

Boulevard Analysis Area/ Census Tract 4

Labor Force Characteristics

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LABOR FORCE: (2006-2010 Estimate)

	WHITE		BLACK		ASIAN		OTHER*		TOTAL		HISPANIC**	
	#	%	#	%	#	%	#	%	#	%	#	%
ALL PERSONS	1283		1354		0		0		2637		91	
In Labor Force.....	871	67 9	683	50 4	0	0 0	0	0 0	1554	58 9	63	69 2
Employed.....	860	67 0	555	41 0	0	0 0	0	0 0	1531	58 1	63	69 2
Unemployed.....	9	0 7	128	9 5	0	0 0	0	0 0	137	5 2	0	0 0
Not in Labor Force***.....	412	32 1	671	49 6	0	0 0	0	0 0	1083	41 1	28	30 8
MALES	667		607		0		0		1274		20	
In Labor Force.....	478	71 7	299	49 3	0	0 0	0	0 0	777	61 0	20	0 0
Employed.....	469	70 3	223	36 7	0	0 0	0	0 0	692	54 3	20	0 0
Unemployed.....	9	1 3	76	12 5	0	0 0	0	0 0	85	6 7	0	0 0
Not in Labor Force.....	189	28 3	308	50 7	0	0 0	0	0 0	497	39 0	0	0 0
FEMALES	616		747		0		0		1363		71	
In Labor Force.....	393	63 8	384	51 4	0	0 0	0	0 0	777	57 0	43	60 6
Employed.....	393	63 8	332	44 4	0	0 0	0	0 0	786	57 7	43	60 6
Unemployed.....	0	0 0	52	7 0	0	0 0	0	0 0	52	3 8	0	0 0
Not in Labor Force.....	223	36 2	363	48 6	0	0 0	0	0 0	586	43 0	28	39 4

INDUSTRY: (2006-2010 Estimate)

	Number	Percent
Agriculture.....	0	0 0
Mining.....	0	0 0
Construction, Extraction, & Maintenance.....	33	2 3
Manufacturing.....	86	6 1
Wholesale Trade.....	0	0 0
Retail Trade.....	188	13 3
Transport. & Warehousing....	27	1 9
Utilities.....	0	0 0
Information.....	57	4 0
Finance, Insur., Real Estate, Rental & Leasing.....	255	18 0
Professional, Scientific, Management, Administration, & Waste Mgmt.....	99	7 0
Educational Services.....	101	7 1
Health Care & Soc. Serv.....	343	24 2
Arts, Entertainment, & Recreations.....	0	0 0
Accommodations & Food Ser....	52	3 7
Other Services.....	99	7 0
Public Administration.....	77	5 4
Total Employed Persons.....	1417	100 0

OCCUPATION: (2006-2010 Estimate)

	Number	Percent
Management, Business, & Financial Occupations.....	340	24 0
Professional & Related Occupations.....	322	22 7
Service Occupations.....	353	24 9
Sales.....	199	14 0
Office & Administrative Support.....	122	8 6
Farming & Forestry.....	0	0 0
Construction/Extraction/Maintenance.....	33	2 3
Production Occupation.....	0	0 0
Transportation & Material Moving.....	48	3 4
Total Employed Persons.....	1417	100 0

PLACE OF WORK: (2006-2010 Estimate)

	Number	Percent
(Workers 16 and Over)		
Worked in Delaware.....	1077	76 0
Worked in New Castle County.....	1013	71 5
Worked out of New Castle County.....	64	4 5
Worked out of Delaware.....	313	22 1

*Other includes American Indian/Alaska Natives, Native Hawaiian/Pacific Islanders, Some Other Race Alone and Others of Two or More Races.

**This classification for ethnicity has only two categories: Hispanic/Latino or Not Hispanic/Latino. Hispanics and Latinos may be of any race.

***Not in labor force includes all people 16 years old and over who are not classified as members of the labor force. This category consist of mainly students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people only doing incidental unpaid family work.

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Boulevard Analysis Area/ Census Tract 4

Housing Characteristics

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HOUSING OCCUPANCY: (2010 - 100% Data)

	WHITE		BLACK		ASIAN		OTHER*		HISPANIC**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Units.....	675	42 2	756	47 2	11	0 7	36	2 2	54	3 4
Owner Occupied.....	435	27 2	181	11 3	8	0 5	14	0 9	16	1 0
Rental Occupied.....	240	15 0	575	35 9	3	0 2	22	1 4	38	2 4
Total Occupied Units.....	675		756		11		36		16	

HOUSING OCCUPANCY TOTALS: (2010 - 100% Data)

(All Races)	2000	2010	2000-2010
	Number	Number	Percent Change
Occupied Units.....	1390	1478	6 3
Owner Occupied.....	641	638	-0 5
Renter Occupied.....	749	840	12 1
Vacant Units.....	204	123	-39 7
Total Units.....	1594	1601	0 4

HOUSING COSTS: (06'-10' Estimate)

(All Races)	Number
Median Contract Rent.....	\$471
Aggregate Contract Rent.....	\$415,300
Median Housing Value.....	\$252,300
Aggregate Housing Value.....	\$188,330,000

PERCENTAGE OF HOUSEHOLD INCOME SPENT ON HOUSING: (2006-2010 Estimate)

(All Races)	Income Level:				TOTAL***	
	\$10,000- \$19,999	\$20,000- \$34,999	\$35,000- \$49,999	\$50,000 or More	Number	Percent
	Rental Units					
Less than 20%.....	46	13	13	79	151	18 0
20% to 29%.....	129	70	87	25	311	37 0
30% or More.....	219	87	30	0	336	40 0
Ownership Units						
Less than 20%.....	0	15	11	362	388	60 8
20% to 29%.....	0	7	13	102	122	19 1
30% or More.....	106	0	27	39	172	27 0

YEAR STRUCTURE WAS BUILT: (2006-2010 Estimate)

	Number of Housing Units	Percent
2005 or Later.....	12	0 7
2000 to 2004.....	11	0 7
1990 to 1999.....	29	1 8
1980 to 1989.....	155	9 7
1970 to 1979.....	152	9 5
1960 to 1969.....	79	4 9
1950 to 1959.....	221	13 8
1940 to 1949.....	50	3 1
1939 or Earlier.....	944	59 0

*Other includes American Indian/Alaska Native, Native Hawaiian/Pacific Islander, Some Other Race Alone and Others of Two or More Races.

**This classification for ethnicity has two categories: Hispanic/Latino or Not Hispanic/Latino. Hispanics and Latinos may be of any race.

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Boulevard Analysis Area/ Census Tract 4

Income Characteristics

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HOUSEHOLD INCOME: (2006-2010 Estimate)

	WHITE		BLACK		ASIAN		OTHER*		TOTAL		HISPANIC**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000.....	70	10 7	245	28 0	0	0 0	0	0 0	315	20 6	12	52 2
\$10,000-\$14,999.....	60	9 1	132	15 1	0	0 0	0	0 0	192	12 5	0	0 0
\$15,000-\$24,999.....	7	1 1	125	14 3	0	0 0	0	0 0	132	8 6	0	0 0
\$25,000-\$34,999.....	27	4 1	77	8 8	0	0 0	0	0 0	104	6 8	0	0 0
\$35,000-\$49,999.....	81	12 3	100	11 4	0	0 0	0	0 0	181	11 8	0	0 0
\$50,000-\$74,999.....	58	8 8	31	3 5	0	0 0	0	0 0	89	5 8	0	0 0
\$75,000-\$99,999.....	118	18 0	46	5 3	0	0 0	0	0 0	164	10 7	11	47 8
\$100,000 or More.....	236	35 9	118	13 5	0	0 0	0	0 0	354	23 1	0	0 0
Total.....	657	100 0	874	100 0	0	0 0	0	0 0	1531	100 0	23	100 0

BELOW POVERTY LEVEL: (2006-2010 Estimate)

	WHITE		BLACK		ASIAN		OTHER*		TOTAL		HISPANIC**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Families.....	25	20 8	95	79 2	0	0 0	0	0 0	120	100 0	0	0 0
Married Couple.....	13	10 8	0	0 0	0	0 0	0	0 0	13	10 8	0	0 0
Male-headed.....	0	0 0	0	0 0	0	0 0	0	0 0	0	0 0	0	0 0
Female-headed.....	12	10 0	95	79 2	0	0 0	0	0 0	107	89 2	0	0 0
Total.....	25	20 8	95	79 2	0	0 0	0	0 0	120	100 0	0	0 0

PERCENT BELOW POVERTY LEVEL: (2006-2010 Estimate)

(All Races)	Number	Percent
Families.....	120	100 0
With Children Under 18 Years.....	107	89 2
With Children Under 5 Years.....	63	52 5
Female-headed Household Families.....	107	100 0
With Children Under 18 Years.....	94	87 9
With Children Under 5 Years.....	0	0 0
Individuals.....	833	100 0
Persons 18 Years or Older.....	595	71 4
Persons 65 Years or Older.....	148	17 8
Children Under 18 Years.....	238	28 6
Children 5 to 17 Years.....	118	14 2
Children Under 5 Years.....	120	14 4

INCOME SUMMARY: (06'-10' Estimate)

(All Races)	Number
Median Household***	
Income.....	\$36,563
Median Family***	
Income.....	\$96,250
Median Nonfamily	
Income.....	\$18,068
Per Capita****	
Income.....	\$30,989

*Other includes American Indian/Alaska Native Alone, Native Hawaiian/Pacific Islander Alone, Some Other Race Alone and Others of Two or More Races.

**This classification for ethnicity has only two categories: Hispanic/Latino or Not Hispanic/Latino. Hispanics and Latinos may be of any race.

***A family household includes a householder and one or more people living in the same household who are related to the householder by birth marriage or adoption. A household includes all the people who occupy a housing unit as their usual place of residence.

****Per capita income is an average obtained by dividing aggregate income by total population of an area.

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Boulevard Analysis Area/Census Tract 5

Demographic Characteristics

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POPULATION: (2010 - 100% Data)						SCHOOL ENROLLMENT: (2006-2010 Estimate****)	
(All Persons)						(Persons 3 Years and Over)	
2000		2010		Percent Change			
Number	Percent	Number	Percent	2000-2010		Number	
White.....	355	9 5	261	7 2	-26 5	Preprimary School.....	299
Black.....	3215	85 9	3209	88 0	-0 2	Elementary or High School.....	561
Asian.....	19	0 5	25	0 7	31 6	College or Graduate/Professional School.....	238
Other*.....	154	4 1	152	4 2	-1 3	Total.....	1098
Total.....	3743	100 0	3647	100 0	-2 6		
Hispanic**.....	136	3 6	151	4 1	11 0		
AGE: (2010 - 100% Data)						LANGUAGE SPOKEN AT HOME: (06'-10' Estimate)	
(Persons 5 Years and Over)						(Persons 5 Years and Over)	
WHITE		BLACK	ASIAN	OTHER*	TOTAL	HISPAN**	Number
Number	Number	Number	Number	Number	Percent	Number	
ALL PERSONS.....							3647
Under 5	7	203	2	17	229	6 3	21
5 to 17	24	743	9	34	810	22 2	39
18 to 39	98	864	9	59	1030	28 2	55
40 to 64	101	1090	5	33	1229	33 7	29
65 +	31	309	0	9	349	9 6	7
MALES.....							1665
Under 5	2	98	1	10	111	6 7	12
5 to 17	10	365	3	15	393	23 6	15
18 to 39	46	386	3	35	470	28 2	32
40 to 64	52	482	3	14	551	33 1	13
65 +	13	126	0	1	140	8 4	4
FEMALES.....							1982
Under 5	5	105	1	7	118	6 0	9
5 to 17	14	378	6	19	417	21 0	24
18 to 39	52	478	6	24	560	28 3	23
40 to 64	49	608	2	19	678	34 2	16
65 +	18	183	0	8	209	10 5	3
HOUSEHOLDS: (2010 - 100% Data)						TRANSPORTATION TO WORK: (06'10' Estimate)	
(All Persons)						(Workers 16 and Over)	
WHITE		BLACK	ASIAN	OTHER*	TOTAL	HISPAN**	Number
Number	Number	Number	Number	Number	Percent	Number	
Family Households.....	56	776	6	27	865	0	1138
Married	32	270	5	7	314	0	267
Male Head	6	75	0	3	84	0	30
Fem. Head	18	431	1	17	467	0	0
Nonfamily Households.....	84	319	1	24	428	13	23
Total Households.....	140	1095	7	51	1293	13	23
						NUMBER OF VEHICLES AVAILABLE:	
						(2006-2010 Estimate)	
						(Per Occupied Housing Unit)	
						None.....	
						1.....	
						2.....	
						3 or More.....	
						404	
						388	
						271	
						120	
EDUCATIONAL ATTAINMENT: (06'-10' Estimate)							
						Population 18 Years and Over...	
						2440	
						Less than 9th Grade.....	
						76	
						3 1	
						9th to 12th, No Diploma.....	
						484	
						19 8	
						High School Graduate***.....	
						868	
						35 6	
						Some College, No Degree.....	
						541	
						22 2	
						Associate Degree.....	
						81	
						3 3	
						Bachelor's Degree.....	
						336	
						13 8	
						Graduate or Professional Degree.....	
						54	
						2 2	

*Other includes American Indian/Alaska Native, Native Hawaiian/Other Pacific Islander, Some Other Race Alone and Two or More Races.

**This classification for ethnicity has only two categories: Hispanic/Latino or Not Hispanic/Latino. Hispanics and Latinos may be of any race.

***Includes those earning equivalency diplomas.

****This data was collected from the American Community Survey 5 Year Estimates. The survey was conducted annually from 2006 through 2010 and the number is the compilation of the data collected over this period. For more information on the American Community Survey 5 Year Estimates see Census.gov.

