

Mansion Hill
Amendment to TID #32

Report on Blight
Determination

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January 29, 2009

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Background Summary

This report finds that the proposed Tax Incremental Amendment to District TID #32 constitutes a blighted area under the provisions of Wisconsin Statutes 66.1105 (4) (gm) 4a, which govern Tax Increment Finance Districts. The proposed district is shown on the Existing Land Use Map in Appendix C.

The proposed amendment area includes a significant portion of the Lake Mendota shoreline. The proposed district amendment area extends from the UW Campus at Lake Street to Lincoln School apartments on Gorham Street. This is most of the downtown area. Gorham Street at James Madison Park is the southern boundary; Johnson Street from Butler Street to Henry Street is a continuation of the southern boundary; and the western boundary winds through the neighborhood back to Lake Street.

The area is composed almost of multiple family residential uses. There are several single family residents, 3 churches, several commercial businesses including offices, very large park, very small public parcels, memorial park, restaurants, laundromat, 2 hotels, non-profit buildings, parking lots, and 4 vacant parcels.

Vacant Parcels and Parking Lots are blighted due to:

- Underutilization of land
- Pavement in poor condition
- Water runoff causing erosion
- Curb and Gutter broken
- Curb and Gutter missing
- High blacktop curb leading to backside soil erosion
- Multiple steps without railing
- Broken sidewalk
- Weeds growing out of the sidewalk and wall of building
- Public property not accessible to the public, usable from adjoining private property
- Uneven sidewalk
- Hazardous drop off on one side of the sidewalk
- Soil erosion undermining the sidewalk.
- No parking stall markings
- No parking lot light
- Trash on site

Structures are blighted due to obsolescence, neglect, age, inadequate storm water drainage, and exposure to weather, masonry walls, foundations (masonry and stone), doors and doorframes, windows, window frames and roofing material have deteriorated with time. Structures have become obsolete. Masonry walls and foundations are subject to cracking and deterioration, particularly those made of sandstone. Further, buildings

originally included doors and windows which for some reason were determined to be not necessary. These doors and windows were boarded up, blocked up or bricked up creating a blighted situation.

Blighting Influences play a role in Blight Area determination by confirming that structural conditions and vacant area conditions are indeed reflective of the conditions of the area. Below is the list of blighting influences with the number of blighting influences listed before the blighting influence. Those identified within the TID #32 Amendment Area are:

Blighted Influences:

- 19 Other =
 - 3 Missing fence, staves or fence parts
 - 1 Exposed electric box and wires
 - 4 Soil, bank and yard erosion
 - 5 Deteriorating, rotten, leaning or cracked retaining wall, and/or loose stone
 - 1 Cracked foundation
 - 1 Bent Vent Screen
 - 1 Plugged storm drain
 - 2 3 or more steps without railing
 - 1 5 gallon pail with unknown contents
- 13 Land Underutilization
- 42 Lack of Parking
- 44 Identifiable Hazards to Health and Safety of the Community
 - 27 3 or more steps without railing
 - 6 Exit door and doorway with no steps or cracked step
 - 3 Slanted porch and/or steps moving from foundation or with no railing
 - 1 Anti freeze, oil, gas, battery sitting out in the open
 - 1 Corner cornice protruding
 - 2 Exposed wires
 - 1 Garbage cans used as inadequate outdoor storage
 - 1 Uneven sidewalk
 - 2 Sidewalk drop off
- 28 Poor Site Condition
- 109 Poor Walks and Driveways
- 35 Inadequate Outdoor Storage and Screening
- 1 Lack of handicap Accessibility
- 2 Graffiti

293 Total blighting influences

This confirms the area is indeed blighted.

Code Violations play a role in confirming blighted conditions. A search of the City Building Inspectors records for the TID# 32 Amendment area indicated considerable Building Inspector activity from 1999 through 2008 on a ten year span. The area contains 145 parcels yet had 602 complaint driven enforcement actions. In addition there were 291 field observation driven enforcement actions and 22 other enforcement actions. Building Inspectors

also had 171 programmed inspections, 496 returned driven enforcement actions and 130 enforcement actions resulting from surveys. The proposed TID #32 Amendment area has received considerable Building Inspector attention in the previous ten years.

Structural Survey

Methodology

Mid-America Planning Services, a Division of Crispell-Snyder, Inc. consultants to the city of Madison conducted the field surveys in August, September, November and December of 2008. One survey was completed for each building, structure or parcel. If more than one structure was on a parcel, a survey was completed for each structure. One survey was completed for each parcel without a building. The proposed TID amendment has 245 parcels (including 11 parcels without structures) and 234 parcels with structures and 1 parcel with the structure being rehabilitated. An example of the survey form used in the field inspection is found in Appendix A.

The survey consisted of:

Land Use – The field survey enumerator recorded the existing land use of each parcel of land. The Existing Land Use of each parcel is shown in Appendix C.

Exterior Structural Conditions of Buildings – The survey enumerator recorded the structural conditions of all buildings. The survey consisted of an exterior inspection of all buildings or if there was not a structure on the parcel, a survey was completed for the parcel. In evaluating the building's condition the following criteria were used:

Evaluating Building Conditions

Critical Structural Elements – These components are the critical elements of a structure. The Mansion Hill blighted parcels have one or more defects, either limited or extensive, if evidence of any of the following conditions exists:

Foundation:

- seepage
- crumbling
- rotting
- leaning
- bulging
- sagging
- holes
- structural cracks
- loose, broken or missing structural material
- construction not providing adequate protection

Exterior Walls

- seepage
- crumbling
- rotting
- leaning
- bulging
- sagging
- holes
- loose, broken or missing structural material
- construction which does not provide adequate protection against the elements

Roof

- rotting
- sagging
- loose, broken or missing structural material
- missing cornices and flashings
- holes
- loose, broken, cracked or missing structural material
- construction not providing adequate protection against the elements

Non-Critical Structural Elements – These components are the non-critical elements of a structure. The Mansion Hill blighted parcels have one or more defects if evidence of any of the following conditions exists:

Chimneys and Flues

- crumbling
- rotting
- sagging
- leaning
- loose, broken, cracked or missing material
- smoke seepage

Exterior Porches

- crumbling
- rotting
- sagging
- leaning
- loose, broken or missing material

Exterior Stairs

- missing
- rotting
- leaning
- sagging
- tilting
- holes
- shaky or weak spots

- unsafe steps or railings
- loose, broken or missing material
- missing risers, treads or railings

Exterior Doors

- missing
- rotting
- seepage
- leaning
- loose, broken or missing material
- holes
- inoperative
- construction not providing for adequate protection against elements

Windows

- missing
- rotting
- seepage
- sagging
- loose, broken or missing material
- inoperative
- construction not providing for adequate protection against elements

- **Blighting Influences** – A search was conducted for blighting influences and recorded by a professional planner as part of this field survey. Blighting Influences in the study area are listed above on page 4.

