

A.P. Reference

NEIGHBORHOOD ANALYSIS COMMUNITY REPORT FOR

*DOWNTOWN WEST
ALGONQUIN*

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The enclosed reports are the product of the efforts of the responsible individuals. The conclusions and recommendations, however, may not reflect the current staff policy and they should be used accordingly.

A COMMUNITY REPORT FOR

DOWNTOWN WEST

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NEIGHBORHOOD ANALYSIS PROJECT
LOCAL PLANNING AND DESIGN DIVISION
LOUISVILLE & JEFFERSON COUNTY
PLANNING COMMISSION

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INTRODUCTION

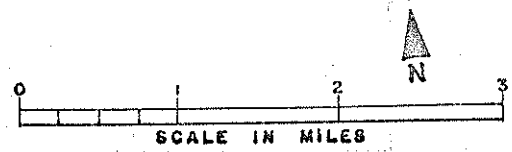
Blight and decay are problems in every major urbanized area; Louisville and Jefferson County are no exception. Particularly in the older areas of the city, there is a need for action which will not only remove existing blighted conditions but also take steps to prevent this blight from spreading into other city and county areas which are now in marginal or good condition.

This report is the first of a series of reports initiating a comprehensive inventory leading to programs for community improvement under the Planning Commission's Neighborhood Analysis Program. This program has the dual objectives of making recommendations to eliminate existing pockets of blight and of prescribing preventive measures in areas of potential blight. Individual study areas have been delineated throughout Louisville and Jefferson County. Data has been assembled from the Census Bureau, the Metropolitan Transportation Study, and various State and Local agencies as well as information previously collected by the Planning Commission Staff. Additionally, a series of field surveys have been carried out evaluating environmental and structural conditions in the city and county. The approach used was designed to accumulate as much usable data as possible pertaining to the basic home and general neighborhood environment.

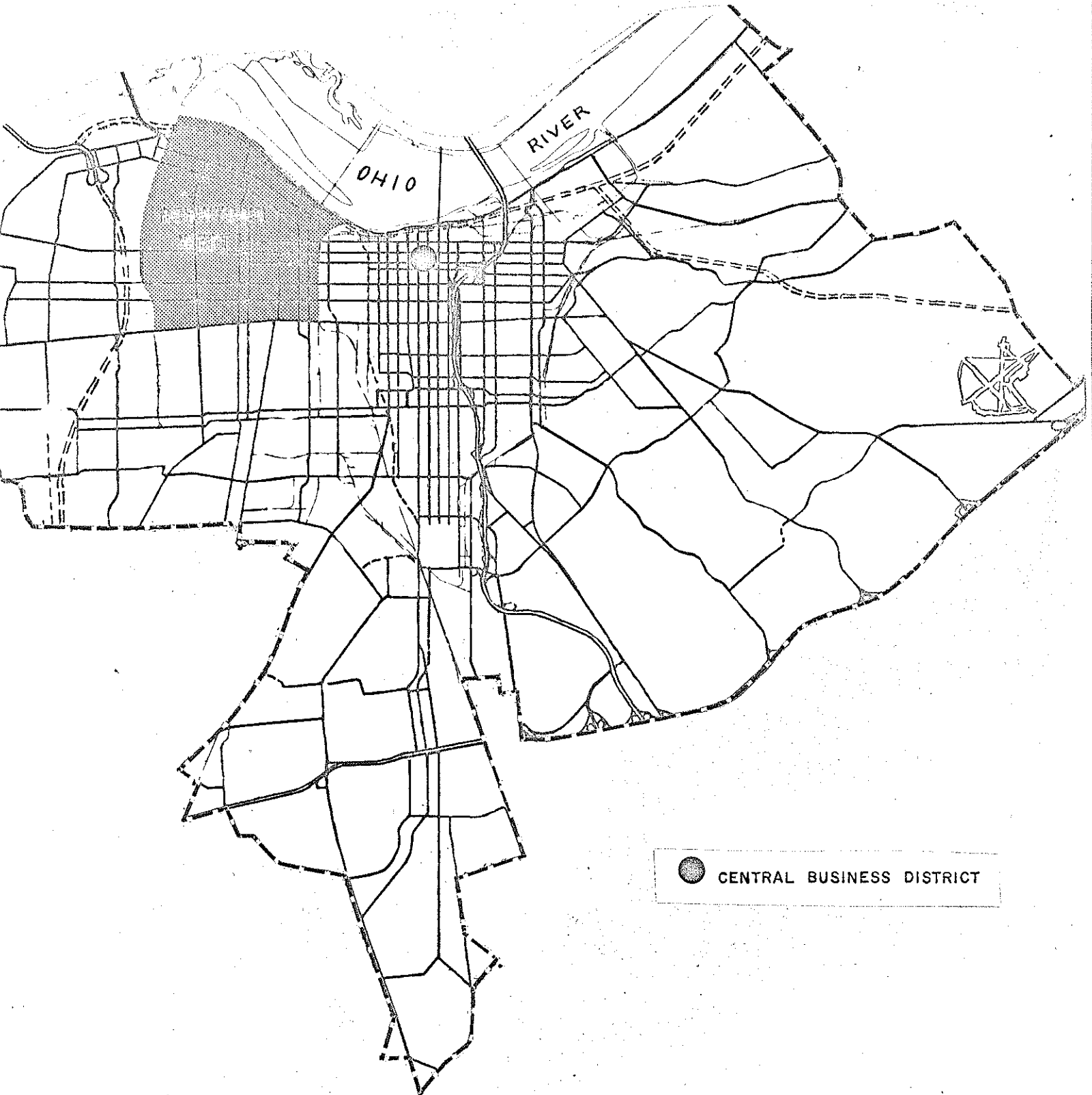
Twenty-two Community reports are contemplated for Jefferson County. In this first report, sections have been presented on: (1) the general background and existing conditions in the community; (2) population characteristics; (3) housing and physical conditions; (4) community facility needs and present conditions. Each section breaks down the

data for community and also smaller neighborhood units. It is the neighborhood units which eventually will have a major role in improvement in a community.

COMMUNITY LOCATION



Map 1



PART I - THE SETTING

History . The Downtown West Community is an area of better than 1600 acres located approximately two miles west of Louisville's downtown business district. Topographically, the area is quite flat, a condition created by deposits of glacial outwash sands and gravels left by the Ohio River from glacial times. The boundaries of the community are the Ohio River on the north, Broadway on the south, the Pennsylvania Railroad on the east, and the Kentucky and Indiana Railroad on the west.

The community is one of the oldest parts of Louisville, having developed after 1800 as the original settlement along the river expanded westward from the general area of today's central business district. This was the era of the steamboat, one of the most exciting periods in Louisville's history. The neighborhood which is called Portland East was originally a part of Portland, Kentucky, a settlement which developed in this period as a separate town from Louisville. Portland grew and thrived in the 1800's with the increase of river traffic, all of which had to portage around the Falls of the Ohio. With the opening of the Portland Canal in 1830, the importance of Portland declined. Louisville remained as a major port because of its role as a center for distributing goods to the farmers of western Kentucky. In 1837 Louisville annexed Portland.

The Louisville Memorial Hospital remains today as a landmark of the river-boat era in Portland and Louisville. The building originally served as a Marine hospital for boatmen on the Ohio. While it was built in 1847, an earlier hospital dates from 1798. The gates on the present Memorial Hospital were originally used on the first hospital and still bear the 1798 founding date.

The separate development of Portland and Louisville is [] visible by the different street patterns originally laid down. While both early settlements had gridiron patterns, old Portland's pattern ran at an angle to Louisville's grid pattern. Both patterns paralleled the river but a bend at Portland caused the angular difference.

In the southern section of Downtown West, there are other reminders of the history of Louisville. Here, large two and three-story brick homes once faced wide, tree-lined streets. Today, many of the homes still exist although in a decaying condition; the streets have been turned into major east-west arteries carrying traffic through the community. Dunkirk Road long ago was renamed Broadway, signalling the development of commercial establishments developed to their present level.

For planning purposes, five neighborhoods have been delineated within the community. These are:

Portland East, situated in the northwest corner of
the community

Atkinson, in the west central area

Boone Square, in the northeast corner

Byck, in the southwest corner

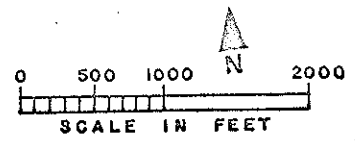
Russell, in the southeast corner

The specific location of these neighborhoods within the community can be seen on Map 2 which shows community and neighborhood boundaries.

PRESENT SITUATION

Population. The last two decades have seen a major population exodus out of Downtown West. The community population declined 20 percent between 1950 and 1964; the total number of occupied dwelling units declined by

NEIGHBORHOOD & COMMUNITY BOUNDARIES



Map 2

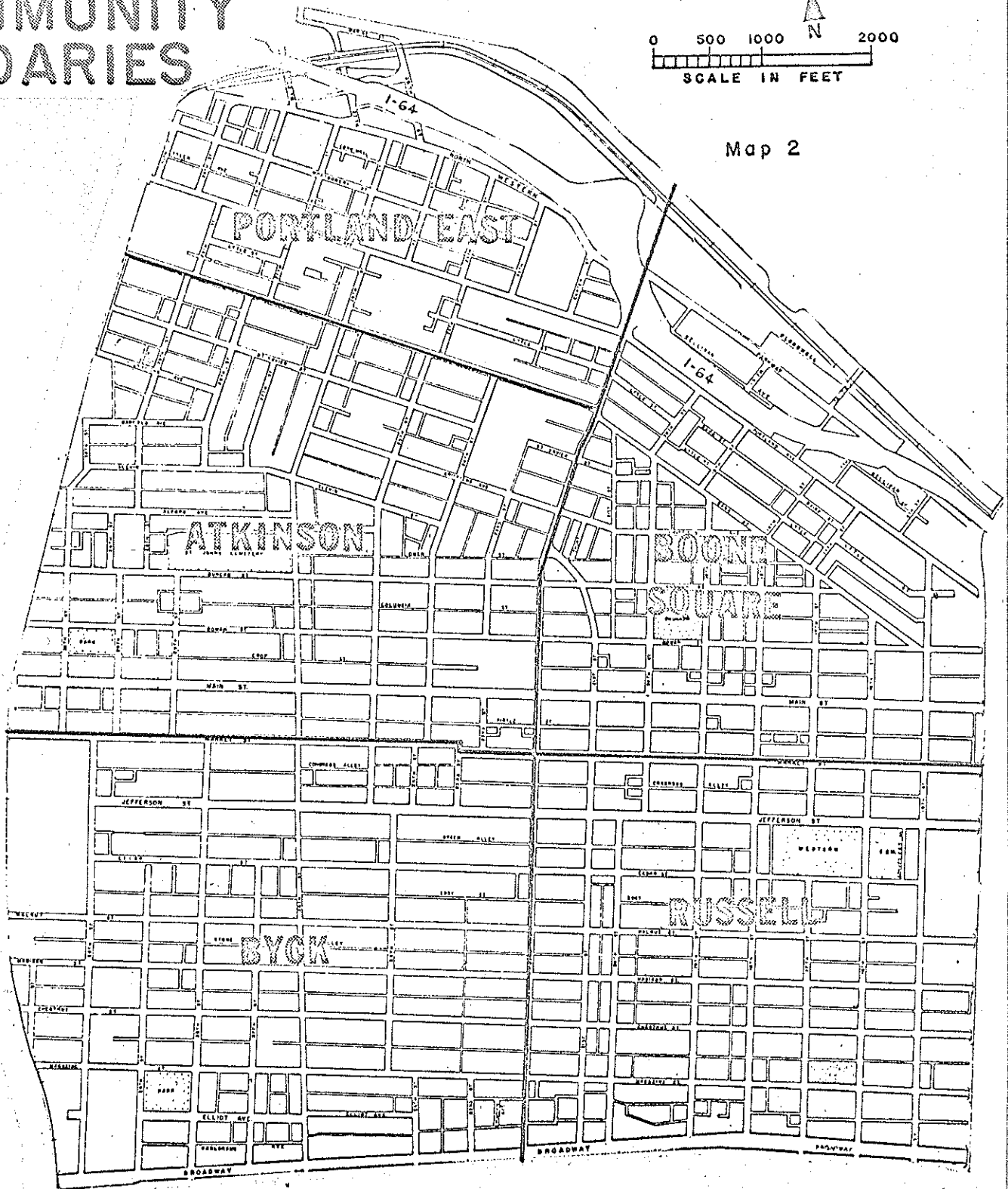


TABLE 1 - 1964 POPULATION

Portland East	4,027
Boone Square	7,183
Atkinson	9,197
Byck	7,531
Russell	6,885
Downtown West Community	34,723
All City Communities	337,587
County	649,445

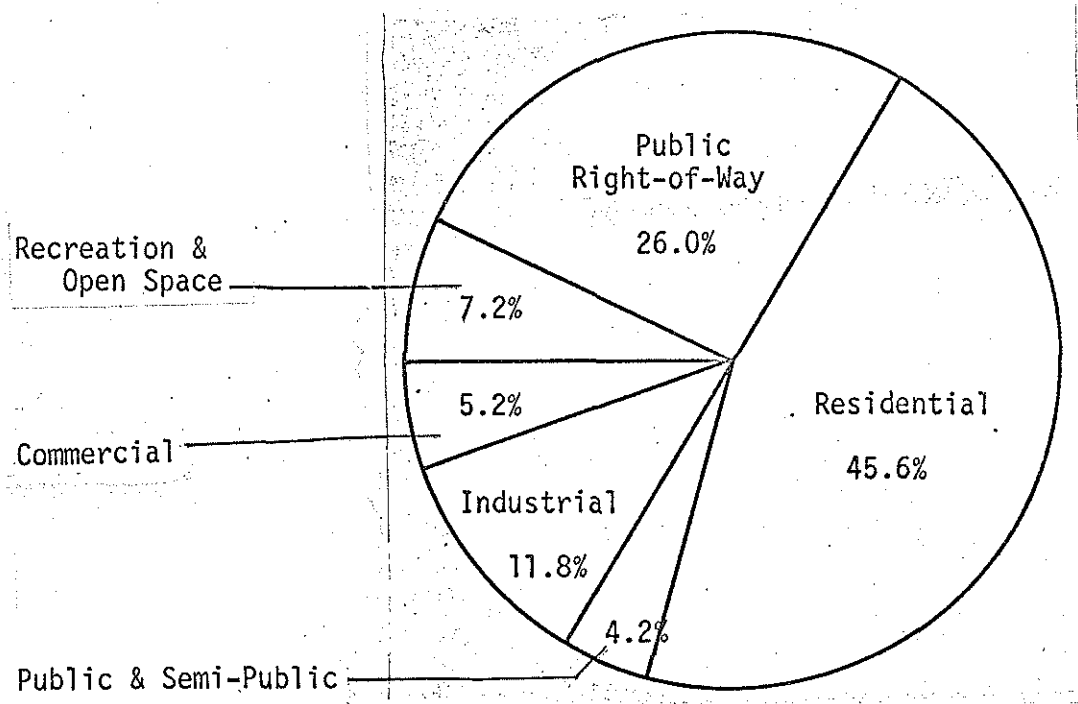
Source: 1964 Special Census of Population

approximately eight percent over the same period according to the Special Census of 1964. Clearance of some dwelling units for the proposed I-64 freeway, right-of-way, which has occurred since 1964, has undoubtedly reduced the population further. Despite this decline Downtown West still has more than 30,000 people. A more detailed comparison of the change in population is given in Part II.

Land Use. The pattern of land use is a major factor in determining the character of a community. Whether a community is predominantly residential, industrial or commercial is important to the citizens living, working and shopping in an area. Generally, it is advantageous to isolate the three major uses so that they do not interfere or conflict with each other. For example, commercial uses and industrial uses are frequently blighting influences when mixed with residential uses in a community.

As can be seen from the Land Use Map and the Existing Land Use Pie Chart of Figure 1, Downtown West is predominantly residential. Of the more than 1600 acres in the area, 732 or 46 percent are residential uses. Public rights-of-way, mostly streets, take up the second greatest portion of land, 26 percent; industrial uses take up nearly 12 percent of the land.



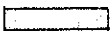
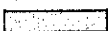

FIGURE 1. Existing Land Use Distribution

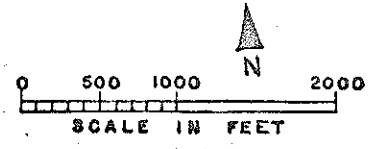


Source: Louisville & Jefferson County Planning Commission

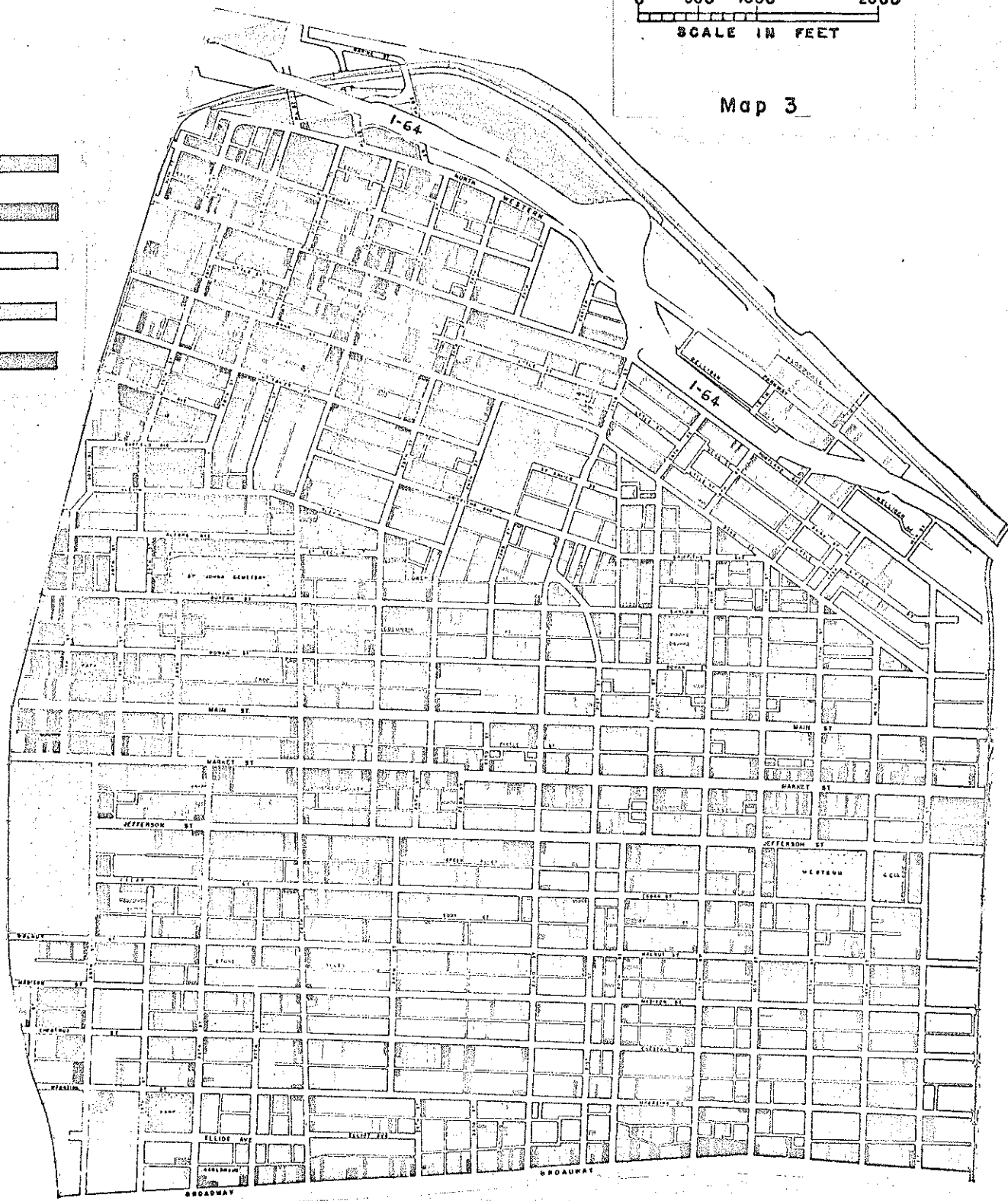
The Land Use Map indicates in greater detail than the Pie Chart the use characteristics of the community. Residential uses dominate the major northern and southern areas. Commercial uses are scattered throughout the residential areas, and only twelve blocks out of 226 in Downtown West are exclusively residential. Relatively heavy commercial concentrations may be found along Market Street and Portland Avenue. The scattering of businesses exists partially because the community developed before the automobile era when it was more important to have commercial facilities within easy walking distance of residential concentrations. However, recent transportation studies conducted in Louisville and Jefferson County indicate that even today residences in the western section of Louisville have considerably

LAND USE

- RESIDENTIAL 
- COMMERCIAL 
- INDUSTRIAL 
- INSTITUTIONAL 
- PARK 



Map 3



SOURCE: L-JC PLANNING COMMISSION,
LAND USE INVENTORY, 1966

fewer automobiles than residents in other sections of Louisville¹. Under these conditions, the principle that residential and commercial uses are incompatible and work to inhibit one another must be tempered by a realization of the commercial needs of the community.

Industrial uses are also dispersed throughout the community, although major clusterings are located on the western, northern and eastern boundaries of the community. The larger clusters generally lie adjacent to railroad main lines and spur tracks. Scattered industrial uses, found on more than fifty of the blocks in Downtown West, are small marginal businesses. Most of these smaller uses lack off-street parking, loading areas or screening of storage areas; many front on alleys or otherwise have inadequate access. These conditions and the design of most of these scattered industrial uses are significant problems to the community which can only be solved through a combined public-private program.

Zoning. Like the existing land use pattern, the zoning pattern is also an important element for determining the future changes which will occur in a community. The Zoning Map shows the present zoning in Downtown West. A comparison between the Zoning and Land Use Maps shows many "non-conforming uses," uses of land, which were present at the time of adoption of the zoning ordinance which does not conform to the permitted use in the zoning district in which it is located.

A major recent change in the zoning ordinance has helped to discourage the incidence of mixed uses in the city and county. Prior to 1963, the various zoning categories for the city of Louisville were not "exclusive zones".

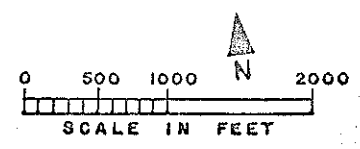
¹ - Vogt-Ivers & Associates, Louisville Metropolitan Transportation & Development Program, "Origin-Destination Study", Intermediate Report, March, 1967
pp. 75-78

ZONING DISTRICTS

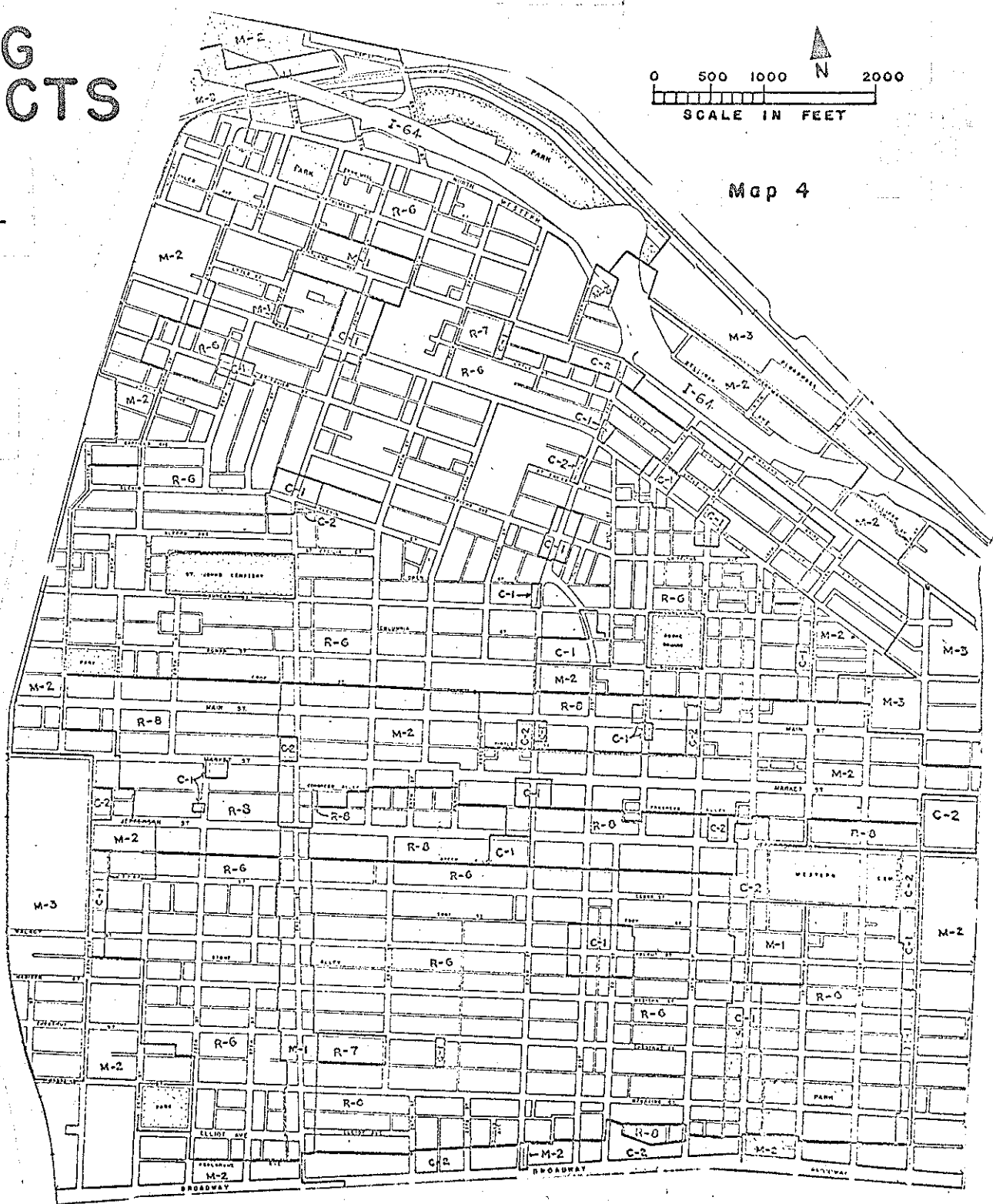
- R-6 } RESIDENTIAL
- R-7 } RESIDENTIAL
- R-8 } RESIDENTIAL

- C-1 } COMMERCIAL
- C-2 } COMMERCIAL

- M-1 } INDUSTRIAL
- M-2 } INDUSTRIAL
- M-3 } INDUSTRIAL



Map 4



SOURCE:

L-JC PLANNING COMMISSION, 1967

Other uses besides those specifically zoned could be built on a property if they were of a certain type. For example, residences were permitted in commercial and industrial zones, as well as residential zones. Commercial uses could locate in either commercial or industrial zones. Under the "exclusive zone" provision, now in effect, only uses specifically permitted by the zoning restrictions for a particular zone may be developed. Enforcement of the zoning is carried out via the issuance of building permits, which are awarded only to conforming users.

The most frequent zoning in Downtown West is residential zoning for multi-family use (R-6). While this use permits single-family dwellings, it is indicative of a trend in many cities toward zoning those areas nearest the downtown business district for multi-family development. A field survey indicated many of the old houses in Downtown West have been converted to apartments, a situation which is encouraged by this zoning. While the conversions may be economically desirable as structures age, they are often carried out in a haphazard way and without sufficient investment by the property owners. The resulting marginal housing is more susceptible to decay into a deteriorated and then a dilapidated state.