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Boulevard Analysis Area/Census Tract 5

Labor Force Characteristics

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LABOR FORCE: (2006-2010 Estimate)

(Population 16 and Over)	WHITE		BLACK		ASIAN		OTHER*		TOTAL		HISPANIC**	
	#	%	#	%	#	%	#	%	#	%	#	%
ALL PERSONS.....	386		2123		0		60		2569		38	
In Labor Force.....	258	66 8	1418	66 8	0	0 0	52	86 7	1728	67 3	0	0 0
Employed.....	226	58 5	1218	57 4	0	0 0	52	86 7	1496	58 2	0	0 0
Unemployed.....	32	8 3	200	9 4	0	0 0	0	0 0	232	9 0	0	0 0
Not in Labor Force***.....	128	33 2	705	33 2	0	0 0	8	13 3	841	32 7	38	100 0
MALES.....	169		954		0		7		1130		0	
In Labor Force.....	130	76 9	637	66 8	0	0 0	7	100 0	774	68 5	0	0 0
Employed.....	98	58 0	530	55 6	0	0 0	7	100 0	635	56 2	0	0 0
Unemployed.....	32	18 9	107	11 2	0	0 0	0	0 0	139	12 3	0	0 0
Not in Labor Force.....	39	23 1	317	33 2	0	0 0	0	0 0	356	31 5	0	0 0
FEMALES.....	217		1169		0		53		1439		38	
In Labor Force.....	128	59 0	781	66 8	0	0 0	45	84 9	954	66 3	0	0 0
Employed.....	128	59 0	688	58 9	0	0 0	45	84 9	861	59 8	0	0 0
Unemployed.....	0	0 0	93	8 0	0	0 0	0	0 0	93	6 5	0	0 0
Not in Labor Force.....	89	41 0	388	33 2	0	0 0	8	15 1	485	33 7	38	100 0

INDUSTRY: (2006-2010 Estimate)

(Employed Population 16 and Over)	Number	Percent
Agriculture.....	0	0 0
Mining.....	0	0 0
Construction, Extraction, & Maintenance.....	125	8 4
Manufacturing.....	129	8 6
Wholesale Trade.....	43	2 9
Retail Trade.....	264	17 6
Transport. & Warehousing....	64	4 3
Utilities.....	0	0 0
Information.....	0	0 0
Finance, Insur., Real Estate, Rental & Leasing.....	140	9 4
Professional, Scientific, Management, Administration, & Waste Mgmt.....	92	6 1
Educational Services.....	98	6 6
Health Care & Soc. Serv.....	298	19 9
Arts, Entertainment, & Recreations.....	81	5 4
Accommodations & Food Ser....	37	2 5
Other Services.....	56	3 7
Public Administration.....	69	4 6
Total Employed Persons.....	1496	100 0

OCCUPATION: (2006-2010 Estimate)

(Employed Population 16 and Over)	Number	Percent
Management, Business, & Financial Occupations.....	120	8 0
Professional & Related Occupations.....	325	21 7
Service Occupations.....	263	17 6
Sales.....	284	19 0
Office & Administrative Support.....	215	14 4
Farming & Forestry.....	0	0 0
Construction/Extraction/Maintenance.....	104	7 0
Production Occupation.....	80	5 3
Transportation & Material Moving.....	105	7 0
Total Employed Persons.....	1496	100 0

PLACE OF WORK: (2006-2010 Estimate)

(Workers 16 and Over)	Number	Percent
Worked in Delaware.....	1360	90 9
Worked in New Castle County.....	1353	90 4
Worked out of New Castle County.....	7	0 5
Worked out of Delaware.....	98	6 6

*Other includes American Indian/Alaska Natives, Native Hawaiian/Pacific Islanders, Some Other Race Alone and Others of Two or More Races.

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***Not in labor force includes all people 16 years old and over who are not classified as members of the labor force. This category consist of mainly students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people only doing incidental unpaid family work.

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Boulevard Analysis Area/Census Tract 5

Housing Characteristics

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HOUSING OCCUPANCY: (2010 - 100% Data)

	WHITE		BLACK		ASIAN		OTHER*		HISPANIC**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Units.....	140	9 1	1095	71 4	7	0 5	51	3 3	43	2 8
Owner Occupied.....	82	5 3	544	35 5	3	0 2	20	1 3	15	1 0
Rental Occupied.....	58	3 8	551	35 9	4	0 3	31	2 0	28	1 8
Total Occupied Units.....	140		1095		7		51		43	

HOUSING OCCUPANCY TOTALS: (2010 - 100% Data)

(All Races)	2000 Number	2010 Number	2000-2010 Percent Change
Occupied Units.....	1326	1293	-2 5
Owner Occupied.....	688	649	-5 7
Renter Occupied.....	638	644	0 9
Vacant Units.....	223	123	-44 8
Total Units.....	1549	1534	-1 0

HOUSING COSTS: (06'-10' Estimate)

(All Races)	Number
Median Contract Rent.....	\$712
Aggregate Contract Rent.....	\$285,700
Median Housing Value.....	\$138,900
Aggregate Housing Value.....	\$117,020,000

PERCENTAGE OF HOUSEHOLD INCOME SPENT ON HOUSING: (2006-2010 Estimate)

(All Races)	Income Level:				TOTAL***	
	\$10,000- \$19,999	\$20,000- \$34,999	\$35,000- \$49,999	\$50,000 or More	Number	Percent
Rental Units						
Less than 20%.....	0	0	0	55	55	8 5
20% to 29%.....	15	17	7	36	75	11 6
30% or More.....	131	100	17	13	261	40 5
Ownership Units						
Less than 20%.....	22	18	37	167	244	37 6
20% to 29%.....	0	0	31	255	286	44 1
30% or More.....	78	58	32	61	229	35 3

YEAR STRUCTURE WAS BUILT: (2006-2010 Estimate)

	Number of Housing Units	Percent
1999 to March 2000.....	0	0 0
1995 to 1998.....	59	3 8
1990 to 1994.....	36	2 3
1980 to 1989.....	45	2 9
1970 to 1979.....	122	8 0
1960 to 1969.....	137	8 9
1950 to 1959.....	37	2 4
1940 to 1949.....	111	7 2
1939 or Earlier.....	921	60 0

*Other includes American Indian/Alaska Native, Native Hawaiian/Pacific Islander, Some Other Race Alone and Others of Two or More Races.

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Boulevard Analysis Area/Census Tract 5

Income Characteristics

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HOUSEHOLD INCOME: (2006-2010 Estimate)

	WHITE		BLACK		ASIAN		OTHER*		TOTAL		HISPANIC**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000.....	0	0 0	137	14 1	0	0 0	0	0 0	137	11 6	10	26 3
\$10,000-\$14,999.....	27	13 8	72	7 4	0	0 0	0	0 0	99	8 4	0	0 0
\$15,000-\$24,999.....	28	14 3	44	4 5	0	0 0	0	0 0	72	6 1	28	73 7
\$25,000-\$34,999.....	13	6 6	151	15 5	0	0 0	0	0 0	164	13 9	0	0 0
\$35,000-\$49,999.....	33	16 8	91	9 4	0	0 0	0	0 0	124	10 5	0	0 0
\$50,000-\$74,999.....	60	30 6	273	28 1	0	0 0	14	100 0	347	29 3	0	0 0
\$75,000-\$99,999.....	15	7 7	120	12 3	0	0 0	0	0 0	135	11 4	0	0 0
\$100,000 or More.....	20	10 2	85	8 7	0	0 0	0	0 0	105	8 9	0	0 0
Total.....	196	100 0	973	100 0	0	0 0	14	100 0	1183	100 0	38	100 0

BELOW POVERTY LEVEL: (2006-2010 Estimate)

	WHITE		BLACK		ASIAN		OTHER*		TOTAL		HISPANIC**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Families.....	27	21 4	99	78 6	0	0 0	0	0 0	126	100 0	10	7 9
Married Couple.....	27	21 4	0	0 0	0	0 0	0	0 0	27	21 4	0	0 0
Male-headed.....	0	0 0	30	23 8	0	0 0	0	0 0	30	23 8	0	0 0
Female-headed.....	0	0 0	69	54 8	0	0 0	0	0 0	69	54 8	10	7 9
Total.....	27	21 4	99	78 6	0	0 0	0	0 0	126	100 0	10	7 9

PERCENT BELOW POVERTY LEVEL: (2006-2010 Estimate)

(All Races)	Number	Percent
Families.....	126	100 0
With Children Under 18 Years.....	69	54 8
With Children Under 5 Years.....	42	33 3
Female-headed Household Families.....	69	100 0
With Children Under 18 Years.....	69	100 0
With Children Under 5 Years.....	10	14 5
Individuals.....	578	100 0
Persons 18 Years or Older.....	431	74 6
Persons 65 Years or Older.....	90	15 6
Children Under 18 Years.....	147	25 4
Children 5 to 17 Years.....	99	17 1
Children Under 5 Years.....	48	8 3

INCOME SUMMARY: (06'-10' Estimate)

(All Races)	Number
Median Household***	
Income.....	\$49,338
Median Family***	
Income.....	\$49,853
Median Nonfamily	
Income.....	\$21,042
Per Capita****	
Income.....	\$19,012

*Other includes American Indian/Alaska Native Alone, Native Hawaiian/Pacific Islander Alone, Some Other Race Alone and Others of Two or More Races.

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***A family household includes a householder and one or more people living in the same household who are related to the householder by birth marriage or adoption. A household includes all the people who occupy a housing unit as their usual place of residence.

****Per capita income is an average obtained by dividing aggregate income by total population of an area.

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Boulevard Analysis Area/Census Tracts 3, 4, 5

Demographic Characteristics

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POPULATION: (2010 - 100% Data)							SCHOOL ENROLLMENT: (2006-2010 Estimate****)		
(All Persons)							(Persons 3 Years and Over)		
	2000		2010		Percent Change 2000-2010				
	Number	Percent	Number	Percent		Number			
White.....	2430	24 1	2095	21 4	-13 8	Preprimary School.....	625		
Black.....	7237	71 6	7227	73 8	-0 1	Elementary or High School.....	1593		
Asian.....	52	0 5	91	0 9	75 0	College or Graduate/Professional School.....	598		
Other*.....	382	3 8	384	3 9	0 5	Total.....	2816		
Total.....	10101	100 0	9797	100 0	-3 0				
Hispanic**.....	341	3 4	407	4 2	19 4				
AGE: (2010 - 100% Data)							LANGUAGE SPOKEN AT HOME: (06'-10' Estimate)		
							(Persons 5 Years and Over)		
	WHITE	BLACK	ASIAN	OTHER*	TOTAL	HISPAN**			
	Number	Number	Number	Number	Number Percent		Number	Number	
ALL PERSONS.....	9797						All Persons 5 Years and Over.....	9294	
Under 5	116	460	2	37	615 6 3	40	Language other than English.....	566	
5 to 17	194	1535	29	93	1851 18 9	106	Speak English "not well" or "not at all".....	10	
18 to 39	759	1861	30	142	2792 28 5	144	TRANSPORTATION TO WORK: (06'-10' Estimate)		
40 to 64	752	2465	25	85	3327 34 0	87	(Workers 16 and Over)		
65 +	274	906	5	27	1212 12 4	30	Number		
MALES.....	4474						Private Automobile.....	3319	
Under 5	60	229	1	19	309 6 9	24	Public Transportation.....	596	
5 to 17	91	784	11	48	934 20 9	42	Bike/Walk.....	134	
18 to 39	353	836	12	75	1276 28 5	73	Other.....	30	
40 to 64	370	1076	14	36	1496 33 4	49	Worked at Home.....	94	
65 +	116	332	3	8	459 10 3	38	NUMBER OF VEHICLES AVAILABLE:		
FEMALES.....	5323						(2006-2010 Estimate)		
Under 5	56	231	1	18	306 5 7	11	(Per Occupied Housing Unit)		
5 to 17	103	751	18	45	917 17 2	64	None.....	1065	
18 to 39	406	1025	18	67	1516 28 5	71	1.....	1506	
40 to 64	382	1389	11	49	1831 34 4	49	2.....	982	
65 +	158	574	2	19	753 14 1	19	3 or More.....	329	
HOUSEHOLDS: (2010 - 100% Data)							EDUCATIONAL ATTAINMENT: (06'-10' Estimate)		
	WHITE	BLACK	ASIAN	OTHER*	TOTAL	HISPAN**			
	Number	Number	Number	Number	Number Percent		Number	Number	Percent
Family Households.....	2280						Population 18 Years and Over...	7389	
Married	338	625	16	25	1004 29	75	Less than 9th Grade.....	190 2 6	
Male Head	32	186	0	9	227 12	29	9th to 12th, No Diploma.....	1146 15 5	
Fem. Head	98	909	1	41	1049 34	75	High School Graduate****.....	2458 33 3	
Nonfamily Households....	1674						Some College, No Degree.....	1343 18 2	
Total Households.....	1054	2744	25	131	3954 133	58	Associate Degree.....	467 6 3	
						58	Bachelor's Degree.....	1216 16 5	
						133	Graduate or Professional Degree.....	569 7 7	

*Other includes American Indian/Alaska Native, Native Hawaiian/Other Pacific Islander, Some Other Race Alone and Two or More Races.

**This classification for ethnicity has only two categories: Hispanic/Latino or Not Hispanic/Latino. Hispanics and Latinos may be of any race.

***Includes those earning equivalency diplomas.

****This data was collected from the American Community Survey 5 Year Estimates. The survey was conducted annually from 2006 through 2010 and the number is the compilation of the data collected over this period. For more information on the American Community Survey 5 Year Estimates see Census.gov.

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Boulevard Analysis Area/Census Tracts 3, 4, 5

Labor Force Characteristics

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LABOR FORCE: (2006-2010 Estimate)

	WHITE		BLACK		ASIAN		OTHER*		TOTAL		HISPANIC**	
	#	%	#	%	#	%	#	%	#	%	#	%
ALL PERSONS	2149		5450		13		156		7768		278	
In Labor Force.....	1410	65 6	3387	62 1	13	100 0	133	85 3	4943	63 6	197	70 9
Employed.....	1303	60 6	2832	52 0	13	100 0	133	85 3	4281	55 1	137	49 3
Unemployed.....	107	5 0	555	10 2	0	0 0	0	0 0	662	8 5	60	21 6
Not in Labor Force***.....	739	34 4	2063	37 9	0	0 0	23	14 7	2825	36 4	81	29 1
MALES	1088		2361		0		56		3505		87	
In Labor Force.....	791	72 7	1451	61 5	0	0 0	56	100 0	2298	65 6	87	0 0
Employed.....	698	64 2	1154	48 9	0	0 0	56	100 0	1908	54 4	27	0 0
Unemployed.....	93	8 5	297	12 6	0	0 0	0	0 0	390	11 1	60	0 0
Not in Labor Force.....	297	27 3	910	38 5	0	0 0	0	0 0	1207	34 4	0	0 0
FEMALES	1061		3089		13		100		4263		191	
In Labor Force.....	619	58 3	1936	62 7	13	100 0	77	77 0	2645	62 0	110	57 6
Employed.....	605	57 0	1678	54 3	13	100 0	77	77 0	2373	55 7	110	57 6
Unemployed.....	14	1 3	258	8 4	0	0 0	0	0 0	272	6 4	0	0 0
Not in Labor Force.....	442	41 7	1153	37 3	0	0 0	23	23 0	1618	38 0	81	42 4

INDUSTRY: (2006-2010 Estimate)

	Number	Percent
Agriculture.....	0	0 0
Mining.....	0	0 0
Construction, Extraction, & Maintenance.....	218	5 1
Manufacturing.....	340	7 9
Wholesale Trade.....	53	1 2
Retail Trade.....	689	16 1
Transport. & Warehousing....	128	3 0
Utilities.....	0	0 0
Information.....	65	1 5
Finance, Insur., Real Estate, Rental & Leasing.....	511	11 9
Professional, Scientific, Management, Administration, & Waste Mgmt.....	346	8 1
Educational Services.....	327	7 6
Health Care & Soc. Serv.....	875	20 4
Arts, Entertainment, & Recreations.....	102	2 4
Accommodations & Food Ser....	103	2 4
Other Services.....	277	6 5
Public Administration.....	247	5 8
Total Employed Persons.....	4281	100 0

OCCUPATION: (2006-2010 Estimate)

	Number	Percent
Management, Business, & Financial Occupations.....	574	13 4
Professional & Related Occupations.....	998	23 3
Service Occupations.....	821	19 2
Sales.....	697	16 3
Office & Administrative Support.....	574	13 4
Farming & Forestry.....	0	0 0
Construction/Extraction/Maintenance.....	241	5 6
Production Occupation.....	140	3 3
Transportation & Material Moving.....	236	5 5
Total Employed Persons.....	4281	100 0

PLACE OF WORK: (2006-2010 Estimate)

	Number	Percent
Worked in Delaware.....	3550	82 9
Worked in New Castle County.....	3479	81 3
Worked out of New Castle County.....	71	1 7
Worked out of Delaware.....	623	14 6

*Other includes American Indian/Alaska Natives, Native Hawaiian/Pacific Islanders, Some Other Race Alone and Others of Two or More Races.

