

V - RESIDENTIAL AREAS

RESIDENTIAL AREAS

This is a study of the trends of residential growth in Utica, the quality of residential areas, and a description of a comprehensive Housing program for the future. The term "housing", where used in this study, is not used in the limited sense of subsidized dwellings for low income groups. It refers to any or all of the 28,600 residences in the city, and to the environment of the different neighborhoods.

The subdivision of land and speculative building have long been an exclusive field for private enterprise. During the past two or three decades, however, public attention has been increasingly focused upon housing problems. The far-reaching social, economic and physical problems related to residential areas, and the recent critical housing shortage have demonstrated that the supply and quality of housing is a community resource which vitally affects individual and community aims and capabilities.

A comprehensive housing program for Utica must place primary emphasis upon maintaining the best possible environment for the existing homes of the city. To that end, blighted areas must be cleared away, substandard areas must be rehabilitated, and stable areas must be protected and conserved. In addition, development of new neighborhoods of single-family homes and rental housing must be guided and controlled so as to assure neighborhoods of good quality for many years to come.

Summary of the History of Housing in Utica.

The trend of residential building reached a peak in Utica 25 years ago when 615 residential structures were built in one year - many of them for two or more families. Thereafter, residential building declined drastically, until in 1938 only 14 houses were built. The obvious conclusion is that residences are becoming increasingly old and that they are not being replaced by new dwellings in the city. The population has increased by about five thousand during the

present decade, and the number of families has increased at an even faster rate, so that all indications point to a long-range housing shortage in Utica.

During the last few years, 169 residential structures have been demolished mostly within the commercial and industrial district, with a loss of several hundred dwelling units. There has been considerable activity in remodeling old houses to provide additional dwellings in the zone of transition adjacent to the central business district. There has also been a strong trend of decentralization from the older, more congested residential areas to newer areas near and beyond the city limits.

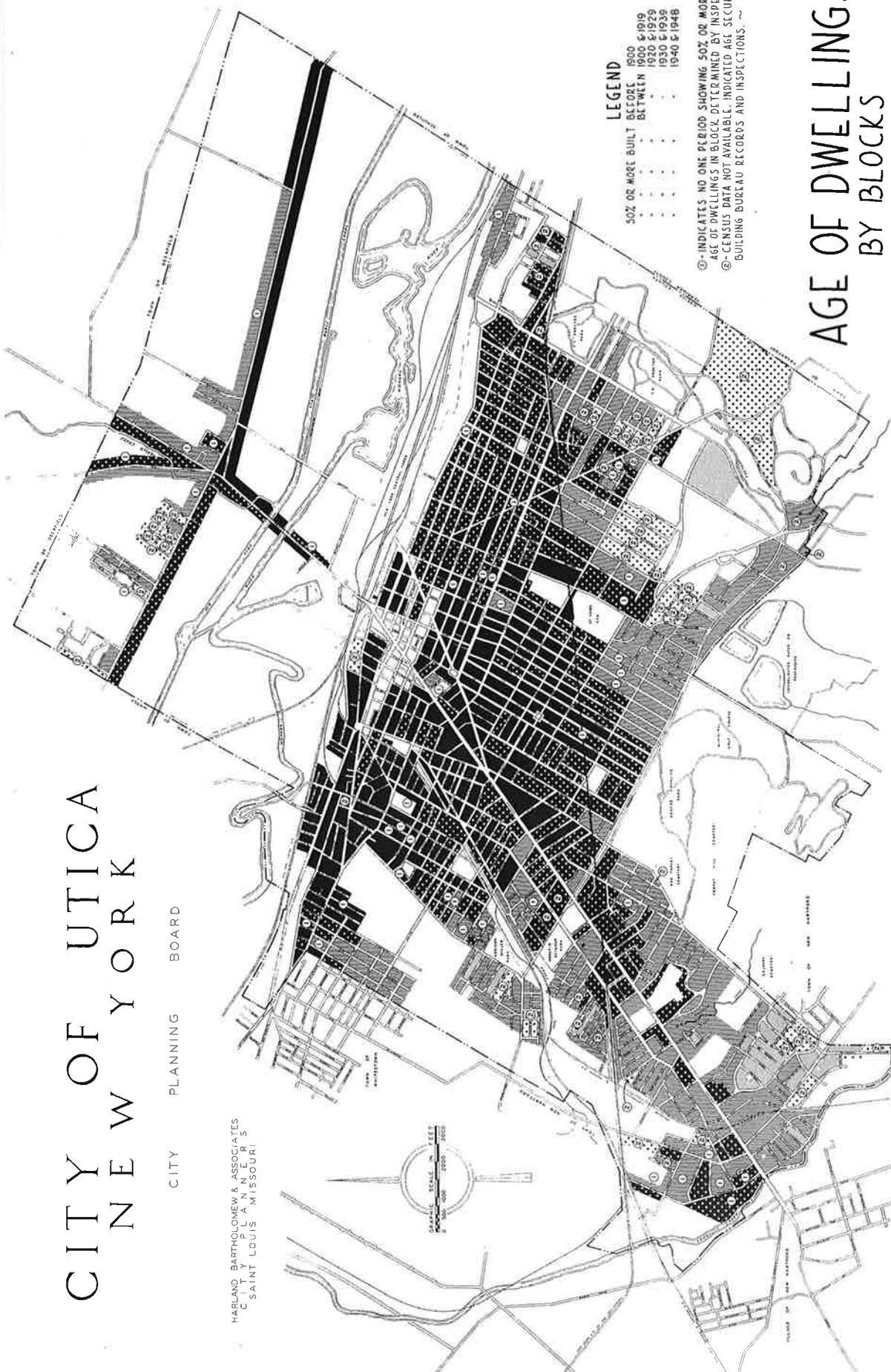
Two-family dwellings predominate in Utica, multiple-family dwellings are next, and single-family dwellings are least common. Public Housing for low income groups is a new type in Utica, and presently constitutes 1.6 per cent of the total dwellings in the city. There are no modern private rental housing developments of the "garden apartment" type in Utica or vicinity.

Subdivision of land is the first step toward community development, and should be controlled for the long-range good of the community as well as the profit of the developer.

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LEGEND

50% OR MORE BUILT BEFORE	1900 & 1919
BETWEEN	1920 & 1929
	1930 & 1939
	1940 & 1948

⊙ - INDICATES NO ONE PERIOD SHOWING 50% OR MORE, AVERAGE AGE OF DWELLINGS IN BLOCK DETERMINED BY INSPECTION.
 ⊙ - CENSUS DATA NOT AVAILABLE, INDICATED AGE SECURED FROM BUILDING BUREAU RECORDS AND INSPECTIONS.

AGE OF DWELLINGS BY BLOCKS

SOURCE: US CENSUS OF HOUSING - 1940, & BUILDING BUREAU RECORDS