Rating Criteria for the Structure

Based on inspection and evaluation, the condition of each component of the structure was placed in one of five categories:

- Satisfactory
- Maintenance
- Minor Deficiency
- Moderate Deficiency
- Major Deficiency

Satisfactory – This condition exists when there is an absence of any defect and/or requirement for maintenance.

Maintenance – This condition exists when routine steps are required to improve, protect and/or correct normal wear and tear, which may arise in components because of weathering, aging and/or use.

Minor Deficiency – This condition exists when there are defects in an element that are beyond the scope of “Maintenance” which require repair or replacement not exceeding 20 percent of the element.

Moderate Deficiency – This condition exists when there are defects in a particular element or group of elements that are more serious than in the

“Minor Deficiencies” category. The defects relating to a “Moderate Deficiency” require the reconstruction or replacement of approximately 20-50 percent of the element.

Major Deficiency – This condition exists when there are defects in a particular element or group of elements of a component that seriously impair the ability of the component to function in its intended capacity. Deficiencies in an element of a component, which require replacement, reconstruction and/or extensive repair to over 50 percent of the element, constitute a “Major Deficiency”.

The primary and secondary components of each structure were rated on a point system using the categories above. Each primary and secondary component was given a value depending on the importance of the component. The value of the component was then multiplied by values shown below.

S	Satisfactory
0	Maintenance
1	Minor Deficiency
2	Moderate Deficiency
3	Major Deficiency

A total score was then calculated. The score for each structure is shown in Appendix E.

Blighting Influences

The enumerator documented 293 blighting influences as part of the field survey. The majority fit the following categories: Land Underutilization, Lack of Parking, Identifiable Hazards to Health and Safety of the Community including: 3 or more steps without railing, Exit door and doorway with no steps, Slanted porch, Porch with no railing, Anti freeze, oil, gas, battery sitting out in the open, Corner cornice protruding, Exposed wires, Uneven sidewalk; and Sidewalk drop off. Other Blighting Influences included: Poor Site Condition; Poor Walks and Driveways; Inadequate Outdoor Storage and Screening; Lack of Handicap Accessibility; Graffiti and Other Influences including: missing fence, staves or fence parts; exposed electric box and wires; soil, bank and yard erosion; deteriorating, rotten, leaning or cracked retaining wall; cracked foundation; and plugged storm drain.

The study found 293 total Blighting Influences on 245 parcels or an average of 1.19 Blighting Influences per parcel.

Rating System for Parcels with Structures

Parcels with no structures were rated as blighted or not blighted based upon the number or severity of the blighting influences on the parcel. Structures were rated by using a scoring system for the exterior condition of the structure. The structural scoring system utilized the following system.

Scores of 0 to 50 were rated Standard – Where all primary components are sound and in good repair or requiring only normal maintenance.

Scores of 51 to 490 were rated as Blighted But Can Be Corrected – Where primary structural components are in need of repair beyond normal maintenance.

Scores of 491 and up were rated as Blighted Substandard, Building May Require Clearance – Where the primary structural components have a critical defect that may not be correctable.

The location of these parcels is shown in Appendix B. The number of “standard”, “blighted, but can be corrected”, “blighted and substandard to a degree that may require clearance”, “no structure standard” and “no structure blighted”; are shown in Appendix B while a summary of findings by block are shown in Appendix D.

Rating System for Parcels without Structures

Parcels that were vacant and parking lots were not considered blighted just for being vacant. They could be blighted if the land was underutilized, had blighting influences associated with them or were largely unusable due to their shape, lack of access or size. The blighting influences that were recorded are listed in the blighting influences section of this report.

Statutory Definitions of Blight

“Blighted area” means:

An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision of ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare.

Findings for the Proposed TIF District Amendment to TID #32

There are 245 parcels within the proposed TIF District Amendment Area #32 of which 186 are blighted, but correctable, 1 blighted substandard 57 are standard and 1 parcel neither blighted nor standard. There are 234 structures within the proposed TIF District Amendment Area #32 of which 174 structures were rated as blighted and 59 standard. There is 1 parcel with structure under construction NOT blighted or standard.

Note: Some parcels have no structures; most parcels have one structure, while other parcels have multiple structures.

Existence of Dilapidation, Deterioration, Age or Obsolescence

Parcels within the study area displayed various structural wear due to age, lack of maintenance, and lack of replacement or poor site maintenance.

One hundred and twenty-three (123) structures showed foundation deterioration demonstrated by instances of cracking, chipping or crumbling. Many sandstone foundations are in poor condition.

One hundred and four (104) structures had wall deterioration including cracking, bulging or signs of attempted repair.

Ninety-four (94) structures have some degree of observable roof deterioration including missing or rotted shingles and uneven roofs indicating ineffective repair or water damage to the roof itself or missing and deteriorating fascia and soffit.

Seventeen (17) structures displayed different degrees of deficiencies regarding chimneys. Common deficiencies included bricks or mortar deteriorating or missing.

One hundred and seventeen (117) had porches (or elevated entries) in deteriorated condition.

Eleven (11) structures are with stairs in poor condition.

Seventy-five (75) structures had deficient doors. Deficiencies included rotted, warped wood, slanted structures and inadequate railings.

Deteriorated windows affected one hundred and forty seven (147) structures.

Four (4) additions and five (5) auxiliary additions were also blighted.

Inadequate Provision of Ventilation, Light, Air or Sanitation

The concern under this category was the lack of screened refuse storage on Thirty-five (35) parcels. Ten (10) parcels had trash and other objects scattered about.