**This classification for ethnicity has only two categories: Hispanic/Latino or Not Hispanic/Latino. Hispanics and Latinos may be of any race.

***Not in labor force includes all people 16 years old and over who are not classified as members of the labor force. This category consist of mainly students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people only doing incidental unpaid family work.

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Boulevard Analysis Area/Census Tracts 3, 4, 5

Housing Characteristics

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HOUSING OCCUPANCY: (2010 - 100% Data)

	WHITE		BLACK		ASIAN		OTHER*		HISPANIC**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Units.....	1054	23 7	2744	61 6	25	0 6	131	2 9	133	3 0
Owner Occupied.....	706	15 9	1280	28 8	15	0 3	63	1 4	49	1 1
Rental Occupied.....	348	7 8	1464	32 9	10	0 2	68	1 5	84	1 9
Total Occupied Units.....	1054		2744		25		131		95	

HOUSING OCCUPANCY TOTALS: (2010 - 100% Data)

(All Races)	2000	2010	2000-2010
	Number	Number	Percent Change
Occupied Units.....	3940	3954	0 4
Owner Occupied.....	2161	2064	-4 5
Renter Occupied.....	1779	1890	6 2
Vacant Units.....	519	380	-26 8
Total Units.....	4459	4452	-0 2

HOUSING COSTS: (06'-10' Estimate)

(All Races)	Number
Median Contract Rent.....	N/A
Aggregate Contract Rent.....	\$1,053,200
Median Housing Value.....	N/A
Aggregate Housing Value.....	\$418,822,500

PERCENTAGE OF HOUSEHOLD INCOME SPENT ON HOUSING: (2006-2010 Estimate)

(All Races)	Income Level:				TOTAL ***	
	\$10,000- \$19,999	\$20,000- \$34,999	\$35,000- \$49,999	\$50,000 or More	Number	Percent
	Rental Units					
Less than 20%.....	46	44	13	191	294	15 6
20% to 29%.....	144	87	124	154	509	26 9
30% or More.....	471	339	57	13	880	46 6
Ownership Units						
Less than 20%.....	49	67	60	743	919	44 5
20% to 29%.....	0	19	66	456	541	26 2
30% or More.....	280	58	124	167	629	30 5

YEAR STRUCTURE WAS BUILT: (2006-2010 Estimate)

	Number of Housing Units	Percent
2005 or Later.....	12	0 3
2000 to 2004.....	90	2 0
1990 to 1999.....	65	1 5
1980 to 1989.....	210	4 7
1970 to 1979.....	330	7 4
1960 to 1969.....	261	5 9
1950 to 1959.....	420	9 4
1940 to 1949.....	387	8 7
1939 or Earlier.....	2725	61 2

*Other includes American Indian/Alaska Native, Native Hawaiian/Pacific Islander, Some Other Race Alone and Others of Two or More Races.

**This classification for ethnicity has two categories: Hispanic/Latino or Not Hispanic/Latino. Hispanics and Latinos may be of any race.

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Boulevard Analysis Area/Census Tracts 3, 4, 5

Income Characteristics

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HOUSEHOLD INCOME: (2006-2010 Estimate)

	WHITE		BLACK		ASIAN		OTHER*		TOTAL		HISPANIC**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000.....	82	7 5	415	15 3	0	0 0	0	0 0	497	12 8	22	18 6
\$10,000-\$14,999.....	110	10 0	258	9 5	0	0 0	0	0 0	368	9 5	0	0 0
\$15,000-\$24,999.....	62	5 7	342	12 6	0	0 0	0	0 0	404	10 4	28	23 7
\$25,000-\$34,999.....	40	3 6	405	14 9	0	0 0	0	0 0	445	11 5	0	0 0
\$35,000-\$49,999.....	137	12 5	307	11 3	0	0 0	0	0 0	444	11 4	0	0 0
\$50,000-\$74,999.....	166	15 1	400	14 7	0	0 0	54	83 1	620	16 0	9	7 6
\$75,000-\$99,999.....	165	15 1	288	10 6	0	0 0	11	16 9	464	12 0	59	50 0
\$100,000 or More.....	334	30 5	306	11 2	0	0 0	0	0 0	640	16 5	0	0 0
Total.....	1096	100 0	2721	100 0	0	0 0	65	100 0	3882	100 0	118	100 0

BELOW POVERTY LEVEL: (2006-2010 Estimate)

	WHITE		BLACK		ASIAN		OTHER*		TOTAL		HISPANIC**	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Families.....	74	20 9	280	79 1	0	0 0	0	0 0	354	100 0	10	2 8
Married Couple.....	40	11 3	12	3 4	0	0 0	0	0 0	52	14 7	0	0 0
Male-headed.....	0	0 0	35	9 9	0	0 0	0	0 0	35	9 9	0	0 0
Female-headed.....	34	9 6	233	65 8	0	0 0	0	0 0	267	75 4	10	2 8
Total.....	74	20 9	280	79 1	0	0 0	0	0 0	354	100 0	10	2 8

PERCENT BELOW POVERTY LEVEL: (2006-2010 Estimate)

(All Races)

	Number	Percent
Families.....	354	100 0
With Children Under 18 Years.....	260	73 4
With Children Under 5 Years.....	124	35 0
Female-headed Household Families.....	267	100 0
With Children Under 18 Years.....	242	90 6
With Children Under 5 Years.....	10	3 7
Individuals.....	1897	100 0
Persons 18 Years or Older.....	1283	67 6
Persons 65 Years or Older.....	271	14 3
Children Under 18 Years.....	614	32 4
Children 5 to 17 Years.....	424	22 4
Children Under 5 Years.....	190	10 0

INCOME SUMMARY: (06'-10' Estimate)

(All Races)

	Number
Median Household***	
Income.....	N/A
Median Family***	
Income.....	N/A
Median Nonfamily	
Income.....	N/A
Per Capita****	
Income.....	N/A

*Other includes American Indian/Alaska Native Alone, Native Hawaiian/Pacific Islander Alone, Some Other Race Alone and Others of Two or More Races.

**This classification for ethnicity has only two categories: Hispanic/Latino or Not Hispanic/Latino. Hispanics and Latinos may be of any race.

***A family household includes a householder and one or more people living in the same household who are related to the householder by birth marriage or adoption. A household includes all the people who occupy a housing unit as their usual place of residence.

****Per capita income is an average obtained by dividing aggregate income by total population of an area.

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APPENDIX B

**COMMUNITY ORGANIZATIONS & GROUPS
Baynard Boulevard Analysis Area (2011-2012)**

2500 Civic Association

Mr. Devon Hynson, President
2400 North Jefferson Street
Wilmington, DE 19802

1212 Corporation, Inc.

Mr. Stephen Burns, Director
2700 Washington Street
Wilmington, DE 19801

Bayard Apartments

Ms. Alice Garner, President
309 West 18th Street
Wilmington, DE 19802

Ninth Ward Civic Association

Ms. Kathleen Patterson
2508 North Harrison Street
Wilmington, DE 19805

Washington Heights Community Association

Mr. George Turner, President
404 West 21st Street
Wilmington, DE 19802

West 28th and 29th Streets Civic Association

Mrs. Vera Gladney
109 West 28th Street
Wilmington, DE 19802

2nd District Neighborhood Planning Council

Ms. Nancy Mazaris, President
2205 North Jefferson Street
Wilmington, DE 19802

Children and Families First

Mr. Leslie Newman, CEO
2500 Baynard Boulevard
Wilmington, DE 19802

Hogar Crea Women's Center

Ms. Aleida Dominquez
110 West 30th Street
Wilmington, DE 19802

Brandywine Village Civic Association

Mr. Rob Harris, President
402 Friends Court
Wilmington, DE 19801

North Brandywine Civic Association

Ms. Jean Mills, President
115 West 20th Street
Wilmington, DE 19802

Terry Apartment Tenant Association

Ms. Rita Doles, President
c/o Terry Apartments
2400 North Broom Street
Wilmington, DE 19802

Triangle Neighborhood Association

Mr. Howard Sholl, Jr., President
P.O. Box 8073
Wilmington, DE 19803

APPENDIX C

**RELIGIOUS ORGANIZATIONS
Baynard Boulevard Analysis Area (2011-2012)**

Anointed Word Evangelistic Fellowship

Pastor Joyce Cofield
109 West 26th Street
Wilmington, DE 19802

Christ Our King R.C. Church

Father Michael Carrier
2810 North Monroe Street
Wilmington, DE 19802

Faith Memorial Baptist Church

Reverend Charles W. Watson, Jr.
2131 North Market Street
Wilmington, DE 19802

Northside Church of God, Inc.

Reverend Richard Walker, Jr.
3031 North Market Street
Wilmington, DE 19802

**Sharon Temple Seventh-Day
Adventist Church**

Pastor Stephen A. Boyce, Sr.
2001 Washington Street
Wilmington, De 19802

Shiloh Baptist Church

Reverend Dr. Clifford I. Johnson, Pastor
215 West 23rd Street
Wilmington, DE 19802

Spirit Life Lutheran Church

500 Concord Avenue
Wilmington, DE 19802

Cathedral Church of St. John

The Very Reverend William B. Lane,
Interim Dean
10 Concord Avenue
Wilmington, DE 19802

Congregation Beth Shalom

Rabbi Michael Beals
1801 Baynard Boulevard
Wilmington, DE 19802

Hanover Street Presbyterian Church

Reverend Andy Jacob
1801 Jefferson Street
Wilmington, DE 19802

Primitive Baptist Church of Wilmington

Elder Chuck Smith
2911 North Van Buren Street
Wilmington, DE 19802

Churches Take-A-Corner

Reverend Tyrone C. Johnson, Sr.,
Founding Director
P.O. Box 26253
Wilmington, DE 19899

The Mother Church of God In Christ

Elder Everett E. Riley
2701 North Market Street
Wilmington, DE 19802

APPENDIX D

COMMUNITY CENTERS & ORGANIZATIONS (2011-2012)

Baynard Resident Council

Ms. Ruth Young, President
309 West 18th Street
Wilmington, DE 19802

Parkview Apartments

1800 North Broom Street
Wilmington, DE 19802

Terry Apartments

Mr. George Wanner, Manager
2400 North Broom Street
Wilmington, DE 19802

Wilmington Senior Center

Ms. Susan R. Getman, Executive Director
1901 North Market Street
Wilmington, DE 19802

Red Clay Consolidated School District

Warner Kindergarten Center
Ms. Gladys M. Glover, Principal
820 West 19th Street
Wilmington, De 19802

Korean-Americans Merchants Association

Mr. Yong Wong Han, President
301 West 29th Street
Wilmington, De 19802

APPENDIX E

WILMINGTON CITY COUNCIL MEMBERS (January 2008 – December 2012)

President City Council

Norman D. Griffiths
2804 Baynard Blvd.
Wilmington, DE 19802

Second Council District

Ernest M. Congo II
1910 Washington Street
Wilmington, DE 19802

Fourth Council District

Hanifa G. N. Shabazz
115 Christina Landing Dr., Apt. #606
Wilmington, DE 19801

Sixth Council District

Kevin F. Kelley, Sr.
1401 Banning Street
Wilmington, DE 19805

Eighth Council District

Stephen L. Martelli
1911 West 16th Street
Wilmington, DE 19806

At Large Council Member

Michael A. Brown, Sr.
700 South Rodney Street
Wilmington, DE 19805

At Large Council Member

Loretta Walsh
1207 Woodlawn Avenue
Wilmington, DE 19805

First Council District

Charles Potter, Jr.
301 Milton Drive
Wilmington, DE 19802

Third Council District

Eric D. Robinson
1203 N. Heald Street
Wilmington, DE 19802

Fifth Council District

Samuel Prado
1001 Kirk Avenue
Wilmington, DE 19806

Seventh Council District

Paul F. Ignudo, Jr.
615 North Lincoln Street
Wilmington, DE 19805

At Large Council Member

Charles M. “Bud” Freel
2206 Shallcross Avenue
Wilmington, DE 19806

At Large Council Member

Justen Wright
206 West 36th Street
Wilmington, DE 19802

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APPENDIX F

CITY OF WILMINGTON OFFICIALS AND DEPARTMENT HEADS (January 2012)

James M. Baker
Mayor
City of Wilmington - Mayor's Office
302/576-2100

Kash Srinivasan
Commissioner
Department of Public Works
302/576-3060

Henry W. Supinski
City Treasurer
City Treasurer's Office
302/576-2480

Samuel Pratcher, Jr.
Director
Department of Personnel
302/576-2460

Tanya Washington
Chief of Staff
City of Wilmington - Mayor's Office
302/576-2100

Romain L. Alexander
Director
Department of Parks and Recreation
302/576-3810

Eugene Bradley
City Auditor
Auditing Department
302/576-2165

Timothy Crawl-Bey
Director
Department of Real Estate and Housing
302/576-3000

Laura Pappas
Director
Department of Finance
302/576-2400

Peter D. Besecker
Director
Department of Planning & Development
302/576-3100

John Sherdian
City Solicitor
Law Department
302/576-2175

Jeffrey J. Starkey
Commissioner
Licenses and Inspections
302/576-3036

Michael J. Szczerba
Chief, Police Department
Wilmington Police Department
302/576-3940

Willie Patrick
Chief, Fire Department
Wilmington Fire Department
302/576-3950

George Giles
Director
Office of Emergency Management
302/576-3914

APPENDIX G

CITY OF WILMINGTON

***RISE* Project Area within the Baynard Boulevard Analysis Area (December 2011)**

The Residential Improvement and Stabilization Effort or ***RISE*** project is a city-wide housing and community development program effort that is designed to improve the most deteriorated neighborhoods of Wilmington while also generating robust private investment in these same or adjacent areas. Operating under the auspices of the City's Department of Real Estate and Housing, the project's guiding principles focus on encouraging private market investment in designated neighborhoods using a variety of city, state, and federal incentives as well as enforcement activities. Of particular interest is the current ***RISE*** project area which includes portions of the Baynard Boulevard Analysis Area. The Baynard Boulevard Analysis Area's ***RISE*** area is bounded by Baynard Boulevard, Concord Avenue, Race Street, the Brandywine Creek and the Brandywine Park, and North Market Street.

The neighborhood profile report for the Boulevard/North Brandywine ***RISE*** area was prepared by Mullin & Lonergan Associates for the Wilmington Housing Partnership and the City's Department of Real Estate & Housing in 2010. Only those sections summarizing key ***RISE*** project references pertaining to the Baynard Boulevard Analysis Area are referenced in this appendix.