Commercial zoning in Downtown West is characterized by "strip commercial zoning," business zoning which continues along a block face for one or more continuous blocks. This kind of zoning is more often found on major arterial roads. It creates serious problems because of the traffic which is generated by automobiles entering and exiting the businesses. Most of the community's strip zoning is in Russell, concentrated on the east-west Broadway thoroughfare and the north-south 15th and 18th Streets. The dominant commercial zoning in the other neighborhoods appears in scattered clusters. While gradual

removal of non-conforming uses will reduce the scattering of commercial facilities shown on the Land Use Map, considerable scattering will still be permitted by the present zoning.

A band of industrial zoning surrounds almost the entire community with only the commercial zoning on Broadway between 18th and 26th Streets not being industrially zoned. However, the great predominance of this zoning is clustered in the northeast and southwest corners. The northeast corner offers both rail and riverport facilities; the southwest corner is adjacent to a major rail yard located to the west of the community. The strip of industrial zoning along 26th Street and Market Street has divided the contiguous residential area in the community into two residential islands. If this industrial strip were ever to develop industrially, it would produce a major change in the community.

Much of the existing residentially developed land is located in commercial and industrial zones and constitutes a non-conforming use. Similarly, there are numerous commercial and industrial non-conforming uses on land zoned for residential use. There are also instances of non-conforming commercial uses in industrial zones. Many of the existing uses which do not conform to the zoning of their property are in a deteriorating condition, but the exclusive zone policy has discouraged repairs. The presence of so much industrial zoning created a major trend toward conversion from a predominantly residential community to one characterized primarily by industry. Further development to conform to this zoning and the continued conversion of large single-family homes to multi-family use will markedly alter the character of the community and require major clearance of many of the existing structures in the area.

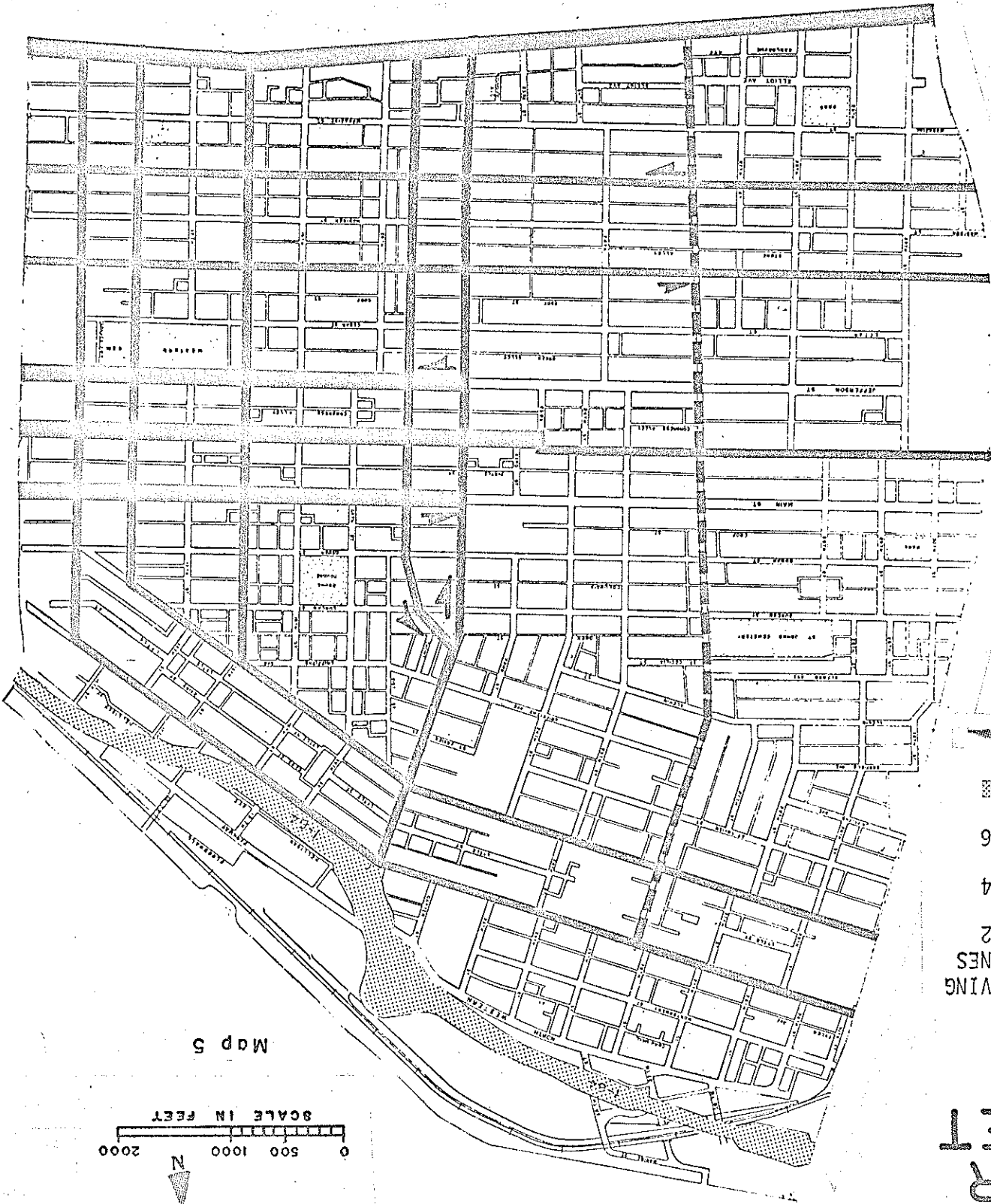
Projected Trends. The Planning and Zoning Commission has projected that Downtown West will continue to be a predominantly residential community. As Figure 2 indicates, the percentage of land in residential use is expected to increase from its present 45.6 percent to 50.7 percent of the land. The percentage of land in public rights-of-way is not expected to change. Although the I-64 freeway must still be built, the right-of-way for it has already been purchased, and this is included in the present public right-of-way classification. The percentage of land used for industry is expected to increase from 11.8 percent to 14.6 percent. All other land uses are projected to decline.






The community will receive considerable stimulus from the proposed highway additions. The Major Street Map indicates an addition to the I-64 expressway is programmed to be constructed on the northern edge of Downtown West.

This road should alleviate much of the traffic which flows east-west through Downtown West. North-south traffic flow on the community's streets will be improved, also, when the proposed Ninth Street Parkway east of the community and the proposed I-264 Expressway west of the community are completed. These three major thoroughfares should help to decrease the traffic flow through the community. The new roads will be particularly important to the industrial complexes which surround Downtown West and regard access to major roads as a great benefit. The other major roads shown on Map 4 are already carrying a high volume of traffic.

A series of factors---the improved transportation, the proximity of the community to the downtown business district, the attractiveness of apartment building for medium to high density development on high-value land, the land

SOURCE:



- ONE WAY 
- EXPRESSWAY 
- ARTERIAL 6 
- ARTERIAL 4 
- COLLECTOR 2 
- MOVING LANES

MAJOR STREET PLAN

Map 5

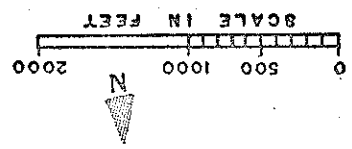
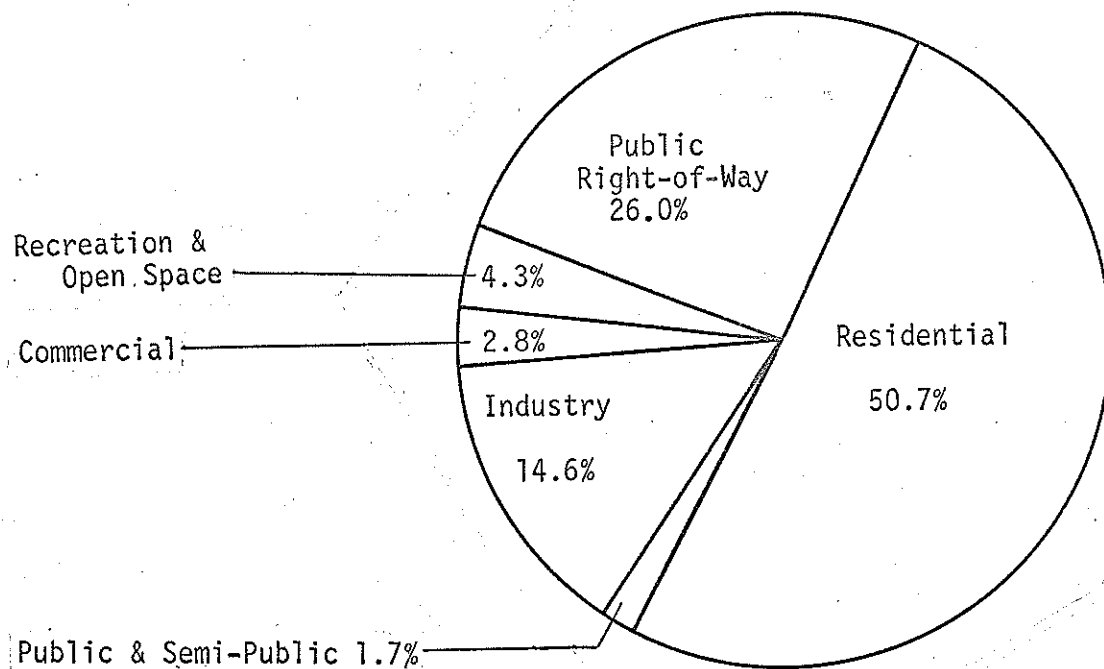


FIGURE 2. Proposed Future Land Use Distribution



Source: Louisville & Jefferson County Planning Commission.

use recommendations from the Comprehensive Plan and control from Zoning to insure continued residential use---are all factors which would seem positive reasons for improving existing residential conditions in Downtown West. However, it must be pointed out that this improvement depends to a great extent on the ability of the community's citizenry to attract and keep a relatively stable population.

The analysis which follows below is intended to present in detail existing conditions in Downtown West and to emphasize particularly serious problem areas within the community. In some cases, good points about Downtown West may not be stressed. They exist, but the purpose of this publication is primarily geared toward improvements needed for the community.

PART II - DEMOGRAPHY

This section of the Community Analysis presents population data by neighborhood and community. Most of the data has been drawn from the 1960 census, but despite its age, it has great benefit in terms of permitting us to follow the community's development. All the data has been extrapolated using the estimation process outlined in the staff's Data Procedure report.

In addition to census data, more recent data gathered by the Kentucky Department of Economic Security and the Louisville Police Department is also presented here.

As can be seen in Table 2, Downtown West has been losing population at a very rapid rate over the past 14 years. In 1950, the community contained 43,279 people, almost 12 percent of the city's total population. Fourteen years later in 1964, the community population had dropped to 9 percent of the city's population. While Louisville's population has increased 5 percent in the fourteen year period, Downtown West has declined 20 percent. However, it must be noted that the major change

TABLE 2 Population and Percent Change - 1950-64

Neighborhood	1950	1960	% Change '50-'60	1964	% Change '60-'64	% Change '50-'64 ¹
Portland East	4,666	4,171	-10.6	3,927	- 5.2	-15.8
Boone Square	9,118	7,716	-15.4	7,183	-5.8	-21.2
Atkinson	10,812	9,643	-10.8	9,197	- 4.1	-14.9
Byck	9,161	7,786	-15.0	7,531	- 2.8	-17.8
Russell	9,755	7,715	-20.9	6,885	- 8.5	-29.4
Downtown West	43,512	37,031	-14.9	34,723	- 5.3	-20.2
City Communities	383,518	354,418	- 7.6	337,587	- 4.7	-12.2
County	484,055	610,947	+26.2	649,445	+ 6.3	+34.2

¹Percent change between 1950 and 1964 is not always the sum of the percent change between 1950 and 1960 and percent change between 1960 and 1964.

Source: 1950 Census of Population; 1960 Census of Population; 1964 Special Census of Population

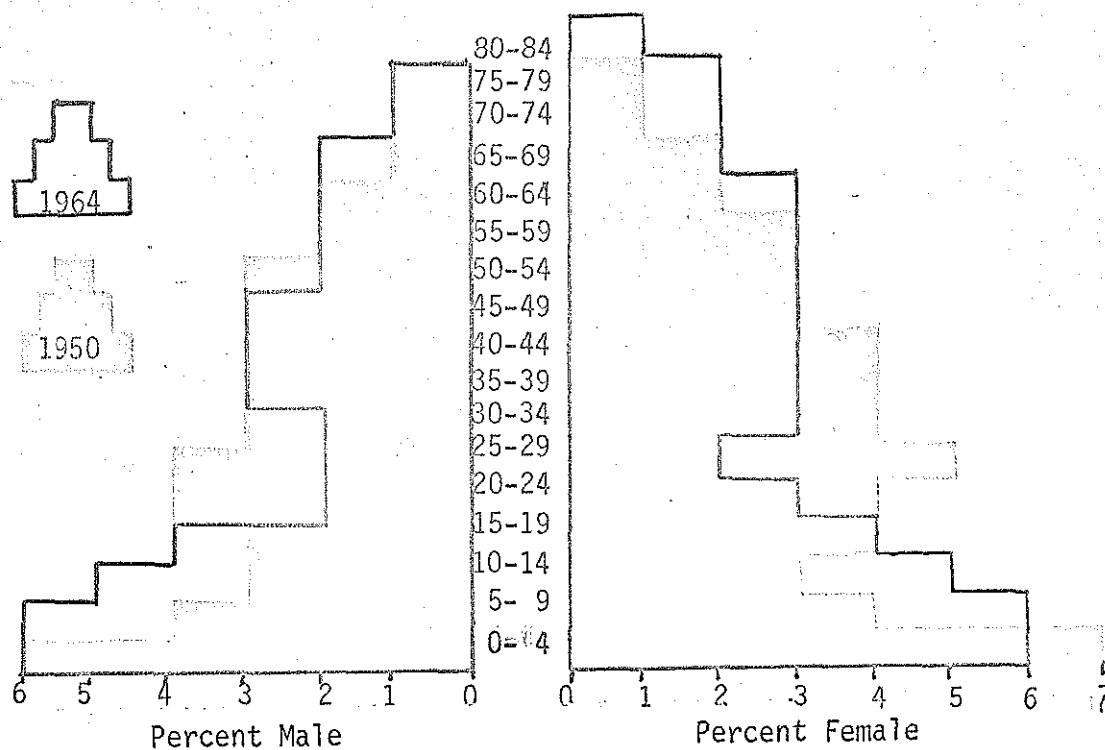


Figure 3. Age-Sex Distribution for Downtown West. (Source: 1950 Census of Population; 1964 Census of Population).

in city population occurred between 1950 and 1960. Between 1960 and 1964, there was virtually no change in city population. For the community, the decline between 1960 and 1964 continued at about the same rate as that between 1950 and 1960. The County population which includes the City figures increased 34 percent.

Table 3 and Figure 3 give a detailed breakdown of the community's population between 1950 and 1964. The greatest population changes have been in the younger age brackets, 0-19 and 20-44, for both Downtown West and the county. The youngest age bracket, characterized by dependency on older persons while attendance at educational institutions occurs, has had a large relative increase in its population. Downtown West has increased eight percentage points; the County has increased eleven percentage points. The 20-44 age group, which represents the major income-producing ages, has experienced a major decline in its relative and absolute size

TABLE 3 AGE DISTRIBUTION

Neighborhood	0-19 (%)	20-44 (%)	45-64 (%)	65 & Up (%)
Portland East	42	28	19	11
Boone Square	46	26	18	10
Atkinson	43	29	19	9
Byck	36	26	25	13
Russell	36	25	26	13
Downtown West	42	29	17	12
City Communities	37.0	28.4	22.9	11.6
County	41.0	31.1	19.5	8.3

Source: 1964 Special Census of Population

within the total population. For Downtown West, the proportion in this age group has declined from 38 percent in 1950 to 29 percent in 1964; for the County, the decline has been from 40 percent to 31 percent.

The effect of these major changes has been a large increase in the non-income producing, service-demanding 0-19 and over 65 age brackets. Between 1950 and 1964, Downtown West had a percentage increase from 40 to 54 in these two categories; the city's increase has been from 39 to 49 percent. Hence, Downtown West has experienced a much higher change toward the service-demanding side than has the city. The high percentage indicates possibly serious problems as residences age because of the lack of persons to renovate and maintain these structures.

Non-white Population. In 1964, Downtown West had a non-white population of 38 percent as compared to the city-wide figure of 20 percent and a city-county figure of 13 percent. The community, however, was not integrated. Two of the neighborhoods, Byck and Russell, had 80 and 91 percent non-white residents, respectively, while the other three neighborhoods had 5 percent or less non-white residents.

The data is summarized in Table 4.

TABLE 4 NON-WHITE PERCENTAGE OF THE POPULATION

Neighborhood	% in 1964
Portland East	4
Boone Square	5
Atkinson	4
Byck	80
Russell	93
Downtown West	38
All City Communities	20
County	13

Source: 1964 Special Census of Population

Marital Statistics. Marital statistics, shown in Table 5, emphasize the essentially family-oriented character of Downtown West. The community compares closely with city data with 63 percent of the Downtown West population married as compared to 65 percent of the city's population. However, the County has 69 percent of the eligible population married. In the Byck and Russell neighborhoods approximately 10 percent of the married couples are separated, more than three and a half times the average of 2.7 percent for the city. Some instability is shown within these two neighborhoods by this figure. Byck and Russell also have the lowest percentage of married people.

Education. Educational attainment is closely correlated to earning power and is a major factor in determining the character and environment of any community. Downtown West's median level of education for adults twenty-five years and older is approximately 8.5 years versus the city's level of 9.3 years and the county's level of 9.9 years. Russell and Boone Square have the lowest median

TABLE 5 - MARITAL STATUS ¹

Neighborhood	Single (%)	Married (%)	Separated ² (%)	Widowed (%)	Divorced (%)
Portland East	20	65	2.7	10	5
Boone Square	22	64	2.8	10	4
Atkinson	20	67	2.0	9	4
Byck	18	63	5.8	13	6
Russell	22	57	8.1	16	5
Downtown West	20	63	4.4	12	5
All City Communities	21	64	2.7	11	4
County	20	69	2.0	8	3

¹ Figures refer to percent of population over 14 years of age

² Separated figures are included in married.

Source: 1960 Census of Population

TABLE 6 - MEDIAN EDUCATION ¹

Neighborhood	Median Years Completed
Portland East	8.5
Boone Square	8.1
Atkinson	8.5
Byck	8.7
Russell	8.2
Downtown West	8.5
All City Communities	9.3
County	9.9

¹ Figures refer to median for adults 25 and older.

Source: 1960 Census of Population

education figures, 8.2 and 8.1 years, respectively.

Employment. The division into employment categories shown in Table 7 reflects the working class character of the community better than the educational statistic. When compared with the city, Downtown West shows a very low percent of its population employed in the higher-income, more stable professional and white collar occupations. Particularly in the lowest category defined, private household workers, service workers and laborers, Downtown West with 41 percent of its population in this category compared very unfavorably to the city figure of 22 percent. This category is the most unstable of the four shown, and employees are more subject to strikes and lay-offs. The neighborhood with the most unfavorable employment distribution is Russell, which has 62 percent of its employees in the lowest working category compared to the next lowest neighborhood of Byck which has 48 percent.

Incomes. The median family income of Downtown West further verifies the working class status of the community. The employment classifications are especially reflected in the median income statistics. The median income for the entire community is \$4,300 as compared to a median of \$5,280 for the city. Again, Byck and Russell neighborhoods have the most serious problems with median incomes of only \$3,800.

Mobility. The length of time that a family remains in the same dwelling in a community is indicative of both family and community stability. Table 9 presents data on the percentage of the population which has remained in the same house for the past five years in the city and Downtown West. The community and the city are in good agreement. However, there are major differences in the individual neighborhoods. Byck was in a transition cycle with 70 percent of the population having changed homes between 1955 and 1960.

TABLE 7 - EMPLOYMENT DISTRIBUTION

Neighborhood	Professional, Techn'l Work., Mgrs., Offs., and Propr's Incl. Farm (%)	Clerical and Kindred, Sales Workers (%)	Craftsmen, Foremen and Kind., Opera- tives and Kindred (%)	Priv. House- hold Workers, Serv. Work., Laborers excl. Mine Workers (%)
Portland East	9	18	61	12
Boone Square	4	10	39	47
Atkinson	7	17	54	22
Byck	7	11	34	48
Russell	7	6	25	62
Downtown West	7	12	40	41
All City Communities	18	25	35	22
County	21	25	36	18

¹ Figures refer to percent of total employed, 14 years and older, in each employment group, 1960 data.

Source: 1960 Census of Population.

TABLE 8 - FAMILY INCOME

Neighborhood	Dollars
Portland East	4,500
Boone Square	4,400
Atkinson	4,600
Byck	3,800
Russell	3,800
Downtown West	4,200
All City Communities	5,100
County	5,800

Source: 1960 Census of Population

TABLE 9 - SAME HOUSE FOR FIVE YEARS

Neighborhood	%
Portland East	60
Boone Square	46
Atkinson	49
Byck	30
Russell	50
Downtown West	46
All City Communities	47
County	46

Source: 1960 Census of population

Portland East was the most stable neighborhood in terms of mobility. Only 40 percent of its population had moved over the five year period. The other neighborhoods had a stability comparable to the city as a whole.

Health. The incidence of tuberculosis cases is used as one indicator of the general health of the Downtown West community. The incidence figure represents the number of active, quiescent and inactive cases of tuberculosis per 1,000 population in each neighborhood, the community as a whole, the city and the city-county area. Again, Downtown West compares very unfavorably with the city with a figure of 6.0 cases per 1,000 population compared with 3.6 cases for the city and only 2.4 cases for the county. However, by far the worst neighborhood in terms of tuberculosis is Russell. It has an overall tuberculosis incidence rate of 7.5 cases per 1,000 population although the figure for active cases, which is about the same as the community's, indicates that the overall incidence rate is based mostly on a high number of inactive cases.

TABLE 10 - TUBERCULOSIS INCIDENCE¹

Neighborhood	Active Case Rate (Cases/1,000 pop.)	Overall Incidence ² (Cases/1,000 pop.)
Portland East	1.2	5.5
Boone Square	1.6	5.8
Atkinson	1.7	5.7
Vyck	0.5	5.5
Russell	1.5	7.5
Downtown West	1.3	6.0
All City Communities	0.6	3.6
County	0.5	2.4

¹ Basic case data is as of December 31, 1966; population data is based on 1964. Special Census of Population Information.

² Overall incidence includes active, quiescent and inactive cases within a neighborhood

Source: 1964 Special Census of Population; Kentucky Department of Economic Security.

Welfare Aid. Another social statistic is the level of aid for dependent children (AFDC) which measures the level of one form of state aid coming to families from outside the community. The statistics are related to income and to instances in the community where only one parent is raising children in a family. Considering these factors, it is not unexpected that the Russell and Byck neighborhoods are receiving the greatest level of aid per 1,000 population. These two neighborhoods showed the lowest median incomes and also a high level of separations between married couples. As a result of the two negative factors in these two neighborhoods, the community figure of 68 individuals receiving aid per 1,000 population is much greater than the average of 39.4 for all the city communities and 22.1 for the city-county area.

TABLE 11 - WELFARE AID

Neighborhood	Old Age Assistance ¹ (Cases/1,000 pop.)	Aid for Dependent Children ² (Cases/1,000 pop.)
Portland East	12.3	37.1
Boone Square	16.2	38.8
Atkinson	11.0	27.7
Byck	20.3	103.2
Russell	30.6	131.4
Downtown West	18.0	68.0
All City Communities	12.4	39.4
County	7.4	22.1

¹Refers to the recipients of old age grants per 1,000 people. The base grant data was taken in August, 1965; population data is from 1964.

²Refers to grants to individuals, parents and children, because of lack of minimum income to support children. The base data was taken in August, 1964; the population data is from 1964.

Source: 1964 Special Census of Population; Kentucky Department of Economic Security.

Like the AFDC data, the level of Old Age Recipient Grants is another measure of aid by the State. Data will usually be directly related to the number of elderly in the community, and this appears to be the case in Downtown West. The community is receiving 50 percent more aid than the average aid for all the other city communities per 1,000 population, but Downtown West has 50 percent more people over 65. The two neighborhoods having the highest reciprocity rate also have the highest percentage of elderly. The Russell neighborhood has a rate of 30.6 recipients of aid per 1,000 population, and Byck has a 20.3 reciprocity rate, although both neighborhoods have the same percentage of elderly. The difference in reciprocity rate is probably related to the greater percentage of single, widowed, and divorced people in Russell, people who meet the requirements for receiving aid more readily than elderly living together.

Crime. Crime rates are an important measure of the social problems of a community. They indicate the degree of opposition to the law and are also related to low incomes, lack of activities for keeping individuals busy, and rejection of society. Crime is important to the city because it involves physical property losses which usually demand an increase in the expenses for police protection.

Two measures of crime rate are shown in Tables 12 and 13: Juvenile Court Arrests by location of the offender's home and the totals of different types of crimes by location where the crime occurred. Both measures are presented as crimes per 1,000 people in the neighborhood or community.

The juvenile court arrest figures show that the Boone Square and Russell neighborhoods have the worst rates of juvenile delinquency. Byck also has a high delinquency rate. Both of the other neighborhoods have much lower rates than Russell, Boone Square and Byck, but still higher than the average arrest rate for all the City communities. Downtown West's overall figure of 11.3 juvenile arrests per thousand people is more than fifty percent higher than the average of 7.7 arrests per 1,000 for all the city communities.

Table 13 presents three sets of data on crimes committed in a neighborhood or community: robberies committed; crimes of violence (homicide, rape or assault); and the total of six major crimes which included the above four plus larceny and breaking and entering. Larceny and breaking and entering are the most frequently occurring crimes, but they are more often committed in high value areas, which have fewer social problems with the resident population than poorer areas.

Crimes of violence statistics show the most important difference between neighborhoods and between the Downtown West community and other city communities. As with most of the other population data, Russell has the most serious problem of all the Downtown West neighborhoods. It has a rate two and a half

TABLE 12 - JUVENILE COURT ARRESTS¹

Neighborhood	Arrests/1,000 pop. ²
Portland East	9.9
Boone Square	13.5
Atkinson	7.7
Byck	12.1
Russell	13.6
Downtown West	11.3
All City Communities	7.1

¹ Based on home of juvenile offender as arrest location.

² Base arrest data was gathered from June 1, 1966 to June 1, 1967 and represents an annual rate. Population figure is from 1964 population figures.

³ Comparison can only be made on City statistics; County statistics are not available.

Source: 1964 Special Census of Population; Louisville Police Department, Crime Prevention Bureau.

TABLE 13 - OVERALL CRIME RATES¹

Neighborhood	Robbery (Rate/1,000 pop. ⁴)	Crimes of Violence ² (Rate/1,000 pop. ⁴)	Six Major Crimes ³ (Rate/1,000 pop. ⁴)
Portland East	0.5	1.6	24.8
Boone Square	1.3	2.2	23.3
Atkinson	0.6	1.2	19.4
Byck	2.4	3.6	32.3
Russell		9.0	56.5
Downtown West	1.9	3.5	30.9
All City Communities ⁵	1.8	1.9	36.5

¹ All data is based on the location where the crime was committed.

² Three crimes of violence are included: Homicide, Rape, and Assault

³ The six major crimes cited are: Homicide, Rape, Assault, Robbery, Breaking and Entering, and Larceny.

⁴ Base crime data represents that gathered from January 1, 1966 to December 31, 1966; population data is taken from 1964 figures.

⁵ Only city comparison used; county statistics are not available.

Source: 1964 Special Census of Population; Louisville Police Department, Crime Prevention Bureau.

times greater than any other neighborhood and more than four and a half times greater than the average rate per 1,000 people for all city communities. The Byck, Boone Square, Portland East and Atkinson neighborhoods have the next worst rates in that order. Downtown West's overall rate for crimes of violence committed in the community is 3.5 crimes per 1,000 population, almost twice the 1.9 rate for all the city communities.