Conditions which Endanger Life or Property by Fire and Other Causes

Thirty-seven (37) parcels had safety and health conditions. This included conditions dangerous to the people's safety and health or potential fire hazards. The list included: steps with no hand rails, slanted porch decks, exposed electrical wires, car battery on the ground along with old oil in a glass container, antifreeze containers, gas container, unsafe sidewalks, no sidewalks, loose cornice, trash on the ground and open storage of refuse. Another set of problems included the One hundred and nine properties having poor walks and driveways. These situations are a danger to people.

Conditions Detrimental to the Public Health, Safety, Morals and Welfare

The deficiencies discussed above illustrate conditions detrimental to public health, safety, morals and welfare that were noted upon evaluation of the study area. Intermediate and critical structural deficiencies, open storage of refuse, steps with no hand rails, slanted porch decks, exposed electric wires, car battery, jar with oil, gas can, antifreeze containers on the ground, lack of sidewalks, sidewalk impediments, abandon sign base and other hazardous items and unsafe porches all illustrate detrimental conditions.

Summary for the Proposed TID Amendment # 32

The blight findings for the proposed TIF District Amendment #32 are primarily based on structural conditions in the proposed TIF District Amendment area #32 area. In tabulating for blight:

- ◆ 57 parcels with and without structures are in standard condition (876,825 sq ft.);
- ◆ 186 parcels with and without structures are “blighted, but correctable” (1,834,382 sq. ft.);
- ◆ 1 parcel fits in the category, “blighted substandard and building may require clearance” (4,356 sp. ft.)
- ◆ 1 parcel under construction &/or rehabilitated (8,096 sp. ft)

The percentage of area measured in square feet with blighted structures and blighted parcels calculated to be approximately **67.7 percent of the area**. This meets the 50 percent blight required in Wisconsin Statute 66.1105 (4) (gm) 4a. The map in Appendix B delineates the blighted areas from areas that are not. Streets were not calculated in the total area.

The percent of the area of the proposed TIF district fitting the definition of property standing vacant for an entire 7-year period immediately preceding adoption is .09 percent. This is within the requirement of not more than 25% of the land being vacant for the preceding 7 years.

Number of Structures – Blighted and Standard Quality

	Number of Structures	Percentage of Total Structures
Substandard Blighted (Parcel 30)	1	0.4
Under-Construction /Rehabilitation(Parcel 158)	1 * ^a	N/A
Correctable Blighted	173	74.4
Standard	60	25.2
Total	234 *^b	100.0

Footnote *^a: Does not count as blighted, standard or substandard.
 *^b: One structure is not included in the total as it in neither standard nor blighted.

Area of all Parcels – Blighted and Standard Quality

	Number of Parcels	Square Feet Occupied	Percent of Total Area (Rounded)
Substandard Blighted	1	4,356	0.4
Correctable Blighted & Vacant Blighted	186	1,834,382	67.3
Standard	57	876,825	32.3
Total without roads	244 *	2,715,563	100.0

** Plus one parcel being Rehabilitation (8,096 Sq Ft.) and is neither blighted nor standard.*

Area of all Parcels– Vacant and Occupied in Square Feet
(To be vacant a parcel must have been vacant for the past 7 years)

	Area in Sq. Ft.	Percent
Occupied	2,693,487	99.1
Vacant	22,076	0.9
Total without roads	2,723,659	100

Conclusion for Proposed TID #32 Amendment Area

In summary, it is the finding of this report that the proposed Tax Incremental Financing District Amendment area #32 constitutes a blighted area under the provision of Wisconsin Statutes 66.1105 (4) (gm) 4a, which governs Tax Increment Finance Districts.

APPENDIX A: SURVEY FORM

APPENDIX B: MAP OF BLIGHTED AREAS

APPENDIX C: MAP OF EXISTING LAND USES

APPENDIX D: MAP OF BLIGHTING INFLUENCES AND CONDITIONS BY BLOCK

APPENDIX E: LISTING OF PARCELS BY BLOCK

APPENDIX F: SURVEY FORMS

Delivered separately.

APPENDIX G: BLIGHT PHOTOS

Survey Of Conditions

Mid-American Planning Services
a division of



Community: _____ Job# _____ Date: _____ Enumerator: Gary Peterson

Project TID #32 Amendment Mansion Hill Addition R08-0900-104

Parcel Address: _____

Block # _____ # Housing Units _____ # Non Residential Units _____

Parcel# _____ Land Use _____ Bldg, Under Construction _____

Stories _____ Owner Occupant _____ Bldg. Being Rehabilitated _____

Masonry/Frame; _____ Age of Structure _____

Exiting and Prior Violations _____

Other Information _____

Structural Condition

Components	Rating					Comments	Factor	Points
	S	0	1	2	3			
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	80	_____
Ext. Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	100	_____
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	40	_____

Rating

S = Satisfactory

0 = Maintenance

1 = Minor Deficiency

2 = Moderate Deficiency

3 = Major Deficiency

Primary Subtotals _____

Secondary	Rating					Comments	Factor	Points
	S	0	1	2	3			
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	20	_____
Porches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	10	_____
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	5	_____
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	5	_____
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	30	_____
Addition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	40	_____
Aux Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	5	_____