For more neighborhood or site specific project information, please call the Department of Real Estate and Housing at 302/576-3000.

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APPENDIX H

Zone District Definitions

Matter of Right Types of Uses For Various Zoning Categories:

C-1 districts.

(a) Purpose. The C-1 district, neighborhood shopping, is designed to provide sites for convenient retail and personal service establishments for a small tributary area, with a minimum impact upon adjoining or surrounding residential development. Preferably, each portion of the district should be small and compact in area, but where extensive strip development has occurred as a result of earlier zoning the district has been expanded to include such development.

(b) *Uses, etc., generally.* In any C-1 district, no building or premises shall be used and no building shall be erected or altered, except as provided elsewhere in this chapter, which is arranged, intended or designed to be used except for one or more of the uses listed in the following subsections of this section, subject to off-street parking and loading requirements of article [48-477](#) of this chapter.

(c) *Uses permitted as matter of right.* The following uses are permitted as a matter of right; provided that not more than two amusement devices shall be located on the premises:

- (1) Any use permitted in R-4 districts under [section 48-135\(c\)](#).
- (2) The conversion of a three-story building housing one or two families for the use of more than two families; provided, that there is a lot area of not less than 1,000 square feet per family and each apartment or dwelling unit shall consist of not less than 600 square feet of livable floor area, excluding common halls and stairways.
- (3) Retail store or shop for the performance of personal services; provided, that:
 - a. No manufacturing, wholesaling or jobbing shall be carried on therein;
 - b. No merchandise shall be carried other than that intended to be sold at retail on the premises; and
 - c. Operations shall be limited to the hours between 6:00 a.m. and midnight.
- (4) Laundromat, with not more than 20 machines; provided, that operations shall be limited to the hours between 6:00 a.m. and 12:00 midnight.
- (5) Office, bank or other financial institution; provided, that operations shall be limited to the hours between 6:00 a.m. and 12:00 midnight.
- (6) Restaurant or lunchroom; provided, that operations shall be limited to the hours between 6:00 a.m. and 12:00 midnight.
- (7) Automobile parking for occupants or customers of buildings permitted in the district, subject to the special provisions of sections [48-477](#), [48-478](#) and article XI, division 3 of this chapter.
- (8) Private garage, subject to the special provisions of [section 48-477](#) of this chapter.
- (9) Public garage used for the parking of motor vehicles without repair or service facilities, subject to the special provisions of sections [48-477](#), [48-478](#) and article XI, division 3 of this chapter.
- (10) Private club or lodge not conducted primarily for gain; provided, that operations shall be limited to the hours between 6:00 a.m. and 12:00 midnight.
- (11) A sign other than a billboard, subject to compliance with the sign regulations of the city.
- (12) Municipal police station.
- (13) Consumer recycling collection centers, subject to being not less than 100 feet from the boundary of any residential zoning district and operating only between the hours of 7:00 a.m. and 9:00 p.m., daily.

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(d) *Uses permitted under zoning board of adjustment approval.* The following uses are permitted if approved by the zoning board of adjustment as provided in article II, division 3 of this chapter, subject to the conditions specified below in each case:

- (1) Funeral home, subject to the special requirements of such a use in R-5-B districts under [section 48-138\(d\)\(2\)](#).
- (2) Gasoline service station, subject to the special provisions of [section 48-478](#); provided, that:
 - a. It shall be located on a lot of not less than 8,000 square feet in area and with a lot depth of not less than 80 feet;
 - b. Any grease pits or hoists are contained within the area of the building;
 - c. In the judgment of the zoning board of adjustment it will satisfy a local need and its design and appearance will not injure the character of the neighborhood; and
 - d. Before taking final action on an application for such use, the zoning board of adjustment shall submit the application to the department of public works for review and report.
- (3) Operation between the hours of midnight and 6:00 a.m., or with more than two but less than five amusement game machines on the premises, of uses otherwise permitted under subsection (c) of this section; provided that:
 - a. The board finds that such operation is necessary for the convenience of the immediate neighborhood;
 - b. The board finds that such use will not injure the character of the immediate neighborhood or otherwise impact adversely upon it; and
 - c. The board finds that the location of amusement game machines will not interfere with ingress to and egress from the premises and that not less than 40 square feet of gross floor area has been allocated for each amusement game machine.
- (4) Group day care home as provided in [section 48-131\(d\)](#).
- (5) Bed and breakfast guest facility as provided in [section 48-133\(d\)](#).
- (6) An antenna that is proposed to be mounted to a building and concealed within an architectural element of the building; provided, that:
 - a. Accessory structures are similarly concealed or obscured from view; and
 - b. It shall conform with all relevant provisions of article XI, division 4 and any regulations promulgated in furtherance thereof.

(e) *Accessory uses and buildings.* Accessory uses and accessory buildings customarily incident to the uses otherwise authorized by this section are permitted. Satellite television antennas, conventional television antennas, dish antenna and supporting structures, and amateur radio antennas, when operated for private noncommercial use, shall be permitted accessory uses subject to the provisions of article XI, division 4 of this chapter.

C-1-A districts.

- (a) *Purpose.* The C-1-A district, neighborhood commercial, is designed to provide sites for convenient retail and personal service establishments for a small tributary area, with a minimum impact upon adjoining residential development. Preferably, each portion of the district should be small and compact in area, but where extensive strip development has occurred as a result of earlier zoning, the district can include such development.
- (b) *Uses, etc., generally.* In any C-1-A district, no building or premises shall be used and no building shall be erected or altered, except as provided elsewhere in this chapter, which is arranged, intended, or designed to be used except for one or more of the uses listed in the following subsections of this section, subject to the off-street parking and loading requirements of article X of this chapter.
- (c) *Uses permitted as matter of right.* The following uses are permitted as a matter of right:
 - (1) Any use permitted in R-4 districts under [section 48-135\(c\)](#), with the exception of dormitories, sororities, fraternities or convalescent homes.

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(2) The conversion of a three-story building housing one or two families for the use of more than two families; provided, that there shall be a lot area of not less than 1,000 square feet per family and that each individual apartment or dwelling unit shall consist of not less than 600 square feet of livable floor area, excluding common halls and stairways.

(3) Neighborhood retail store, or shop for the performance of personal services; except gasoline service stations, taprooms, bars, cafes, office or store for the care, keeping or grooming of animals, health and exercise facilities, or any operation to provide for automobile sales or services; provided that:

- a. No manufacturing, wholesaling or jobbing shall be carried on therein;
- b. No merchandise shall be carried other than that intended to be sold at retail on the premises;
- c. Hours of operation shall be limited to between 6:30 a.m. and 9:00 p.m.;
- d. The use or combination of uses occupy not more than 1,500 square feet of floor area on the ground floor. Not more than 2,500 square feet of total floor area shall be used for retail use or uses, if the ground floor and second story are both occupied for such uses; for purposes of this subsection, the total floor area devoted to such use or uses shall mean interior floor area as measured by and between interior walls;
- e. No outdoor displays or sales of merchandise or services shall be permitted;
- f. Illuminated signs shall be permitted only during the hours of operation;
- g. No business shall be permitted to discharge offensive odors, fumes, smoke, glare, or noises which are audible beyond the property limits; and
- h. Deliveries to any premises shall be made only during the hours of operation.

(4) Office (except medical office uses with more than one practitioner), bank or other financial institution, excluding drive-through banking, provided that any automated teller system is located within the building and is accessible only during regular bank hours; provided that:

- a. No outdoor displays or sales of merchandise or services shall be permitted;
- b. Illuminated signs shall be permitted only during the hours of operation; and
- c. Deliveries to any premises shall be made only during the hours of operation which shall be limited to between 6:30 a.m. and 9:00 p.m.

(5) Automobile parking for occupants or customers of buildings permitted in the district, subject to the special provisions of sections [48-477](#), [48-478](#) and article XI, division 3 of this chapter.

(6) Private garage subject to the special provisions of sections [48-477](#), [48-478](#) and article XI, division 3 of this chapter.

(7) Public garage used for the parking of motor vehicles without repair or service facilities subject to the special provisions of sections [48-477](#), [48-478](#) and article XI, division 3 of this chapter.

(8) A sign other than a billboard, subject to compliance with the sign regulations of the city.

(9) Consumer recycling collection centers, subject to being not less than 100 feet from the boundary of any residential zoning district and operating only between the hours of 7:00 a.m. and 9:00 p.m., daily.

(d) *Uses permitted under zoning board of adjustment approval.* The following uses are permitted if approved by the zoning board of adjustment as provided in article II, division 3 of this chapter, subject to the conditions specified below in each case:

(1) Funeral home, subject to the special requirements of such a use in R-5-B districts under [section 48-138\(d\)\(2\)](#).

(2) Laundromat, with not more than 20 machines; medical office use with more than one practitioner; private club or lodge not conducted primarily for gain; neighborhood retail store, or shop for the performance of personal services, of more than 1,500 square feet, but not to exceed 2,500 square feet of interior floor area devoted to such use; provided that:

- a. Operations shall be limited to the hours between 6:30 a.m. and 9:00 p.m.;

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- b. In the judgment of the zoning board of adjustment, adequate and sufficient parking will be provided for the operation, in accordance with [section 48-444](#)
 - c. In the judgment of the zoning board of adjustment, the operation will satisfy a local need and is necessary for the convenience of the immediate neighborhood; and
 - d. In the judgment of the zoning board of adjustment, the use and its design and appearance will not injure the character of the immediate neighborhood or otherwise impact adversely upon it, especially considering odors, fumes, smoke, glare and noise.
- (3) Restaurant or lunchroom; and retail food sales; provided that:
- a. Operations shall be limited to the hours between 6:30 a.m. and 9:00 p.m.;
 - b. In the judgment of the zoning board of adjustment, adequate and sufficient parking will be provided for the operation, in accordance with [section 48-444](#)
 - c. The use is limited to 1,500 square feet of interior floor area devoted to such use;
 - d. The purchase of alcoholic beverages without meals in restaurants and lunchrooms is prohibited;
 - e. No outdoor displays, sales of merchandise or services, or outdoor operation of use shall be permitted;
 - f. In the judgment of the zoning board of adjustment, such operation will satisfy a local need and is necessary for the convenience of the immediate neighborhood; and
 - g. In the judgment of the zoning board of adjustment, such use and its design and appearance will not injure the character of the immediate neighborhood or otherwise impact adversely upon it, especially considering odors, fumes, smoke, glare and noise.
- (4) Group day care home as provided in [section 48-131](#)(d).
- (5) Bed and breakfast guest facility as provided in [section 48-133](#)(d).
- (6) An antenna that is proposed to be mounted to a building and concealed within an architectural element of the building; provided, that:
- a. Accessory structures are similarly concealed or obscured from view; and
 - b. It shall conform with all relevant provisions of article XI, division 4 and any regulations promulgated in furtherance thereof.

(e) *Accessory uses and buildings.* Accessory uses and accessory buildings customarily incident to the uses otherwise authorized by this section are permitted. Satellite television antennas, conventional television antennas, dish antenna and supporting structures, and amateur radio antennas, when operated for private noncommercial use, shall be permitted accessory uses subject to the provisions of article XI, division 4 of this chapter.

C-2 districts.

(a) *Purpose.* The C-2 district, secondary business commercial centers, is designed to provide both shopping and business needs for large segments of the city outside of the central business area. It is, in general, located on main highways and includes secondary employment centers. Where feasible, it is laid out in sufficient depth to permit and encourage designed shopping centers.

(b) *Uses, etc., generally.* In any C-2 district, no building or premises shall be used and no building shall be erected or altered, except as provided elsewhere in this chapter, which is arranged, intended or designed to be used except for one or more of the uses listed in the following subsections of this section, subject to the off-street parking and loading requirements of article X of this chapter.

(c) *Uses permitted as a matter of right.* The following uses are permitted as a matter of right:

- (1) Any use permitted in R-5-C districts under [section 48-139](#)(c) or in C-1 districts under [section 48-191](#)(c), but without regard to restrictions on hours of business specified for those districts and subject to the hours of operation contained in [section 5-78](#) and except that bed and breakfast guests facilities shall be permitted subject only to the requirement that one parking space for every two guest rooms shall be provided; further provided, that all such uses shall at all times comply with all applicable city and state regulations.

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- (2) Laundromat, without limit on number of machines.
- (3) Hotel.
- (4) Motel.
- (5) Telephone central office, including storage of materials or trucks, maintenance of repair facilities, or housing of repair crews.
- (6) Funeral home.
- (7) Place of business of a builder, carpenter, caterer, cleaner, contractor, decorator, dyer, dressmaker, electrician, furrier, mason, milliner, optician, painter, photographer, plumber, roofer, shoemaker, tinsmith, upholsterer, and similar non-nuisance businesses; provided, that power propelling units of not more than five horsepower are used for processing equipment or machinery.
- (8) Commercial parking lot, subject to the special provisions of sections [48-477](#), [48-478](#) and article XI, division 3 of this chapter; provided however, that no new commercial surface parking lot shall be permitted in any part of the downtown design district, regardless of the zoning classification nor in any C-3 or C-4 zoning district. A property owner or agent for the owner, may appeal any denial of any such parking lot use, pursuant to the prohibition herein, to the zoning board of adjustment seeking a variance from the said prohibition.
- (9) Public garage, including repair or service facilities for motor vehicles, but not including paint or body shop, subject to the special provisions of [section 48-478](#)
- (10) Used car lot.
- (11) Indoor theater.
- (12) Assembly hall.
- (13) Commercial recreation, such as bowling alleys, skating rinks, billiard and pool parlors, but not including amusement game machines, nor arcades.
- (14) Gasoline service station, subject to the special provisions of [section 48-478](#); provided, that:
 - a. It shall be located on a lot of not less than 8,000 square feet in area and with a lot depth of not less than 80 feet;
 - b. Any grease pits or hoists are contained within the area of the buildings; and
 - c. It is in compliance with the provisions of [section 5-78](#) of this Code.
- (15) All antenna uses, except freestanding towers, tower farms and monopoles; provided that, the height of the antenna does not exceed 15 feet from the point of mounting, regardless of antenna type, and such antenna shall conform with all relevant provisions of article XI, division 4 and any regulations promulgated in furtherance thereof.
- (16) A sign, other than a billboard, subject to compliance with the sign regulations of the city. No sign may be placed within 30 feet of any school, college or public park, plaza or dedicated open space, except any on-premises sign which faces the street.
- (17) Family day care homes, group day care homes and day care centers, not subject to the conditions as provided in [section 48-131](#), but subject to the parking requirements in [section 48-443](#)
- (18) Emergency shelters for the homeless; provided, that:
 - a. There shall be not less than 100 square feet of gross floor area per resident;
 - b. No emergency shelter for the homeless shall be located within 1,000 feet of any other emergency shelter for the homeless, except that the zoning board of adjustment may approve a location within a lesser such distance if the applicant has demonstrated that such location will not have any adverse effect on the character of the surrounding neighborhood;
 - c. There shall be not less than one parking space provided for each employee of the emergency shelter for the homeless computed on the basis of the estimated maximum number of employees present at any one time in the subject shelter except, that the zoning board of adjustment may approve a lesser requirement if the applicant has demonstrated that the proposed use will not generate sufficient parking demand to require the prescribed minimum; and

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d. The shelter for the homeless shall be required to hold all state-required licenses, permits and approvals as may be applicable. In addition, each emergency shelter for the homeless shall obtain city licenses, permits and approvals as applicable and shall submit to the zoning administrator a copy of its management and physical facilities plan required to be submitted prior to issuance of a city license pursuant to chapter 5 of this Code and required to be reviewed by the review committee as set forth in [section 5-105](#)

(19) Consumer recycling collection centers, subject to being not less than 100 feet from the boundary of any residential zoning district and operating only between the hours of 7:00 a.m. and 9:00 p.m., daily.