The rate of robberies committed for Downtown West is 1.9 robberies per 1,000 people, slightly greater than the 1.8 figure for all the city communities. Again, the Russell neighborhood has the greatest rate, 4.8 robberies per 1,000, twice as high as the Byck neighborhood which has the second highest rate. Boone Square, Atkinson and Portland East follow in that order with the next highest crime rates.

The totals for six major crimes show that Downtown West has a lower rate of crimes committed than the average for the other city communities. However, as mentioned earlier, the most frequently committed crimes, larceny and breaking and entering, have their highest incidence in high value areas. Since Downtown West is a low income area, it is not surprising that it has a lower overall rate than the average for all city communities. ^{Among} Among neighborhoods, Russell and Byck have the most serious overall crime rates, respectively 56.5 and 32.3 crimes per thousand population. Portland East, Boone Square and Atkinson neighborhoods, in that order, have the next highest overall crime rates.

PART III - THE BUILDINGS

The condition of housing is the most significant physical measure of problem residential areas in the city. For this reason, the neighborhood analysis program has given particular emphasis to a study of dwelling units. A visual survey of the exterior condition of structures was carried out for the entire community, including not only residential structures, but also industrial and commercial structures where these uses were believed to have a significant role in the community. From the results of the survey presented here, a good idea can be gotten of the areas of physical deterioration in Downtown West.

In addition to the field survey, data available from the Bureau of the Census and the Planning Commission's Land Use Data Inventory has been analyzed and is included in the second part of this section.

Each structure was rated as to whether it belonged in one of five categories. These are:

Sound - No deficiencies of structure and/or site.

Sound-Minor - Any structure and its site judged as needing painting, planting, clean-up of yard and/or structure, screen repair and gutter or downspout repair.

Sound-Major - Any structure and its site needing any four or more of the items listed under sound-minor, having deficiencies in number of gutters or downspouts, needing siding repairs, minor roof repair, minor porch repair, chimney repair, or repairs to or removal of accessory buildings.

Deteriorating - Any structure and its site having any three or more of the items listed under sound-major, needing tuck-pointing, major roof repair or major porch repair or lacking marketability as a result of apparent high cost for repair, undesirable location or poor aesthetics.

Dilapidated - Any structure and its site having any two or more of the items listed under deteriorating, lacking plumbing, having a cracked foundation or not being weathertight.

In presenting the results of the residential field survey in Map 6, the condition of structures data is, in most cases, shown as the average of a section of a block. This approach was used to get a better overall picture of a block face condition, to make rating faster and to avoid technical difficulties in presenting data. Dwelling unit conditions are generally shown on the map in a cluster of three or more dwellings.

Residential Structures. The houses found in Downtown West cover the entire spectrum of categories. However, the great majority of residences are sound-major or deteriorating. The deteriorating and dilapidated structures are

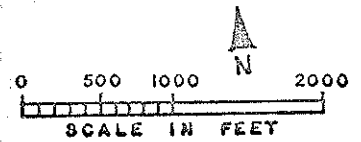
TABLE 14 - CONDITION OF RESIDENTIAL STRUCTURES

Neighborhood	Sound		Sound-Minor		Sound-Major		Deteriorating		Dilapidated		Total
	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)	
Portland East	0	0	88	10	590	67	194	22	9	1	881
Boone Square	17	1	102	6	610	36	815	48	152	9	1696
Atkinson	0	0	349	17	1003	50	596	30	24	3	2022
Byck	0	0	178	10	945	53	625	35	362	2	1784
Russell	0	0	84	6	584	39	604	40	228	15	1500
Downtown West	17	* ¹	801	10	3732	48	2834	36	499	6	7883

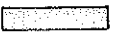




¹ (*) Means Less than 1%.

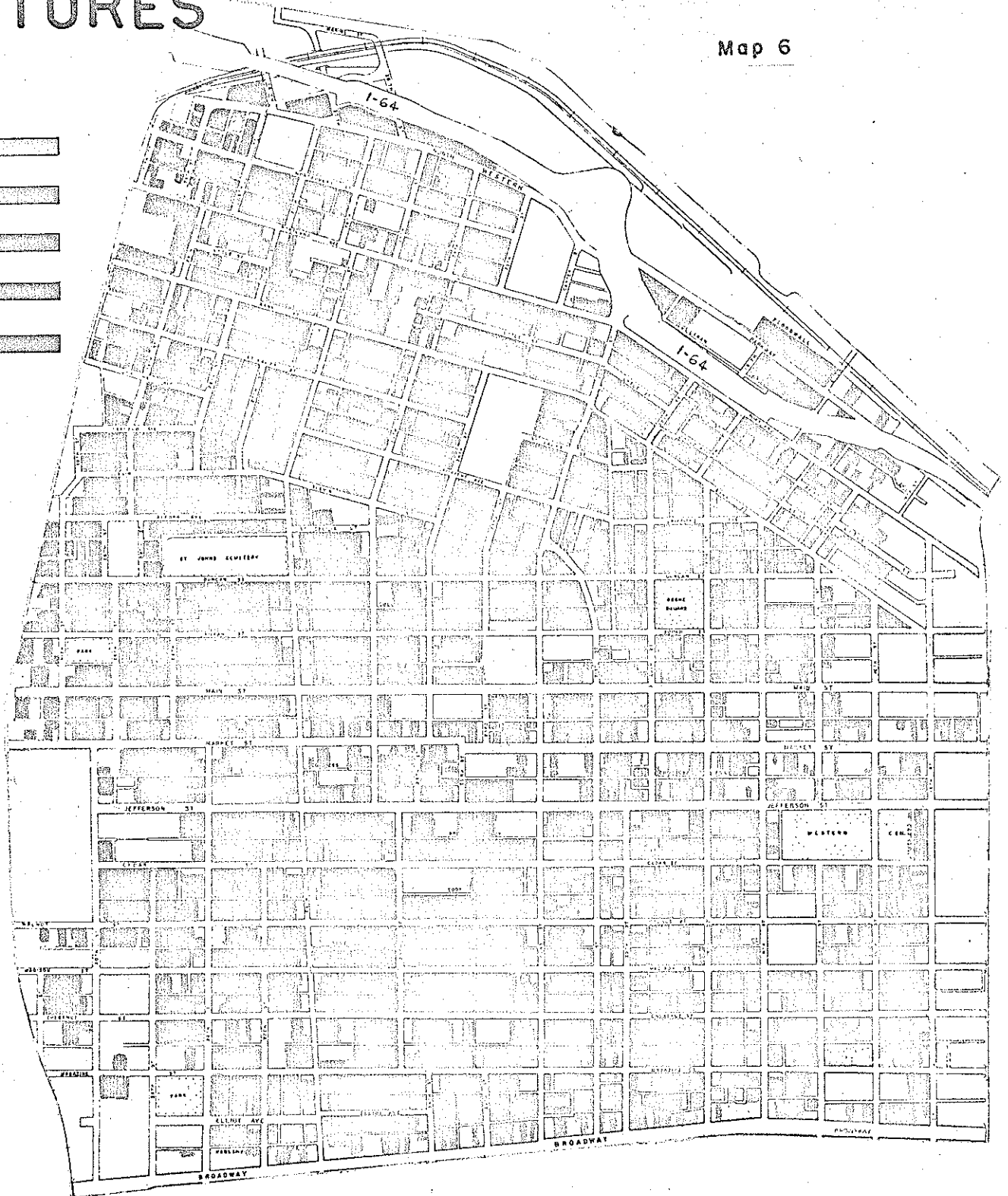
Source: Louisville and Jefferson County Planning Commission, 1967 Field Survey.

CONDITION OF RESIDENTIAL STRUCTURES



Map 6

- SOUND 
- SOUND - MINOR 
- SOUND - MAJOR 
- DETERIORATING 
- DILAPIDATED 



SOURCE: L-JC PLANNING COMMISSION, FIELD SURVEY, JUNE, 1967.

found most often in the eastern part of the community. This section is nearer to the downtown and was developed earlier than the western half of the community. The average age of structures is therefore older and more subject to deterioration.

Studying the individual neighborhoods from Map 6 and Table 14, Russell immediately appears as the neighborhood in the most blighted physical condition. Fifteen percent of Russell's structures were rated as dilapidated; 40 percent are deteriorating. These problem structures are scattered all over the neighborhood, creating a very negative overall environmental effect. Additionally, Russell has 39 percent of its structures in the sound-major category. Boone Square, as the other eastern neighborhood, also has more than half of its structures in a deteriorating or dilapidated state. As with Russell, more than a third of the other structures are in need of major repair, although not rated in the two lowest categories. The condition of residential structures would perhaps be worse except for the industrial growth which has occurred in the northeast corner of the neighborhood, resulting in many residences having been demolished or converted.

Relative to Russell and Boone Square, the three eastern neighborhoods are in better condition. However, all have 50 percent or more of their structures in sound-major condition, and only Atkinson has more than 10 percent of its residences in sound and sound-minor condition.

Industrial Structures. Industry plays a major role in Downtown West because of the available major river and rail transportation facilities. Generally, as Table 15 shows, the industrial structures are in better condition than the residences, but still there are major areas for improvement. The Boone Square neighborhood has the most industrial structures and

TABLE 15 - CONDITION OF INDUSTRIAL STRUCTURES

Neighborhood	Sound		Sound Minor		Sound Major		Deteriorating		Dilapidated		Total (#)
	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)	
Portland East	0	0	2	12	3	18	12	70	0	0	17
Boone Square	1	1	12	15	34	43	27	34	6	7	80
Atkinson	6	29	5	24	8	38	2	9	0	0	21
Byck	3	7	8	17	15	33	14	30	6	13	46
Russell	7	22	6	19	12	38	4	12	3	9	32
Downtown West	17	9	33	17	72	37	59	30	15	7	196

the greatest number of deteriorating and dilapidated structures, more than 40 percent. Of the other 60 percent, 40 percent are in the sound-major class, indicating a further need for major repairs.

Byck has the second greatest number of industrial structures, and these are only slightly better than the condition of Boone Square's structures. Russell, considering its other deficiencies, appears to have good industrial buildings - 41 percent of the industrial structures are sound or sound-minor, 38 percent sound-major and only 21 percent deteriorating or dilapidated, a rather low figure considering that 55 percent of the residences are in these two categories.

Overall, it can be said that the condition of residences in the two eastern neighborhoods and the availability of the Ohio River and Pennsylvania Railroad are causing gradual encroachment of the neighborhoods by industry. In the western section, Byck appears to be slowly changing to industrial land use, but Atkinson and Portland East are maintaining their residential nature.

Commercial Structures . Non-industrial businesses in the community are in a condition similar to the residences. More than 40 percent are

TABLE 16 - CONDITION OF COMMERCIAL STRUCTURES

Neighborhood	Sound		Sound-Minor		Sound-Major		Deteriorating		Dilapidated		Total (#)
	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)	
Portland East	4	6	5	7	32	47	27	39	1	1	69
Boone Square	2	2	9	7	34	25	70	52	19	14	134
Atkinson	1	1	18	20	36	39	32	35	5	5	92
Byck	5	6	23	25	57	62	7	7	0	0	92
Russell	4	2	27	16	55	34	61	37	17	11	164
Downtown West	16	3	82	15	214	39	197	36	42	7	551

Source: Louisville and Jefferson County Planning Commission, 1967 Field Survey.

deteriorating or dilapidated and nearly 40 percent are in need of major repair, although basically sound. Again, it is the older eastern neighborhoods in Downtown West that have the most serious problems. Boone Square has 66 percent of its commercial structures in deteriorating or dilapidated condition, only 9 percent sound or sound-minor. Russell has 48 percent deteriorating or dilapidated, only 18 percent sound or sound-minor. In the western half of the community, Atkinson has the most serious problems with 40 percent deteriorating or dilapidated, only 21 percent in the sound, sound-minor categories. Byck has the soundest businesses.

Several patterns relating to commercial uses stood out from the field survey. First, the number of isolated commercial businesses in Downtown West adds to the possible blighting effect that they have. The condition of business structures is magnified by the fact that they are not located in one or two small clusters but are spread all over the community where their blighting influence can negatively affect a large portion of the residential section in the community.

Some clustering does exist that is predominantly poor commercial. Market Street is a major area of business deteriorating. Most of the commercial

structures on this street are old and run-down, the products of an earlier period when Market Street was one of the most important commercial areas in the city. Another cluster of poor commercial structures is in Portland East at the intersection of Portland Avenue and 26th Street. Again, this was a center for shopping many years ago, and all of the structures in this area are very old.

New businesses in the community are tending to locate on Jefferson Avenue. A neighborhood shopping center at Jefferson and 22nd and a discount department store at Jefferson and 15th appear to be having considerable success in their locations. Also, the Broadway development is relatively recent when compared to the oldest commercial structures in the neighborhood; businesses on Broadway tended to be one to one and a half ratings above the average for business structures on Market.

CENSUS DATA

Total Housing Units. The total number of housing units in Downtown West decreased 8 percent between 1950 and 1960. The larger losses, in the Byck and Boone Square neighborhoods, have been encouraged by industrial expansion which has been continuing since 1960. Two other factors, an Urban Renewal industrial building program on the eastern edge of Russell and the acquisition of right-of-way for the new I-64 expressway in Boone Square and Portland East, have certainly contributed to a continuation of this decline in dwelling units since 1960.

Age of Structures. Table 18 indicates the relative age of all structures in Downtown West. It shows clearly the early development which this community enjoyed during the city's riverboat days. Eighty-one percent of the community's structures were built before 1900, compared with 32 percent for all the city communities. Only four percent of Downtown West's structures were less than thirty-five years old in 1965.

TABLE 17 - TOTAL HOUSING UNITS, 1950 and 1960

Neighborhood	1950	1960	% Change 1950-1960
Portland East	1,370	1,262	-8.0
Boone Square	2,557	2,288	-11.0
Atkinson	2,990	2,876	- 3.8
Byck	2,904	2,594	-10.7
Russell	2,884	2,732	- 5.3
Downtown West	12,705	11,905	- 7.6
All City Communities	- ¹	117,905	-
County	142,830	188,311	+31.8

¹ Because of the expansion of the city and the addition of new census tracts to the city in 1960, it was not possible to get an accurate figure for 1950. However, an approximate figure is 110,000 dwelling units.

Source: 1950 and 1960 Censuses of Population.

The age of Louisville is also shown by the fact that only 32 percent of the City's structures were less than thirty-five years old in 1965.

The effect of the more recent development of the county can clearly be seen by the "County" figures which include city housing.

As mentioned earlier, the oldest neighborhoods are those in the east - Boone Square and Russell - reflecting their nearness to Louisville's early downtown growth. Boone Square has 87 percent of its structures built before 1900; the second oldest neighborhood is Russell with 85 percent of its structures built before 1900. The three western neighborhoods have about the same relative age, indicating that they developed at about the same period of time.

Building Materials. The materials a building is constructed of are important in considering wear, strength of structure, cost of building and fire protection. Wood frame buildings, for example, cost less but do not

TABLE 18 - AGE OF STRUCTURES

Neighborhood	Pre- 1900 (%)	1901- 1930 (%)	1931- 1955 (%)	1956- 1965 (%)
Portland East	79	16	4	1
Boone Square	87	9	3	1
Atkinson	76	20	3	1
Byck	78	18	3	1
Russell	85	11	3	1
Downtown West	81	15	3	1
All City Communities	32	36	27	5
County	17	22	36	25

¹Percent of total in each year grouping.

Source: Land Use Data Inventory, Louisville and Jefferson County Planning Commission, 1965.

TABLE 19 - BUILDING MATERIALS

Neighborhood	Wood Frame (%)	Building Block (%)	Wood Frame with Brick or Stone Ext. (%)	Solid Brick (%)
Portland East	81	2	17	-
Boone Square	83	1	16	-
Atkinson	93	1	6	-
Byck	81	2	17	-
Russell	66	2	32	-
Downtown West	82	1	17	-
All City Communities	69	2	29	-
County	52	3	45	-

Source: Louisville and Jefferson County Planning Commission, Land Use Data Inventory, 1964.

wear as well as brick. Both brick and wood are easily available to the city but wood has been the traditional building material used because of its relative ease of handling. This condition is changing as the statistics for all the city communities show. Downtown West, because it mostly developed before 1900, has 82 percent of its structures of wood frame. Atkinson has the highest percentage of wood frame structures, 93 percent, and Russell the lowest, 66 percent.

Russell's high percent of brick structures, 32 percent, may be traced to the original Market Street development, the development along Broadway and the other early commercial and industrial uses in the neighborhoods.

Median Value of Housing. The value of housing is a useful statistic in that it tends to correlate with building material, age of structure, and also with the condition of structures and general neighborhood environment. In Downtown West, the estimated value of housing in 1960 was \$6,000, well below the median for all the city communities of \$10,000 and the median of \$12,000 for the city-county area. The low community figure reflects the age of most of the structures. However, values of homes do range above \$25,000 in the community.

Boone Square had the lowest median in 1960, \$5,000, and the greatest percentage of homes with a value of less than \$5,000. Portland East, with the second lowest median, also had a high percentage of homes below \$5,000. Byck had the highest median, \$7,000, and also the greatest number of homes above \$10,000.

Rents. Like the figures for values of owner-occupied homes, the figures for gross rents also tend to correlate with building material types, use of structures and the condition of structures. Therefore, it is not too surprising to find the median rent for Downtown West below the median for all city

TABLE 20 - VALUE OF OWNER-OCCUPIED HOUSING

Neighborhood	Below \$5,000 (%)	\$5,000- 9,900 (%)	10,000- 14,900 (%)	\$15,000- 19,900 (%)	\$20,000 24,900 (%)	\$25,000 and up (%)	Total Homes ² (#)
Portland East	42	55	3	* ¹	-	-	480
Boone Square	49	50	1	*	-	*	920
Atkinson	26	69	5	*	* ¹	-	1220
Byck	18	65	14	2	*	*	1000
Russell	35	55	9	1	-	*	660
Downtown West	32	60	7	1	*	*	4280
All City Communities	10	41	33	10	3	3	51,482
County	7	28	37	18	5	5	105,253

¹ (*) Denotes less than one percent of the dwelling units in a category.

² The total number of homes represents the number sampled by the Bureau of the Census in deriving the percent dwelling units in each category.

Source: 1960 Census of Population

TABLE 21 - GROSS RENTS

Neighborhood	\$1-\$39 (%)	\$40-79 (%)	\$80 and Up (%)	Median \$	Total Rentals #
Portland East	12	69	16	63	603
Boone Square	16	72	10	59	1074
Atkinson	14	75	9	60	1329
Byck	10	69	17	61	1325
Russell	22	67	8	55	1734
Downtown West	16	70	12	58	6065
All City Communities	17	59	24	62	54,477
County	16	56	21	64	61,645

Source: 1960 Census of Population

communities and that for the county. However, the difference in medians is not as great as the relative differences in values of owner-occupied homes. Also, while all the city communities have almost twice as many dwelling units with rents greater than \$50 indicating a better type of home, the city communities' average also has a higher percentage of homes with rents less than \$40. The county distribution, as expected from newer housing, has a higher general rent distribution than either the city or the community.

Regarding individual neighborhoods, Russell has the most rental units, much the greatest proportion of rents below \$40 and the lowest median - \$55. All of the other neighborhoods have medians above the Downtown West average, ranging from Boone Square at \$59 to Portland East having the highest median at \$63. It is noted that the two eastern neighborhoods have the lowest rentals, consistent with the low value of owner-occupied homes.

Renter-Owner Occupancy. Renter-owner occupancy reflects the lack of stability and degree of mobility of a population. A high mobility can present a serious problem to an area because of the difficulty in creating a stable leadership. Generally, the level of renter-occupied homes is a measure of this because rental families have fewer commitments to remain in an area and are more mobile. Downtown West has 51 percent of its dwelling units renter-occupied, 7 percentage points higher than the average rental occupancy for all the city communities, and 17 percentage points higher than the county. It is noted that the area outside the "City Communities" area actually has a rental rate of only 17.5 percent, indicating a much different style of living. Russell has the highest renter-occupancy rate - 63 percent. This is 11 percentage points above the second highest neighborhood. In addition, Russell has a high vacancy rate of 8 percent, a higher than average figure possibly showing a difficulty in finding buyers or renters. Boone Square and Byck are grouped around the Downtown West average of renter-occupied units while Atkinson and Portland East are near the

TABLE 22 - RENTER-OWNER OCCUPANCY

Neighborhood	Renter Occupied (%)	Owner Occupied (%)	Vacant Available (%)	Total Units* (%)
Portland East	44	48	8	1262
Boone Square	49	43	8	2277
Atkinson	45	53	2	2876
Byck	52	43	5	2594
Russell	63	29	8	2732
Downtown West	51	43	6	11,741
All City Communities	44	50	6	117,905
County	34	60	6	183,311

Source: 1960 Census of population

average for all of the city communities. However, Boone Square and Portland East also have a high vacancy rate indicating a marketability problem.

Incidence of Shared or No Bathrooms. The high percentage of housing units having shared or no bathrooms in Downtown West is caused not only by the age of the many structures, but also by the large number of conversions of houses to multi-family use from original design for single family use. Every neighborhood has a higher percentage of housing units where bathrooms are shared or else not provided. Russell, however, has the most serious problem. More than a third of the housing units do not have a bathroom or else share a bathroom.

Since Russell has such a higher rate than any other neighborhood, it may be assumed that the instances of conversion of single-family homes to apartments has been greater here than in any other neighborhood.

TABLE 23 - SHARED OR NO BATHROOMS

Neighborhood	(%)
Portland East	18
Boone Square	18
Atkinson	18
Byck	21
Russell	35
Downtown West	22
All City Communities	14
County	13

¹Figures show the percent of total housing units having shared or no bathrooms.

Source: 1960 Census of population.

TABLE 24 - OVERCROWDING ¹

Neighborhood	(%)
Portland East	21
Boone Square	31
Atkinson	23
Byck	19
Russell	21
Downtown West	23
All City Communities	15
County	15

¹Figures show the percent of all housing units having more than 1.00 persons per room.

Source: 1960 Census of population.

Overcrowding. A measure of overcrowding is shown by the percent of housing units having more than 1.00 persons per room. Downtown West is more than 50 percent higher than the percent for all the city communities and the county. In the neighborhoods, Boone Square has the highest percentage of overcrowded units, 31 percent. Atkinson, Portland East, Russell and Byck follow in that order with the lowest percentage of overcrowded units being 19 percent in Byck.

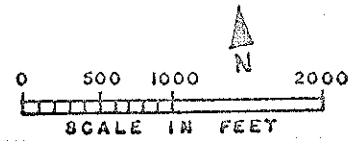
SPECIAL STUDIES

Alley Structures. The field survey for evaluating condition of structures showed that alley residences have a major negative effect in creating blight. These homes are characterized by frontage on a narrow alley instead of a normal street. Most alley residences lack front yards, and the lots they reside on are usually much smaller than average residential lots. The environment created by these conditions has a negative influence on families, especially where children are being raised.

Russell has the greatest number of alley structures and the highest proportion of its residences. The most apparent clusters are concentrated along 20th Street between Walnut and Jefferson Streets. Boone Square has several noticeable clusterings along 22nd Street between Rowan and Bank Streets. However, Byck has a higher proportion of its residential structures located on alleys than Boone Square has. Only Portland East is relatively free of alley structures.

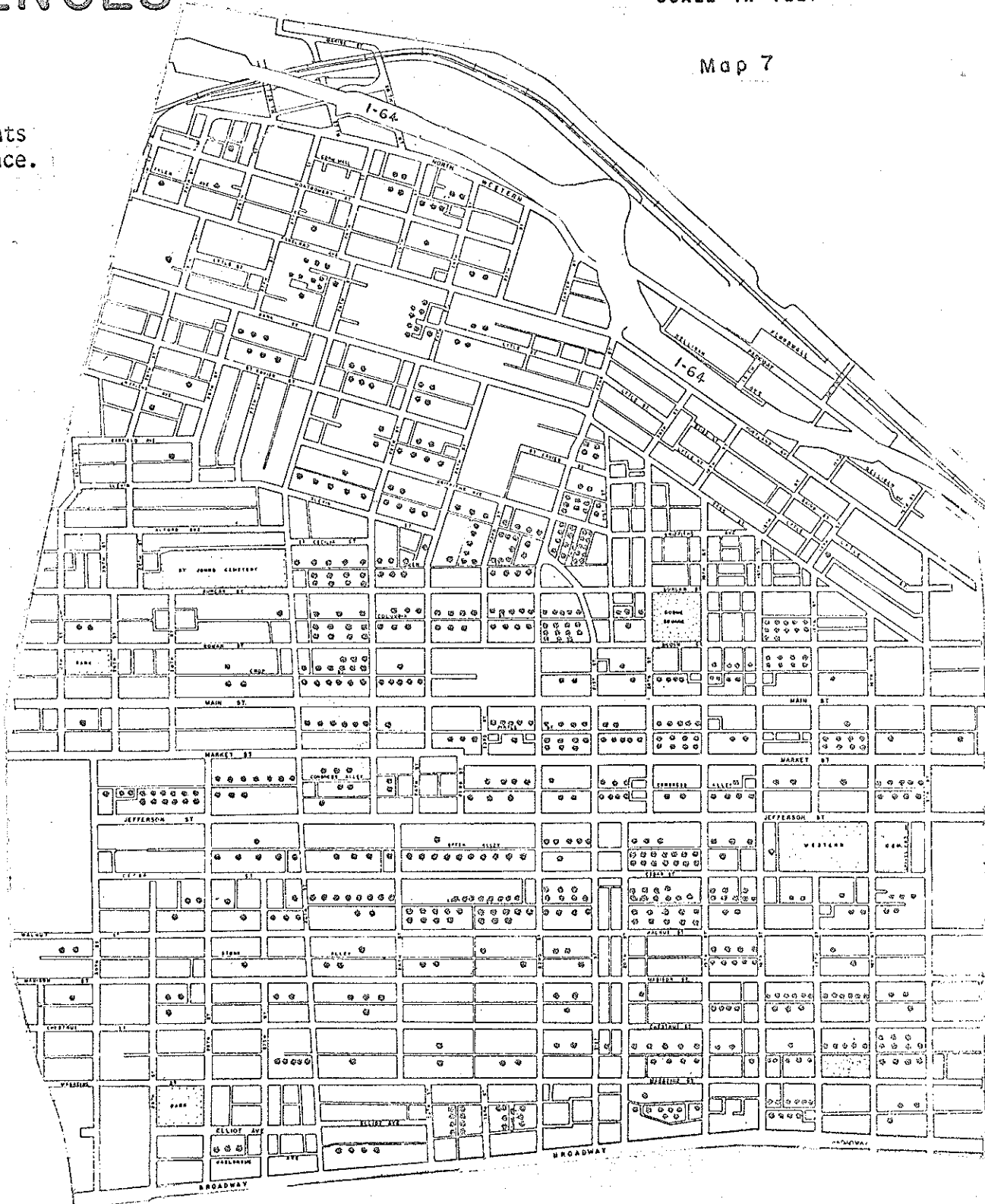
Land Crowding. Two other blighting effects are residential parcels having below normal lot areas and lot widths. Louisville's zoning regulations stipulate that no residential lot shall be less than 5,000 square feet in area or 50 feet in width, minimum standards considered necessary for a family's health and welfare. They are designed primarily for single-family homes to insure a minimum of privacy, comfort, sunlight and recreation space of occupants of a home, and the criteria summarized below do not

ALLEY RESIDENCES



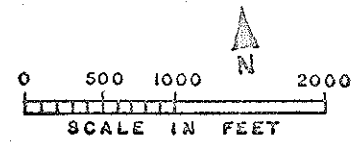
Map 7

Each dot represents one alley residence.



SOURCE: 1963 SANBORN MAPS OF LOUISVILLE, KY.