Grand Total _____

Blighting Influence

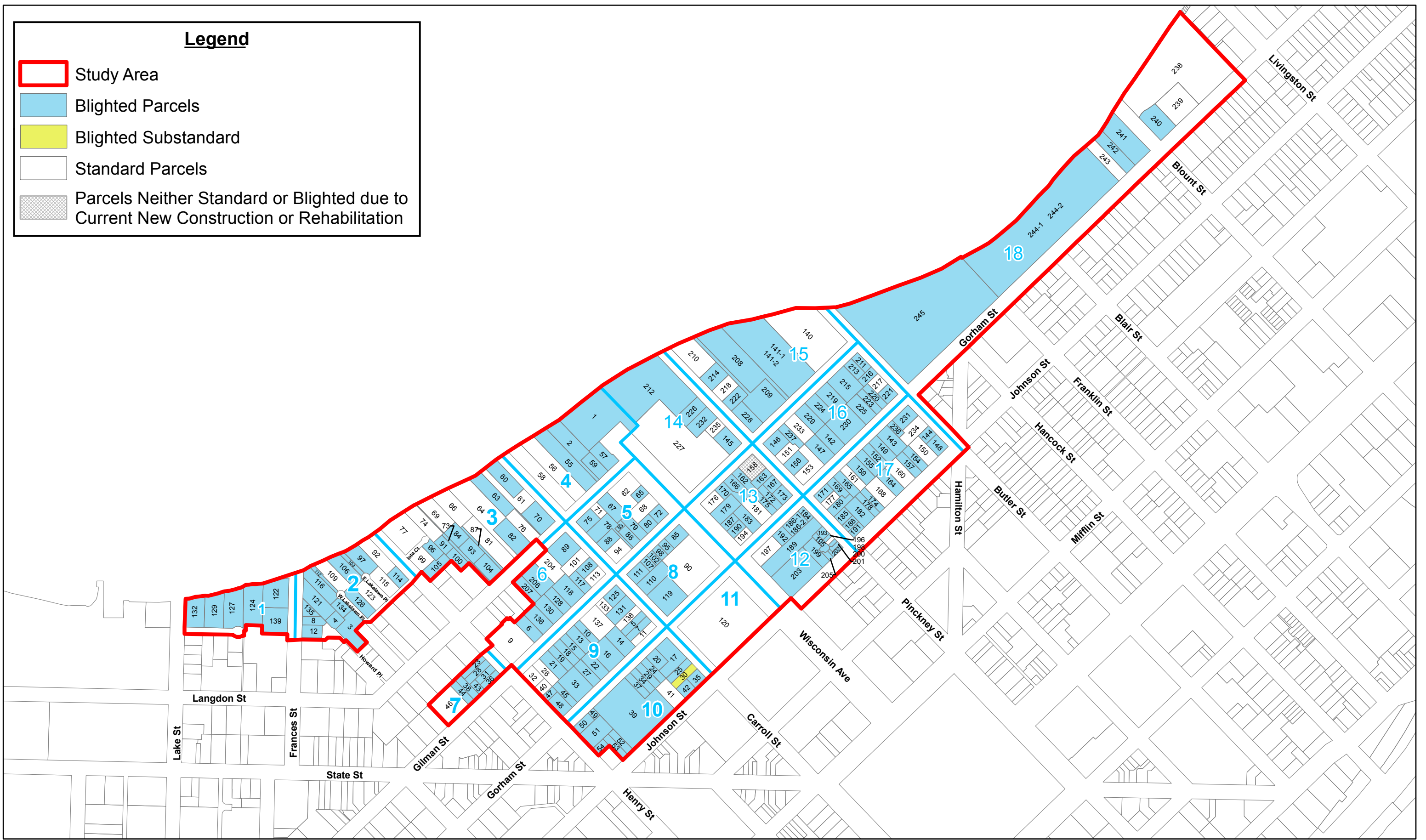
- Obsolete Building Not Suited for Development _____
- Land Underutilization _____
- Non-Accessory Parking _____
- Lack of Parking _____
- Faulty Lot Layout _____
- Incompatible Use or Land Use Relationship _____
- Lack of Open Space _____
- Overcrowding of Buildings on the Land _____
- High Density of Population or Overcrowding _____
- Identifiable Hazards to Health and Safety of the Community _____
- Poor Site Condition _____
- Lack of Loading Areas _____
- Out of Scale with Surrounding Buildings _____
- Poor Walks and Driveways _____
- Inadequate Outdoor Storage and Screening _____
- Lack of handicap Accessibility _____
- Other = _____

- Structure Standards
- Structure is Blighted, but can be corrected
- Structure is Blighted and Substandard to a Degree Requiring Clearance
- Parcel with no Structure Standard
- Parcel with no Structure Blighted

NOTES:

Legend

- Study Area
- Blighted Parcels
- Blighted Substandard
- Standard Parcels
- Parcels Neither Standard or Blighted due to Current New Construction or Rehabilitation



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**Mansion Hill
TID #32 Amendment**