(d) *Uses permitted under zoning board of adjustment approval.* The following uses are permitted if approved by the zoning board of adjustment as provided in article II, division 3 of this chapter, subject to the conditions specified below in each case:

(1) Public utility substation or regulator station; provided, that:

a. It shall conform with such setbacks, screening or other similar requirements as the zoning board of adjustment shall deem necessary for the protection of neighboring or adjacent property.

(2) Mini-warehouses; provided that:

a. The applicant submits a specific development plan to the zoning board of adjustment setting forth the following minimum requirements:

1. A key or location map showing the site, surrounding zoning districts, surrounding land uses, streets and directions of traffic.

2. The project name, date, north direction, scale and boundaries adequately described.

3. Name and address of owner of record and the proposed operator of the mini-warehouse.

4. Name and address of the person who prepares the final development plan.

5. Location of all present and proposed buildings and the proposed use of each, including storage space configuration and the number of storage compartments on each level of each building.

6. Number and dimensions of all on-site parking spaces.

7. Location, width and direction of all roadways and driveways surrounding and within the proposed development and of internal ways for transportation of goods from parking to storage areas.

8. Location and type of trash collection and trash storage facilities.

9. Location of fences, security walls, screening walls, exterior lighting, and the design and materials to be used.

10. Approval by the commissioner of public works of the proposed ingress and egress and the width of all driveways.

b. Off-street parking shall be provided in the following ratio:

1. One space for each employee.

2. One space for every 25 storage units, with adequate provision for transfer of goods from parking area to storage units.

c. The project shall meet all conditions regarding setbacks, screening, landscaping, lighting or other similar requirements as the zoning board of adjustment shall deem necessary for the protection of neighboring or adjacent property.

d. Mini-warehouse developments shall be limited to dead storage use only and no activity other than storage shall be permitted within a storage unit.

e. All storage on the property shall be within a completely enclosed building.

f. Each individual storage compartment shall be separated from the other storage compartments by walls of not less than one-half hour fire-resistant material.

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- g. No activities such as miscellaneous or garage sales shall be conducted on the premises.
 - h. The servicing or repair of motor vehicles, boats, trailers, lawnmowers, and other similar equipment shall not be conducted on the premises.
 - i. A mini-warehouse shall not be operated as a part of a transfer and storage business where the use of vehicles by the operator is part of such business.
 - j. The operator shall keep the premises free of trash and debris at all times.
 - k. Security fencing and screening or security walls shall be required around the perimeter of the project, such fence or wall to be not less than seven feet in height and constructed of finished masonry or durable metal protected from corrosion.
 - l. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but may be of sufficient intensity to discourage vandalism and theft.
 - m. All signs shall be subject to compliance with [chapter 41](#)
 - n. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete.
 - o. All operation and use of the facility shall be in accordance with all applicable codes and regulations.
 - p. The operator shall have an agent on the premises at all times when users have access to storage units to assure that the operation of the facility will be in conformance with these requirements and any conditions set by the zoning board of adjustment.
 - q. The operator shall be responsible for controlling access to the site and to individual storage units. The operator is also charged with the duty of requiring and determining that no material is stored in violation of any federal, state or local health, safety, including fire, or environmental regulation and the storage of hazardous material is specifically prohibited. Storage of materials rated no higher than "2" by the American Fire Protection Association as to health hazard, flammability, and susceptibility to release of energy shall be deemed to be prima facie evidence of compliance with this requirement.
- (3) Amusement game machines up to four in number on the premises of uses otherwise permitted under subsection (c)(13) of this section and subject to the conditions specified in [section 48-191\(d\)\(3\)](#).
- (4) Arcades; provided that:
- a. In the judgment of the zoning board of adjustment it will satisfy a local need and its design and appearance will not injure the character of the neighborhood.
 - b. The board finds that not less than 40 square feet of gross floor area has been allocated for each amusement game machine.
 - c. The board finds that the number of amusement game machines shall not exceed five in premises of 2,000 square feet of gross floor area or less, nor exceed ten in premises of between 2,000 and 5,000 square feet, nor exceed the ratio of one amusement game machine per 750 square feet of gross floor area in premises of more than 5,000 square feet up to a maximum number of 15 amusement game machines in any one building.
 - d. The board finds that the arcade is not within 500 feet of any other arcade and is not within 500 feet of any residential district boundary (R-1, R-2, R-2-A, R-3, R-4, R-5-A, R-5-B, and R-5-C districts), and is not within 500 feet of any preexisting church or school.
 - e. The board finds that at least one restroom facility each for male and female customers is provided expressly for customers only.
 - f. The hours of operation will be limited to 10:00 a.m. to 11:00 p.m. and will comply with the provisions of [section 36-99](#)
 - g. The arcade shall be located in a room separated from other uses, if any, on the same premises and from pedestrian circulation to and from such other uses. The room shall be arranged so that there is a management attendant within the room or such that management attendants outside the room can easily see and supervise the interior of the room.

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(e) *Accessory uses and buildings.* Accessory uses and accessory buildings customarily incident to the uses otherwise authorized by this section are permitted.

C-2-A districts.

(a) *Purpose.* The C-2-A district, secondary office and business centers, is designed to provide areas for low intensity and low density office and business uses that will function as self-contained employment and service centers. It is, in general, located in areas of the city that adjoin residential areas and/or sites which act as buffers between residential areas and incompatible adjoining uses, such as heavy manufacturing or general commercial districts, or major transportation corridors. The district is also appropriate for former manufacturing or institutional sites located within residential areas that are not suited to residential redevelopment or conversion. The permitted uses are defined narrowly so as not to permit uses which generate excessive delivery, customer vehicle, or pedestrian traffic, or have hours of operation which conflict with adjoining residential uses.

(b) *Uses, etc., generally.* In any C-2-A district, no building or premises shall be erected or altered, except as provided elsewhere in this chapter, which is arranged, intended, or designed to be used except for one or more of the uses listed in the following subsections of this section, subject to the off-street parking and loading requirements of article X of this chapter.

(c) *Uses permitted as matter of right.* The following uses are permitted as a matter of right:

(1) Detached or semidetached dwelling.

(2) Retail store or shop for the performance of personal services, provided that no sales of food or beverages for either on- or off-premises consumption shall be permitted on the first or ground floor and further provided that no business shall operate between the hours of 11:00 p.m. and 5:00 a.m.

(3) Office, bank, or financial institution excluding drive-through banking, provided that any automated teller system is located within the building and accessible only during regular bank hours.

(4) Non-nuisance businesses as permitted in the C-2 zoning district under [section 48-193\(c\)\(7\)](#) subject to the requirements of subsection (e) of this section.

(5) Public garage, including repair or service facilities for motor vehicles, but excluding auto body repair or painting and the sale or storage of gasoline or other bulk petroleum products, provided that:

a. Repair activities are conducted primarily within the building; and

b. That outside activities and storage meets the requirements of subsection (e) of this section.

(6) Medical or dental laboratory.

(7) Wholesale storage or a wholesale department, within a building, in conjunction with a retail establishment.

(8) Family day care homes. Group day care homes and day care centers not subject to the conditions as provided in [section 48-131\(c\)](#) but subject to the parking requirements in [section 48-443](#)

(9) Bed and breakfast guest facility as provided in [section 48-432\(c\)](#).

(10) Consumer recycling collection centers, subject to being not less than 100 feet from the boundary of any residential zoning district and operating only between the hours of 7:00 a.m. and 9:00 p.m., daily.

(11) Neighborhood police station.

(d) *Uses permitted under zoning board of adjustment approval.* The following uses are permitted if approved by the zoning board of adjustment as provided in article II, division 3 of this chapter, subject to the conditions specified below in each case:

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- (1) Public utility substation or regulator station subject to the special requirements of [section 48-131\(d\)\(3\)](#).
- (2) Research and development facility, including limited scale manufacture of high value low volume products, provided that:
 - a. The applicant provides evidence that the facility will be so operated that there are no significant external environmental effects or risk of adverse environmental effects resulting from an accident or act of nature.
 - b. Power units of not more than five horsepower are used to propel equipment or machinery.
- (3) Auto body repair and painting or custom body work shop provided that it is at least 125 feet from a residential zoning district.
- (4) Bed and breakfast guest facility as provided in [section 48-133\(d\)](#).
- (5) An antenna that is proposed to be mounted to a building and concealed within an architectural element of the building; provided, that:
 - a. Accessory structures are similarly concealed or obscured from view; and
 - b. It shall conform with all relevant provisions of article XI, division 4 and any regulations promulgated in furtherance thereof.

(e) *Accessory uses and buildings.* Accessory uses and accessory buildings customarily incident to the uses otherwise authorized by this section are permitted, provided that on-site storage of equipment, materials, inventory or other dry commodities for a period of more than 90 days in other than an enclosed building shall meet the following requirements:

- (1) It shall be screened so as not to be visible from the street or adjoining properties by a solid fence pursuant to [section 48-475](#), or by a year-round completely opaque landscaping screen at least six feet high, but need not be opaque above that height.
- (2) Storage shall not be permitted between any structure and the frontage streets.
- (3) Stored material shall be organized in an orderly manner on permanent racks, pads or other structures.
- (4) Storage of any material, mineral, or substance in a manner that allows emission of fumes, dust, smoke, vapors, or other effects observable by the human senses is prohibited.
- (5) Storage of automobiles, heavy equipment, machinery, or any other material the primary value of which is limited to scrap, salvage, recycling, or spare parts, is prohibited.
- (6) Mixing or otherwise processing stored bulk materials such as sand, gravel, cement, and asphalt for use off-site is prohibited.
- (7) Any outside storage use in existence on June 8, 1984, shall conform with the provisions of subsections (1), (2), (3), and (4) of this subsection within 18 months of such date.
- (8) Any and all outdoor illumination shall be screened so as not to illuminate directly any nearby residential properties. Satellite television antennas, conventional television antennas, dish antenna and supporting structures, and amateur radio antennas, when operated for private noncommercial use, shall be permitted accessory uses subject to the provisions of article XI, division 4 of this chapter.

Sec. 48-286. - O districts.

(a) *Purpose.* The O district, open space, is designed to include lands dedicated as permanent open space, to be enjoyed by the public for rest and recreation or to provide permanent light and air to surrounding developments.

(b) *Uses permitted.* The following uses are permitted in an O district as a matter of right:

- (1) A public park or playground under the control of the department of parks and recreation of the city, whether acquired by negotiation, condemnation or gift.

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(2) A public park or playground under the control of the county, the state or the national park service.

(3) A park or playground owned and operated by a nonprofit institution or a community association.

(4) Recreational building or recreational structure as an accessory use to such park or playground.

(5) Public reservoir.

(6) Neighborhood police station; provided that the primary purpose is to serve the park in which it is located or that the neighborhood police station is to be located within or be an addition to an existing community center building.

(c) *Height and area regulations.* Any building or structure erected or altered in an O district shall conform with the following requirements:

(1) Except as specified in subsection (2) of this subsection, the height of a building or structure erected or altered in respect to height in an O district shall not exceed two stories or 35 feet.

(2) A chimney, flagpole, observation tower or any emergency sirens included in the city-wide emergency warning system that are installed and operated by the office of emergency management in accordance with chapter 7 of the City Code may be erected to a height in excess of that authorized in subsection (1) of this subsection.

(3) Each part of a building or structure shall be set back from any street line a distance of not less than that required on the opposite side of such street by the building setback line for the zoning district within which such opposite area is located.

(4) Each part of a building or structure shall be so located as to provide a minimum rear yard and a minimum side yard in conformance with the yard requirements of the adjoining zoning district or districts in the rear and on the side of the lot.

(d) *Uses permitted under zoning board of adjustment approval.* The following uses are permitted if approved by the zoning board of adjustment as provided in article II, division 3 of this chapter, subject to the conditions specified below in each case:

(1) An antenna that is proposed to be mounted to a building or structure and concealed within an architectural element of the building or structure; provided, that:

a. Accessory structures are similarly concealed or obscured from view; and

b. It shall conform with all relevant provisions of article XI, division 4 and any regulations promulgated in furtherance thereof.

R-1 district.

(a) *Purpose.* The R-1 district, one-family detached dwellings, is designed to protect and maintain those residential areas now developed primarily with one-family detached dwellings on relatively large lots and adjoining vacant areas likely to be developed for such purposes. It will enable the city to continue to provide a restricted type of environment which would otherwise be found only in suburban areas.

(b) *Uses etc., generally.* In any R-1 district no building or premises shall be used and no building shall be erected or altered, except as provided elsewhere in this chapter, which is arranged, intended or designed to be used except for one or more of the uses listed in the following subsections of this section.

(c) *Uses permitted as matter of right.* The following uses are permitted as a matter of right:

(1) One-family detached dwellings.

(2) Churches or other places of worship; parish houses or Sunday school buildings.

(3) Public or parochial elementary schools.

(4) Public libraries, public museums, public art galleries.

(5) Parks, playgrounds or athletic fields, either public or owned and operated by a local community association, and any recreation building therein.

(6) Cemetery.

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(7) The taking of non-transient non-related children for day care by a family resident on the premises provided there is no display or advertising on the premises in connection with such use and provided there are not more than six school children. This number shall include the preschool children who are permanent members of the family.

a. The department of licenses and inspections shall issue a certificate of occupancy only after the state division of social services issues a certification of approval for the residential applicant, and shall maintain an official record of the location of such day care facilities.

b. The state division of social services shall inspect, supervise and upon written application certify its approval of the residence sought to be used for day care purposes so that the department of licenses and inspections may issue the necessary certificate of occupancy.

(8) Low-intensity home occupation, limited to one per dwelling unit and provided that it is conducted without:

a. The sale or storage of any stock-in-trade on the premises;

b. The presence of more than two customers or clients on the premises per hour;

c. Any external evidence or effect of such occupation, except that either a non-illuminated interior window sign not exceeding 144 square inches in area, or a brass or bronze plaque not exceeding 144 square inches in area mounted on the facade of the building, shall be permitted;

d. Any alteration detrimental to the residential use of the dwelling unit;

e. The creation of objectionable noise, odors, or refuse, or additional traffic volume or parking demand;

f. Any external storage of material or equipment, except for a single business motor vehicle used by the resident;

g. The assistance of off-site employees, agents, or associates; and

h. The interior storage of hazardous materials.