SMALL RESIDENTIAL LOTS



Map 8

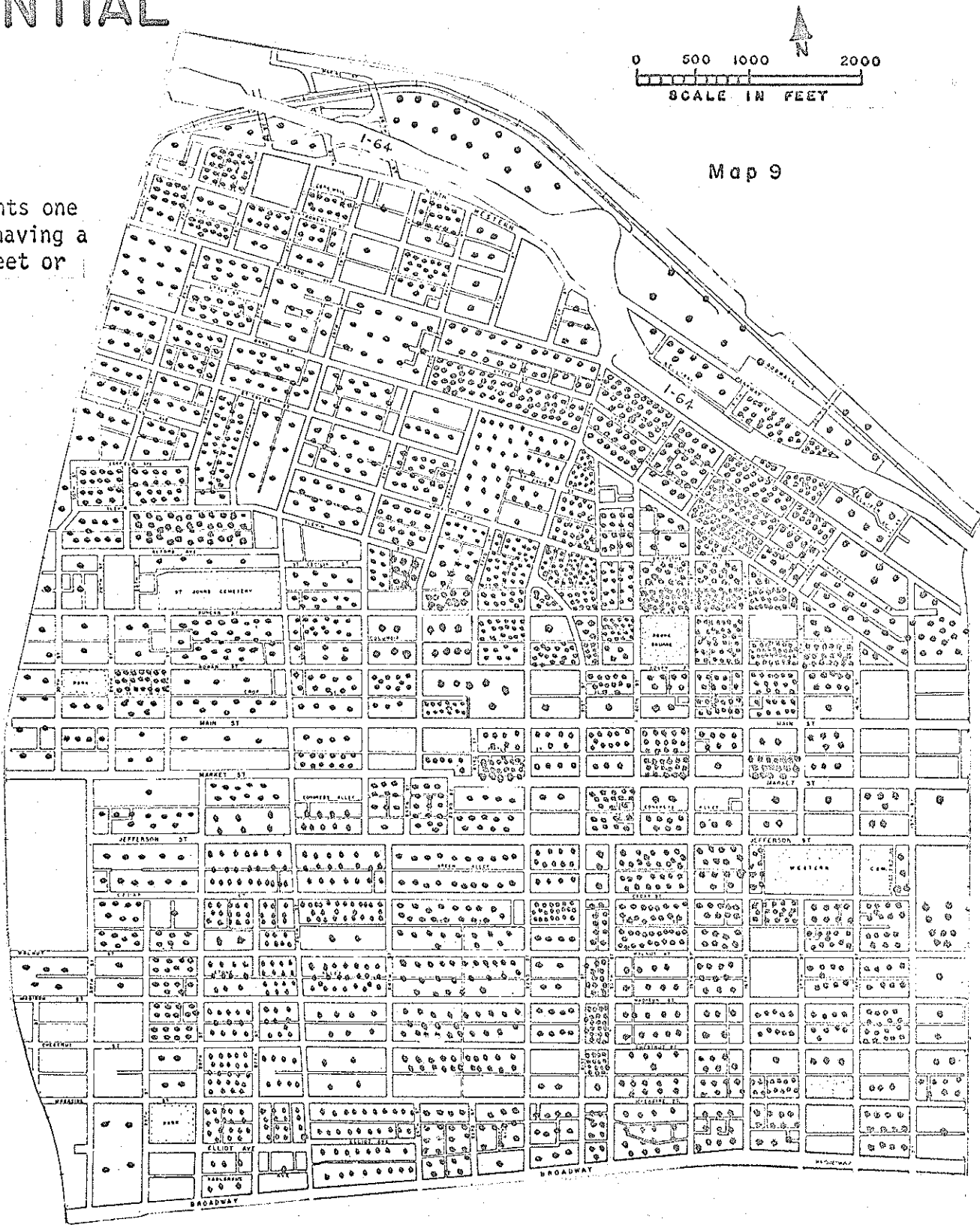
Each dot represents one residential lot .05 acres or less in area.



SOURCE: L-JC PLANNING COMMISSION, 1963
LAND USE DATA INVENTORY

NARROW RESIDENTIAL LOTS

Each dot represents one residential lot having a frontage of 25 feet or less.



SOURCE: L-JC PLANNING COMMISSION, 1963
LAND USE DATA INVENTORY

measure crowding in multi-family areas.

Landcrowding is most typical in older areas of the city which did not have minimum standards to guide development. Blight is most often found in these older areas, and landcrowding augments and encourages its growth.

Tables 26 and 27 and the Narrow Lots and Small Lot Area Maps summarize the data which has been tabulated. The two maps give an idea of the most serious land crowding locations. Each dot on Map 8 represents a residential lot less than 25 feet in width; each dot on Map 9 represents a residential lot less than .05 acres (about 2200 square feet in area). The two tables show the numbers and proportions of lots in the two map categories, the number and proportion below today's minimum residential lot standards, and the total number of residential lots in each neighborhood.

The data show that the most serious landcrowding is in Boone Square, where more than half of the residential lots are less than 25 feet wide and a third have areas of less than 2200 square feet. The other western neighborhood, Russell, has the next most serious incidence of landcrowding, verifying the assumption that the oldest neighborhoods have the highest level of overcrowding. The community as a whole has 42 percent of its residential lots 25 feet wide or less, 94 percent less than 50 feet wide, 17 percent less than 2200 square feet in area, and 64 percent less than 5000 square feet. The historic approach to land development was apparently toward laying out narrow lots which were very deep. This has changed today where lots tend to be more square in appearance rather than have a narrow rectangular shape.

Summarizing, the community as a whole has very serious housing problems. The condition of structures survey showed a need for major repairs on most of the structures. The community has lost housing units and has a large level of old housing, has lower than average housing values, has a high ratio of renter-occupied to owner-occupied housing, has a high incidence of shared or no bathrooms and is much more overcrowded than the typical community.

TABLE 25 - INCIDENCE OF ALLEY RESIDENCES

Neighborhood	Residential Alley and Structures (#)	Total Residences (#)	% Alley Structures
Portland East	42	881	0.47%
Boone Square	135	1696	0.80
Atkinson	162	2022	0.80
Byck	157	1784	0.88
Russell	206	1500	1.37
Downtown West	702	7883	.89

TABLE 26 - NARROW LOTS

Neighborhood	Lots 25' wide or less		Lots less than 60' wide		Total Lots
	(#)	(%)	(#)	(%)	
Portland East	318	36	790	89	883
Boone Square	912	58	1512	96	1580
Atkinson	717	36	1906	95	2013
Byck	601	13	1607	95	1685
Russell	542	38	1339	95	1408
Downtown West	<u>3170</u>	42	7154	94	7569

Source: Louisville and Jefferson County Planning Commission, 1964 Land Use Data

TABLE 27 - SMALL LOT AREA

Neighborhood	Lots less than 2,200 sq. ft.		Lots less than 5,000 sq. ft.		Total Lots
	(#)	(%)	(#)	(%)	
Portland East	39	10	542	61	883
Boone Square	528	33	1336	85	1580
Atkinson	210	10	1064	53	2013
Byck	159	9	985	58	1685
Russell	301	21	972	69	1406
Downtown West	<u>1287</u>	17	4899	64	7569

Source: Louisville and Jefferson County Planning Commission, 1964 Land Use Data Inventory

The Russell neighborhood, in particular, appeared as a major problem area.

The next part discusses the existing community facilities and the need for improvements in these facilities. This will be the final data part in the report. *report.*

PART IV - COMMUNITY FACILITIES

The data discussed so far has shown some of the existing physical problems in Downtown West, and suggested some of the forces creating and contributing to these problems. Already, it is seen that some neighborhoods are in greater need of improvement action than others. This last part of the community section will inventory the community facilities and the need for improvements in this area.

COMMERCIAL FACILITIES

It will be recalled from Part I that Downtown West is characterized by an abundance of commercial facilities, but they are scattered throughout the community. Only two major shopping clusters exist, the commercial row between 23rd and 26th Streets on Market and the cluster at the intersection of Portland Avenue and 26th Street. Both of these clusters were built up many years ago and are characterized by on-street parking and strip development. The condition of structures survey pointed up the need for major repair of structures in both areas.

The community has two new chain supermarkets, one at Jefferson and 22nd Streets and the other at Portland Avenue and 24th Streets. Both have become neighborhood activity centers because of their off-street parking and wide variety of goods offered. A new discount department store, located at the eastern edge of the community at the corner of Jefferson and 15th Streets, seems to be having the same success as the supermarkets.

There is a real need for some unified neighborhood and community shopping centers in Downtown West. These would make one-stop shopping possible, would offer a wider variety of goods than is presently possible and provide the off-street parking which the great majority of commercial establishments in

the area presently lack. The success of the new supermarkets and the discount store would seem to indicate opportunity for similar success by new shopping complexes. Until such centers are built, it is likely that the marginal commercial establishments will continue to serve the residents of the area.

For major department store shopping, the community's residents use either the Central Business District, less than three miles east of the community, or the regional shopping center of Algonquin Manor, less than four miles south of the community. The fact that the downtown is closer, offers a wider variety of goods and services and has very good bus transportation, probably draws more residents of Downtown West than Algonquin Manor.

STREETS AND TRANSPORTATION

The Downtown West community is laid out basically on a grid system, although the pattern is often interrupted. There are three different grids. The bulk of the community has an east-west pattern corresponding to that originally built up in Louisville. The area around Bank Street and Portland Avenue has two southeast-northwest grid patterns, both following the course of the Ohio River. One of these, in the northern section of the Boone Square neighborhood, is particularly poorly laid out where it intersects the east-west grid between 15th and 22nd Streets. A series of small, awkwardly shaped blocks has been formed here, creating several hazardous sharp angle intersections and an irregular pattern of intersections.

Spanning the community, continuous through streets are more abundant in the east-west direction. All east-west streets from Broadway north to Duncan are continuous straight streets, save those which are terminated at

either of the railroad tracks. The north-south streets are mainly not continuous, often offset east or west at intersections. The major north-south streets are 15th and 16th Streets, 21st and 22nd Streets and 26th Street; 22nd Street is the only street which runs essentially the length of the community.

The eastern and western boundaries of the community are railroad tracks, both only partially elevated. Hence, only selected east-west streets continue under the tracks to areas outside Downtown West. Most north-south streets do continue south past Broadway, the southern boundary of the community.

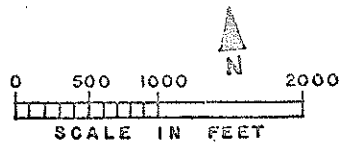
Through Streets and Traffic. The above discussed layout of streets and alleys gives a framework within which a pattern of through streets may exist. However, the total number of possible through streets is limited, not only by physical barriers but also by the selective placement of semaphores and stop signs. For example, Madison could be a through street, but it is prevented from being so by the placement of stop signs at most of its intersections.

The generators of through traffic are also important. People and commerce located to the west of the community, in both Louisville and in Indiana, must use the through streets to travel to and from Louisville's Central Business District to the east. In addition, the industrial areas surrounding the community also generate traffic.

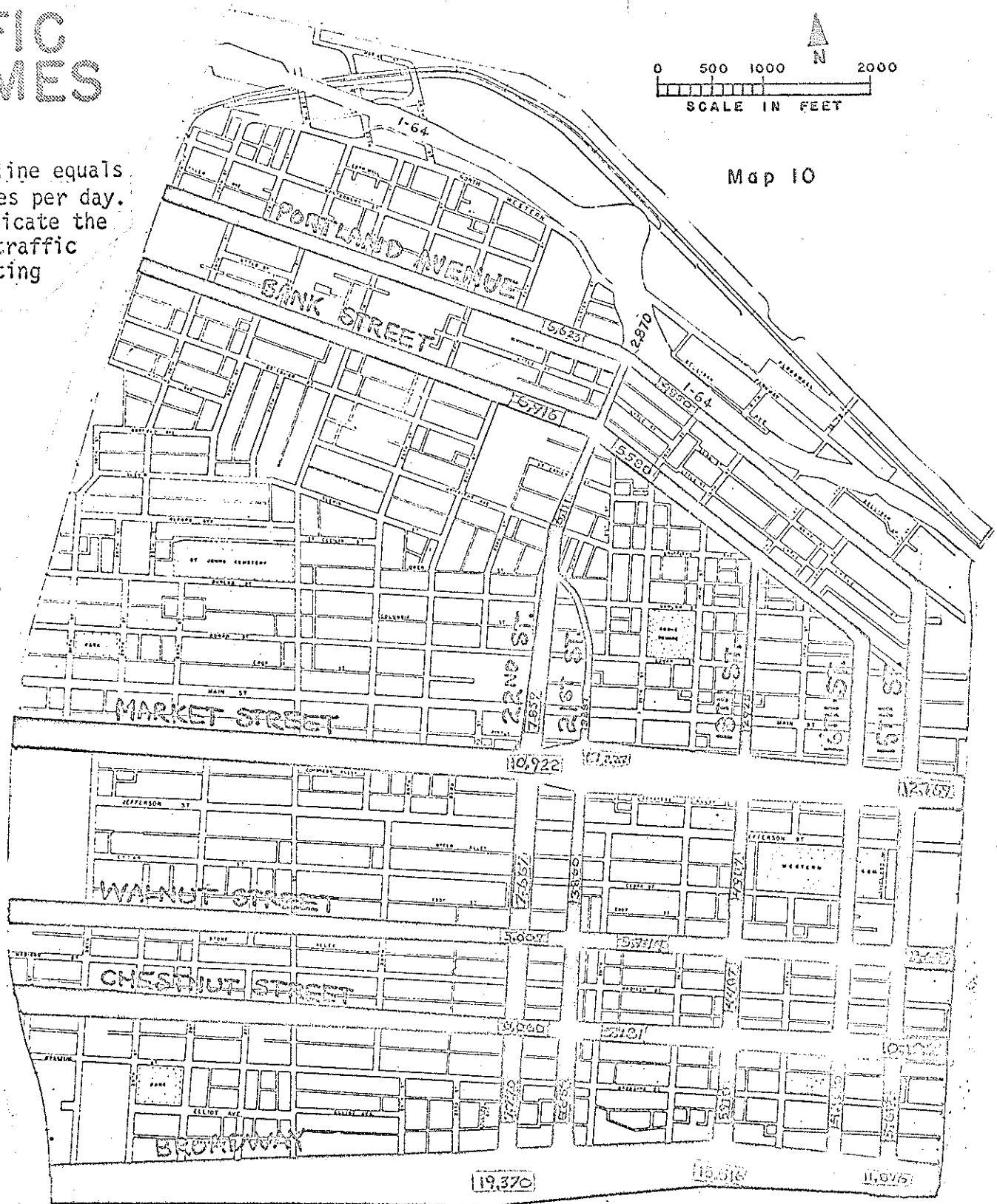
The Traffic Volumes Map gives some indication of the flow of traffic on Downtown West's streets. Of the east-west streets, Broadway has the greatest volume, but Market Street, which is second in volume, is of more importance since it bisects the community. Note that the major east-west streets, Market, Walnut and Chestnut, all increase significantly in volumes

TRAFFIC VOLUMES

One inch wide line equals 100,000 vehicles per day. The numbers indicate the average daily traffic volume at counting stations.



Map 10



SOURCE: LOUISVILLE METROPOLITAN TRANSPORTATION & DEVELOPMENT PROGRAM, 1964 TRAFFIC COUNT DATA

east of 22nd Street. Broadway, on the other hand, decreases. Among the north-south streets, 22nd Street has the greatest volume.

A comparison of the Traffic Volumes and Land Use Maps shows that the residential areas along Walnut and Chestnut are suffering the greatest nuisance effect from through traffic. The volumes on these streets are much greater than the normal volumes on a residential street, greatly increasing the potential traffic hazards along these streets.

The extension of the Interstate-64 expressway can be expected to relieve some of the traffic on Bank Street and Portland Avenue. However, traffic on 21st Street and 22nd Street will probably increase as their intersection with I-64 is the only interchange planned for the interstate between 9th and 35th Streets.

Narrow Streets and Alleys. Narrow streets can be a problem in the community since they prevent on-street parking in residential areas. When there is not sufficient room for parking on the street, residents must use alleys - which are also too narrow. Combine this parking problem with the presence of alley residences and the overall environmental problem is magnified greatly. Streets are too narrow if the pavement width is less than 36 feet, a width which provides two moving and two parking lanes. The worst of the streets in this category are 16th, 17th and 18th Streets, north of Bank Street.

Alleys which are less than 20 feet wide are considered too narrow since the passing of two vehicles and the turning of vehicles from alley into garage and vice versa is either difficult or impossible. As a result, many garages are not used for car storage and often are in a state of disrepair creating a fire hazard. The worst instances of narrow alleys are in the older neighborhoods of Boone Square and Russell.

SCHOOLS

High Schools. Downtown West has no high schools within its borders. It is served by two senior high schools, Shawnee to the west and Central to the east of the community.

In the 1966-67 school year, Shawnee had some 200 students below its design capacity of 1450; Central was operating about 50 students below its design capacity of 1475.

Junior High Schools. Two Junior High Schools are in the community, Russell in the Russell neighborhood and Western in the Atkinson neighborhood. Russell operated about 200 students below its design capacity in the 1966-67 school year. Western had about 75 students more than the 1,000 students it was designed for. In addition to these two schools, the Shawnee Junior High School draws pupils from the western edge of the community. It operated at about 300 students more than its design capacity of 1200.

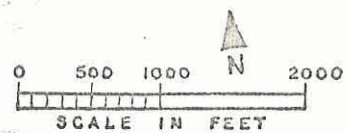
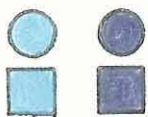
Elementary Schools. There are five public elementary schools in the community, Dolfinger in Portland East, Roosevelt in Boone Square, Atkinson in Atkinson, Byck in Byck and Perry in Russell. Dolfinger and Roosevelt operated below capacity last school year; Perry, Atkinson and Byck operated above capacity.

Private Schools. In addition to the public school system, a number of private parochial schools also serve Downtown West. Three secondary schools, all located outside, serve the community: Flaget for boys and Loretto and Presentation for girls. Four parochial elementary schools serve the community from outside its boundaries: Holy Cross, St. Augustine, St. Peter and St. Columbia. Four parochial elementary schools also lie within the community and serve it: St. Anthony, St. Cecelia, St. Patrick and Portland Christian.

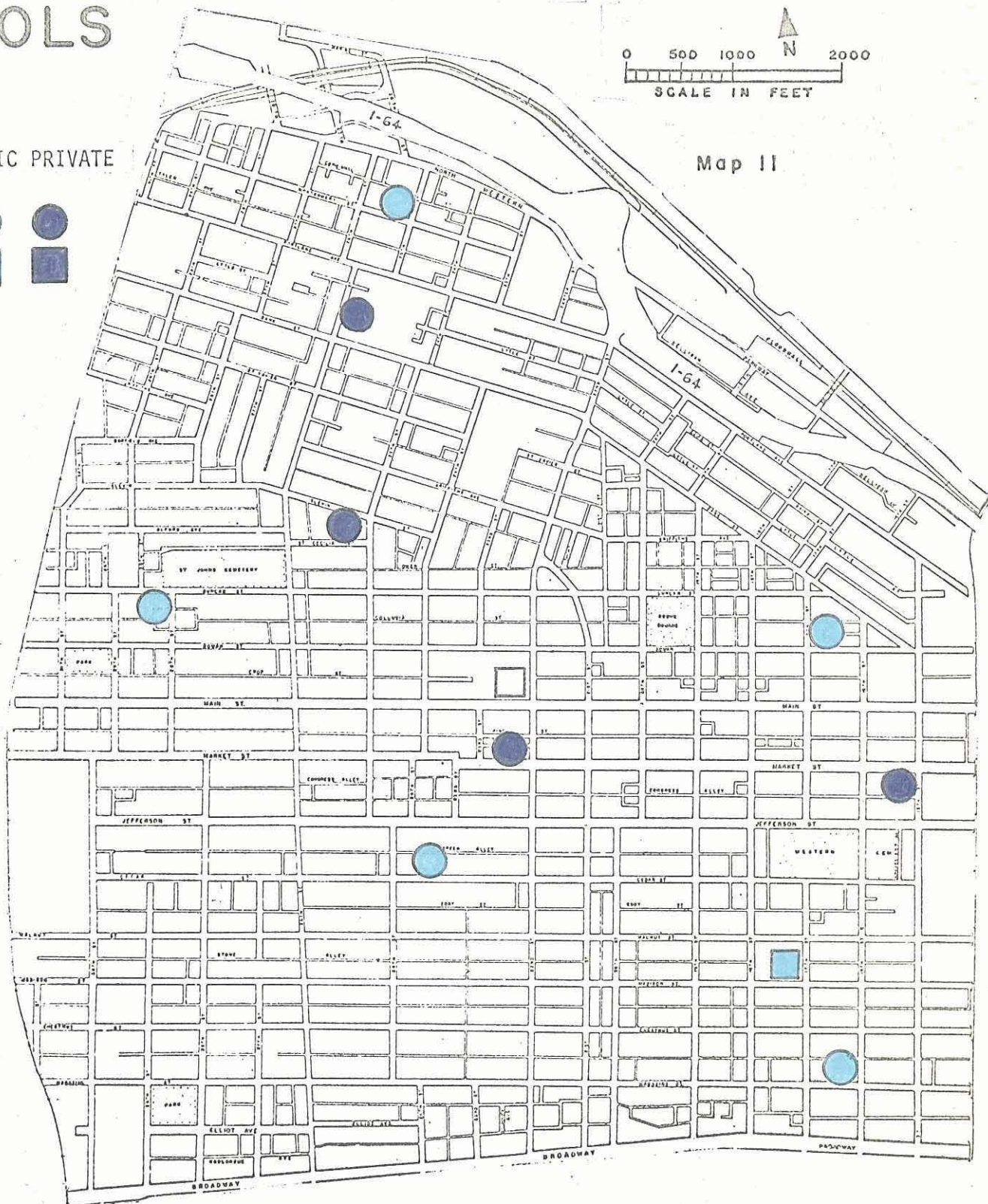
SCHOOLS

PUBLIC PRIVATE

ELEMENTARY
JUNIOR HIGH



Map II



SOURCE:
 L-JC PLANNING COMMISSION
 INTERIM PLAN REPORT G:
 COMMUNITY FACILITIES, 1967

Most of the private school buildings are quite old and have generally outgrown their sites. Most also lack off-street parking and sufficient planting.

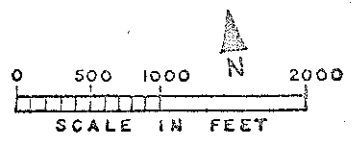
RECREATION

Recreational facilities are an important part of any residential community. They provide an enjoyable aesthetic experience as a departure from the urbanity which exists in the city. Each type of recreation area should be designed so that a variety of recreational activities are available for the age group that the park is designed for. Generally, Downtown West provides these activities or has them nearby, but there are some deficiencies.

City Wide Parks Downtown West has no major city-wide park in its boundaries, but it is within the service area set by the Planning Commission of both Chickasaw and Shawnee Parks. These offer picnic facilities, baseball, tennis, football, basketball, ice skating and other active sports, a similar variety of facilities for inactive sports and boating and fishing. In addition, there is an 18 hole golf course in Shawnee Park.

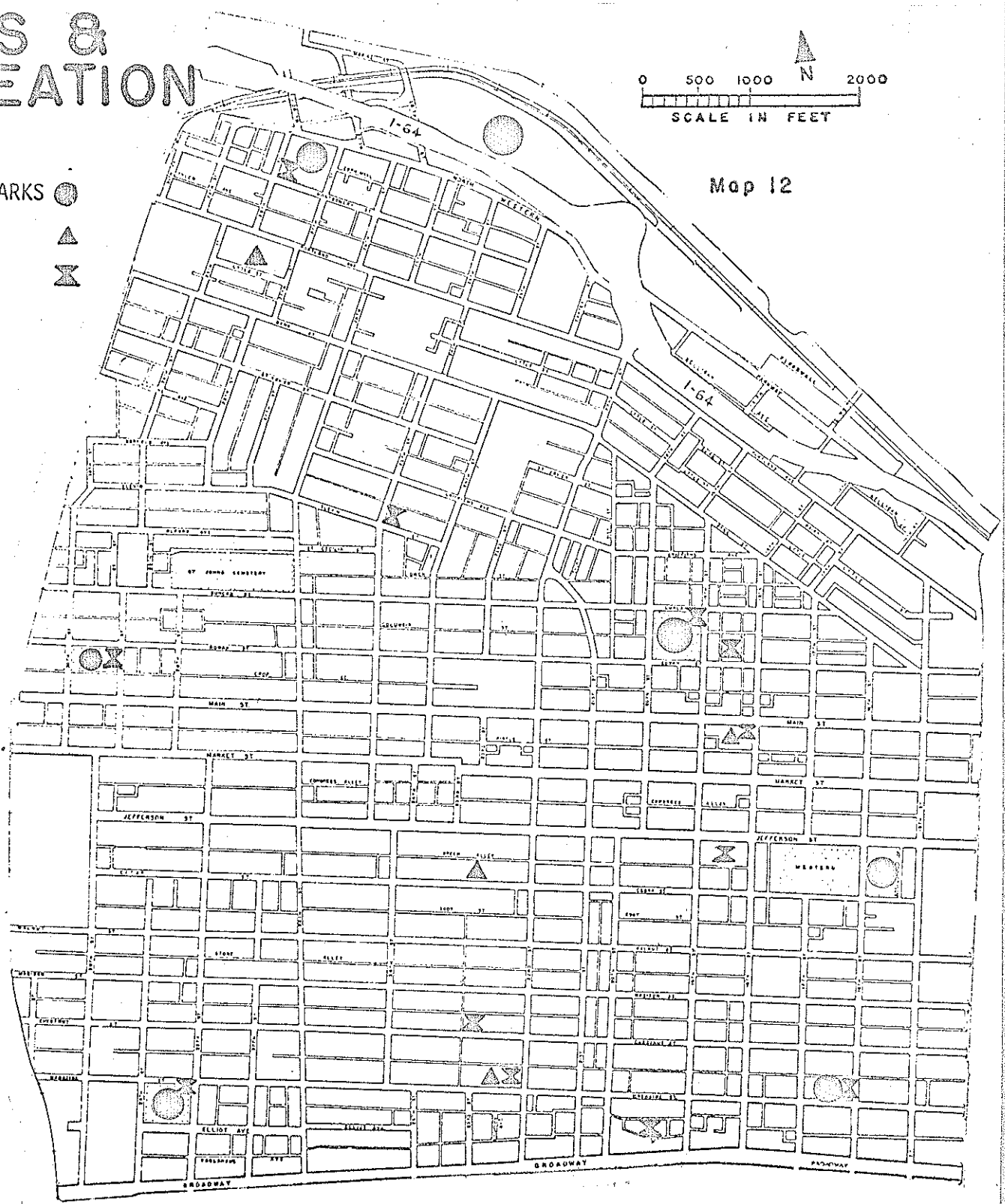
Community Parks. There are no community parks inside Downtown West. Part of the community is within the service area of Central Park and Algonquin Park to the south. They offer a variety of facilities for active and inactive sports. Also, Central Park has an amphitheatre where plays are staged throughout the summer. The Russell and Byck neighborhoods fall within the service area of these two parks; Atkinson, Boone Square and Portland East are not within the service area of any community park.

PARKS & RECREATION



Map 12

- NEIGHBORHOOD PARKS ○
- PLAYGROUNDS ▲
- TOT LOTS ✕



SOURCE:
 L-JC PLANNING COMMISSION
 INTERIM PLAN REPORT G:
 COMMUNITY FACILITIES, 1967

Neighborhood Parks. Seven neighborhood parks serve Downtown West, at least one in each neighborhood. Boone Square Park serves the Boone Square neighborhood; Portland and Lannan Parks serve Portland East; Westonia Park serves Atkinson; Elliot Park serves Byck; and Pioneer Village and Sheppard Parks serve Russell. The largest of these is Lannan with 12.9 acres; the smallest are Portland and Sheppard with 2.0 acres.