Blighted Parcels

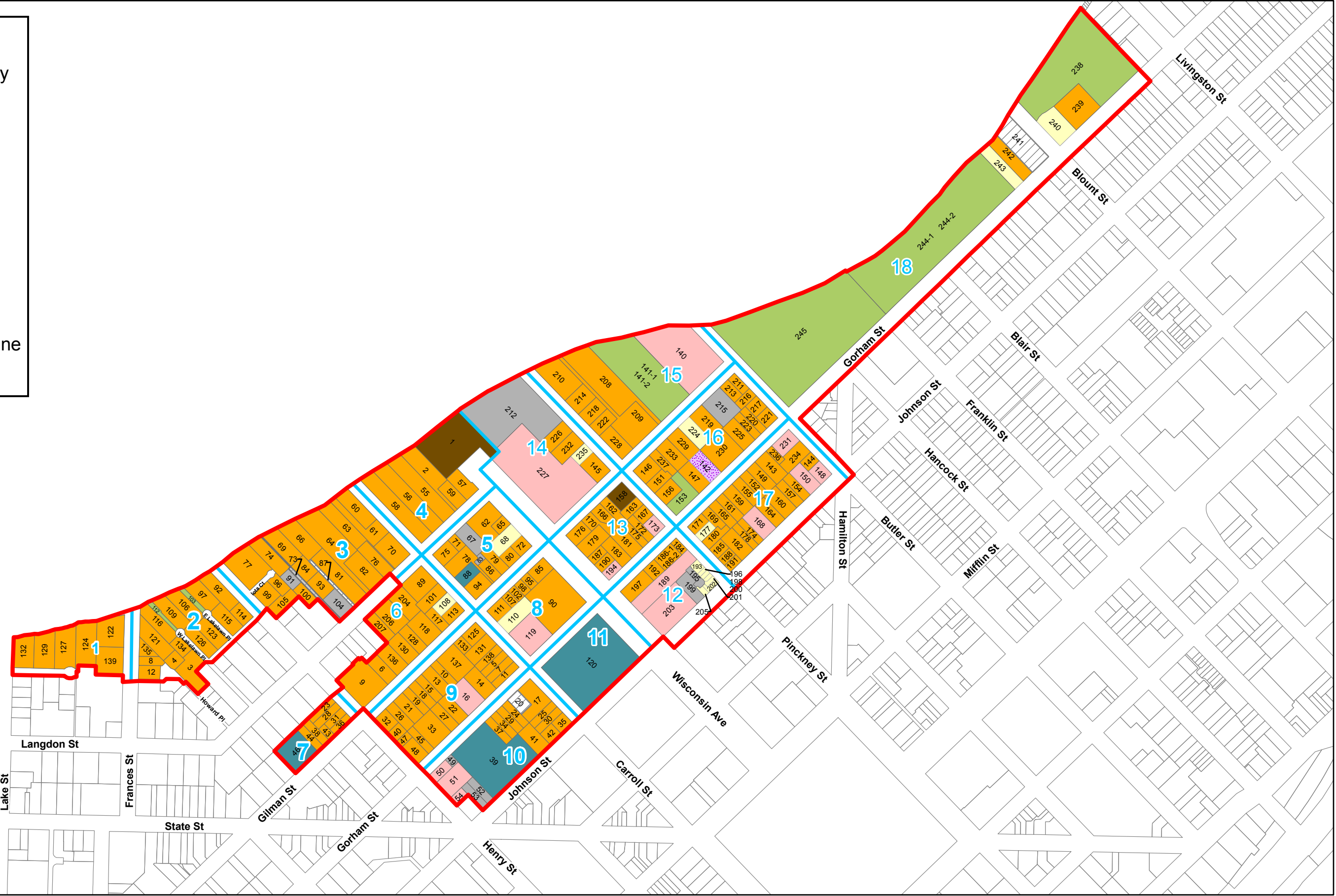
Appendix B
January 19, 2009



1 inch equals 400 feet

Legend

- Single Family
- Multi Family
- Commercial
- Hotel
- Storage
- Parking Lot
- Public Use
- Semi Public
- Alley Fire Lane
- Vacant



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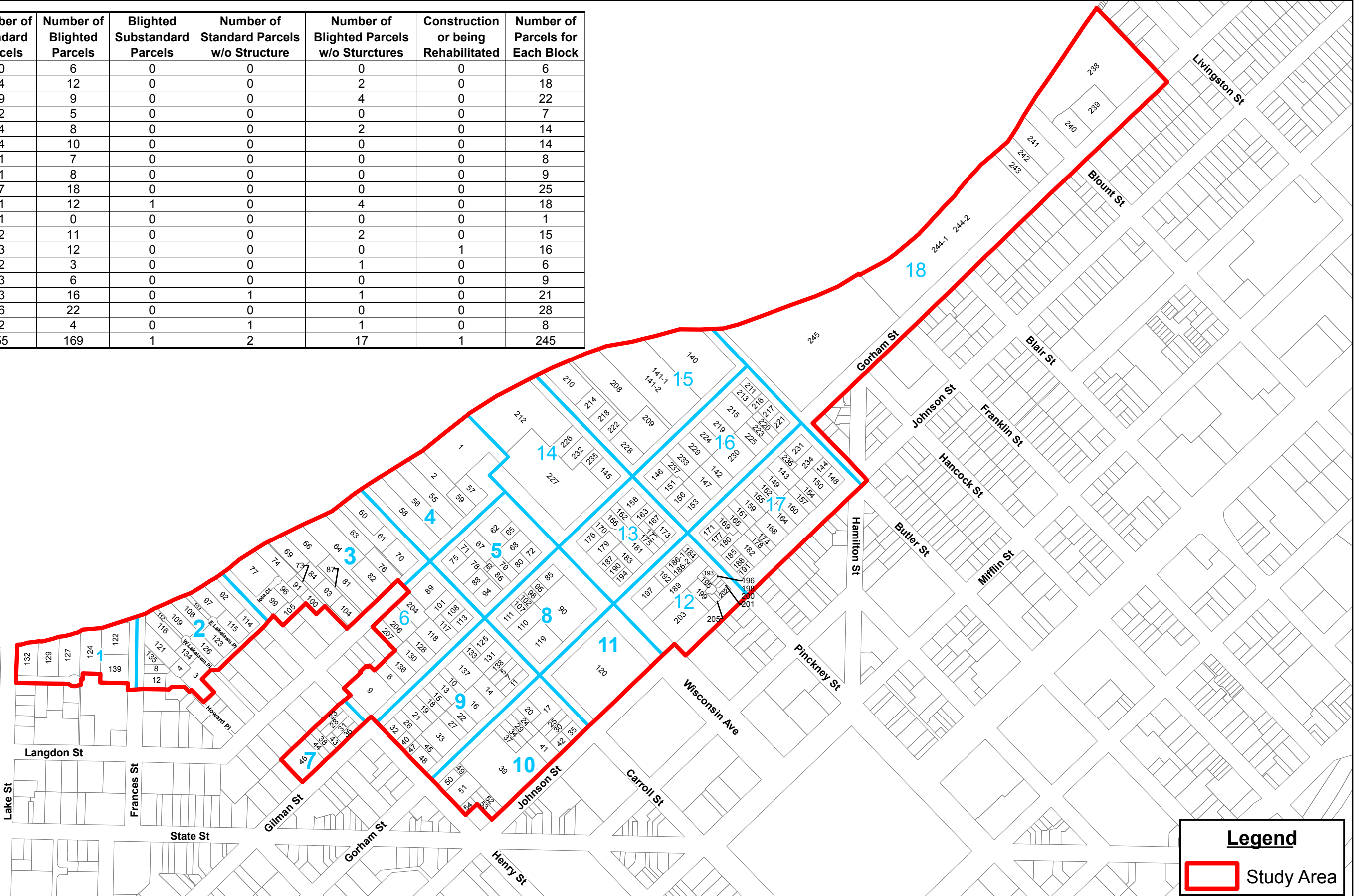
**Mansion Hill
TID #32 Amendment**