(9) Family day care homes.

(10) Group day care homes and day care centers that are located in a building in which there is a lawful, conforming, nonresidential use in the zoning district in which it is located and in which providing day care service is not the primary use, subject to the following conditions:

a. The parking requirements of section 48-443 for such day care facility shall be met;

b. The day care service shall be provided in a detached building only, whether or not it is the only use in such building; and

c. Any outdoor exercise or play area shall be not less than 15 feet from any residential building on an adjacent lot.

(11) Group home type I, subject to the following conditions:

a. *State licenses; city registration.* If applicable, the group home shall obtain and maintain as current such licenses or permits for such use as may be required by the state or any of its agencies. The owner or operator of the residence shall register the location and use of the subject residence with the department of licenses and inspections annually, such registration statement to be filed with the department on or before July 1 of each year and updated quarterly, as needed. Such annual registration statement shall include: The names and addresses of the owners and operators of the property; the type of group home use of the property; the number and types of professional staff serving the residents; the number of residents; and the names, business addresses and telephone numbers of persons employed by governmental or private agencies serving the residents who may be contacted by the department, particularly in the event of emergency. The department may charge a fee to cover administrative costs incurred by it in administering the aforesaid registration requirements.

b. *Structural changes.* No alteration, addition or other structural change to the interior or the exterior of any single-family building in which a group home is, or is proposed to be, located shall be permitted if such alteration, addition or other structural change would alter the essential single-family character of the building and be substantially irreversible, thus preventing any future use or sale of the property for single-family residential purposes.

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R-3 districts.

(a) *Purpose.* The R-3 district, one-family row houses, is designed to conserve for one-family use those areas developed with one-family row houses which have not been converted to use by two or more families. Permitted nonresidential uses are similar to those in R-2 districts.

(b) *Uses, etc., generally.* In any R-3 district, no building or premises shall be used and no building shall be erected or altered, except as provided elsewhere in this chapter, which is arranged, intended or designed to be used except for one or more of the uses listed in the following subsections of this section.

(c) *Uses permitted as matter of right.* The following uses are permitted as a matter of right:

(1) Any use permitted in R-1 districts under section 48-131(c) and in R-2 districts under section 48-132(c).

(2) One-family row houses as one of a group of three or more attached dwellings. Except as provided under subsection (5) of subsection (d) of this section, any such group of one-family attached dwellings erected after March 8, 1962 shall not include more than ten family units and each such group shall have a paved pedestrian easement, at least four feet in width, with direct access from the rear yard to a street at not less than two points.

R-4 districts.

(a) *Purpose.* The R-4 district, row houses with conversions, is designed to include those areas which were originally developed with one-family row houses but where many such buildings have been converted for the use of two or more families. It would retain the general row house character of these areas, permitting conversions for an additional family or families only if approved by the zoning board of adjustment. To encourage assembly and rebuilding, new apartment houses with not more than two families on each story are permitted. Some institutions excluded from the one-family districts are permitted.

(b) *Uses, etc., generally.* In any R-4 district no building or premises shall be used and no building shall be erected or altered, except as provided elsewhere in this chapter, which is arranged, intended or designed to be used except for one or more of the uses listed in the following subsections of this section.

(c) *Uses permitted as matter of right.* The following uses are permitted as a matter of right:

(1) Any use permitted in R-3 districts under section 48-134(c).

(2) Apartment houses with not more than two families on each story.

(3) Private school or nursery school.

(4) Sanitarium or convalescent home not for the care of contagious diseases, excluding group homes and rooming houses, provided that any such permitted use is located in a building that shall be fully detached.

(5) Dormitory, fraternity house or sorority house.

(6) Bed and breakfast guest facility as provided in section 48-133(c).

(7) Group home type II, subject to the conditions for group home type I uses as set forth in section 48-131(c) (11) and to the applicable provisions of section 48-2.

R-5-A-1 district.

(a) *Purpose.* The R-5-A-1 district, low-medium density apartment houses, is designed primarily to permit low to medium density apartment developments contiguous to one-family districts and to include other residential and residentially compatible, institutional uses. Any R-5-A-1 district would serve to buffer one-family neighborhoods from more intensive residential and certain commercial uses. The density of uses in the district is controlled by the floor area ratio (FAR) and height of buildings is limited to five (5) stories as a matter of right.

(b) *Uses, etc., generally.* In any R-5-A-1 district, no building or premises shall be used and no building shall be erected, or altered, except as provided elsewhere in this chapter, which is arranged, intended or designed to be used except for one or more of the uses listed in the following subsections of this section.

(c) *Uses permitted as matter of right.* The following uses are permitted as a matter of right:

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- (1) Any use permitted in R-4 districts under section 48-135(c).
- (2) Apartment houses without limit as to the number of families to be accommodated; provided, that:
 - a. Areas used for parking shall be landscaped, fenced, or both, so as to screen such areas effectively year-round when they are otherwise visible from access streets and adjacent properties;
 - b. All outdoor refuse collection areas for the temporary storage of refuse until collected by public or private refuse collectors shall be screened to the greatest extent possible from view from access streets and adjacent properties by a completely opaque screen; and
 - c. Apartment units shall be located in detached apartment buildings.

R-5-B districts.

- (a) *Purpose.* The R-5-B district, medium-density apartment houses, is designed to accommodate medium-density elevator apartment houses with ample light and air at medium or high rentals. Density and yard controls would assure that they could adjoin one-family neighborhoods without impairing the value of homes therein. In some cases they would serve as buffers between one-family residence districts and commercial districts.
- (b) *Uses, etc., generally.* In any R-5-B district no building or premises shall be used and no building shall be erected or altered, except as provided elsewhere in this chapter, which is arranged, intended or designed to be used except for one or more of the uses listed in the following subsections of this section.
- (c) *Uses permitted as matter of right.* The following uses are permitted as a matter of right:
 - (1) Any use permitted in R-4 districts under section 48-135(c).
 - (2) Two-family dwelling.
 - (3) Apartment house without limit as to the number of families to be accommodated.
 - (4) Medical practitioner's office or the professional office or studio of a sole-practitioner lawyer, architect, engineer, musician, artist, teacher, real estate broker, registered nurse or other similar professional person, or a restaurant if operated in conjunction with an apartment house, including small announcement signs relating to such uses; provided, that it shall be located on the ground floor story or below and there shall be no exposed stairways on the exterior of such buildings and no other external effects and that one parking space per 150 square feet of office space shall be provided.
 - (5) Hospital, other than one solely for infectious or contagious diseases, or drug or liquor addicts; charitable institutions which are not of a correctional nature or intended for the care of the mentally disabled.
 - (6) A community garage, subject to the relevant provisions of section 48-477; provided, that:
 - a. Each group of attached structures shall have a joint capacity of not more than eight motor vehicle spaces arranged in a row or surrounding a common means of access;
 - b. No garage space shall face directly upon a street;
 - c. Any street entrance or exit shall be at least 50 feet distant from the intersection of any two street lines; and
 - d. Before the issuance of a building permit, the application for such a use shall be referred to the department of public works for review and report.
 - (7) Groups of four attached houses known as quadriplex units, each having two adjoining walls on lot lines, within urban renewal project areas subject to a plan adopted under 31 Del. C. ch. 45 (31 Del. C. § 4501 et seq.), the slum clearance and redevelopment law. Such units shall be exempt from the rear yard requirement of section 48-155(a) and from one of the two side yard requirements of section 48-156(a).
 - (8) Public health or public community center.
 - (9) Municipal police station, specifically including neighborhood police station.

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APPENDIX I

Concord Heights Evaluation Survey

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**Concord Heights Evaluation Level Survey (Part I)
Boulevard Analysis Area
Wilmington, Delaware**

**City of Wilmington
Department of Planning
2011**

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**Concord Heights Evaluation Level Survey (Part I)
Boulevard Analysis Area, Wilmington Hundred
Wilmington, Delaware**

Introduction

The area east of Concord Avenue and centered on Baynard Boulevard in the City of Wilmington has been noted in recent years as possessing an unusual level of integrity of architectural design and materials, as well as a variety of expression of the Revivalist styles of the early 20th century. An update survey of this area to determine National Register eligibility was suggested by the Delaware Division of Historical and Cultural Affairs and by several residents. The City of Wilmington, Department of Planning proposed to evaluate the area in phases, and proposed Part I as a Historic Preservation Fund grant product for the 2010 federal fiscal year, with subsequent parts to follow. The area historically known as “Concord Heights” is bounded by Concord Avenue on the west, the railroad on the northwest, 32nd Street on the northeast, and the limits of the “Eastlake Park” area on the southwest (between Monroe and Van Buren Streets). Concord Heights, Part I, includes forty-two (42) residential properties largely fronting on the portion of Baynard Boulevard northeast of Concord Avenue. Three properties on N. Harrison Street below Concord Avenue were included as well, because they seemed to fit the general pattern of the rest of the properties in the Part I study area – detached dwelling on a large lot – but were at odds with their surrounding construction, which is predominated by semi-detached dwellings on narrow lots.

Debra Campagnari Martin, City of Wilmington Preservation Planner, and Matthew Harris, Planner I, conducted Part I of the Evaluation Level survey in the winter and spring of 2011. This project is funded, in part, with federal funds from the National Park Service, Department of the Interior, as a part of a grant to the Delaware State Historic Preservation Office.

Survey Background – 1983

In 1983 the City of Wilmington, Department of Planning drafted an architectural survey of the Boulevard Area, bounded by B&O Railroad tracks, 30th Street, Market Street and the Brandywine River, a large area roughly rectangular in shape and encompassing more than 150 blocks. This area is also known as the “Ninth Ward,” a political moniker. The analysis area is named for the wide, tree-lined boulevard that begins at 18th Street and extends to 30th Street. The area developed in three phases: Late 18th –early 19th century milling areas of Brandywine Village in the southern corner; late 19th-early 20th century upper class residential development of Baynard Boulevard; and, early 20th century infill development of middle class residences. National Register Historic districts were established for Brandywine Village (partly within this analysis area) and for Baynard Boulevard (18th Street to Concord Avenue), in 1971 and 1979, respectively. Scattered throughout the infill areas are isolated 19th century farmhouses predating association with the urban grid. A number of these structures were noted as potential National Register

properties in the 1983 survey. Several other areas were noted as potential districts, but have not been nominated to date, and none were located in the Concord Heights area.

Research Design

Our research objectives are to update the 1983 architectural survey using current data forms; to identify development patterns through field observation and documentary research; and, to evaluate the National Register eligibility of any group of buildings found to represent a significant development pattern or architectural affinity.

Prior to field survey, we reviewed the 1983 survey and historic atlases to get a sense of the former architectural environment. We expected to find residential structures of brick and stone, two and one-half stories tall, detached and semi-detached, located on sizable lots with significant setbacks. The residences exhibit a variety of vernacular features chosen from Classical and Colonial Revival styles, with occasional reference to the asymmetry and wide verandas of the Queen Anne style. We expected that there would be little to no new construction or vacant lots due to demolition. We expected that the Part I study area would show some affinity with the lower portion of Baynard Boulevard, which was developed beginning about 1893 by Samuel Baynard's Northside Improvement Company, even though historic mapping showed that the development north of Concord Avenue happened later. The Part I group, focused on Baynard Boulevard, includes the largest lot sizes of the Concord Heights area.

Several research questions regarding the development of the area guided our inquiry:

1. Was the area developed in a planned manner as generally indicated on maps? What was the role of the previously identified "Concord Heights Company?"
2. What was the development period?
3. What were the possible catalysts for development?
4. Was the area built on speculation or by selling lots for private development?
5. What was the nature of the "minimum house values" mentioned in the 1983 survey?

Description of Work

Fieldwork comprised new digital photography and completion of *Main Building* forms and *Map* forms for each property. Survey conditions were good, and were only hindered by the abundant mature trees lining the Boulevard and the extensive plantings on private property. Block-wide sidewalk repairs hindered survey and photography during the winter.

Following fieldwork, forms were completed and checked against photographs. Architectural attributes for each property were evaluated and entered into the attribute table. The defining architectural features of the Part I blocks were determined to be original wall materials, original roof, original facade design, original porch or vestibule design, original window and door design and materials. Original wall materials were

considered to be compromised if a replacement brick front had been added, or if stucco or vinyl was applied. Paint on brick was considered to have a lesser negative effect, since the original material could be distinguished through it. Original facade design was considered to be compromised by the rearrangement or resizing of openings. Windows follow the common Colonial Revival arrangement of six (or more) lights over one sash, and are considered an important feature. Door surrounds tend to feature sidelights and elliptical fanlights in the tradition of Federal and Greek Revival styles, and are considered equally important features of the façade.

Documentary research began with consulting 19th and 20th century atlases and other sources available in the Planning library. At the Delaware Historical Society Library we reviewed Wilmington City Directories for the years between 1900 and 1940 in order to get an idea of the dates of construction for each property and to sample the names and occupations of the people listed as living there. We also looked at randomly-selected addresses in the Wilmington City Register for more detailed information of the earliest land transactions resulting in development. The City Register is a duplicative record, actively used from the 19th century to the present, to record land transactions in the City of Wilmington sequentially by address. It is occasionally at odds in certain details with actual recorded deeds, and so is considered (at least) a good starting point for property research. The office of the Recorder of Deeds was able to provide the filed subdivision for the Concord Heights Company. Online searches provided additional information about the life of Isaac S. Elliott, a long-term landowner prior to development, and several items from period journals that informed on the marketing of Concord Heights properties. After gaining a better understanding of the context of the development of the area, the surveyed properties were then determined to be “Contributing” or “Non-Contributing” based on the seven qualities of integrity.

Results

Development History

Most of the area east of Concord Avenue has been part of the City of Wilmington since 1869, with the blocks above 28th street added in 1893 and later (Price 1914). Atlases show that this part of the city, although gridded with “paper” streets since the mid-late 19th century, was still in large estate tracts through the turn of the 20th century, owned by members of the Elliott, Tatnall and Wilson families. According to the Hopkins Atlas (1876) the estate residences of the Elliots, “Heathfield,” “Fairview” and “Rock Manor,” were all located on large tracts east of Concord Pike (aka Elliott Avenue) and northwest of the present Broom Street (Hopkins 1876). On the Baist Atlas of 1892 the area is still undeveloped, but surrounding projects such as “Eastlake” to the northeast of the city boundary (at that time) and “Creston Tract” east of Concord Pike show a small amount of construction emerging in a subdivided area. This version does not show the layout of Baynard Boulevard, but it did appear in the updated edition published in 1893.

The 1983 survey summarized the development of the southerly portion of Baynard Boulevard as a vision for mixed middle and upper income housing focused on a wide, tree-lined boulevard. The first action of the Northside Improvement Company in 1892-

1893 was to have a bridge built over the Brandywine at Washington Street, providing access to the whole northeast quadrant of the city. The initial construction was encouraged by providing free, choice lots to those who would take the risk of building in a new area. The Northside Improvement Company built several houses, and the officers and directors, Samuel Baynard among them, also built or otherwise encouraged construction. The early residents of this area were predominately of the upper income class, contrary to the mixed-income intentions of the original Northside plan.