It should be stressed that the presence of these parks is an insufficient standard by which to judge their effectiveness. Lannan Park will soon be effectively separated from the Boone Square neighborhood by the proposed I-64. It is presently limited by having the Kentucky and Indiana Railroad and the Ohio River as a north boundary. Westonia Park is poorly landscaped and is surrounded by high wire fencing. Elliot Park is well landscaped and quite attractive, but it is surrounded on three sides by industrial uses which severely limit its effectiveness in serving the neighborhood. The other neighborhood parks have similar kinds of deficiencies. Despite these deficiencies, Downtown West is adequately served in terms of number of parks.

Playgrounds. The purpose of playgrounds is to serve elementary school children in their needs for active sports areas. They are usually located near elementary schools and are intended to be used by the children who attend the schools. There are four playgrounds in Downtown West serving three neighborhoods, Boone Square, Portland East and Byck which has two playgrounds. The playgrounds in Byck are probably adequate to serve Russell and Atkinson partially because of their location near these neighborhood boundaries. With the number of neighborhood parks, the community has an adequate number of recreational facilities.

Tot Lots Tot lots are small recreation areas designed for use by pre-school children. They are usually located in medium and high density residential areas near or in other park facilities.

Downtown West has 14 tot lots. Eight of these are south of Jefferson in the Russell and Byck neighborhoods; only six of them are serving the three northern neighborhoods which have a much larger area than Russell and Byck. According to standards set by the Planning Commission Staff there should be one tot lot for each 600 people.

OTHER FACILITIES

Fire Stations. Downtown West is served by eleven fire stations outside the community. Within the community, Engine Company Number Six is located in Portland East on Portland Avenue between 24th and 25th Streets.

Libraries. Eight branch libraries serve parts of Downtown West from outside the community. The Jefferson Branch Library on Jefferson Street near 18th Street lies in the Russell neighborhood. In addition to these services, the main library, located south of Broadway on York Street, is within three miles of the community.

Hospitals Downtown West is not well served by hospitals. Louisville's medical complex, located on either side of Chestnut Street on Interstate 65, is three miles away. There is no general hospital any nearer. Although the Louisville Memorial Hospital on Portland Avenue is within the community, it serves only the chronically ill.

A COMMUNITY REPORT FOR

ALGONQUIN

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February, 1968

NEIGHBORHOOD ANALYSIS PROJECT
LOCAL PLANNING AND DESIGN DIVISION
LOUISVILLE & JEFFERSON COUNTY
PLANNING COMMISSION

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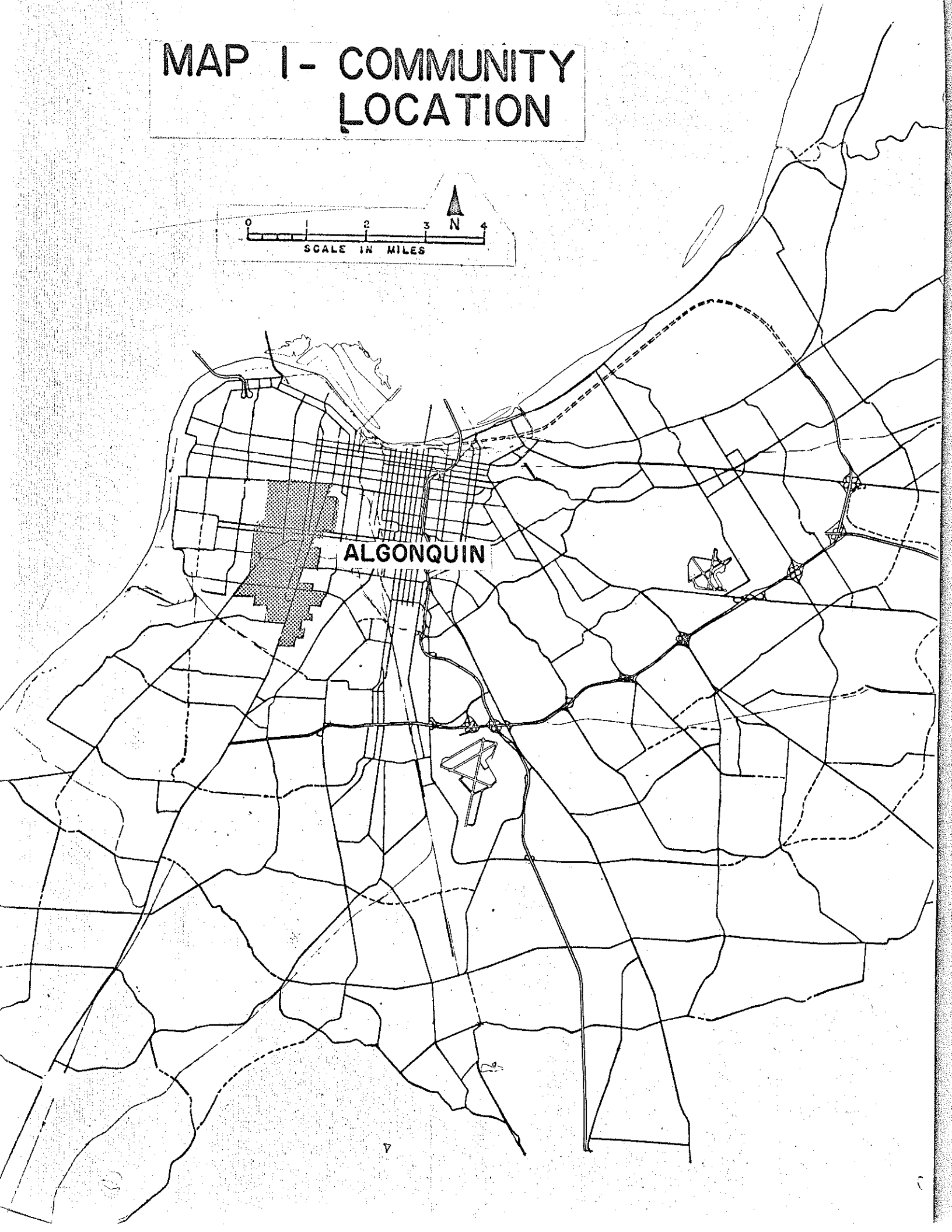
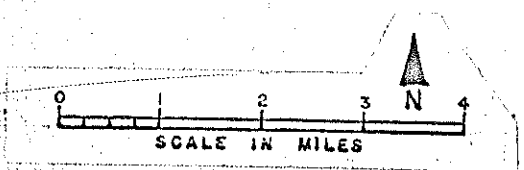
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MAP 1 - COMMUNITY LOCATION

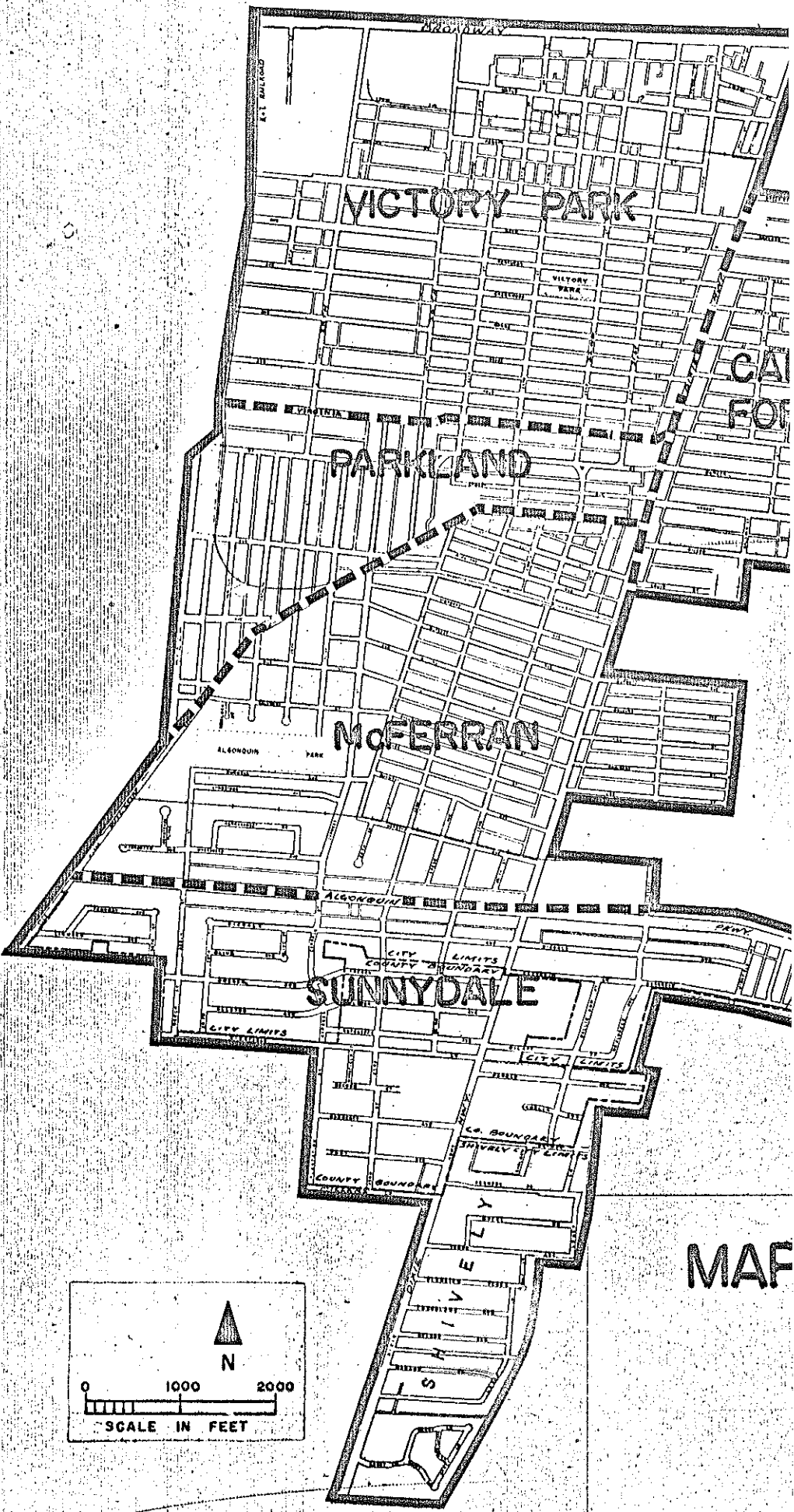


CHAPTER I
THE SETTING

Geography and Boundaries

The Algonquin Community is situated in the near southwest end of the city of Louisville, two miles from the downtown central business district. Its backbone is Dixie Highway, running north-south for three miles through the entire community. This street connects intensely urban northern neighborhoods of the city and a newer southern suburban area which is a combination of the city of Louisville and the fourth class city of Shively. This southern area also includes unincorporated areas of Jefferson County within its boundaries.

Broadway serves as Algonquin's northernmost boundary from the 30th Street Kentucky and Indiana Terminal Railroad tracks east to Dixie Highway (18th Street). The eastern boundary is a jagged one, fluctuating between 15th Street and Dixie Highway. That land extending east of Dixie Highway forms three distinct areas. Breckinridge, 15th, Wilson, Baldwin and St. Louis Streets define the limits of the northernmost area, while Burnett, 17th and Lee Streets outline the center section. The southernmost region includes LaSalle Place municipal housing project and a meandering area south of Algonquin Parkway, extending as far east as the 15th Street Illinois Central tracks at Algonquin and generally including only the residential parts of the land between these tracks and Dixie Highway, south of Algonquin to Garey Lane.



MAF

It is easiest to outline the southern and western boundaries by following a route beginning at Dixie Highway and Garey Lane, proceeding north to Millers Lane, Plantation Drive, and Wingfield, west to Wilson Avenue, north to Beech and continuing to 30th and Broadway.

This jogging boundary line encloses 1713 acres of the flat Ohio River flood plain, an area of glacial outwash sands, gravel and river deposits. Of these 1713 acres, 509 in the northeast corner form the Victory Park neighborhood, the largest in the community. Two hundred acres comprise the California neighborhood east of Dixie Highway in the northern part of the community, 180 acres form Parkland neighborhood in the central part, 372 acres are delegated to McFerran neighborhood south of Parkland and the remaining 452 acres form the southernmost neighborhood, Sunnydale.

History

The northern parts of the Algonquin community were among the first areas annexed to the original town of Louisville. The six northern blocks of the California neighborhood were in the westernmost section of a region annexed in 1836. Colton's 1855 map of Louisville shows streets laid out in the area east of Elizabethtown Turnpike (now Dixie Highway) and south of Prather Street, or Broadway. The southernmost street named on Colton's map is Oak Street, but a few "anonymous" streets are shown south of here. Lexington Street (now called Breckinridge) ended at 15th Street, then called Cherry Street. Southgate Street was not yet renamed Garland, St. Catherine was then Harney Street and Hale was O'Hara. 16th and 17th Streets were known as

Elizabeth and Maria Streets and Kentucky, Prentice and Gallagher, as well as Oak, were already at their present sites.

West of the Elizabethtown Turnpike, Prather (Broadway) became the Southwestern Turnpike and only Graves Street was plotted in what is now the Victory Park neighborhood. Graves Street is now part of the alley parallel to and one block south of Broadway.

In 1868 the city annexed a huge amount of land to its west and south, including parts of the Algonquin Community as far west as Shippingport Road (26th Street) and as far south as Magnolia Street. This put the rest of the California neighborhood and parts of Victory Park, Parkland and McFerran neighborhoods into the city's incorporated area. In 1869 a strip of land west to 28th Street was added to the city.

The area west of 28th Street is shown on an 1865 map published by the U.S. Engineers to detail the City's Civil War defense works. It was occupied mainly by farms and had much open land. This area was to be incorporated in 1874 as the city of Parkland, a move designed to save this newly developed region from the "evils" of city life in Louisville. Streets were shady and quiet. They possessed such apt names as Catalpa, Cypress, Hemlock and Beech. This was indeed "park land". Industries were discouraged from settling there. The local board of trustees made it their business to "suppress tippling houses" and to "prevent the destruction of shade and fruit trees." In 1879, an act prevented hunting within the area. This section of Louisville which now contains many commercial and industrial concerns was then strictly residential.

In 1888 the city of Parkland expanded northward to Broadway and westward to the Ohio River in an effort to secure more land from encroaching urban development and its accompanying "ills". However, in March, 1890, the worst cyclone in the history of the area set down in Parkland, "cutting a swath about six blocks wide". As soon as the damage was repaired, the city of Louisville annexed the city of Parkland. This 1894 move completed the western expansion of Louisville into and through the Algonquin Community.

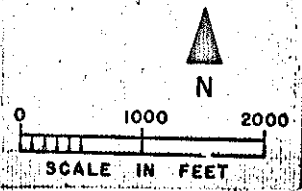
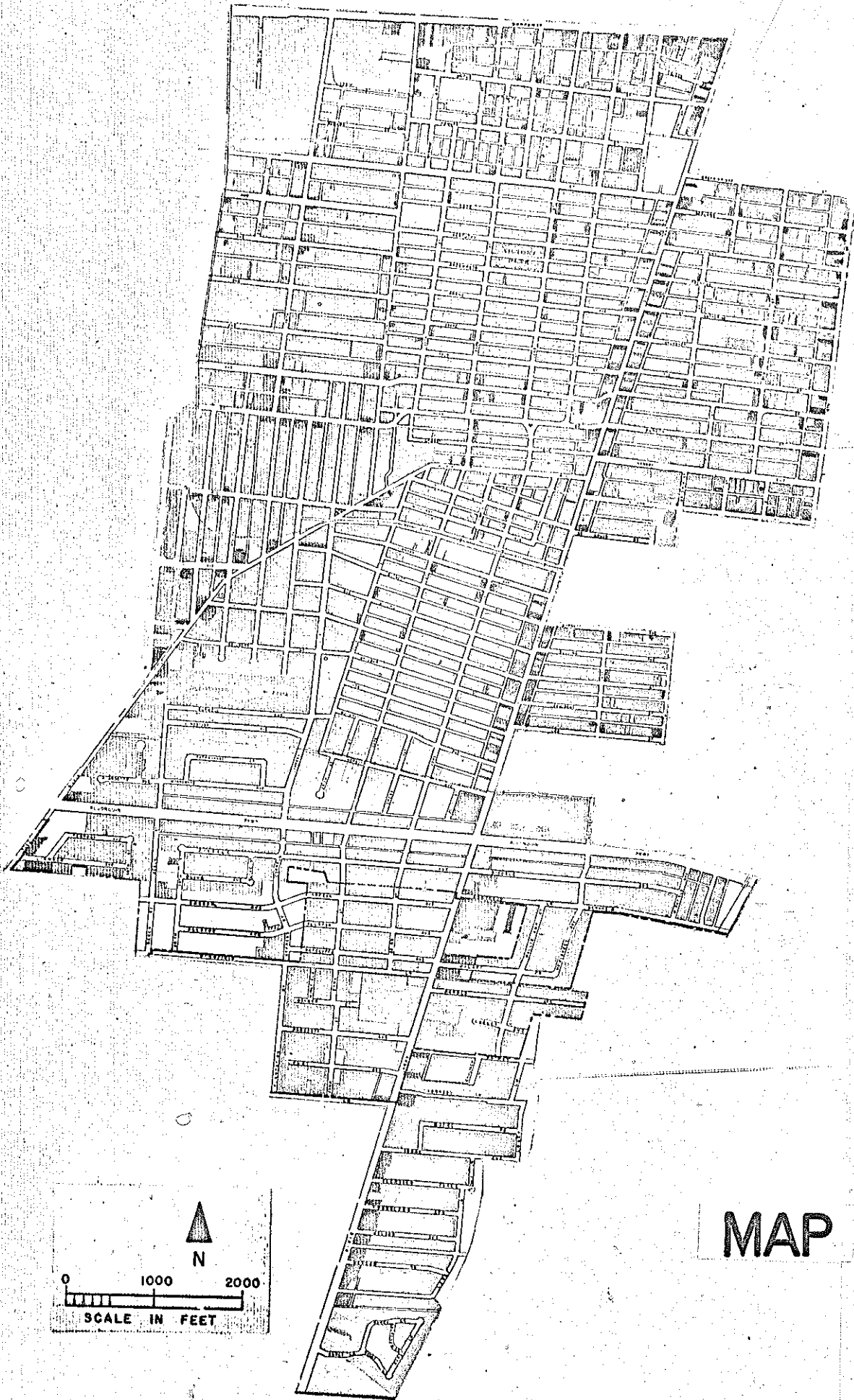
Statistics on the age of structures in the community show that by 1900 the California neighborhood had reached 67% of its present development. In the Parkland neighborhood (much smaller now than the once-incorporated area) 47% of the structures had been built. About one-third of Victory Park was developed and McFerran had erected only 16% of its structures. Sunnydale was only very sparsely urbanized.

Annexation acts of 1896 and 1914 added much of McFerran to the city. A 1922 ordinance which added most of Louisville's present South End, and almost doubled the city's area, connected the rest of this neighborhood and parts of Sunnydale to the city.

In 1938, the city of Shively was incorporated, bringing much of Sunnydale within its boundaries. Louisville annexed no more land in this area until the 1950s and 1960s.

Land Use

Land use data shows over half the acreage (57%) of the Algonquin Community is devoted to residential use. The greatest portion of these 972 acres is found in Sunnydale, the neighborhood farthest from the city's center. Its 299 residential acres represent 66%



MAP

TABLE 1 - Existing Land Use

Neighborhood	Total Acreage	Residential		Commercial		Industrial		Institutional		Open- Space		Prow	
		(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)
Victory Park	509	239	47	27	5	104	20	6	1	6	1	127	25
California	200	125	63	11	6	1	1	10	5	3	2	50	25
Parkland	180	100	56	11	6	9	5	12	7	3	2	45	25
McFerran	372	209	56	15	4	20	5	7	2	28	6	93	25
Sunnydale	452	299	66	16	4	0	0	14	3	32	7	91	20
Algonquin Community	1713	972	57	80	5	134	8	49	3	72	4	406	24
City			39		3		9		9		23		18
County			19		1		4		3		67		7

Source: Louisville and Jefferson County Planning Commission,
1967 Field Survey

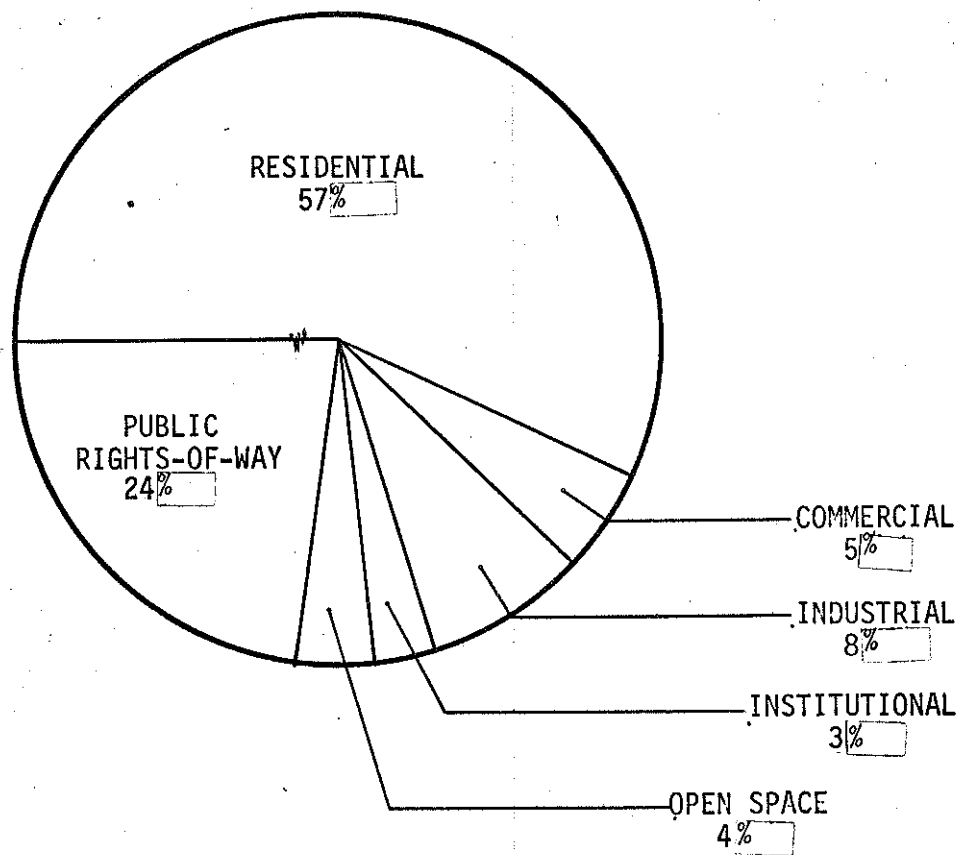
of that neighborhood's total territory. California is the second most residential neighborhood with 63%. McFerran and Parkland both exhibit 56% residential statistics. Only Victory Park has less than half its land in residential use, and the figure here is still a high 47%.

The second largest percentage of land in Algonquin is utilized by public rights-of-way. Almost 24% of the community's space is devoted to this public use for streets, highways and sidewalks.

Next is industrial uses which operate on nearly 8% of the community's land. Of 134 industrially-used acres within Algonquin's boundaries, 104 are found in Victory Park. This accounts for more than 20% of that neighborhood's land use, which explains why land used for residential use was much lower than in the other neighborhoods. Concentrated industrial uses are found between Broadway and Garland Streets in Victory Park, notably in the 28th and Broadway and Dixie and Garland areas, as well as adjacent to the 30th Street K & I Railroad tracks. In addition, scattered uses are located throughout the neighborhood, mainly along Dixie and 26th and 28th Streets.

Sunnydale contains no industrial land usage, while California exhibits only less than 1%. Parkland contains 9 acres, or 5% of its total land, in industrial use. All but a few uses are located along the K & I Railroad tracks which cut through the neighborhood. Twenty acres of industrial usage, or slightly more than 5% of the neighborhood's land, are present in McFerran. A large percentage is in the form of railroad rights-of-way for the two railways which CROSS the neighborhood.

FIGURE 1. EXISTING LAND USE DISTRIBUTION
ALGONQUIN COMMUNITY



SOURCE: LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION
COMPREHENSIVE PLAN DIVISION 1966 BASE DATA

One line runs east-west along Vorster Avenue and has little industry upon it. The other is the eastern continuation of the same K & I line which runs along Magnolia Avenue and cuts through Parkland. It has heavy industrial usage upon it.

The fact that only 8% of Algonquin's land is devoted to industrial use denotes a much more serious situation, especially in California neighborhood. The problem is that the community borders on the east upon one of the largest industrial bands in Jefferson County. This complex of industrial and commercial uses extends from the Ohio River south along the Illinois Central railroad lines in the vicinity of the Algonquin Community roughly to the St. Helen's area in Shively. It surrounds California neighborhood on all but its western side and forms McFerran's and Sunnydale's eastern boundaries. In addition, patches of major industry are to be found directly west of the Sunnydale area. These dense industrial uses have in many cases been highly detrimental to nearby residential uses, notably in California, and could also affect the other residences as the neighborhoods grow older.

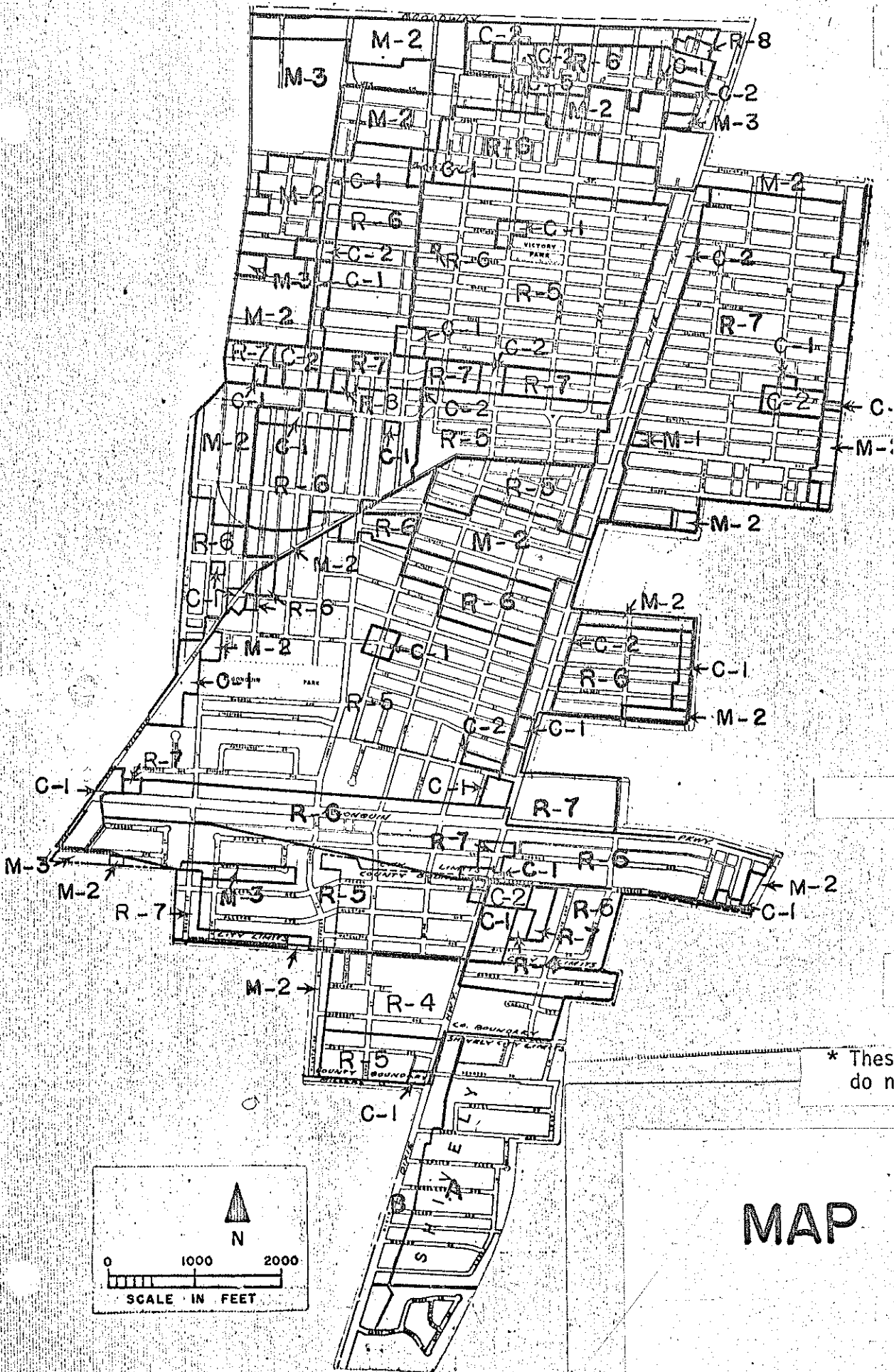
Nearly 5% of Algonquin's land is in commercial use. Dixie Highway is well-known for the commercial establishments which line both of its sides in Jefferson County. Commercial uses occur on almost every block face along Dixie throughout the community's length. Commercial outlets are also to be consistently found along Broadway and in the 28th and Dumesnil vicinity.

