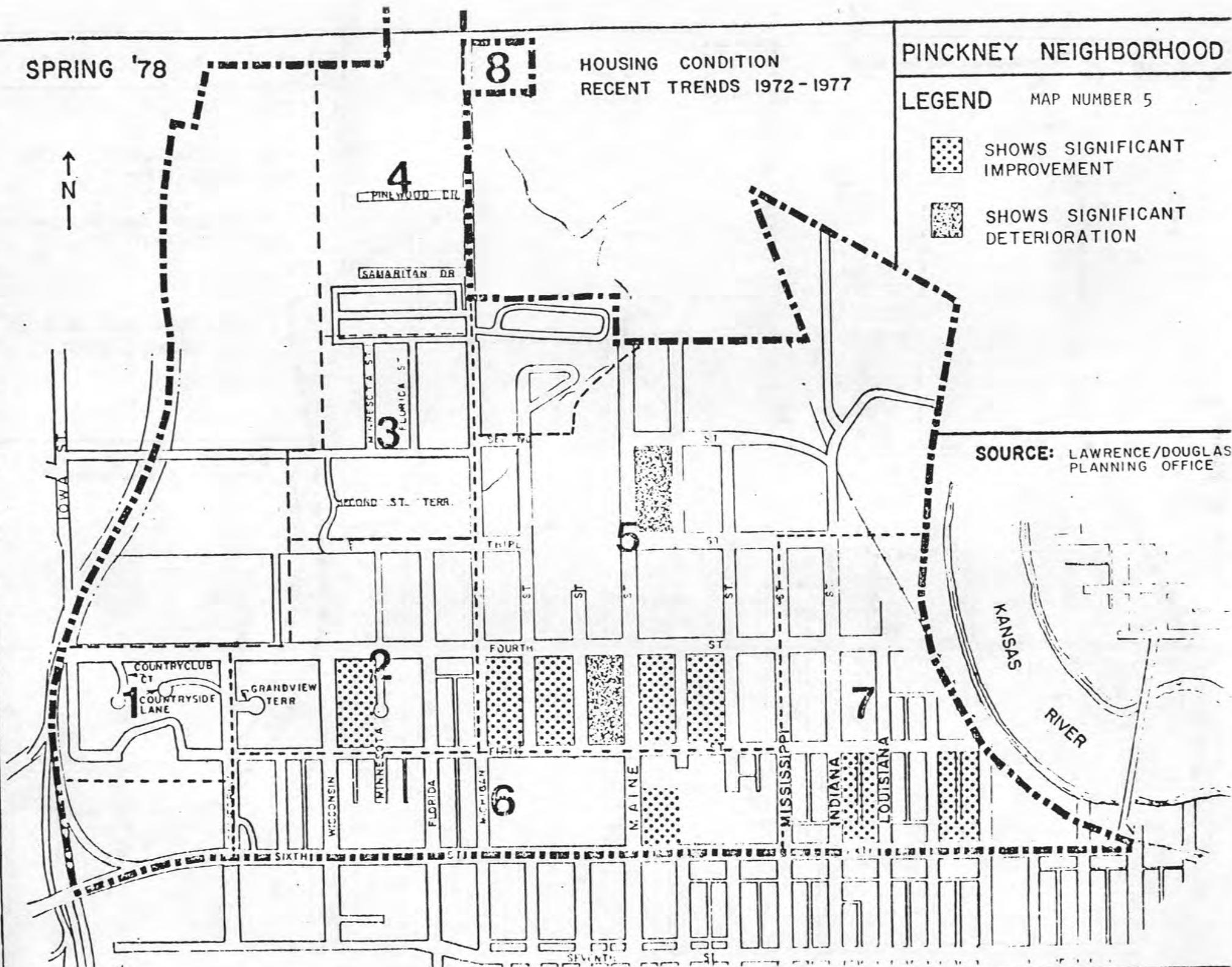


SHOWS SIGNIFICANT IMPROVEMENT



SHOWS SIGNIFICANT DETERIORATION

SOURCE: LAWRENCE/DOUGLAS
PLANNING OFFICE



SPRING '78

HOUSES ADDED AND
REMOVED SINCE 1970

PINCKNEY NEIGHBORHOOD

LEGEND MAP NUMBER 6

- HOUSING UNITS ADDED SINCE 1970
- ▲ HOUSING UNITS REMOVE SINCE 1970

NOTE: DOES NOT INCLUDE MOBILE HOMES

SOURCE: LAWRENCE/DOUGLAS CO. PLANNING OFFICE