Land Use Summary
Appendix C
January 19, 2009



1 inch equals 400 feet

Block Number	Number of Blighting Influences	Number of Standard Parcels	Number of Blighted Parcels	Blighted Substandard Parcels	Number of Standard Parcels w/o Structure	Number of Blighted Parcels w/o Structures	Construction or being Rehabilitated	Number of Parcels for Each Block
1	17	0	6	0	0	0	0	6
2	30	4	12	0	0	2	0	18
3	30	9	9	0	0	4	0	22
4	16	2	5	0	0	0	0	7
5	14	4	8	0	0	2	0	14
6	14	4	10	0	0	0	0	14
7	8	1	7	0	0	0	0	8
8	8	1	8	0	0	0	0	9
9	23	7	18	0	0	0	0	25
10	33	1	12	1	0	4	0	18
11	2	1	0	0	0	0	0	1
12	17	2	11	0	0	2	0	15
13	21	3	12	0	0	0	1	16
14	9	2	3	0	0	1	0	6
15	11	3	6	0	0	0	0	9
16	18	3	16	0	1	1	0	21
17	19	6	22	0	0	0	0	28
18	3	2	4	0	1	1	0	8
Total	293	55	169	1	2	17	1	245



Legend

Study Area

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**Mansion Hill
TID #32 Amendment**

Parcel Conditions Summary

Appendix D
January 19, 2009



1 inch equals 400 feet

MANSION HILL SURVEY OF CONDITIONS TOTALS

Table with columns: DATE, PROJECT #, PROJECT, ADDRESS, BLOCK, PARCEL, LAND USE, STORIES, (M) MASONRY, (F) FRAME, PRIMARY, FOUNDATION, EXT. WALL, ROOF, SECONDARY, CHIMNEY, PORCHES, STAIRS, DOORS, WINDOWS, ADDITION, AUX ADDITIONS, GRAND TOTAL, BLIGHTED INFLUENCES, OTHER, LAND UNDERUTILIZED, LACK OF PARKING, IDENTIFIABLE HAZARD, POOR SITE CONDITION, POOR WALKS & DRIVEWAYS, INADEQUATE STORAGE, LACK OF HANDICAP, GRAFFITI, PHOTO, BLIGHTED INFLUENCE TOTALS, STRUCTURE, STRUCTURE STANDARD, STRUCTURE BLIGHTED, STRUCTURE BLIGHTED & SUBSTANDARD, PARCEL NO STRUCTURE STANDARD, PARCEL NO STRUCTURE BLIGHTED, UNDER CONSTRUCTION NOT BLIGHTED OR STANDARD.

MANSION HILL SURVEY OF CONDITIONS TOTALS

DATE	PROJECT #	PROJECT	ADDRESS	BLOCK	PARCEL	LAND USE	STORIES	(M) MASONRY	(F) FRAME	PRIMARY	FOUNDATION	EXT. WALL	ROOF	SECONDARY	CHIMNEY	PORCHES	STAIRS	DOORS	WINDOWS	ADDITION	AUX ADDITIONS	GRAND TOTAL	BLIGHTED INFLUENCES	OTHER	LAND UNDERUTILIZED	LACK OF PARKING	IDENTIFIABLE HAZARD	POOR SITE CONDITION	POOR WALKS & DRIVEWAYS	INADEQUATE STORAGE	LACK OF HANDICAP	GRAFFITI	PHOTO	BLIGHTED INFLUENCE TOTALS	STRUCTURE	STRUCTURE STANDARD	STRUCTURE BLIGHTED	STRUCTURE BLIGHTED & SUBSTANDARD	PARCEL NO STRUCTURE STANDARD	PARCEL NO STRUCTURE BLIGHTED	UNDER CONSTRUCTION NOT BLIGHTED OR STANDARD															
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	310 N BUTLER ST	17	144	MFR	2.5		F		1	S	1		1	1		1	1			185										PHOTO	0			1																				
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	152 E JOHNSON ST	17	148	COMMERCIAL	2	M			2	2	1			1		1	1			445										PHOTO	0			1																				
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	146 E JOHNSON ST	17	150	COMMERCIAL	2	M			0	S						S	S			0						1					1		1																					
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	140 E JOHNSON ST	17	154	MFR	2		F		1	0	1			1		1	1			165						1						1			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	138 E JOHNSON ST	17	157	MFR	2.5	M			1	S	1			1		0	1			160									PHOTO	0			1																					
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	134 E JOHNSON ST	17	160	MFR	3	M				S				1		S	S			10					1						1		1																					
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	128 E JOHNSON ST	17	164	MFR	2		F			1	1			1		1	1			185						1						1		1																				
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	122 E JOHNSON ST	17	168	COMMERCIAL	1	M				S			S			S	S			0						1						1		1																				
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	116 E JOHNSON ST	17	174	MFR	2		F		1	S	0			1		S	S			90												0			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	114 E JOHNSON ST	17	178	MFR	2		F		1	S	0			2		1	1			135						1						1			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	110 E JOHNSON ST	17	182	MFR	2	M			1	S	1			2		S	1			170						1						1			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	301 N PINCKNEY ST	17	191	MFR	2.5	M			1	1	1			2		1	1			275												0			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	305 N PINCKNEY ST	17	188	MFR	2.5		F		1	0	1		S	2		1	1			175						1			PHOTO	1			1																					
11/24/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	309 N PINCKNEY ST	12	185	MFR	2.5		F		S	2	1			2		1	1			295												0			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	315 N PINCKNEY ST	17	180	MFR	2		F		1	S	1			2		1	1			175												0			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	317 N PINCKNEY ST	17	177	SFR	2	M			S	S						0	0			0												0		1																				
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	319 N PINCKNEY ST	17	171	MFR	2		F		1	1	1			S		2	2			215			1			1						2			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	728 E GORHAM ST	18	238	PUBLIC PARK			No Struct.													0												0				1																		
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	720 E GORHAM ST	18	239	MFR	3	M			S	S						S	S			0												0		1																				
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	702 E GORHAM ST	18	240	SFR	2.5	M				1	0			2		S	1			150												0			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	648 E GORHAM ST	18	241	VACANT			No Struct.													0		1										1					1																	
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	646 E GORHAM ST	18	242	MFR	2.5	M			1		1			2		1	2			205						1						1			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	640 E GORHAM ST	18	243	SFR	2.5	M			0		0		S			1	1			35												0		1																				
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	622 3 GORHAM ST	18	244-1	PUBLIC PAR	1		CONCRETE		0	0	S					S	S			0									1			1																						
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	622 3 GORHAM ST	18	244-2	PUBLIC BOA	1		F		0	0	1					S	1			70												0			1																			
12/18/08	R08-0900-104	TID #32 AMENDMENT MANSION HILL	300 E GORHAM ST	18	245	PUBLIC PAR	1	M			S	1						0	1			130												0			1																			
																						123	104	94			17	117	11	75	147	4	5	14,530	15	13	42	37	28	109	35	1	2	282	293	55	169	1	2	17	1					

