HOUSING

One of the most important studies undertaken as a part of the background studies is the study of housing conditions in the urban areas of the Town and Village. Through an analysis of the housing conditions and the general condition of structures throughout the urban area, it is possible to indicate those areas where blight and deterioration are serious problems, as well as to indicate some of the causes of blight. Housing Quality is generally related to five separate but interacting factors. They are: (1) Structural Condition, (2) Environment, (3) Dwelling Unit Density, (4) Community Facilities, and (5) Age of Structures. Each of these five factors will be discussed separately.

Structural Condition

In order to determine structural condition a field survey was conducted in April 1961. Each structure in the Village and in East Herkimer was inspected from the exterior and graded according to the general condition of the structure. The grading of each structure was arrived at after consideration of visible foundations, exterior walls, roofs, masonry, paint, condition of gutters and downspouts, walks, fences, porches, etc. These exterior indicators are generally sufficient to indicate, by implication, the condition of the structure and the degree of repair required to bring a structure to a reasonable condition. Exceptions will undoubtedly be found; however as the purpose of the study is to indicate where the incidence of poor structures is high, these exceptions are

minor and cancel each other out.

Each structure in the urban areas of the community was classified as either excellent, where the structure was close to perfect according to the indicators, good where only very minor repairs would be needed, fair where considerable repair would be required, and poor where repairs needed become major and where such repair may be questionable as far as economic feasibility is concerned. Structures in the last category are considered to be substandard and a blighting influence on adjacent property. To emphasize these problem structures and to assist in the identification of areas where the incidence of such structures is high, the maps of the Village and of East Herkimer entitled "Existing Substandard Conditions" show only those structures evaluated as "poor."

From these maps, it is clear that a fairly large number of structures were classified as poor, and that they are spread generally throughout the older parts of the Village with only a few in the East Herkimer area. It should also be noted that the incidence of poor structures generally follows the degree of mixed land uses as indicated on the land use map of the Village. The numbers of poor structures appears to be highest along the Hydraulic Canal, where many are industrial buildings, and generally in the south-western portion of the Village. The north-west and south-east portions of the Village are relatively free of structures in poor condition. In East Herkimer very few structures were classified as poor and while the few found were along Main Street, the incidence is low, no definitive pattern is evident, and the area may be considered as essentially sound.