Only slightly more than 4% of the community is left in open space. Sunnydale and McFerran contain 32 and 28 acres respectively of open space, while Victory Park neighborhood claims only 6. California and Parkland show only 3 acres each.

The final 3% of land is in institutional use, divided among schools, churches, and other such uses throughout all five neighborhoods.

Zoning

Land use data has shown that Algonquin is largely a residential area. Furthermore, the largest part of the residentially zoned land in Sunnydale, McFerran and Victory Park is zoned in the R-5 classification or in a numerically lower category, allowing only single-family residences to be built. Parkland's eastern blocks are zoned R-5 also, but her eastern half contains R-6 or higher zoning, allowing (though not requiring) multi-family use. The western and northern residential blocks of Victory Park are zoned R-6 or higher, thus setting up a multi-family residential area to serve as a buffer between industrial-commercial regions and the single family zone in that neighborhood's interior. The only residential zoning in all of the California neighborhood is R-7 multi-family. This zoning covers almost all the interior blocks of that neighborhood and forms a residential island, surrounded on all sides by commercial or industrial zones. Multi-family residential zoning in McFerran is most concentrated in two bands, one along Algonquin Parkway and the other south of an industrial zone which is situated upon the K & I Railroad tracks in the northern part of the neighborhood. In Sunnydale, multi-family zoning is found only in the neighborhood's north.



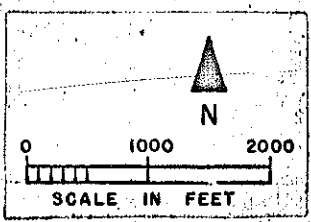
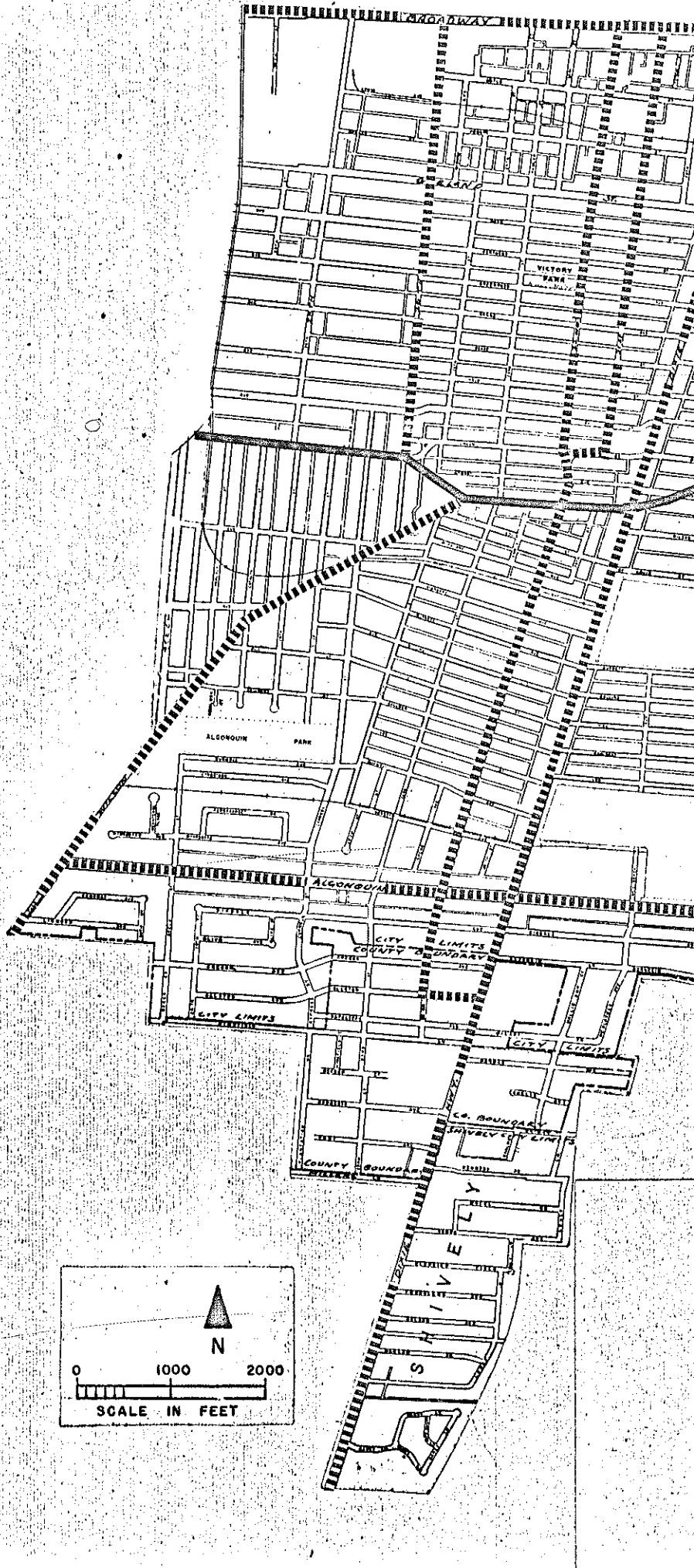
* These do not

MAP 4

Industrial zoning within Algonquin is found mainly in the northern end of the community. A rectangle of M-2 and M-3 industrial zoning encloses the Victory Park and California neighborhoods. The industrial zoning along and east of 15th Street, along with that immediately south of Broadway and that upon the 30th Street K & I Railroad tracks, serve very well to define the area within as a physically homogenous unit. The industrial zone along the Magnolia Street K & I Railroad tracks acts effectively as a border between the earlier developed areas of Victory Park, Parkland and California and the newer regions of McFerran and Sunnydale. Other industrial zoning within Algonquin is scattered.

Again, as in the case of land use, the industrial zoning within the community is not as important as the industrial zoning immediately surrounding the area. The entire region of land to the east of the community from Broadway in the north to Garey Lane in the south is industrially zoned. In addition, almost the whole area west of Sunnydale is zoned industrially. The map of zoning just within the community shows a favorable residential picture for Sunnydale when in actuality it is surrounded on all but its northern edge by industrial (and commercial) zoning. Thus Algonquin citizens are virtually hemmed in as a residential area, which is fine in that it gives the area physical unity. However, one must also consider the ill effects which industries can have upon nearby residential areas.

Commercial zoning is scattered throughout the community. However, a few discernable patterns can be detected by viewing the zoning map.



Most obvious are the concentrations of commercial zoning in strips along Dixie Highway, the longest extending from Garland Avenue and Dixie south past St. Louis Street. It is then interrupted by industrial zoning, but picks up again at Standard Avenue and continues south almost to Algonquin Parkway. Another patch pops up between Bernheim Lane and Wilart Drive at Wathen Lane, where the corporate limits of the city of Shively begin. A strip of commercial zoning extends southerly through the rest of the community. Other concentrations of commercial use appear along Broadway, along 28th Street between Garland and Dumesnil and in spurts along Wilson Avenue (Cane Run Road).

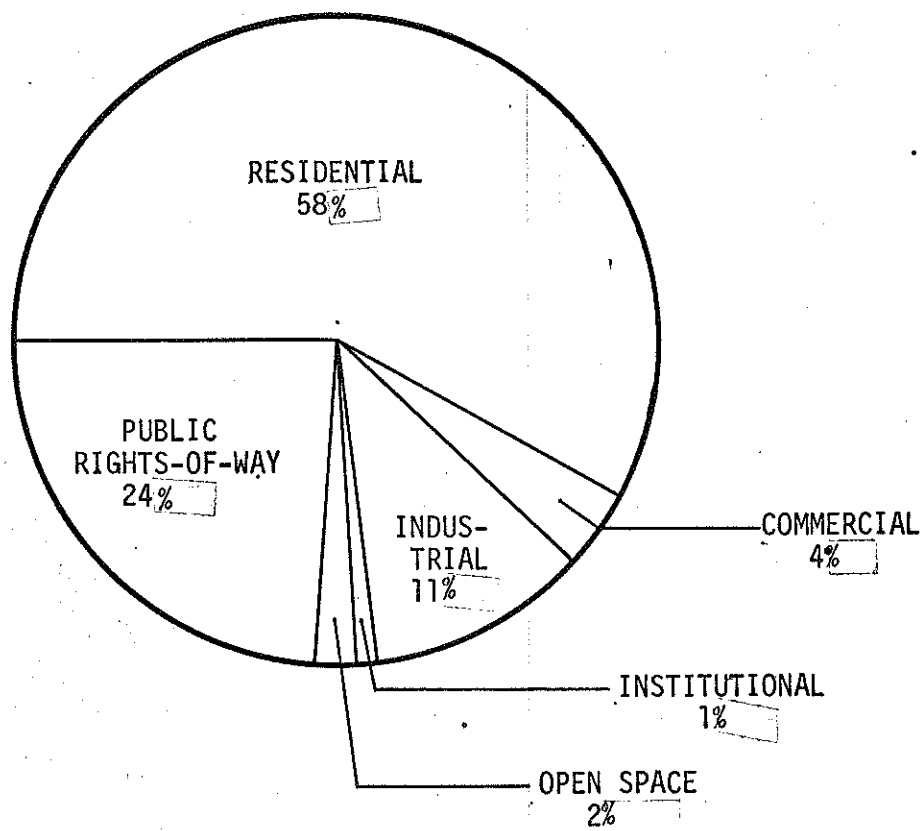
By comparing the land use and zoning maps we find general agreement between zoning and actual use. However, there are numerous individual "non-conforming use" cases, mainly consisting of small commercial uses in residential zones. These become fewer as one moves southward toward the more newly-developed neighborhoods.

Projected Trends

Algonquin is expected to become more residential in the future as undeveloped areas are built up, as non-conforming uses are replaced and as normal zoning changes are made. However, the gain in residential land use is not expected to be large for the present 57% figure is already quite high. An increase of 1% or slightly more might be expected.

A probable increase in the percentage of industrial land use is also projected for the community. It is expected that this will result from the expansion of existing industries into nearby deteriorated residential areas, mostly in the Victory Park region. It is hoped

FIGURE 2. PROPOSED LAND USE DISTRIBUTION
ALGONQUIN COMMUNITY



SOURCE: LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION
COMPREHENSIVE PLAN DIVISION 1967

that the California neighborhood will lose the few industries within its boundaries and simply contend with those nearby in the future. To offset these residential and industrial gains, it is likely that losses will occur in the commercial, institutional and open space categories of land use.

CHAPTER II

THE PEOPLE

GENERAL CHARACTERISTICS

Total Population. In 1964, the Algonquin Community contained 35,113 residents, over 10% of the total population of the twelve communities in the city area and more than 5% of the total 1964 population of Jefferson County. Victory Park was the largest of the five neighborhoods in 1964 with 10,483 inhabitants, followed by McFerran with 3030, Sunnydale with 6593, California with 6,200 and Parkland with 3807 residents.

Population Trends and Changes. In 1950, the combined population of the five neighborhoods in the Algonquin Community was 36,000. In the fourteen year interval that followed this number decreased by five percent. During the same time period, all twelve city communities lost twelve percent of their total population. Actually, the four northern neighborhoods (those residing wholly in the incorporated area of Louisville) lost that same twelve percent, but the continued development of the suburban Sunnydale area, and the new residents brought in by this development, resulted in the leveling off of the loss at five percent. Jefferson County, as a whole, however, offset the loss in those areas with a thirty-four percent increase. These statistics speak for the entire period from 1950 to 1964, but a closer examination of this trend shows that a population growth of almost three percent between 1960 and 1964 reversed a decline of over five percent between 1950 and 1960.

While Algonquin Community was regaining some of her lost population

TABLE 2 - Total Population and Population Change: 1950 - 1960 - 1964

Neighborhood	1950	1960	% Change '50 - '60	1964	% Change '60 - '64	% Change '50 - '64
Victory Park	11,696	10,288	-12	10,483	+2	-10
California	7,676	6,162	-20	6,200	+1	-19
Parkland	3,978	3,544	-11	3,807	+7	-4
McFerran	9,016	7,751	-14	8,030	+4	-11
Sunnydale	3,732	6,417	+72	6,593	+3	+77
Algonquin Community	36,098	34,162	-5	35,113	+3	-2
City	383,518	354,418	-8	337,587	-5	-12
County	484,055	610,947	+26	649,445	+6	+34

¹Percent change between 1950 and 1964 is not always sum of percent change between 1950 and 1960 and percent change between 1960 and 1964

Source: 1950 Census of Population, 1960 Census of Population and 1964 Special Census of Population

during 1960 and 1964, the total city-area communities continued to decline. The entire county growth rate slowed down after the 1960 census, but it still continued to gain population comparatively higher than the Algonquin community. The four northern neighborhoods registered a fourteen year decrease. California neighborhood suffered the largest decline (20%), while Parkland lost only four percent of her population. In 1964 each of the four neighborhoods experienced an upsurge in their population. Parkland gained over seven percent while McFerran and Victory Park gained just under two percent. California regained one percent of its population. The statistics of Sunnydale show a four year increase in population of nearly three percent, which is in the same range as the other neighborhoods. However, the 1960 figures, coupled with the 1950 statistics, show a seventy-two percent increase, due to rapid urbanization of this county area. Construction data shows almost nine times as much building activity in Sunnydale from 1955 to 1965 as in any of the other neighborhoods. Thus, Sunnydale is the only neighborhood in the Algonquin Community to exhibit a total fourteen-year population increase.

Age Distribution. Age distribution data show that the Algonquin Community is a slightly younger community in terms of the ages of its inhabitants than is the city area, but not quite as youth-filled on the average as is all of Jefferson County. In 1964, more than 39% of the community's denizens were only 19 years old or less. In the city communities, 37% were the same age. However, a larger 41% throughout the whole county was this young. Including all those through 44 years of age, the community showed a figure of 68%, the city a lower 65%, but the county a higher, younger 72%. Further, Algonquin Community fell between city and all-county figures for residents of 65 years or more. Algonquin's 10% showed fewer older residents in ratio to total population than did the city communities' 12%, but more than Jefferson County's 8%.

All five neighborhoods exhibited relative uniformity in their age structures, ranging in the 0-19 yrs. category from 38% in California to 41% in Parkland. The greatest divergence appeared in the 20-44 years division as percentages varied from California's 26% to Sunnydale's 33%. Statistics of California show 39% of its residents over 44 years old, while Parkland contains only 29% in the two older groups. By comparing 1950 age-distribution data with these 1964 numbers, we discern a noticeable shift in the age structure of the community over this fourteen-year period. In 1950, the four northern neighborhoods showed only 31% in the 0-19 years age group, while by 1964 the portion had risen to almost 40%. On the other end of the age spectrum, 65 + years of age, we might expect to find a corresponding decrease. However, while total population had fallen, the number of residents 65 years and older had increased both absolutely and proportionately.

*1964 figures used here do not include Sunnydale, untraced in 1950.

To compensate for these increases, the 20-44 age division underwent a major decline, losing over 5,000 members and dropping from 39% of the population in 1950 to 27% in 1964. Also losing ground numerically was the 45-64 age group, giving up nearly 800 residents over the fourteen-year interval. A greater proportionate decrease in total population, however, allowed this group to raise its percentage from just below to just above 22%.

The major result of this shift in age structure has been to place a greater economic burden on the income-producing sector of the Algonquin Community's population, generally those residents between 20 and 64 years of

TABLE 3 - Age Distribution: 1964

Neighborhood	0 - 19 (%)	20 - 44 (%)	45 - 64 (%)	65+ (%)
Victory Park	41	27	22	11
California	38	26	23	12
Parkland	41	29	21	9
McFerran	39	28	23	10
Sunnydale	38	33	22	7
Algonquin Community	39	28	22	10
City	37	28	23	12
County	41	31	20	8

Source: 1964 Special Census of Population

age. In 1950, this group made up 61% of the community's numbers, whereas the 0-19 and 65+ groups, considered basically non-income producing and service-demanding segments, comprised // the remaining 39%. By 1964, the situation had become less stable with only slightly fewer than 50% of Algonquin's citizens constituting the income-producing portion and more than 50% being economically dependent upon them. Thus, more dependent young and old means more total funds are needed for subsistence from a reduced

sector of the population. In Parkland, the income-producing segment dropped from 62% to 49%, in Vicotry Park from 61% to 49%, in California from 61% to 50%, and in McFerran from 6% to 51%.

Racial Composition. The Algonquin community is a prime example of one of today's much-discussed urban problems. This phenomenon is the abandonment of central city areas by the white population, the following "flight to the suburbs" of same, and the replacement of this city population with a concentration of non-white residents.

In 1950, the Algonquin Community, with the exception of Sunnydale, had slightly more than 5,000 non-white residents. These residents were mainly in California (3600, or 47% of that neighborhood) and Victory Park (1400, or 12% of that neighborhood) with minute numbers in the other two northern neighborhoods. These 5,000 non-whites represented about 16% of the community's population, the same ratio as that of the entire City of Louisville.

In 1960, the census found that the number of non-whites in these four neighborhoods had risen by 85% to 9700 while the total number of residents of Caucasian origin had fallen by more than 9,000, or 34%. Since the city averages for non-white population had not even gone beyond 20% by that year, and the entire county ratio was only 13%, Algonquin had reached the point where it could clearly be defined as a major non-white community. Non-white percentage had risen in every neighborhood with California becoming 68% non-Caucasian and Victory Park 37%.

The period 1960-1964 saw the most spectacular change. Nearly 6,000 whites left Algonquin at a yearly rate of almost 1500 persons, accelerating the ten-year exodus of the 1950's, when the annual emigration had been an average of 910 residents. To offset this loss and reverse a downward trend in total population, at least 6700 non-whites moved into

the four northern neighborhoods, finally giving these races a 58% to 42% majority. Only by including Sunnydale do whites retain a majority (53%) over non-whites (47%). In all city communities, 23% of the residents were of races other than white, while the datum for all of Jefferson County was only 13%. Algonquin was now a non-white community in every sense. Its 16,500 non-white citizens represented almost one-fifth of the total non-white population of Jefferson County.

Thus, the years 1950-1964 witnessed the transformation of an overwhelmingly white Algonquin community into a predominately non-white area. During these fourteen years the four northern neighborhoods realized an astounding 212% increase in its non-white population as the number of Caucasians dwindled by 55% to a minority status. As one nears the core of the city, the non-white percentage climbs. Sunnydale, the northern

TABLE 4 - Non-white Percentage of Total Population: 1950-1964

Neighborhood	1950		1960		1964	
	(#)	(%)	(#)	(%)	(#)	(%)
Victory Park	1404	12	3852	37	7353	70
California	3595	47	4197	68	4934	80
Parkland	119	3	774	22	1929	51
McFerran	146	2	916	12	2230	28
Sunnydale	---	--	(59)	(1)	(54)	(1)
Algonquin Community ¹	5164	16	9739	35	16446	58
City				18		23
County				13		13

¹Excluding Sunnydale Neighborhood

Source: 1950 and 1960 Censuses of Population and 1964 Special Census of Population

edge of suburbia, contained fewer than 1% non-whites in 1964, McFerran jumped to 26% (thus establishing Algonquin Parkway as a racial boundary line in 1964), Parkland 51%, Victory Park 70%, and California 80%.

Amid this we must remember to note the increased rate of annual non-white gain between 1960 and 1964 in comparison with the previous decade. This community rate (excluding Sunnydale) rose from just under 450 to almost 1680 while the yearly loss of whites jumped from 910 to more than 1480. From 1950 to 1960, more whites were leaving Algonquin than were non-whites coming into the community. After 1960, more non-whites were making new homes in the community than were whites leaving to seek theirs elsewhere (although both rates had jumped upward). This allowed Algonquin to regain some of her numbers and reverse a losing trend in population.

Mobility. Statistics concerning length of residency in a dwelling unit are representative of both family and community stability. Considering the vast change in the nature of Algonquin's population from

TABLE 5 - Residence in Same House for Five Years

Neighborhood	Population ¹	Same House For Five Years
	(#)	(%)
Victory Park	9,097	49
California	5,575	50
Parkland	3,156	52
McFerran	6,924	52
Sunnydale	5,608	52
Algonquin Community	30,360	51
City	314,919	49
County	535,741	45

¹The total population which was five years or older in 1960

Source: 1960 Census of Population

1950 to 1960, it is surprising to find that about 51% of the community residents still lived in the same home in 1960 as in 1955. Individual neighborhood percentages fluctuated only between 49% and 52%. City and all-county figures were lower. One answer to be found is the fact that 62% of the community residents in 1960 owned the house in which they lived. This relatively high ratio of ownership would tend to increase residential stability and discourage movement of residents.

Marital Statistics. Data on the marital status of Algonquin residents show that the community presented a somewhat more family-oriented society than did the rest of the city in 1960. More people on the average were married, and thus fewer single, separated, widowed, or divorced than in the rest of the city. This would tend to speak well of the social and economic stability of the community. However, in all of Jefferson County, an even greater percentage were married and fewer separated, widowed, or divorced than in Algonquin.

TABLE 6 - Marital Status¹: 1960

Neighborhood	Single (%)	Married (%)	Separated ² (%)	Widowed (%)	Divorced (%)
Victory Park	21	64	3	10	5
California	21	63	5	11	5
Parkland	19	69	2	9	3
McFerran	19	70	2	9	3
Sunnydale	17	75	1	6	3
Algonquin Community	19	68	3	9	4
City	22	64	3	11	4
County	20	69	2	8	3

¹Figures refer to percent of population over 14 years of age

²Separated figures are included in married

Source: 1960 Census of Population

The highest proportion of marrieds were found in Sunnysdale, which had a 75% figure. McFerran also topped the city and county figures. Parkland and Victory Park bettered only the city figure, while California emerged with the least number of married persons. It is in California that the highest percentage each of separated, widowed, and divorced were to be found in 1960.

Education. The attainment of a formal education is becoming increasingly important. Often the general presence or lack of such educational achievement helps explain an economic situation. Such training is of importance to a community of people in other ways also. It can expand concepts of what is a "good" community life and distinguish it from mere existence. It allows the residents of an area to view community problems with greater cognizance and understanding, and to advance more intelligent solutions for their problems. The advantages of educational attainment to both the individual and his community are countless.

TABLE 7 - Educational Level: 1960

Neighborhood	0-8 (%)	9-12 (%)	13-15 (%)	16+ (%)	Median Number of Years Completed
Victory Park	58	37	4	2	8.7
California	61	33	5	2	8.5
Parkland	57	36	4	2	8.8
McFerran	58	37	4	2	8.8
Sunnysdale	45	47	5	3	9.6
Algonquin Community	56	38	4	2	8.8
City	48	38	7	6	
County	43	41	8	7	9.3 9.9

Source: 1960 Census of Population

In Algonquin, 56% of the population aged 25 years and older had completed only 0-8 years of education by 1960. In comparison, 48% of the city residents and 44% of the entire county had completed only the same number of years. Almost 38% of the community's adult population had completed only secondary education (9-12 years of schooling), which is about the same as the 38% city average but under the 41% county figure.

Figures for higher education certainly magnify the problem. We note that only 4% of Algonquin's citizens had completed between one and three years of college, while only 2% had finished college or gone on with post-graduate study. In the city-area communities, 7% of the population obtained some college education and 6% completed four or more years of the same. In the entire county, 8% started and 7% more finished college. Combining percentages, we see that only 6% of our community's inhabitants had any degree of college-level exposure, while city figures were twice as high at 13% and all-county ratios an even higher 15%.

Of the five neighborhoods, Sunnydale again was set apart from the others, with 55% of her residents receiving education at the secondary level or above. Parkland was next with only 43%, Victory Park and McFerran showed 42%, and California again placed last with only 39% in these categories.

The most succinct picture of this educational situation can be presented by viewing the estimated median number of years completed. Whereas the median for Jefferson County was 9.9 years in 1960 and the city-area figure 9.3 years, Algonquin's average number of years completed was only 8.8. Sunnydale led the community with 9.6 years and California fared least well with 8.5 years.

This comparative lack of formal educational training will undoubtedly have an impact on other facets of the lives of Algonquin's citizens. Its effect is most probably severely felt in the area of employment.

Occupations. All those reporting an occupation in Algonquin in 1960 were divided into four categories of employment, ranging from professional and technical workers and managers (white-collar workers) at the top, through blue-collar workers, on to craftsmen and operatives, and down to unskilled laborers, service and domestic workers. As could be expected from our knowledge of the population so far, membership in the two upper categories was far below city and county figures. For example, only 9% occupied the first class, compared to 18% of the city residents and 21% of the county. In the second division, the Algonquin statistic of 20% was again below the 25% of the city and county. Only in the two lower classes did Algonquin surpass the other averages, with a combined total of 71% to the city's 57% and the county's 54%.

Realizing that job security and stability decreases as one goes down the occupation list, and realizing that compensation usually does the same, we see that the employment distribution within the community in 1960 was cause for concern to its citizens. California neighborhood had exactly 50% of its workers located in the bottom class, adversely affecting the economic situation in that neighborhood. Only 15% occupied the two upper categories. Sunnydale came closest to matching city and county averages with 39% in the top two categories, the city ratio being 43% and the county 46%.

Incomes. The 1960 family income statistics reflect the occupations prevalent among Algonquin citizens. Sixty-four percent of the residents received total family incomes of less than \$6000 in 1959. Only 8% earned \$10,000 or more. In the city area, 61% received less than \$6,000 and

TABLE 8 - Occupations: 1960¹

Neighborhood	Professionals, Technical, Managers, Office & Propr's Incl. Farm	Clerical, Kindred Sales Workers	Craftsmen, Foreman, and Kind., Operatives, and Kind.	Private Household Service, Laborers excluding Mine Workers	Employed Reported Occupations
	(%)	(%)	(%)	(%)	(#)
Victory Park	9	19	39	34	3,490
California	6	8	35	50	1,894
Parkland	8	23	45	25	1,153
McFerran	8	24	49	20	2,538
Sunnydale	16	23	50	11	2,304
Algonquin Community	9	20	43	28	11,379
City	18	25	35	22	118,863
County	21	25	36	18	200,572

¹Figures refer to percent of total employed, 14 years and older in each occupational group, 1960 data

Source: 1960 Census of Population

53% in the county earned the same. Twelve percent of the city communities' residents made \$10,000 or more a year in 1959 and the county figure of 15% almost doubled the Algonquin percentage.

The estimated 1959 median family income for Algonquin of \$5010 shows earnings of \$100 less per year than the city figure. The all-county median of \$5800 far surpasses the community average. The \$100 difference in city and community medians denotes the gravity of the situation in at least two neighborhoods; Victory Park exhibited a median of almost \$500 less than the city and \$1150 less than the entire county, while California was well below both. Its \$3950 was the community low. In fact, 37% of the families in that neighborhood received 1959 incomes below the then "poverty level" of \$3000. Sunnydale's \$6130 median family income served to raise the community average above the \$5000 mark.