In addition to large scale development plans, the availability of trolleys supported development in this northeasterly section of the city. Trolley companies did not appear to have taken extraordinary risks into undeveloped territory, but either kept pace with or responded to development. Trolley lines were laid out in the vicinity beginning in 1890 along 10th Street. Lines were extended from Delaware Avenue to the Washington Street Bridge over the Brandywine in 1894. Service was available (probably as a shuttle) from the bridge, along Baynard Boulevard and over to 22nd Street and Washington Street (in a loop) in 1901. This service was extended from 22nd Street to Concord Pike (at 26th Street) in 1914 in response to residential growth (Concord Heights was beginning construction at this time). At this same time, the 22nd Street line was abandoned and a separate line established from the bridge along Washington Street to 31st Street in the “Eastlake Park” territory; this was later extended to just north of 35th Street. Trolley operation ceased in 1939, but mass transit continued to be available in these areas by the new mode, trackless trolley (Cox 1991). The two trolley lines described were within easy walking distance of Concord Heights area.

A station on the B&O Railroad named “Concord” was established prior to 1892 within the area later known as Concord Heights, at the northwestern terminus of 27th Street. Although the area was only sparsely populated at this time, railroads were known to build speculative stations to encourage development and ridership. This station may also have served to move agricultural or local industrial products. Not much is known about this station, but by at least 1913, the name changed to “Concord Heights” to reflect the new neighborhood (1913 photograph, DHS). The station had (at least) a small and attractive depot building, as is visible in a period photograph, and was another transportation amenity in this developing area. The station appears on the 1901 Baist Atlas but not on the 1936 Franklin Atlas. The only other commuter or outlying station on this line within the city was located to the southwest at Augustine Station, presumably to serve the mill. The main depots were at Delaware Avenue (1886) and at Water Street (1888). The Baltimore and Philadelphia branch in Wilmington began operation in 1886.

In 1910 the Concord Heights Company (CHC) filed a development plan (drawn in September 1909) for the area bounded by Concord Avenue on the west, the railroad on the northwest, 32nd Street on the northeast, and the limits of the “Eastlake Park” area on the southwest. This area was created from land owned briefly by Elizabeth Harvey at least as early as 1901, and was earlier part of the large estate of Isaac S. Elliott. The plan followed old lot lines on the edges, and consequently cut the previously gridded blocks at odd angles. The plan contained “house building restrictions” that established minimum housing values for each street (between \$2000 and \$4000, with Baynard Boulevard at the

upper value), setbacks, minimum lot sizes, and established that not more than two houses could be connected. The lot sizes along Baynard Boulevard were the largest, containing about 4,800 s.f., while the smallest were about 3,150 s.f. (Plan, 1910). The developers were clearly seeking upper middle income buyers for a landscape carefully arranged according to the best formula for stability known at the time, namely moderately high house values, comparatively sizable city lots, and the avoidance of rowhouses.

The first transfers of property bearing the name of the CHC were recorded in July of 1909, and the first dwellings in the Concord Heights area were noted in 1910. An advertisement in the Sunday Morning Star, November 20, 1910 announced small-scale construction in progress on several side streets of Concord Heights. The dwellings in progress were noted in pairs with each pair under different builders, probably indicating that less costly, semi-detached dwellings were considered more marketable as initial construction in a new area. Dwellings within or near the Part I project area were acknowledged in the Wilmington City Directories beginning in 1912, and were detached units on sizable lots on Franklin Street, where minimum housing values were only \$2500; these would appear to be the “bargain areas” of the development. The next construction in the Part I study area occurred in the 2400 block of Harrison Street ca. 1914-1916, in the “appended” area west of Concord Avenue. This area was probably under control of the Northside Improvement Company. A property at 2703 Baynard was first acknowledged in the directories in 1903, but then was absent from the listings until the 1920s, possibly indicating a mistake or an earlier building that was removed prior to the redevelopment of the area. Construction within the Part I study area proceeded through the end of the 1920s, with 1929 being a particularly productive year, and by 1936 (Franklin 1936) appears to have been nearly built out. Only 2803 Broom Street appears to have been built after 1936, following the subdivision of a large lot ca. 1921. An office building, rare in this location, was constructed on the other portion of the subdivision at 2809 Baynard.

The Concord Heights plan was not built exactly as filed, with many lot orientation changes executed on the numbered streets between the Boulevard and Eastlake Park. The CHC also removed some very small lots near the railroad tracks, and eliminated two sets of residential lots along Concord Avenue, presumably because it was more suited to commercial/industrial uses. Additionally, CHC doubled the size of “30th Street Park” (later Haynes Park) by eliminating all construction on blocks “D” and “J.” Haynes Park continues to be an amenity of this neighborhood.

Some of the earliest builders in the Part I study area illustrate two types of investors in the CHC vision. Albertus B. Stayton, manager of the CHC, bought 2600 Baynard, the most prominent lot in the neighborhood, in 1910. In 1911 he transferred it to his own real estate company, A.B. Stayton Company, in 1911 (for \$5000). It is unclear whether he was still with CHC at that time or not. From the city directories, it appears that his dwelling was not built until 1916. Stayton fits the model of an individual investor, but one with an enhanced stake in the success of the development and an insider’s advantage. Builder Phillip H. Lynch purchased four contiguous lots at 2611-2617 Baynard in January, 1915 and erected two sets of similar semi-detached dwellings over the next two

years. A 1910 advertisement (Sunday Morning Star, 11/20/1910) confirmed Lynch as a builder, and noted several other speculative construction projects in other parts of the city. The work of other small scale speculative builders is evident in the shared features of groups of three and four dwellings in the 2700 block and 2800 block of Baynard Boulevard. Private development of single lots no doubt took place in the study area as well.

A sampling of the early residents of Concord Heights, Part I, indicates that the area attracted middle class, white collar residents. City directories revealed residents engaged in a variety of professional pursuits, including engineering, chemistry, surveying, real estate, medicine, contracting, sales, millinery, jewelry, industrial management and retail service. There is no evidence at this time that there was any attempt to restrict residents on the basis of ethnicity, and names commonly recognizable as belonging to Irish, German and Jewish ancestry appear as early residents. The racial composition of the neighborhood cannot be confirmed at this time. One later purchaser of 2615 Baynard Boulevard (1946), Samuel G. Elbert, does stand out, however. He may be the son of Samuel G. Elbert, Sr., who has been noted as one of the first African American physician in Delaware and a devoted public servant in the area of education. Mr. Elbert, Sr., practiced in Wilmington and died in 1939 (Marks 1996). Interestingly, a number of widows and single females appear to have purchased property in this area, a possible pattern that needs further inquiry.

2800-815
R-1-101C

Fact
File
M...

McGill College

Present Architecture – Part I Study Area

The landscape of Concord Heights, Part I study area is composed of vernacular dwellings with Colonial, Federal, Greek and Tudor Revival details. Forms and details reflecting the Queen Anne, , Craftsman, American Foursquare and Prairie styles exist as well. Most dwellings are detached, with only four semi-detached units among the forty-two (42) surveyed. The massing is consistent, with rectangular or square forms between four and five bays wide, and heights between one and one-half to two and one-half stories. The predominate exterior material is red brick, but brick/slate combinations, as well as “Brandywine Granite” units exist. Several properties appear to have utilized stamped metal shingles on the sides of dormers, perhaps for their durability in an awkward maintenance area. Roof shapes include gabled, gambreled and hipped, turned front and side. Dormers of every roof shape occur, and include the wide shed dormers of Dutch Colonial Revival forms as well as wall dormers. Doorways figure prominently, with side and fanlight combinations, glassed vestibules, or small porticos common. Most original verandas remain open, while several have been enclosed but retain a decorative and open quality. Where original windows remain, the sash are 6/1, 8/1 or 9/1 light arrangements generally, common for Revival styles. Garages, if present, are small and not readily visible from the street in most cases.

Conclusions

Within the Delaware Historic Context study (1989), the Concord Heights development fits the theme of “Settlement Patterns and Demographic Change” during the chrono-

logical period of “1880-1940, Urbanization and Early Suburbanization.” Concord Heights is significant as an early 20th century residential development that aimed to create a neighborhood with long-term stability by controlling key factors of land use and construction quality. The restrictions imposed, as well as the neighborhood’s environmental amenities and early transportation opportunities, appear to have been successful and have resulted in an area that is still stable and comparatively well-preserved nearly 100 years later (although further survey away from Baynard Boulevard may reveal different conditions). While Concord Avenue has been widened and has taken on a more commercial character than it had in the early 20th century, Concord Heights still has the feeling of a shaded, calm, domestic setting. The architectural attributes within Part I show a high degree of preservation of design and materials. The study area also maintains a high degree of integrity of location, workmanship, and association.

All but the following properties were found to be Contributing to the eligibility of the study area, Part I:

2401-2405 Harrison Street (N-8719 through 8721): These dwellings do not belong to Concord Heights development history, although they share similar attributes. They were part of the Northside Improvement Company properties before Concord Heights was conceived.

2809 Baynard Boulevard: This office building of brick and glass was assembled in a highly eclectic style. The modern details may enclose an early 20th century building shown on the 1936 Franklin Atlas.

2814 Baynard Boulevard (N-8733): This ca. 1929 dwelling was converted into a medical office. Changes include converting the open porch to living space, changing the entrance to the side of the porch, replacing all windows and doors, changing the sizes of some windows and closing others, and wrapping all wooden trim elements.

2901 Baynard Boulevard (N-8335): is presently a small apartment/office building, originally as part of a larger commercial property (“Elmer Perry Co.” on the 1936 map) and in recent years an auto repair facility (Sanborn Map, 1998). It was not part of the original Concord Heights subdivision, and lies outside of their property line as recorded. The architectural details (i.e., eclectic Revival) are in keeping with the neighborhood, however.

Additional research during Part II of the Concord Heights survey will include the following:

- Further research on the Concord Heights Company in general
- Consult building permit records to confirm dates of construction
- Research the role of women as primary purchasers of land, since a pattern is suggested
- Research comparative land and building values for the period of significance

References:

City of Wilmington, Department of Planning
1983 Cultural Resource Survey of Wilmington, Delaware: Evaluation of Cultural Resources in Baynard Boulevard.

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1991 Diamond State Trolleys, Electric Railways of Delaware. Self-published. Forty Fort, PA.

Marks, Carole C., ed.
1996 A History of African Americans of Delaware and Maryland's Eastern Shore. Second Printing, Delaware Heritage Commission, 1998.

Wilmington City Register Books, Public Work Department, City of Wilmington, De.

Wilmington City Directories, 1900-1940, Delaware Historical Society Library.

Maps

1868 Pomeroy and Beers, Atlas of the State of Delaware, "Wilmington." D.G. Beers, Philadelphia.

1876 G.M. Hopkins, City Atlas of Wilmington, Delaware. Philadelphia.

1892 Baist's Property Atlas of the City of Wilmington.

1893 Baist's Property Atlas of the City of Wilmington.

1901 Baist's Property Atlas of the City of Wilmington.

1910 Plan Showing Land of Concord Heights Company, Wilmington, Delaware. Francis A. Price, September 1909 (revised April 1910). New Castle County Recorder of Deeds, Wilmington, De.

1914 Rand McNally & Company, Map of the City of Wilmington, Delaware.

1914 Plan Showing Additions to Wilmington, Delaware. Francis A. Price, 1914 (revised to 1929).

1936 Property Atlas of the City of Wilmington. Franklin Survey Company, Philadelphia.

1998 Sanborn Insurance Map, Wilmington, De.

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Internet Resources

“New Houses at Concord Heights.” Sunday Morning Star (Wilmington, DE) November 20, 1910.

Advertizing lots for sale, and new construction going on at 26th Street, 25th and Van Buren, Concord Avenue. Urges buying lots while prices are low. Concord Heights Company, office at 707 Shipley Street, A.B. Stayton, Manager. Same issue confirms P.H. Lynch as a builder, operating in other areas of the city of Wilmington.

<http://news.google.com/newspapers?nid=2293&dat=19101120&id=Nv8mAAAAIIBAJ&sjid=JAMGAAAAIIBAJ&pg=1540,7085753>

Delaware Historical Society image, 1913 football team. “Concord Heights” railroad station is in the background.

http://www.hsd.org/HistoricReprod/Photographs/People/PH_P_0005_Concord%20HeightsFootball.htm

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Evaluation Level Survey, Concord Heights, Part I

	Property Address	Approx. Date of Construction	CRS Number
1	2401 N. Harrison	1914	N-8719
2	2403 N. Harrison	1916	N-8720
3	2405 N. Harrison	1914	N-8721
4	2507 Baynard	1931	N-8311
5	2511 Baynard	1931	N-8312
6	2603 N. Franklin	1913	N-8761
7	2605 N. Franklin	1929	N-8763
8	2607 N. Franklin	1929	N-8764
9	2611 Baynard	1916	N-8318
10	2613 Baynard	1916	“
11	2615 Baynard	1916	“
12	2617 Baynard	1918	“
13	2701 Baynard	1924	N-8323
14	2703 Baynard	1903	N-8324
15	2705 Baynard	1929	N-8325
16	2707 Baynard	1929	N-8326
17	2709 Baynard	1924	N-8327
18	2711 Baynard	1921	N-8797
19	2801 N. Broom	1933	N-8795
20	2803 N. Broom	Post 1936	N-8794
21	2809 Baynard	1921	-
22	2814 Baynard	1929	N-8733
23	2812 Baynard	1931	N-8332
24	2810 Baynard	1927	N-8331
25	2808 Baynard	1929	N-8330
26	2806 Baynard	1931	“
27	2804 Baynard	1931	“
28	2802 Baynard	1929	N-8329
29	2800 Baynard	1929	N-8328
30	2712 Baynard	1931	N-8322
31	2710 Baynard	1929	N-8321
32	2708 Baynard	1929	“
33	2706 Baynard	1930-1936	“
34	2704 Baynard	1929	“
35	2702 Baynard	1929	N-8320
36	2700 Baynard	1921	N-8319
37	2608 Baynard	1931	N-8317
38	2606 Baynard	1931	N-8316
39	2604 Baynard	Post 1929	N-8315
40	2602 Baynard	Post 1929	N-8314
41	2600 Baynard	1916	N-8313
42	2901 Baynard	1917	N-8335