RATING
 SFR SINGLE FAMILY RESIDENTIAL
 MFR MULTI-FAMILY RESIDENTIAL
 2FR TWO FAMILY RESIDENTIAL

M MASONRY
 S STUCCO
 F FRAME
 W WOOD PANELS
 C CEMENT

No STRUCT
 NO STRUCTURE

S SATISFACTORY
 0 MAINTENANCE
 1 MINOR DEFICIENCY
 2 MODERATE
 3 MAJOR DEFICIENCY

BLOCK 1 PARCEL 124



MANY CRACKS ON MULTI FLOOR BUILDING

BLOCK 1 PARCEL 122



CRACKED WALL (1of3)



TRASH & EXPOSED ELECTRIC BOX (2of3)

BLOCK 1 PARCL 122



TRASH AND OLD NEWSPAPERS (3of3)

=====

BLOCK 2 PARCEL 121



WATER DAMAGE TO WALL AND SOFFIT (1of 2)



DOWNSPOUT MISSING CAUSING DAMAGE (2of2)

BLOCK 2 PARCEL 135



YARD EROSION, FOUNDATION DETERIORATED FROM DOWN SPOUT WATER FLOW

BLOCK 2 PARCEL 8



DETERIORATED FOUNDATION, DOWN SPOUT LYING ON THE GROUND AND SMASHED DOWN SPOUT LEAD

BLOCK 2 PARCEL 3



DETERIORATING STUCCO (1of2)



DETERIORATING STUCCO (2of2)

=====

BLOCK 2 PARCEL 116



ANTIFREEZE, BATTERY ON ITS SIDE, GAS CAN & OIL IN A GLASS JUG
STORED OUTSIDE (1of2)



PICTURE LIGHTENED TO SEE GLASS JUG IN THE SHADOW-LEFT (2of2)

=====

BLOCK 2 PARCEL 112



MULTIPLE STEPS WITHOUT RAILING, BROKEN SIDEWALK,
WEEDS AND GRAVEL IN SIDEWALK

BLOCK 3 PARCEL 99



MISSING PART OF DOWN SPOUT

=====

BLOCK 3 PARCEL 105



CRACKED WALL

BLOCK 3 PARCEL 96



CORNER CORNICE PROTRUDING AND BROKEN BRICKS

=====

BLOCK 3 PARCEL 74



OPEN ENDED SIDEWALK LEADING TO A DANGEROUS DROP OFF

- This goes on what must be a narrow storm water easement between Parcels 74 and 69.

BLOCK 3 PARCEL 91



BLIGHTED PARKING LOT WITH PAVEMENT IN POOR CONDITION

=====

BLOCK 3 PARCEL 84



LOOSE BRICKS & WATER DAMAGED FASCIA AND SOFFIT

BLOCK 3 PARCEL 93



WATER DAMAGE TO BRICK WALL WITH DANDILION GROWING ON THE WALL

=====

BLOCK 3 PARCEL 73



BLIGHTED ALLEY – PAVEMENT IN POOR CONDITION WITH CURB AND GUTTER MISSING

BLOCK 3 PARCEL 63



CRACKED FOUNDATION AND BLOCKED UP WINDOWS

=====

BLOCK 4 PARCEL 55



DETERIORATING WINDOW SILL AND CRACKED FOUNDATION

BLOCK 4 PARCEL 2



BOARDED UP WINDOW AND MORTAR MISSING IN BRICK FOUNDATION
=====

BLOCK 4 PARCEL 57



DETERIORATING WINDOW FRAME & DENTED SIDING (1of 2)



MULTIPLE STEPS WITH NO RAILING (2of2)

=====

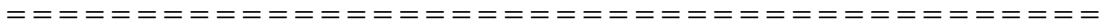
BLOCK 4 PARCEL 1



WALL CRACKS ON MULTIPLE LEVELS (1of2)



EXPOSED ELECTRICAL WIRES (2of2)