TABLE 9 - Income Distribution: 1960

Neighborhood	0-\$2,999 (%)	\$3,000-5,999 (%)	\$6,000-9,999 (%)	\$10,000 up (%)	Median (\$)
Victory Park	27	42	24	7	4,640
California	37	42	17	4	3,950
Parkland	17	47	28	9	5,230
McFerran	18	43	30	9	5,300
Sunnydale	11	37	40	12	6,130
Algonquin Community	23	42	28	8	5,010
City	23	38	27	12	5,110
County	17	36	32	14	5,800

Source: 1960 Census of Population

Public Assistance. Aid for Dependent Children grants (AFDC) are a good indication of the social and economic conditions existing within a community. Certain adverse socio-economic problems must exist before recipients are eligible for this welfare aid. A family must have (1) the

father living at home, incapable of working (2) the father absent from home because of death, desertion, or divorce, or (3) children born out of wedlock. A maximum monthly dole is set, with any family income to be subtracted from the total sum available. The supplementary sum is then made available to the recipients. Included in the amount is a rent allowance.

In Algonquin, each neighborhood except Sunnydale had a much larger ratio of AFDC grantees than either the city or Jefferson County in August 1965. The community average of 53.8 grants per thousand population was well above the city figure of 39.4 and well over twice the all-county ratio of 22.1 per thousand people. Concerning individual neighborhoods, California exhibited a statistic of 93.9 per 1,000, Parkland 69.1 per 1,000, Victory Park 57.4 per 1,000, and McFerran 50.9 per 1,000. The figure for Sunnydale, 5.8 per 1,000, was only about one-fourth the county average and one-seventh the city's.

Previously cited characteristics of the various neighborhood populations, i.e., education, employment, and income, would help explain these high figures. In addition, illegitimacy rates in Algonquin were well over the city and county averages. Of 675 total live births recorded in Algonquin for 1966, 26% were illegitimate, compared with the city's 15% and a comparatively low 9% in the entire county. California's illegitimacy rate was nearly 39%, Victory Park's 35%, Parkland's 25%, and McFerran's 21%. Sunnydale proved a less serious problem with a 5% figure.

Old Age Assistance grants (OAA) are based upon age, income, and marital status. As with AFDC grants, they are supplementary in this case to any income of single persons over 65, married couples over 65, or men over 65 with wives younger than that age. Of each 1,000 citizens of

TABLE 10 - Public Assistance: 1964

Neighborhood	Old Age Assistance ¹ (Cases /1000)	Aid for Dependent Children ² (Cases /1000)
Victory Park	15.5	57.4
California	20.6	93.9
Parkland	11.6	69.1
McFerran	10.0	50.9
Sunnydale	3.7	5.8
Algonquin Community	12.5	53.8
City	12.0	39.4
County	7.4	22.1

¹Refers to the recipients of old age grants per 1000 people. The base grant data was taken in August, 1965; population data is from 1964.

²Refers to grants to individuals, parents and children, because of lack of sufficient income to support the family. The base data was taken in August 1965; the population data is from 1964.

Source: 1964 Special Census of Population;
Kentucky Department of Economic Security

Algonquin, 12.5 received OAA grants in 1965. This was close to the city average of 12.0 per 1,000 but well over the county figure of 7.4 per 1,000. California's 20.6 per 1,000 people was the community's worst average and Parkland rested above the city average at 15.5 per 1,000. Below the city figure but still above the all-county rate were Parkland (11.6 per 1,000) and McFerran (10.0 per 1,000). Sunnydale exactly halved the county average at only 3.7 per 1,000.

When considering only those residents 65 years or older, Algonquin still topped city and county figures. Of each thousand residents 65 years or older within the community in 1965, 124 received OAA funds, including 168 per 1,000 in California, 145 per 1,000 in Victory Park, and 128 per 1,000 in Parkland, all above the 99 per 1,000 city average and the 88 per 1,000 all-county figure. McFerran's 98/1,000 figure

was below the city figure but above the all-county average. Sunnysdale registered well below both at 50 per 1,000. It is interesting to note that this neighborhood pattern followed that of the neighborhood percentages of separated, widowed, and divorced.

Crime and Juvenile Delinquency

The incidence of crime, both adult and juvenile, is additional evidence of the socio-economic fiber of a community. In Algonquin reliable statistics for Sunnysdale neighborhood were not available for study. However, considering all facts thus far presented, there is little cause to believe that there would be a serious problem with crime in this neighborhood. Indeed, when viewing statistics for the occurrence of six major crimes in the remaining four neighborhoods for 1966, we see that the situation was not as grave as in the remainder of the city. The four neighborhoods exhibited a combined average of 33.2 acts of crime within the area per each thousand residents. However, these were not necessarily committed by these residents as figures are recorded by location of the offense, rather than residence of the criminal. The city-area average was 39.0 per 1,000. The county figure was slightly below Algonquin's at 31.1 per 1,000. Only California matched the city average, with Parkland and McFerran even going below the county figure.

The main reason for the relatively good community showing was the fact that larcenies averaged only 14.2 per 1,000, ten below the city figure and almost six below the county's figure. In all other crimes, Algonquin surpassed city and county averages. Total crimes of violence occurred at 1½ times the city rate and at better than two times the county figure, with highest proportional occurrence taking place in California, then Victory Park, Parkland, and McFerran. All four neighborhoods topped the city and county averages. Community

TABLE 11 - OVERALL CRIME RATES¹

Neighborhood	Crimes of Violence ² (Crimes/1,000)	Robberies (Crimes/1,000)	Break-Ins (Crimes/1,000)	Larcenies (Crimes/1,000)	Total of Six Major Crimes ³ (Crimes/1,000)
Victory Park	3	3	15	14	33
California	4	5	18	12	39
Parkland	2	2	11	15	30
McFerran	2	2	10	16	30
Sunnydale	NA	NA	NA	NA	NA
Algonquin Community*	3	3	14	14	33
City	2	2	11	24	39
County	1	1	9	20	31

*Excluding Sunnydale

NA - Not available

¹All data based on address of offense not offender, and gathered from January 1, 1966 to December 31, 1966; population data from 1964 figures.

²Three crimes of violence are: homicide, rape, assault.

³The six major crimes are: homicide, rape, assault, robbery, break-ins, and larceny.

SOURCE: 1964 Special Census of Population; Louisville Police Department, Crime Prevention Bureau; Jefferson County Police Department; Shively Police Department; St. Matthews Police Department; Jeffersontown Police Department.

robbery and break-ins also surpassed the statistics for surrounding areas. The crimes of violence speak ill of the social atmosphere of the community while the three remaining statistics might be linked more closely to the economic situation.

Information regarding juvenile apprehensions gives us a closer look at an important segment of the population - those youngsters who help guide the area's future development. Here, the data relates the residence of the offender and thus can be of greater value as a socio-economic indication of the Algonquin Community.

Juvenile arrests in the four northern neighborhoods averaged only 6.4 per 1,000 residents in 1966. The city averaged 7.1 arrests per 1,000 residents. McFerran and California topped the city figure with 7.5 per 1,000 and 7.4 arrests per 1,000 residents, respectively.

TABLE 12 - Juvenile Court Arrests¹

Neighborhood	Arrests/1000 pop ²
Victory Park	5.1
California	7.4
Parkland	6.3
McFerran	7.5
Sunnydale	NA
Algonquin ³ Community	6.4
City	7.1
County	NA

NA - Not available

¹ Based on the address of the offender

² Base arrest data was gathered from June 1, 1966 to June 1, 1967 and represents an annual rate.
Population figure is from 1964 population figures

³ Excluding Sunnydale Neighborhood

SOURCE: 1964 Special Census of Population; Louisville Police Department, Youth Bureau

Health

The general health of the residents of Algonquin Community can be reflected by the number of tuberculosis patients living within the community boundaries. As of December 31, 1966, active cases in the area totaled .5 per 1,000 residents, the same as in the county area and slightly under the .6 per 1,000 city average. Total cases compared unfavorably with both city and county figures, averaging 4.2 cases per 1,000 residents, whereas the city and county respectively presented figures of 3.6 per 1,000 and 2.4 per 1,000. Highest proportional incidence of total cases came in California, although the greatest occurrence of active cases came in Parkland. In both cases, Sunnydale proved to be the "healthiest" neighborhood of the five.

TABLE 13 - Incidence of Tuberculosis¹

Neighborhood	Active Case Rate (Cases /1000 pop.)	Overall Incidence ² (Cases /1000 pop.)
Victory Park	0.5	3.9
California	0.6	6.3
Parkland	0.8	4.5
McFerran	0.7	4.6
Sunnydale	0.2	2.1
Algonquin Community	0.5	4.2
City	0.6	3.6
County	0.5	2.4

¹Basic case data is as of December 31, 1966; population data is based on 1964 Special Census information

²Overall incidence includes active, quiescent, inactive, activity undetermined, and other cases within a neighborhood

Source: 1964 Special Census of Population; Jefferson County Board of Health

Summary

The preceding discussions of the various population characteristics of the Algonquin Community give us a good general picture of the people who inhabit its five neighborhoods. By 1964, the community was still in the process of changing from a white inner-city area to a major non-white region. Three of the five neighborhoods were already numerically dominated by non-Caucasians. The community inhabitants were a different set than resided there in 1950. These inhabitants were about evenly divided between income-producers and service-demanders in 1960, putting a more serious economic strain on the former than in 1950 when 61% of the community was in the wage-earning years.

Algonquin residents were, on the whole, a family-oriented lot, with no serious divorce or separation problems. Their educational attainment was below city and county levels, and employment and family incomes reflected this, also being below the averages for the larger areas. Welfare reciprocity was high, clearly mirroring the economic situation. Crime and juvenile delinquency were not found to be serious problems in Algonquin, showing that the residents are doing well in maintaining community respect in the face of somewhat adverse conditions. Health statistics hint that the residents might be having problems with individual physical deficiencies.

Easily traceable throughout these discussions so far is a distinct pattern of blight regarding population characteristics. Easily distinguishable is the fact that the California neighborhood is far and away the "problem child" of the Algonquin Community. It ranked as the community high in separations, widowed, and divorced. It presented the poorest occupational distribution and the lowest median family income, both pertaining to its lowest median education. Total tuberculosis

cases, total crimes, and welfare recipiency were highest here. Usually close behind came Victory Park, then Parkland, McFerran, and finally Sunnydale. The latter made the best showing in every section.

CHAPTER III

THE HOUSING

Total Housing Units

In 1960, the total number of housing units in the four northern neighborhoods of the Algonquin community was over 8700. This represented a loss in units of nearly 10% since 1950 when the figure had been above 9600 units. This was to be expected in light of the 14% drop in population in the four neighborhoods.

TABLE 14. - Total Housing Units: 1950 and 1960*

Neighborhood	1950 (#)	1960 (#)	% Change 1950-1960
Victory Park	3480	3238	- 7
California	2182	1928	-12
Parkland	1344	1187	-12
McFerran	2680	2391	-11
Sunnydale	NA	NA	NA
Algonquin Community	9686	8744	-10
City	NA	117,905	NA
County	142,830	188,311	+32

NA - Not Available

Source: 1950 and 1960 Census of Population

*Excluding Sunnydale

Single Family and Multi-Family Structures

We have already established the Algonquin Community as a major residential area. To further determine the nature of this residential occupation we look at 1960 single family vs. multi-family statistics.

In doing this, we find that the overwhelming majority (89%) of Algonquin's citizens lived in structures housing only one family. Only 11% of the residents resided in structures inhabited by two or more families. In the surrounding city areas, over 16% of the citizens occupied multi-family edifices. However, in the whole county, only 9% did so.

Thus, Algonquin emerges as a largely single-family residential region, with fewer multi-family structures on the average than the surrounding city area. In fact, two neighborhoods surpassed the county percentage for single-family structures. These two neighborhoods were McFerran (93%) and Sunnydale (97%). The apartment-seeker would have best luck percentage-wise in Parkland, where 19% of the residential structures were multi-family. Not far behind came California with 18% and Victory Park with 13% multi-family structures.

TABLE 1.5 - Single Family / Multi-Family Occupancy¹

Neighborhood	Single-Family (%)	Multi-Family (%)
Victory Park	87	13
California	82	18
Parkland	81	19
McFerran	93	7
Sunnydale	97	3
Algonquin Community	89	11
City	84	16
County	91	9

¹Based upon number of structures, not units

Source: Land Use Data Inventory, Louisville and Jefferson County Planning Commission, 1965

Renter-Owner Occupancy

Statistics for renter-owner occupancy of residences in Algonquin compare favorably with the rest of the city communities. A high owner-occupied rate usually generates community stability. A population heavily laden with renters is a mobile population - one less concerned with the long-term livability of a community because they can move easily. They have less ties to their homes and find fewer reasons to stay in one place than would a property owner. They less often find sufficient cause to themselves improve the property they occupy. Thus, a constant in-and-out migration of residents is established, tending to rob the area of its sense of community continuity and direction necessary to realize area aims and objectives.

We have seen that the Algonquin Community has undergone a major shift in the make-up of its population in the last few years. White residents have left in great numbers and non-white residents have moved into the area. Mobility figures have shown that over half of the residents lived in the same house in 1960 as in 1955. Hence, even though the

TABLE 16 - Renter-Owner Occupancy : 1960

Neighborhood	Renter	Owner	Total Occupied (#)	Available	
	Occupied (%)	Occupied (%)		Vacant Units ¹ (#)	(%)
Victory Park	42	50	3,108	129	4
California	47	53	1,943	56	3
Parkland	36	64	1,130	38	3
McFerran	37	63	2,299	64	3
Sunnydale	28	72	1,887	58	3
Algonquin Community	38	62	10,267	345	3
City	49	51	111,544	4,926	4
County	36	64	178,192	7,274	4

¹Percent of total housing units

Source: 1960 Census of Population

community has undergone a period of great movement and population restructuring, those that have come in have become a stabilizing influence. Renter-owner occupancy figures reinforce this view.

Algonquin boasted a 62% owner-occupied ratio in 1960, well above the city's 51% statistic, and not too far below Jefferson County's 64% figure. This speaks well of the community, especially when noting that each individual neighborhood ranked above the city average in owner-occupied rates with Sunnydale and Parkland even topping the all-county average.

Lowest rates of owner-occupancy were found in the California neighborhood where the majority of residents owned the home they live in, but a high 47% were renters. The relatively high degree of ownership is especially noteworthy in the face of the low income existing within the community.

The percentage of total housing units vacant but available for immediate occupancy in 1960 was only 3% in Algonquin, compared with over 4% in the city area and almost 4% in the entire county. More usable units were left vacant in Victory Park than in any neighborhood, while McFerran had the smallest percentage of available vacancies.

Value of Owner-Occupied Units

Of those owners reporting the value of the units they occupied in 1960, over half stated values between \$5,000 and \$9,900. Only 36% reported values above this span, in comparison to 50% of the city's owner-occupied units and 65% in the whole county. The remaining 11% were valued at less than \$5,000, only slightly above the city's 10% but well over the county's 7%.

This value distribution lowered the estimated median value of owner-occupied units in Algonquin to \$8,640, well under the \$10,470 city-area median and almost \$3,400 below the all-county figure of \$12,010 for 1960.

TABLE 17 - Values of Owner - Occupied Units : 1960

Neighborhood	Below \$5,000- (%)	\$5,000- 9,900 (%)	\$10,000- 14,900 (%)	\$15,000- 19,900 (%)	\$20,000- 24,900 (%)	\$25,000- Above (%)	Estimated Median Value In Dollars
Victory Park	11	68	19	1	*	*	\$ 7,800
California	26	66	8	1	0	*	6,800
Parkland	10	55	32	3	*	0	8,590
McFerran	9	54	33	3	*	0	8,690
Sunnydale	2	20	62	13	2	1	12,220
Algonquin Community	11	53	31	4	1	*	8,640
City	10	40	33	10	3	4	10,470
County	7	28	37	18	5	5	12,010

*Less than one-half of one percent

Source: 1960 Census of Population

Again Sunnydale raised the community median. At \$12,220, it surpassed both city and county medians while the McFerran median was \$8,690, just above the entire community's median value.

Again, a more meaningful figure can be gained by disallowing Sunnydale's figures. By doing this, we get a four-neighborhood median value of \$7,920. This statistic is more reflective of the conditions of residential structures, ages of structures, building materials and annual income situations within the neighborhoods. California's median value of \$6,800 was far and away the community's lowest, followed by Victory Park at \$7,800, and Parkland and McFerran whose medians were at \$8,590 and \$8,690 respectively.

Gross Rent of Occupied Units

In 1960, tenants in the Algonquin Community paid rents that were slightly above city and county averages. Fifty-six percent of the community's renters paid between \$60 and \$99 per month in rent for their homes. The median rent thus fell within this range at \$67 per month. The city median was \$62 and the county median was \$64. Only in California where

TABLE 18 Gross Rent : 1960

Neighborhood	0-\$39 (%)	\$40-\$59 (#)	\$60-\$99 (%)	\$100+ (%)	Est. Median Value In Dollars
Victory Park	9	29	56	6	\$66
California	14	37	47	2	58
Parkland	5	22	67	7	70
McFerran	9	27	60	5	68
Sunnydale	5	12	59	23	82
Algonquin Community	9	27	56	7	67
City	17	29	46	8	62
County	16	27	45	11	64

Source: 1960 Census of Population

the median was \$58 did the average renter pay less than city or county tenants. After that came Victory Park at \$66, McFerran at \$67 (lowered by the presence of low-rent public housing in LaSalle Place project), Parkland at \$72 and Sunnydale at \$82.

One suggested reason for the higher rent present is the fact that this community is a major single-family residential area. It is probable that many houses, in addition to apartments, are being rented to tenants.

Non-White Occupancy

In 1960, nearly 27% of the housing units in Algonquin were occupied by non-whites. The non-white proportion of housing units was less percentage-wise than non-white population, but never by more than just over 2%. This small divergence indicates only negligible overcrowding of specifically non-white residents.

TABLE 19 - Non-White Occupancy: 1960

Neighborhood	Occupancy (%)	Population (%)
Victory Park	35	37
California	66	68
Parkland	20	22
McFerran	10	12
Sunnydale	1	1
Algonquin Community	27	29
City	18	18
County	13	13

Source: 1960 Census of Population

Overcrowding

Generally, the problem of overcrowding was little worse in the whole community than in the city and entire county. In both the latter, 15% of the inhabitants lived in units occupied by more than one person per room, considered to be an adequate criterion for measuring overcrowding. In Algonquin, the statistic was at more than 17%. Every neighborhood but Sunnysdale exhibited a percentage above the city and county average. Over one-fifth (21%) of California's residents lived in overcrowded units, as did 19% in Victory Park, 18% in Parkland, and 17% in McFerran.

TABLE 20 - Overcrowding and Shared or No Bathroom : 1960

Neighborhood	Overcrowding ¹ (%)	Shared or no ² Bathrooms (%)
Victory Park	19	12
California	21	20
Parkland	18	11
McFerran	17	5
Sunnysdale	12	2
Algonquin Community	17	10
City	15	15
County	15	13

¹Figures show the percent of total occupied housing units containing 1.01 or more persons per room.

²Figures show the percent of total housing units having shared or no bath.

Source: 1960 Census of Population

CONDITION OF RESIDENTIAL STRUCTURES

The most indicative criterion of the physical condition of a community is the condition of its structures. Primary emphasis, of course, is given to the condition of dwelling units in order that we might determine

areas of residential blight. Secondary stress is given to commercial and industrial buildings. The mere presence of commercial and industrial structures usually help determine the liveability of a community or neighborhood.

The investigation of structures involved a visual survey of the exterior conditions, and each individual edifice was given a relative rating. The following five categories were established and each building placed in one division according to its apparent structural deficiencies, if any:

- Sound - Structures with no apparent deficiencies, aesthetically acceptable.
- Sound - Needing Minor Repair - Structure and/or site needing minor painting, planting, trash removal, screen repair, gutter and downspout repair; or general cleaning (any four or more puts structure in next lower category).
- Sound - Needing Major Repair - Structure and/or site needing siding, minor roof repair, minor porch repair, chimney repair, removal or repair of accessory buildings, or having leaking gutters and downspouts (any three or more puts structure in next lower category).
- Deteriorating - Structure and/or site needing tuck pointing, roof or porch replacement, or lacking marketability for reasons of high repair costs, undesirable location, or aesthetic unacceptability (any two or more puts structure in next lower category).
- Dilapidated - Structure is not plumb, is not weathertight, or has cracking foundation.

Algonquin Community is a basically sound community, judging by the condition of its residential structures in the summer of 1967. Of 8486 residential structures rated, 79% fell into the three "sound" classifications. As might be expected, Sunnydale, farthest from the older central city, exhibited a 99% figure in these three divisions. In McFerran, a high 95% were found to be satisfactory. In Victory Park, 80% ranked as well, although 77% were in the "sound-major" division. In Parkland the figure was 72% in

the upper categories. California was found to be the poorest neighborhood in terms of the condition of its residential structures. Only 32% of its dwellings were rated as "sound-major" or better, leaving 68% as deteriorating or dilapidated.

Over 55% of the structures were rated within the "sound-major" classification. Another 24% of community residences were in need of only minor exterior repair, if any. Sunnydale's 30% "sound" was the community high, as was its 38% "sound-minor". McFerran came closest to this 68% combined "sound-minor" figure with a total of 34%.

The condition of structures in California was the poorest of all the neighborhoods. Forty-six percent were deteriorated and almost half that number more had reached a state of dilapidation. Other cause for concern was to be found in Parkland, where 28% of the residential structures were deteriorated or dilapidated and in Victory Park where 20% fell into these two categories.

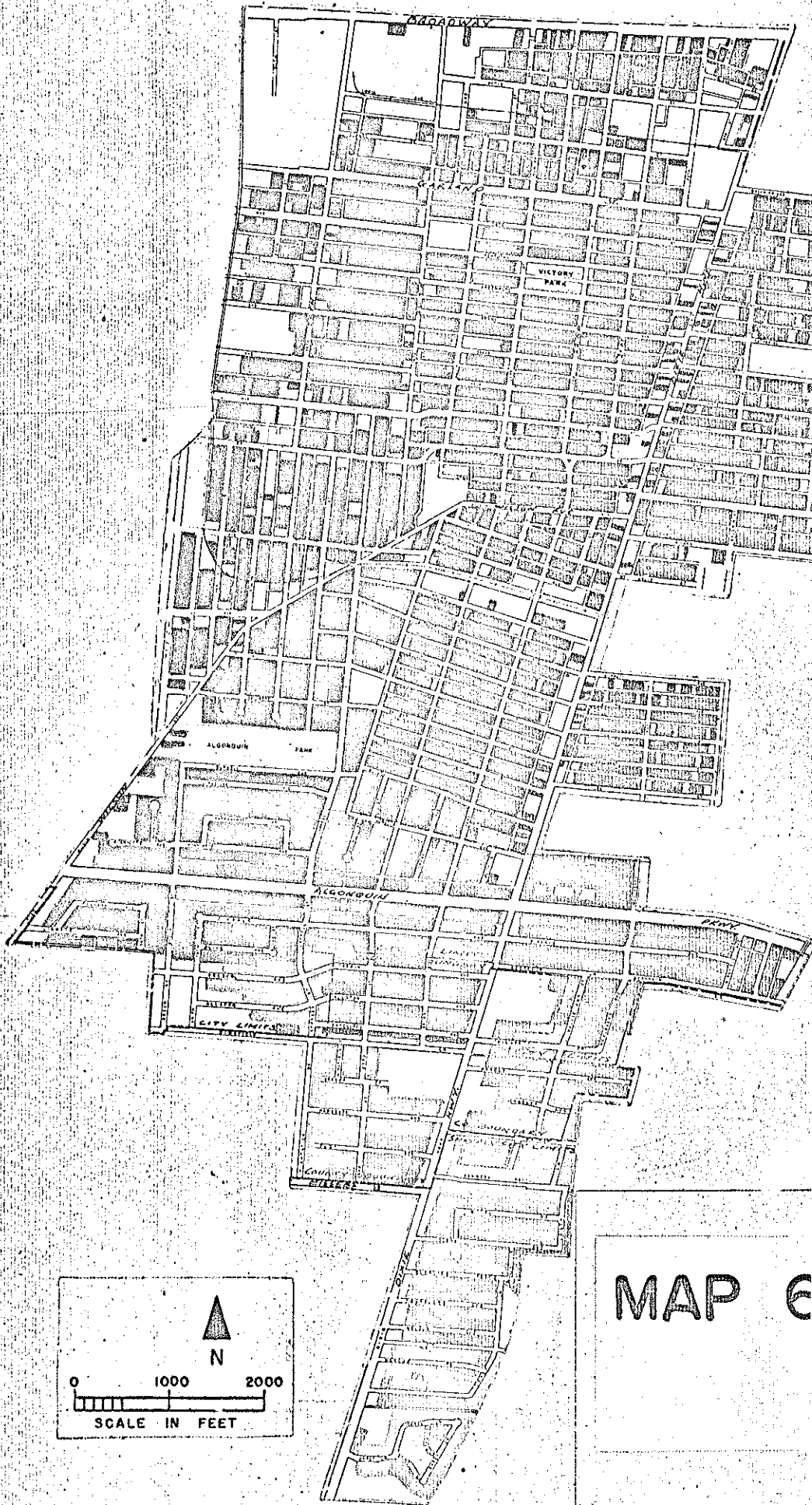
By viewing the map we can see graphic representation of the structural blight present in the community. The California neighborhood is a strong core of physical blight, especially in the northeastern sector of the neighborhood. As one goes further south, i.e., through McFerran and Sunnydale neighborhoods, the blight becomes less intense. Residential structures are in better condition because they are simply newer.

California, being closest to the center of the city, or that part originally developed as the town of Louisville, naturally contains the largest number of old homes. McFerran and Sunnydale were farther along the line of development, the majority of homes in the latter dating from only the 1940's and 1950's.

TABLE 21 - Condition of Residential Structures

Neighborhood	Sound		Sound-Minor		Sound-Major		Deteriorating		Dilapidated		Total Rated (#)
	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)	(#)	(%)	
Victory Park	1	.04	65	3	1735	77	409	18	47	2	2257
California	1	.1	19	1	443	31	642	46	307	22	1412
Parkland	5	1	47	6	563	66	219	26	18	2	852
McFerran	81	4	684	30	1430	62	106	5	5	.2	2306
Sunnydale	503	30	628	38	516	31	12	1	0	0	1659
Algonquin Community	591	7	1443	17	4687	55	1388	16	377	4	8486

Source: Louisville and Jefferson County Planning Commission, 1967 Field Survey



MAP 6

Another cause for the general deterioration of residences in the community is the presence of intense industrial uses. California, while exhibiting little industrial land use within its physical boundaries, nevertheless is surrounded on three sides by major industrial areas. Structural blight is also prevalent north of Garland Street in the Victory Park neighborhood. This is an area of concentrated industrial and commercial usage. Note also the appearance of blight in the area of 28th Street and west to the K & I Railroad tracks. Industrial uses are heavy along this rail line and have undoubtedly had an ill effect upon nearby housing. The areas exhibiting the best housing, notably in McFerran and Sunnydale, are those that are most completely residential and farthest from intense mixed-use regions.

Combine the above factors with the relatively low economic status of some of the neighborhoods (less income meaning fewer funds for adequate maintenance or property improvement) and we see the most important factors contributing to blight in the Algonquin Community.

Age of Structures

The age of structures is one of the basic causes of residential blight in the Algonquin Community. Of the existing structures, 30% were built before 1900 in comparison with 31% in the whole city area. An additional 41% were added by 1930 while 27% of the city's structures were erected during these three decades. After 1930, 29% of the buildings in the community were built, while the remaining 32% of the city's construction was completed.