Concord Heights Part I - Attribute Table

	Address	CRS#	Wall Material	Design	Window	Door	Roof	Porch Design	Contrib.	Comments
1	2401 N. Harrison	N-8719	Original	Original	Original	Original	Replaced	Original	N	Northside
2	2403 N. Harrison	N-8720	Original	Original	Replaced	Original	Original	Original	N	Northside
3	2405 N. Harrison	N-8721	Original	Original	Replaced	Replaced	Replaced	Original	N	Northside
4	2507 Baynard	N-8311	Original	Original	Replaced	Original	Replaced	Original	Y	
5	2511 Baynard	N-8312	Original	Original	Replaced	Original	Original	Original	Y	
6	2603 Franklin	N-8761	Original	Original	Replaced	Replaced	Replaced	Original	Y	
7	2605 Franklin	N-8763	Original	Original	Original	Original	Replaced	N/A	Y	
8	2607 Franklin	N-8764	Original	Original	Original	Original	Replaced	Original	Y	
9	2611 Baynard	N-8318	Original	Original	Replaced	Original	Replaced	Original	Y	
10	2613 Baynard	"	Original	Original	Original	Original	Replaced	Original	Y	
11	2615 Baynard	"	Original	Original	Replaced	Original	Replaced	Original	Y	
12	2617 Baynard	"	Original	Original	Original	Original	Replaced	Original	Y	
13	2701 Baynard	N-8323	Original	Original	Original	Original	Replaced	Enclosed	Y	
14	2703 Baynard	N-8324	Original	Original	Replaced	Original	Replaced	Enclosed	Y	
15	2705 Baynard	N-8325	Original	Original	Original	Original	Replaced	Original	Y	
16	2707 Baynard	N-8326	Original	Original	Replaced	Original	Replaced	Original	Y	
17	2709 Baynard	N-8327	Original	Original	Original	Original	Original	Original	Y	
18	2711 Baynard	N-8797	Original	Original	Original	Original	Replaced	Original	Y	
19	2801 N. Broom	N-8795	Original	Original	Replaced	Original	Original	N/A	Y	
20	2803 N. Broom	N-8794	Original	Original	Replaced	Replaced	Original	Replaced	Y	
21	2809 Baynard		Replaced	Modified	Replaced	Replaced	Replaced	N/A	N	club/off.
22	2814 Baynard	N-8733	Original	Modified	Replaced	Replaced	Replaced	Enclosed	N	dr. office
23	2812 Baynard	N-8332	Painted	Original	Replaced	Replaced	Replaced	Original	Y	
24	2810 Baynard	N-8331	Original	Original	Replaced	Original	Replaced	N/A	Y	
25	2808 Baynard	N-8330	Original	Original	Replaced	Original	Replaced	Original	Y	
26	2806 Baynard	"	Original	Original	Replaced	Original	Replaced	Original	Y	
27	2804 Baynard	"	Original	Original	Replaced	Original	Replaced	Original	Y	
28	2802 Baynard	N-8329	Original	Original	Replaced	Original	Replaced	Original	Y	
29	2800 Baynard	N-8328	Original	Original	Original	Original	Original	Original	Y	
30	2712 Baynard	N-8322	Original	Original	Original	Original	Original	Enclosed	Y	
31	2710 Baynard	N-8321	Original	Original	Replaced	Original	Original	Original	Y	

Concord Heights Part I - Attribute Table (cont.)

	Address	CRS#	Wall Material	Design	Window	Door	Roof	Porch Design	Contrib.	Comments
32	2708 Baynard	"	Original	Original	Original	Original	Original	Original	Y	
33	2706 Baynard	"	Original	Original	Original	Original	Original	Original	Y	
34	2704 Baynard	"	Original	Original	Original	Original	Original	Original	Y	
35	2702 Baynard	N-8320	Original	Replaced	Replaced	Replaced	Original	Original	Y	
36	2700 Baynard	N-8319	Original	Replaced	Replaced	Original	Replaced	Original	Y	
37	2608 Baynard	N-8317	Original	Replaced	Replaced	Original	Replaced	Original	Y	
38	2606 Baynard	N-8316	Original	Replaced	Replaced		Replaced	N/A	Y	
39	2604 Baynard	N-8315	Original	Replaced	Replaced	Original	Replaced	N/A	Y	
40	2602 Baynard	N-8314	Original	Original	Original	Original	Original	N/A	Y	
41	2600 Baynard	N-8313	Original	Replaced	Replaced	Original	Replaced	Original	Y	
42	2901 Baynard	N-8335	Original	Modified	Original	Replaced	Original	Original	N	apts/office

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APPENDIX J

**Listing of National Register of Historic Places,
City Historic Districts & Selected Buildings in
Baynard Boulevard Analysis Area**

Historic Districts

Baynard Boulevard Historic District

Brandywine Historic District

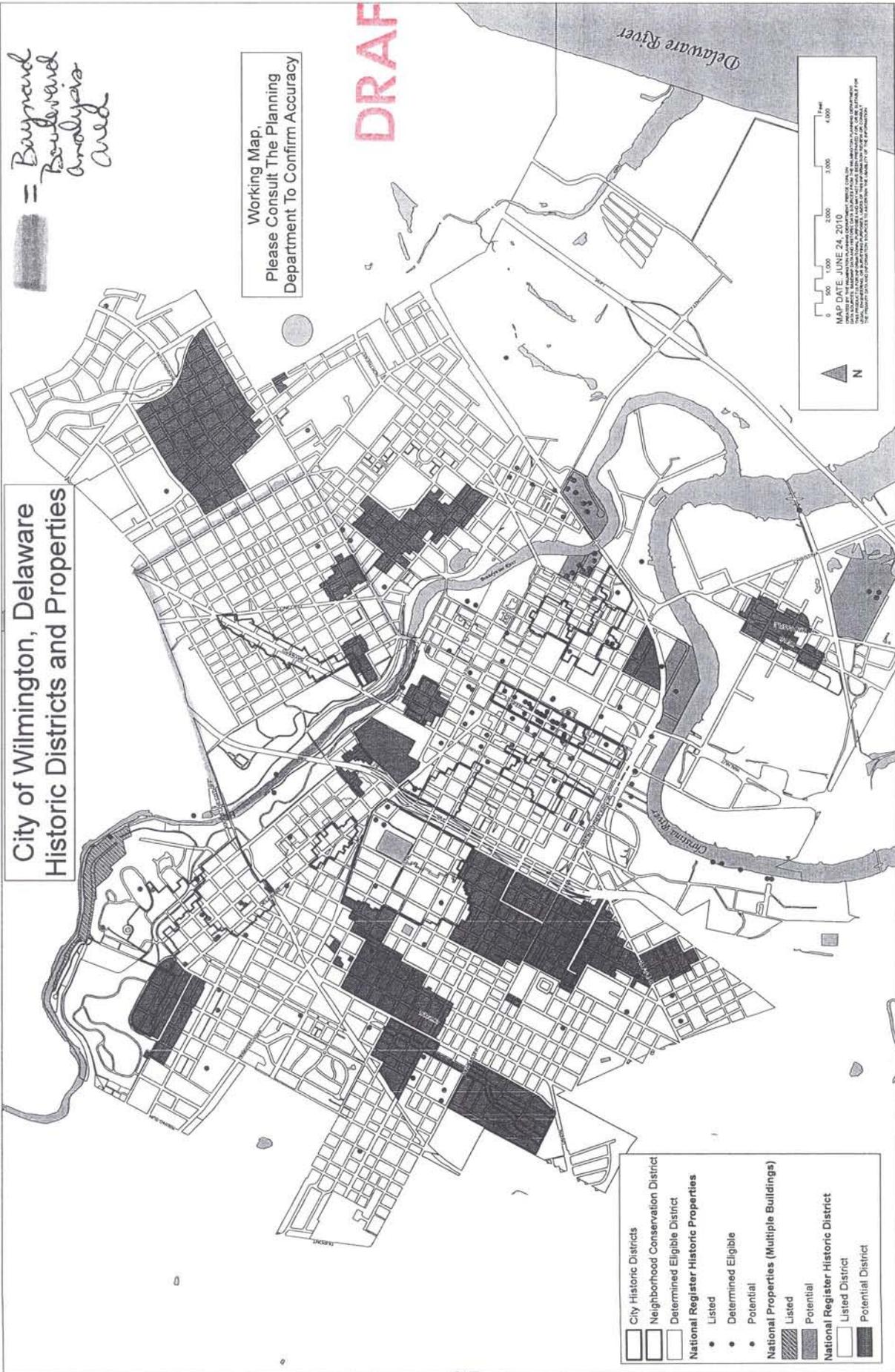
Brandywine Park (linked to Kentmere Parkway and Rockford Park which are outside of the analysis area)

City of Wilmington, Delaware Historic Districts and Properties

*Baynard
Boulevard
Analysis
Area*

Working Map,
Please Consult The Planning
Department To Confirm Accuracy

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- City Historic Districts
- Neighborhood Conservation District
- Determined Eligible District
- National Register Historic Properties
 - Listed
 - Determined Eligible
 - Potential
- National Properties (Multiple Buildings)
 - Listed
 - Potential
- National Register Historic District
 - Listed District
 - Potential District

0 500 1,000 2,000 3,000 4,000 Feet

MAP DATE: JUNE 24, 2010

THIS MAP IS A PRELIMINARY DRAFT AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE PLANNING DEPARTMENT. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE PLANNING DEPARTMENT IS NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ACCURACY, COMPLETENESS, OR FITNESS FOR ANY PARTICULAR PURPOSE. THE PLANNING DEPARTMENT IS NOT PROVIDING ANY ADVICE OR OPINIONS ON ANY MATTER OTHER THAN THAT SPECIFICALLY REQUESTED BY THE CLIENT.

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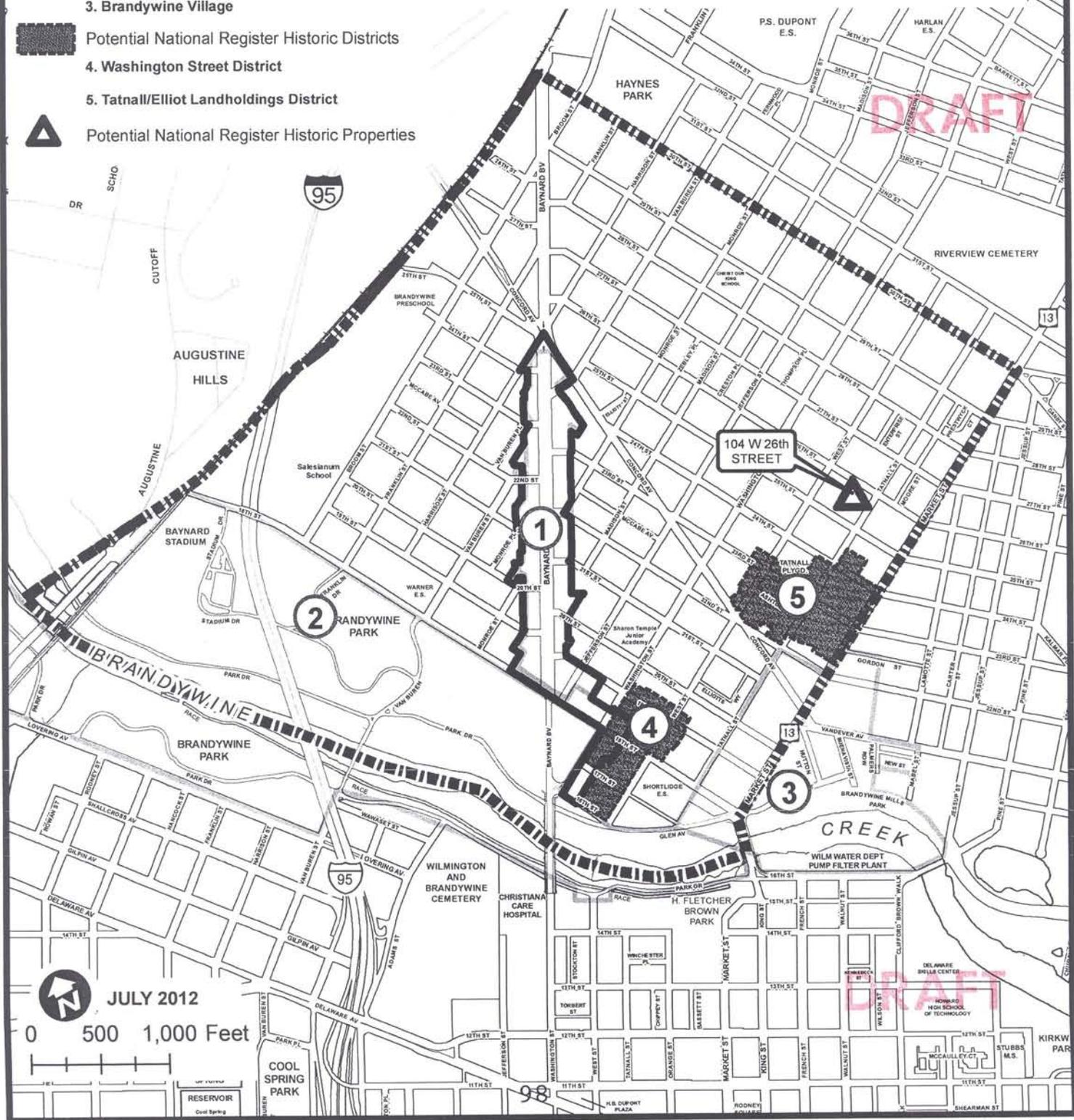
KEY

Analysis Area

-  Baynard Boulevard
-  Baynard Boulevard City Historic District
-  National Register Historic Districts
 1. Baynard Boulevard
 2. Brandywine Park/Kentmere Parkway
 3. Brandywine Village
-  Potential National Register Historic Districts
 4. Washington Street District
 5. Tatnall/Elliot Landholdings District
-  Potential National Register Historic Properties

BAYNARD BOULEVARD ANALYSIS AREA

Historical and Cultural Resources



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104 W 26th STREET

CREEK

DRAFT



JULY 2012

0 500 1,000 Feet

RESERVOIR

98

Baynard Boulevard Analysis Area - Community Notebook January 2012

Sources:

Bureau of the Census, U. S. Department of Commerce, **Census Summary File 1; Summary File 3; and American Community Survey for 2010**; www.census.gov

Carole Hoffecker, *Wilmington, Delaware – Portrait of an Industrial City, 1830 – 1910* (The University Press of Virginia, 1974)

Carole Hoffecker, *Corporate Capital – Wilmington in the Twentieth Century* (Philadelphia, PA: Temple University Press, 1983)

Kise Straw & Kolodner, *City of Wilmington Consolidated Plan, FY2006 Action Plan*, (City of Wilmington Department of Real Estate and Housing, May 2005)

Kise Straw & Kolodner, *City of Wilmington Consolidated Plan, FY2006 - FY2010 Strategic Plan*, (City of Wilmington Department of Real Estate and Housing, May 2005)

Richard Urban, *The City that Launched a Thousand Ships* (Wilmington, DE: Cedar Tree Books, Ltd., 1999)

Traffic Summary reports for 2004 through 2010 prepared by the Delaware Department of Transportation – Division of Traffic Engineering and Management. This series of annually produced reports and others are now available for public viewing on the Delaware Department of Transportation website at www.deldot.net.

2010 Study of the City of Wilmington’s Residential Improvement and Stabilization Effort (RISE) Neighborhoods by Mullin & Lonergan Associates for the Wilmington Housing Partnership and the City of Wilmington Department of Real Estate & Housing

In addition to the above sources, many other routine reports, online newspaper articles, special study area documents, local distribution and community-based newspaper and magazine articles, and other data reports and group meeting minutes were reviewed as part of the archival research for the preparation of the current Baynard Boulevard Analysis Area Community Notebook. Many of these did not identify a specific author.