BLOCK 5 PARCEL 75

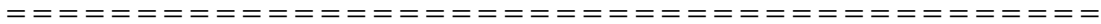


CEMENT AND WOOD POSTS DETERIORATED

BLOCK 5 PARCEL 88



LOOSE FOUNDATION STONE AND BLOCKED UP WINDOW



BLOCK 5 PARCEL 65

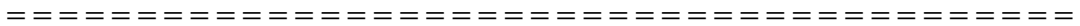


DETERIORATED SOFFIT

BLOCK 6 PARCEL 89



DETERIORATED SHUTTERS & WINDOW FRAMES



BLOCK 6 PARCEL 108



DETERIORATED FASCIA & SOFFIT

BLOCK 6 PARCEL 118



DETERIORATED STEPS, DOOR & WINDOW FRAMES, THREE STEPS WITH NO RAILING AND CRACKED FOUNDATION

=====

BLOCK 6 PARCEL 136



SLANTED PORCH FLOOR WITH NO RAILINGS

BLOCK 7 PARCEL 43



EXIT DOOR WITH NO STEPS, DETERIORATED STONE FOUNDATION, DETERIORATED WINDOW FRAMES, CHIPPED SIDING, & BOARDED UP WINDOWS

=====

BLOCK 8 PARCEL 98

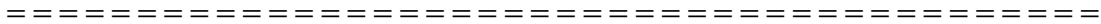


BOARDED UP WINDOW, BROKEN FOUNDATION AND CRACKED PARGET

BLOCK 8 PARCEL 110



BUSHES GROWING OUT OF CHIMNEY



BLOCK 9 PARCEL 13

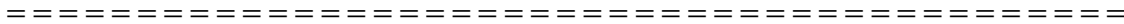


DETERIORATED CLAP BOARD AND WINDOW FRAME, STORED RUSTING PAILS OUTSIDE

BLOCK 9 PARCEL 18



CRACKS IN FOUNDATION AND MISSING DOWN SPOUT



BLOCK 9 PARCEL 48



WALL CRACKS AND DETERIORATED WINDOW FRAME

BLOCK 9 PARCEL 33



CONCRETE WALL BLOCKS BLUDGING

=====

BLOCK 9 PARCEL 138

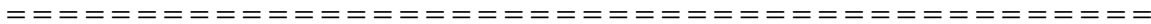


TRASH AND INADEQUATLY SCREENED STORAGE

BLOCK 9 PARCEL 131



DOOR WITH WOOD PEELING



BLOCK 10 PARCEL 20



UNEVEN SIDEWALK WITH DROP OFF ON ONE SIDE

BLOCK 10 PARCEL 24



CRACKED BROKEN FOUNDATION AND DETERIORATED CLAP BOARD

=====

BLOCK 10 PARCEL 34



FOUNDATION WITH DETERIORATED STONE AND BROKEN PARGET,
WINDOW BLOCKED UP AND DISCONNECTED DOWN SPOUT

BLOCK 10 PARCEL 54



BLOCKED UP WINDOW, CRACKED PARGET, SILL, AND WALL,
DETERIORATED BRICK, DOOR AND DOOR FRAME

=====

BLOCK 10 PARCEL 39-2

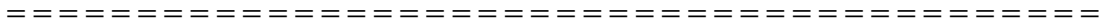


WATER DAMAGED BRICKS

BLOCK 10 PARCEL 35



NO PORCH RAILINGS AND NO STEPS IN 2 PLACES



BLOCK 10 PARCEL 30 (1of2)



SAND ON THE GROUND FROM DETERIORATED FOUNDATION (1of2)

BLOCK 10 PARCEL 30



DETERIORATED WALL TRIM, WINDOW FRAME AND CLAP BOARD (2of2)

=====

BLOCK 10 PARCEL 25



DETERIORATED FOUNDATION STONE AND WINDOW FRAME BOARDED UP WINDOW

ADDITION
BLOCK 12 PARCEL 203



WALL CRACKS (1of2)



WALL CRACKS (2of2)

BLOCK 12 PARCEL 200



BOARDED UP BASEMENT WINDOW, CRACKED WALL AND DETERIORATED WINDOW FRAME

=====

BLOCK 12 PARCEL 184



DETERIORATED SIDING, POST AND FASCIA

BLOCK 12 PARCEL 192



DETERIORATED WOOD, WINDOW FRAMES AND WATER DAMAGED BRICKS

=====

BLOCK 12 PARCEL 192



SLANTED PORCH, 3 STEPS WITH NO RAILING AND WATER DAMAGED BRICK

BLOCK 12 PARCEL 189



EXPOSED ELECTRIC WIRES IN THE PARKING LOT

=====

BLOCK 12 PARCEL 189

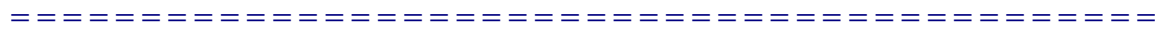


PEDESTRIAN HAZARD – IMPEDIMENT ADJACENT TO PUBLIC SIDEWALK

BLOCK 13 PARCEL 173



DETERIORATED CRACKED FOUNDATION, WALL AND SILL



BLOCK 13 PARCEL 162



WALL CRACKS, WATER DAMAGED AND BLOCKS OFF SET

BLOCK 13 PARCEL 166



DANGEROUS DROP OFF OF SIDEWALK, BROKEN AND RUSTED RAILING AND DETERIORATED STEPS

=====

BLOCK 13 PARCEL 170



WALL CRACKS, DETERIORATED WINDOW SILL

BLOCK 13 PARCEL 187



ROTTEN TRIM, DETERIORATED CRACKED STONE WITH CHIPS OF STONE ON THE GROUND

=====
BLOCK 13 PARCEL 183



CRACKED FOUNDATION / CRACKED WALL

BLOCK 14 PARCEL 145



DOORWAY WITHOUT ADEQUATE PORCH OR STEPS, DETERIORATED WINDOW FRAMES

=====

BLOCK 14 PARCEL 226

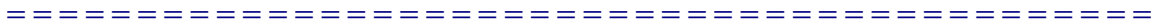


CHIMNEY BRICK DETERIORATED, CRACKED AND MISSING MORTAR

BLOCK 15 PARCEL 214



WALL CRACKS, DETERIORATED BRICKS, WATER DAMAGED WALL AND FOUNDATION STONE



BLOCK 15 PARCEL 141



LIGHT BOX WITH EXPOSED WIRES

BLOCK 16 PARCEL 146



DETERIORATED FOUNDATION STONE WITH CHIPS AND DUST ON THE SIDEWALK

=====
BLOCK 16 PARCEL 142



CRACKED WALL, BROKEN WINDOW AND DETERIORATED WINDOW FRAME

BLOCK 16 PARCEL 230



WALL AND FOUNDATION CRACKS (1of2)



MORE WALL CRACKS AND WINDOW FRAMES DETERIORATED (2of2)

BLOCK 16 PARCEL 216



CRACKED PORCH WALL, DETERIORATED WINDOW FRAMES AND RUNG MISSING FROM RAILING

=====

BLOCK 17 PARCEL 188



DOWN SPOUT NOT CONNECTED, DETERIORATED PORCH ROOF /FLOOR AND POST

BLOCK 17 PARCEL 157



BROKEN, CRACKED FOUNDATION AND DISCONNECTED DOWN SPOUT

=====

BLOCK 17 PARCEL 148

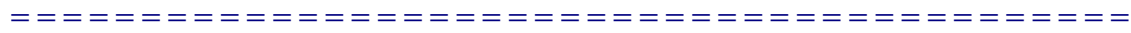


CRACKED WALL FOUNDATION

BLOCK 17 PARCEL 144



BROKEN SOFFIT LYING ON THE GROUND



BLOCK 17 PARCEL 159



WALL CRACKS AND DETERIORATED BRICK LYING ON PORCH

BLOCK 17 PARCEL 159



CRACKED WALL, CRACKED WINDOW CROWN AND DETERIORATED WINDOW FRAME