EXISTING SUBSTANDARD CONDITIONS

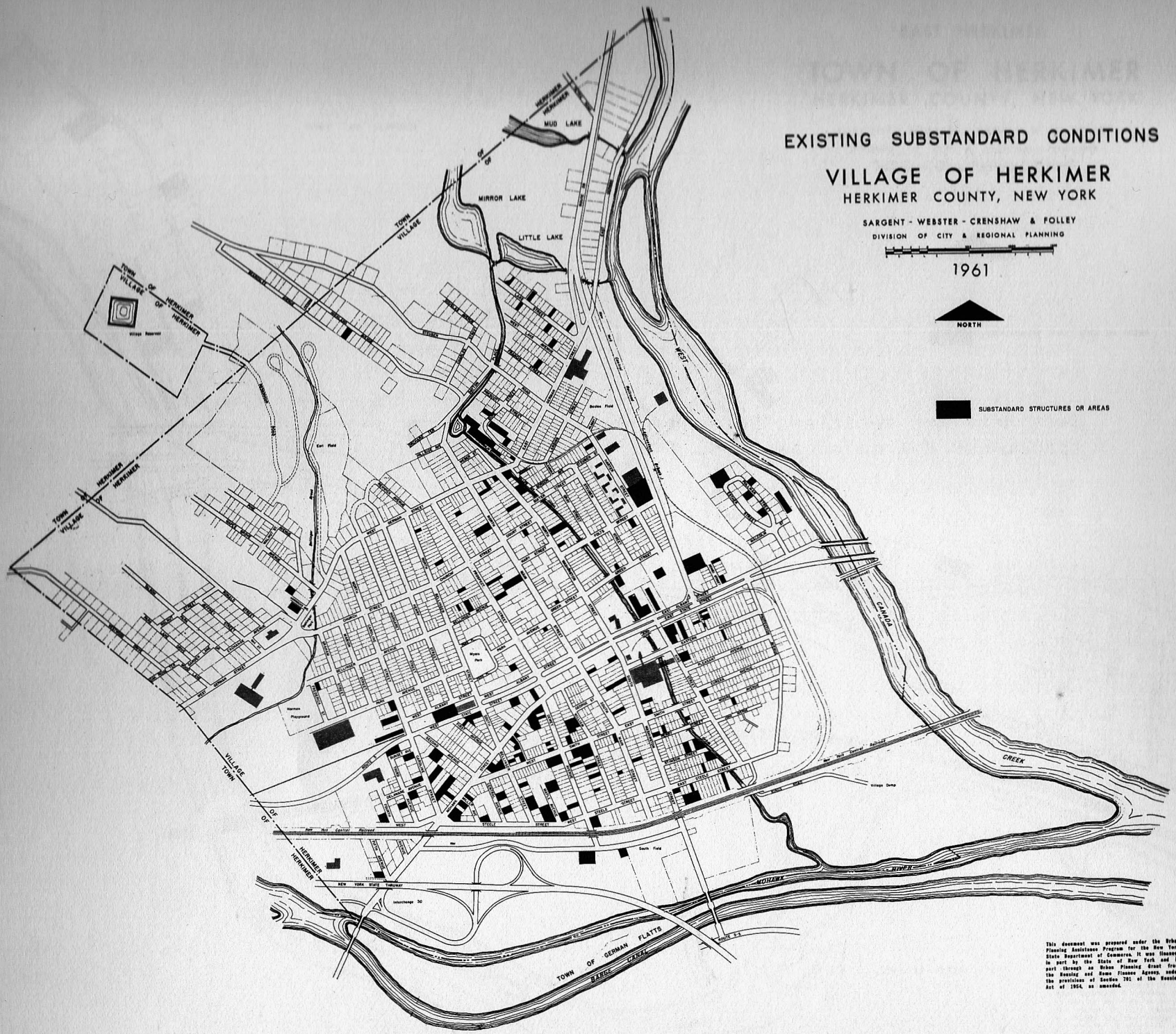
VILLAGE OF HERKIMER

HERKIMER COUNTY, NEW YORK

SARGENT - WEBSTER - CRENSHAW & FOLLEY

DIVISION OF CITY & REGIONAL PLANNING

1961



This document was prepared under the Urban Planning Assistance Program for the New York State Department of Commerce. It was financed, in part by the State of New York and in part through an Urban Planning Grant from the Housing and Home Finance Agency, under the provisions of Section 701 of the Housing Act of 1954, as amended.

EXISTING SUBSTANDARD CONDITIONS

EAST HERKIMER

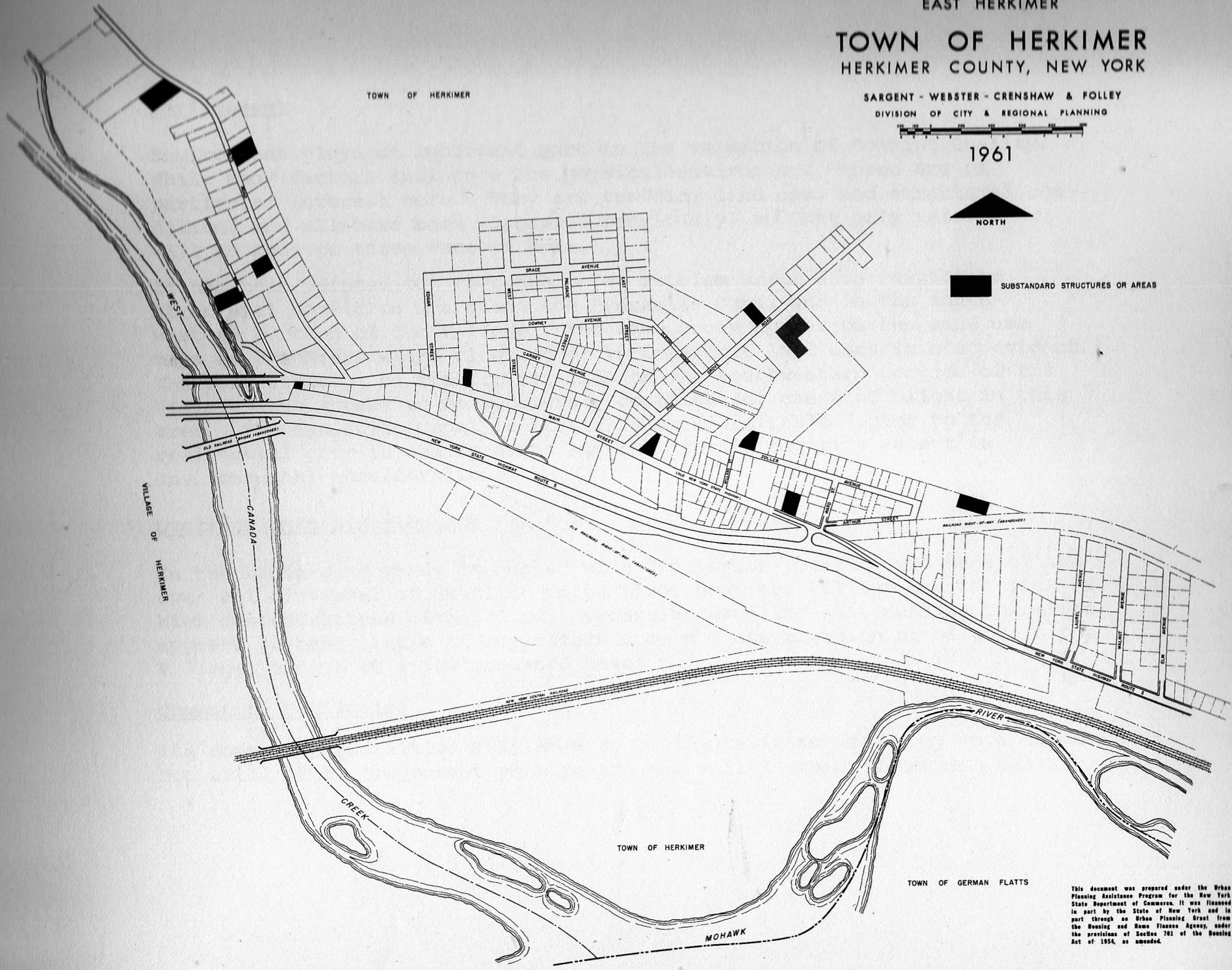
TOWN OF HERKIMER

HERKIMER COUNTY, NEW YORK

SARGENT - WEBSTER - CRENSHAW & FOLLEY

DIVISION OF CITY & REGIONAL PLANNING

1961



This document was prepared under the Urban Planning Assistance Program for the New York State Department of Commerce. It was financed in part by the State of New York and in part through an Urban Planning Grant from the Housing and Home Finance Agency, under the provisions of Section 701 of the Housing Act of 1954, as amended.