Excluding the figures of Sunnydale and viewing only that area north of Algonquin Parkway gives us a more correct view of the age of the largest part of the community. In these four neighborhoods, 27% of the structures

were built by the turn of the century. A very high 85% were finished by 1930, whereas the city total then was only 68%. Thus, the northern section of the community is generally older than the surrounding city areas, whereas the southern neighborhoods are much newer (80% of Sunnydale was constructed after 1930).

Development followed a certain pattern in this part of the city, one of simply moving away from the central core in a southerly direction toward the then rural county area. Accordingly, California had over two-thirds (67%) of its structures built before the beginning of the twentieth century. Present development was 96% complete by 1930.

Parkland emerges as the next oldest neighborhood. Parkland was formed as a small city, a suburb of Louisville, before its annexation to its larger neighbor, Victory Park. By 1900, over 48% of this neighborhood had been developed while less than one-third (32%) of the structures in Victory Park had been erected. By 1930, Victory Park was at the 95% stage of present development, compared to Parkland's 94%.

McFerran had built only 16% of its present edifices by the turn of the century. The greatest single period of development occurred during the first three decades of 1900. By 1930, it was 59% complete. At this same time, with all these four neighborhoods well over the halfway mark in their development processes, Sunnydale was just emerging as a neighborhood. Only 20% of its present structures were standing in 1930, with the greatest period of development coming between 1931 and 1954 (67%). Sunnydale was the only neighborhood to experience major development after 1955 (13%).

Referring again to condition of structures, we find more backing for our hypothesis concerning age and condition of residences. The percentage of

TABLE 22 - Age of Structures

Neighborhood	Pre-1900 (%)	1901-1930 (%)	1931-1955 (%)	1956-1965 (%)
Victory Park	32	63	4	1
California	67	29	3	1
Parkland	47	47	3	2
McFerran	16	43	40	1
Sunnydale	3	17	67	13
Algonquin Community	30	41	25	4
City	31	37	27	5
County	17	22	36	25

Source: Land Use Data Inventory, Louisville and Jefferson County Planning Commission, 1965

deterioration and dilapidation in each respective neighborhood is in direct correlation to the age of the neighborhood, i.e., California, the oldest neighborhood, has the largest percentage of deterioration and dilapidation, followed in order by Parkland, Victory Park, McFerran and Sunnydale.

Building Materials

Eighty-two percent of the structures in the Algonquin Community are constructed of wood frame. Only 2% are of building block construction and 16% of wood frame with brick or stone exterior. In the total city communities 69% of the structures were of wood frame construction, 2% of building block and 29% wood frame with brick or stone exterior. In the entire county the figures were 52%, 3% and 45% respectively.

This further explains the existing structural deterioration in the community and also uncovers cause for future concern. The explanation is

a simple one: wood frame is initially less expensive building material but is also less durable and more costly in the long run. Maintenance can cost more and the need for same occurs more often than in the case of brick structures. We have already noted the low annual increase present in these neighborhoods. These facts also point to probable future problems, i.e. increased possibilities of further physical blight in the community. Most of the structures are no longer new. Of those that are, more are of brick veneer construction and in less danger of quick decay. Residences that are already structurally deficient have little hope of private improvement due to the general lack of financial stability of their occupants.

TABLE 23 - Building Materials

Neighborhood	Wood Frame	Building Block	Wood Frame with Brick or Stone Exterior	Solid Brick
	(%)	(%)	(%)	(%)
Victory Park	89	1	10	0
California	88	2	11	0
Parkland	92	1	7	0
McFerran	80	1	19	0
Sunnydale	65	3	32	0
Algonquin Community	82	2	16	0
City	69	2	29	0
County	52	3	45	0

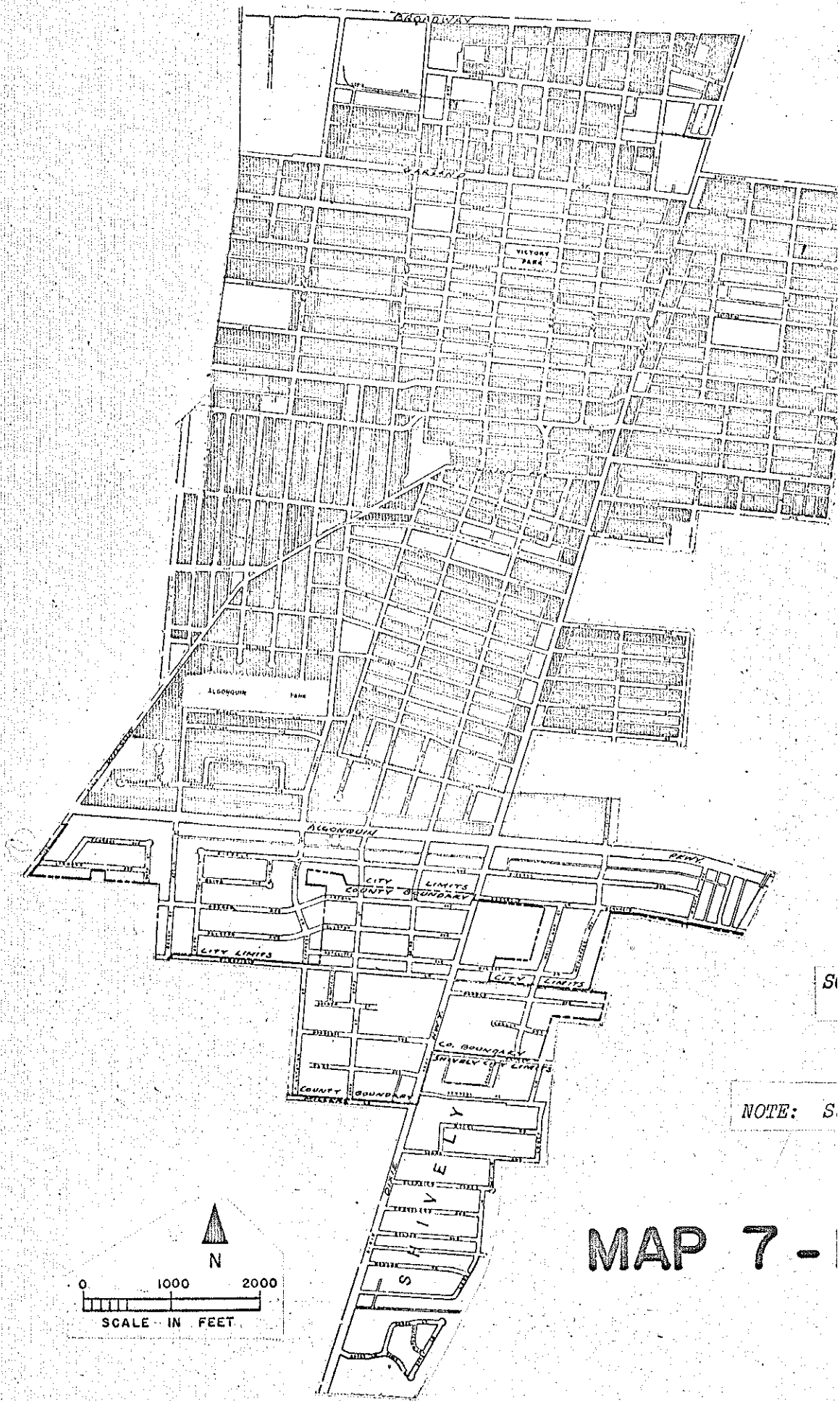
Source: Land Use Data Inventory, Louisville and Jefferson County Planning Commission, 1965

ENVIRONMENT

In order to evaluate the environment of residential areas, a rating system was devised in which the qualities of nine elements believed to influence the "livability" of a neighborhood were given relative rankings. The factors chosen were landcrowding, mixed and incompatible uses, existence and maintenance of lawns and yards, adequacy of tree plantings and shading, street conditions, condition of walkways, presence of nuisances and hazards, off-street parking, and general appearance. The first eight elements lend themselves to a major degree of objectivity. Using a scoring system of five categories (from "very good" to "very poor") each factor was given a rating and all nine ratings combined to give a block face score. To be rated, block faces had to be at least 25% residential. The survey result is at best a relative ranking within the community of residential block faces. The survey was not completed in the Sunnydale neighborhood. The results obtained in the four northern neighborhoods are shown in visual form on the map.

It is no surprise to note the poor ratings in the California neighborhood. The field survey sheets suggest the "nuisances and hazards" category is the chief contributor to the low ratings, not only in California, but in all areas. Block faces were consistently penalized for the presence of noise and vibration, odors, papers, trash, garbage, smoke or dust, and unsanitary alleys. In addition, land crowding and lack of off-street parking were commonplace. Very few blocks were free from mixed use of some type, detrimentally affecting their ratings as favorable residential areas.

In the northern and western blocks of Victory Park and in the western blocks of Parkland, as well as along Dixie Highway, we also find blocks possessing



NOTE: S

MAP 7 -

"poor" or "very poor" environmental ratings. In Victory Park a virtual island of "good" environment exists centered about the park itself. Surrounding blocks become less and less desirable residential areas as they near the industrial areas west of 28th street and north of Garland, and the commercial areas on heavily traveled Dixie Highway.

McFerran neighborhood runs nearly the whole gamut on the rating scale, showing block faces ranging from "poor" along Dixie and near the industry along the K & I Railroad tracks to those exhibiting "very good" residential environments to the north and east of Algonquin Park. McFerran, incidentally, is the sole neighborhood of the four surveyed to present block forces ranked in the highest category.

A comparison of the environmental map with the Land Use and Condition of Structures maps clearly shows the relationships among the three. For example, when viewing the area of great mixed use north of Broadway, we see, in the presence of commercial and industrial concerns, a large number of deteriorated and dilapidated residential structures. This same area shows up on the environmental map as one of mainly "poor" and "very poor" residential environment. When viewing this same situation in the areas along both the 30th Street and Magnolia Street tracks of the K & I Railroad, as well as in the California neighborhood, we feel safe in making an assumption. This assumption is that mixed use in the Algonquin Community - primarily the presence of industries in residential areas - has had a poisoning effect on nearby residences and has greatly impaired the residential environment in those areas. Once this has occurred, events became a "vicious circle" i.e., industries and poor residences contribute to a poor environment which in turn causes other residents to allow homes to decay, worsening

the residential environment and inviting more non-residential uses into the area, etc. Add to this the fact that incomes are lowest where residential rehabilitation is most needed and the environmental picture in those "poor" or "very poor" areas appears bleak indeed.

Had the survey been accomplished in the Sunnydale area it undoubtedly would have presented the best overall environmental picture of any of the neighborhoods, judging by its superior performance in all previous comparisons made. A cursory examination of the neighborhood showed little landcrowding, mixed use only on Dixie Highway and Cane Run Road, satisfactory lawns and yards, adequate shading in most areas, fair streets and walkways, plenty of off-street parking, few nuisances and hazards, and a good general appearance.

Land Crowding

A special study on land crowding, i.e. the presence of narrow or areally small residential lots was made possible through the use of IBM lot size data. Landcrowding is considered a major factor in the conception and growth of residential blight because small or narrow lots with structures placed upon them leave little open space for recreation, sunlight or privacy.

Local zoning requirements restrict any new residential lots to a minimum width of 50 feet and a minimum area of 5,000 square feet. These are considered to be the smallest lot measurements which will still guarantee the health and comfort of the occupants of the lot. Using lot size data for the four northern neighborhoods, it was found that nearly 89% of the residential lots in these areas were less than 50 feet wide.

California showed a 94% figure, Victory Park 93% and Parkland and McFerran

TABLE 24 - Narrow and Small Residential Lots*

Neighborhood	Total Residential Lots	Less than 50' Wide	25' Wide or Less	Less than 5,000 Square Feet	2,200 Square Feet or Less
Victory Park	4,168	2,204	426	1,447	111
California	3,456	1,411	790	1,092	163
Parkland	1,407	667	187	519	34
McFerran	2,458	1,497	231	662	68
Sunnydale	-	-	-	-	-
Algonquin Community	11,509	5,779	1,634	3,720	376

Source: Louisville and Jefferson County Planning Commission, 1964 Land Use Data Inventory

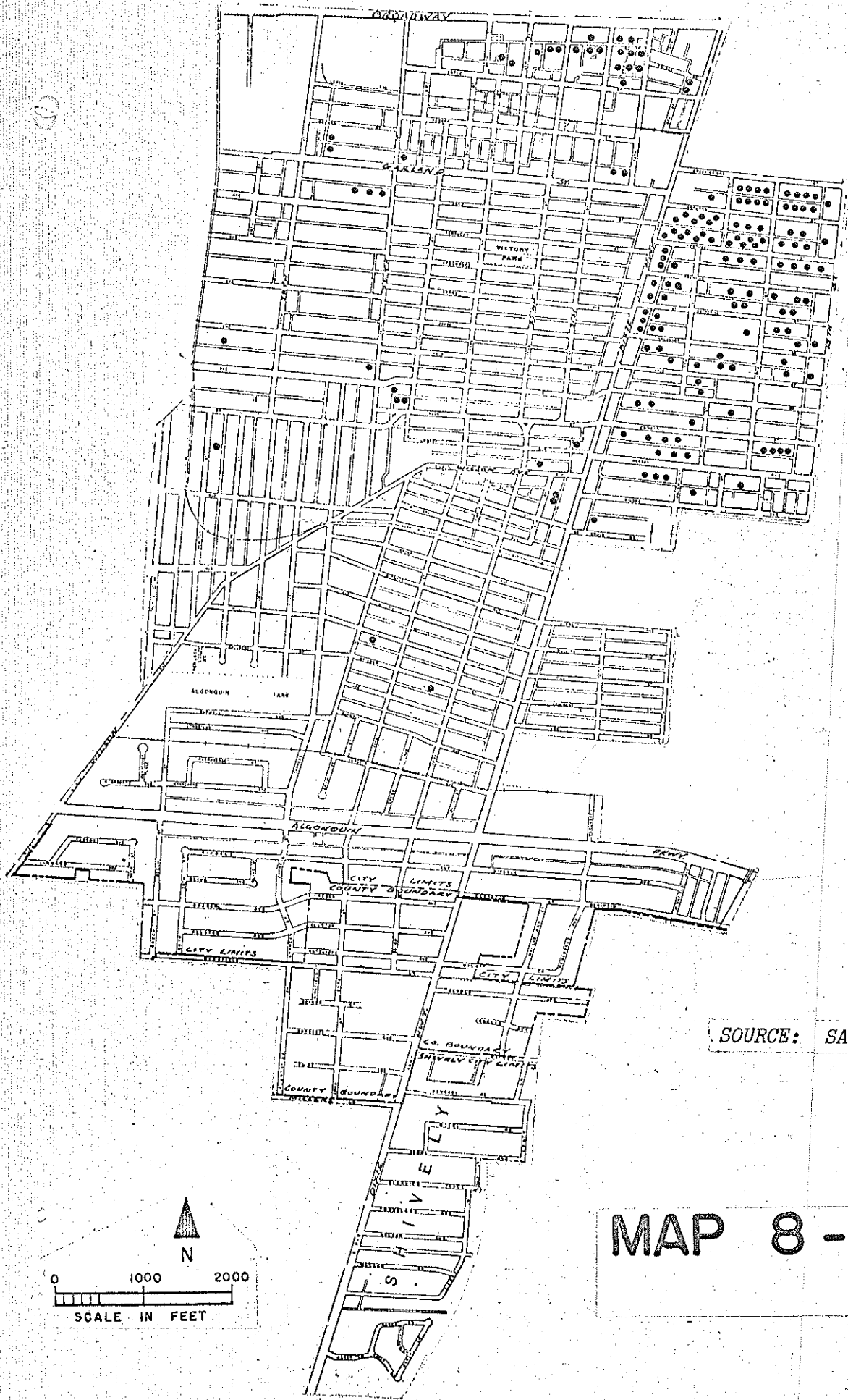
*Excluding Sunnydale

82% each. One of every four lots in these neighborhoods was only 25 feet wide or less. This measure is to indicate extreme cases of landcrowding and the 25% figure obtained is indicative of this. Especially in the California neighborhood is the problem serious as almost 53% of the residential lots fall into this range. Parkland exhibited a 23% statistic, Victory Park 18% and McFerran only 13%.

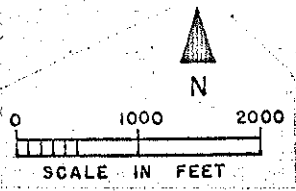
California's chronic condition is influenced by two factors: the age of the neighborhood and the presence of a large number of alley residences. The latter are structures which front on an alley instead of on a normal street. They are usually present only in older areas. They seldom have any front yard and are situated on lots much smaller than average. Normally found at the rear of a residence fronting on a regular street, an alley structure thus creates two small lots from one lot which might have been too small already. At least 116 of these structures were found on California's alleys. All but a few were deteriorated or dilapidated, making the alleys in the northern blocks of California undoubtedly among the poorest residential areas in the entire county. The map shows few or no alley structures in the other neighborhoods.

As mentioned, one reason for the presence of alley structures is the relative age of the neighborhood. The California neighborhood is the oldest in the Algonquin community with over two-thirds of its present structures being erected before 1900 and 96% being completed by 1930. Thus almost all structures in the neighborhood were erected on lots platted before present lot size principles and standards were developed.

Although almost 89% of the residential lots north of the Algonquin Parkway in the community had widths of less than 50 feet, a lesser 57%



SOURCE: SANB



MAP 8 - 1

had areas of less than 5,000 square feet, with only 6% at or below 2200 square feet, again considered as an extreme measure of landcrowding. Seventy-three percent of the residential lots in California had less than 5000 square feet and 11% were equal to or less than 2200 square feet. Only McFerran had a majority of lots (64%) of 5,000 square feet or more.

This situation of lots being too narrow but not necessarily too small in area is typical of some older parts of the city. This arises from the fact that a vast number of these early platted lots were narrow, but extended great lengths to the alleys. Thus arose the long, narrow lot predominant in our community.

SUMMARY

In examining the housing situation, the statistics tell us this community was not comparable to the city or county in 1960. The condition of her residential structures might be considered average, since over 55% fell into the middle, "sound-major" category. However, there are serious blotches, and sometimes solid areas, of physical blight, and a low value of homes in the community. Structures were somewhat older than in the city and county and built with less-lasting materials which require more maintenance.

The total number of housing units dropped between 1950 and 1960, but the number and percentage of non-white occupants rose. Overcrowding was becoming a problem, but the relative lack of shared or no bathrooms was encouraging. The fact that 61% of the residents owned their homes in 1960 is encouraging, for this contributes to establishing community stability. However, we must remember that indigenous funds are few in the areas where improvements in housing are needed most.

California neighborhood fared least well in our investigation, possessing the highest percentages of residential deterioration and dilapidation, old housing, overcrowding, and shared or no baths. It also exhibited the lowest percentages of owner-occupied units, the lowest value of housing and the lowest rent rates. Generally, Victory Park emerged as the second most blighted neighborhood, followed by Parkland, McFerran, and Sunnydale.

CHAPTER IV
COMMUNITY FACILITIES

SCHOOLS

Elementary Schools

Five public elementary schools, all belonging to the city system, are located in Algonquin Community. Four of the five were operating from 70 to 226 pupils above designed capacity in March, 1967. Phyllis Wheatley in California neighborhood was operating with three portables but still 10 pupils above capacity. Parkland Elementary in Parkland neighborhood had 108 above capacity and utilized nine portables. John B. McFerran with 177 pupils above capacity had two portables and Albert S. Brandeis in Victory Park had 226 above capacity with 9 portables. The fifth school, John C. Strother in the California neighborhood, was operating at 13 pupils below its designed capacity at the same time, although it had five portables ready for use.

Wheatley school was opened in 1961 with a 3.4 acre site. The newest of the remaining four schools is McFerran (1914). Parkland Elementary and Strother were built before 1900. None of the sites approach the 5-10 acres recommended site size. All but Strother are above the 400-600 suggested enrollment standard. All but Wheatley are adjacent to at least one major street carrying heavy traffic. This is considered detrimental to the establishment of a good school site. As school districts are drawn, some students must cross

dangerous 18th Street (Dixie Highway) in three of the districts, and all but McFerran are near railroad tracks, industrial areas, or business districts which render noise, vibration, smoke, odors, or other factors detrimental to the operation of an elementary school.

In addition to these five public schools, four private elementary schools are located in the community and accounted for a combined 1966-67 enrollment of well over 1,000 students. Saint Matthias, on Dixie Highway in Sunnydale, accounted for 472 pupils from a district including this neighborhood and a less populated area to the west. Saint George, in McFerran neighborhood, had 336 students.

No county schools are located in the community or within the recommended half-mile walking distance. Elementary pupils in Sunnydale are taken by bus to Cane Run Elementary west of the neighborhood on Cane Run Road or to Mill Creek School south on Dixie Highway. Both were serving fewer pupils than designed capacity in January, 1967. Their 10.5 and 7.7 acre sites are respectively within and close to the suggested minimum.

Algonquin Community, then, is to be considered well served by elementary schools, geographically at least. The existing schools which carry the heavy load of student enrollment are greatly overcrowded and some alleviation of the problem is needed. Sunnydale is the least well-covered geographically, but its pupils attend the least-crowded schools. Were it not for the relatively large parochial enrollment siphoning some of the burden off the public school system, the situation would be immeasurably worse.

Junior High Schools

Parkland Junior High School, erected in 1930, and situated in the center of the Parkland neighborhood, is the only junior high



in the community. In March 1967, it was operating well over its 1,050 designed enrollment and was using 13 portables. Its 4.3 acres is far below the 10-15 acres suggested for a city junior high school. It is located on the Oak and 22nd Street bus lines, making public access easier for those in the area.

This school is practically in the geographic center of the four northern neighborhoods and a recent addition has helped it more adequately serve this area.

In addition, the northern part of California and the north-eastern sector of Victory Park are within the suggested mile service radius of Harvey C. Russell Junior High School, 19th and Madison Streets. At the end of March, 1967, this school was operating with an enrollment of 895, well under its 1125 designed capacity although it had 9 portables. It is the oldest of the existing public junior high schools (1891) and its 3.04 acres are far below suggested minimums.

The western parts of McFerran and Parkland Neighborhoods are within the recommended service radius of DuValle Junior High School, located in the Lang Homes public housing project in Miles Park Community. However, the easternmost border of DuValle's district as drawn by the local school officials only touches the edge of the Algonquin Community.

Although, as mentioned, both the Parkland and Russell Junior High Schools are considered to adequately serve the California Neighborhood, this area is wholly within the school district designated by local school officials for Henry B. Manley Junior High, sixteen blocks east of California. In the spring of 1967 Manley was more than 100 pupils below its designed capacity. It is the second oldest junior high school in the city public system and has a site size of

only 3.1 acres. Manley is located upon the Oak Street bus line and is not far from the First Street route. Public access is therefore quite good, especially from the west.

Sunnydale neighborhood is for the most part served by Butler High School to its south, which has facilities to serve the junior high grades.

Algonquin residents would be more adequately served by the junior high schools in the area were it not for these two for these two factors: (1) The chronic overcrowding at Parkland Junior High, perhaps relieved somewhat by a recent major addition, and (2) the placing of the California neighborhood into the Manley district, making transit to the Old Louisville Community a necessity.

High Schools

There are no public high schools within the boundaries of the Algonquin Community. Central High School, Northeast of the community at 12th and Chestnut Streets, is the sole city public high school that includes any significant part of the community within a recommended one and one-half mile service radius. California and over half of Victory Park are included within its suggested service radius. This school, built in 1952, has a designed capacity of 1575 and had an enrollment of 1518 in March 1967. Both Twelfth and Chestnut Streets offer public transit facilities for use of students, faculty, and staff. The enrollment expressed is within the recommended range of 1400-1800 students, but its 7 acre site is well below a suggested 15-20 acre standard for a Louisville public high school.

Most of the Sunnydale neighborhood is included in a two-mile county service radius of Butler High School, erected in 1954. Over

half of this neighborhood lies outside the Louisville city limits and students in this part are allowed to attend the school tuition-free. Schoolbus transportation is offered to Butler. In January, 1967, the school was operating only slightly above its 2,690 designed capacity. Its 27.3 acre site is somewhat less than the desired 40-60 acres for a Jefferson County junior and senior high school.

Thus two neighborhoods and half of another are not within a recommended service radius of any public high school and coverage should be considered very inadequate. Many area students journey by bus not only to Central, but to Male, Manual, and Ahrens High Schools, all varying distances east of Algonquin Community and all under capacity in early 1967 although Manual had 18 portables and Male, 4. The problem becomes more severe when noting that no private high schools are located in or sufficiently near the community either.

PARKS

Regional Parks

Algonquin community contains no regional park, but is considered to be well within the five mile service radius of two of the city's five major urban recreation centers. One of these, Chickasaw Park, is located in the Miles Park Community about two miles west of our area. This park contains over 76 acres of riverfront land upon which are located both active and passive recreational facilities for all ages. The park is of especial use to the active sports-minded adolescent, offering tennis courts, a lighted softball diamond, a baseball diamond, football field, basketball goals, and ice skating facilities in season. Younger children can avail themselves of a playground and wading pool. Older residents can participate in fishing

and casting. A bandstand can be used for musical entertainment. Picnic areas, outdoor ovens, a picnic pavillion, a lagoon, one mile of park roads, and the scenic Ohio, add to the park's attractiveness and worth.

However, Chickasaw Park is adjacent to an oil refinery which constantly exhales both bothersome odors and noises. Also, this once almost exclusively Negro-used park is now not as attractive to area residents since nearby Shawnee Park is available for use by all. Therefore, one questions whether this facility is used as much as it could and should be by residents of the immediate area, not to mention those further away in the Algonquin Community.

Shawnee Park is considered easily accessible to the community and it is extensively used by residents of the entire western section of Louisville. This park of over 181 acres is also located on the banks of the Ohio River, just a few blocks north of Chickasaw Park. It offers "specialty" recreational facilities, i.e., lighted croquet courts, horseshoe pits, model aircraft flying fields, shuffleboard courts and field hockey areas. A boat launching ramp is available for warm weather use. A lily pond and flower garden make the landscape more scenic. In summation, then, a wide variety of active and passive recreational facilities are present and from all indications are used. This is due in part to the access by public transportation.

Community Parks

A community park should serve all age groups in four or five neighborhoods with a service radius of one to two miles. The Algonquin community contains one of the city's seven community parks, Algonquin Park, located in the McFerran neighborhood. It's suggested service

area includes not only all of the Algonquin Community but also the greatest part of the Miles Park Community to the west. In reality, only Southwick and, to some extent, Grand Avenue and Penway neighborhood residents of that community seem to frequent the facilities there. The park is used most by residents of the Algonquin Community. While its tennis courts have been observed to be virtually weed-covered in summer months, its most important asset, a full-size municipal swimming pool, is usually jam-packed with summer bathers. Baseball, softball and football can be played here and younger visitors can use a tot-lot, wading pool and playground. Notably and unfortunately absent are facilities specifically intended for use by older community residents. Over 60% of the residents of Algonquin are 20 years or older and 32% are over 44 years of age. These residents get minimum or no use from this park. Chiefly youngsters use the municipal pool. The tennis courts, usually a popular place for older park visitors are, as previously mentioned, rarely used. Furthermore, access by public transportation is inadequate. However, the park is used so much by the younger population, where recreation is perhaps most wanted and needed, that it is still a community asset.

California and the eastern halves of Victory Park, Parkland and McFerran are considered to be within the service radius of Central Park, a community park located in the Old Louisville Community. However, it is unrealistic to believe that any significant number of Algonquin residents would journey to this park when Algonquin Park, which offers more facilities, is closer. Furthermore, a major industrial belt along 15th street sufficiently separates the old Louisville area from the Algonquin Community. The southern blocks of Sunnydale are within the suggested service area of Wyandotte Park in Louisville's south end,

but physical barriers to pedestrians (railroads, industrial concentrations, streets) and poor access by public transportation make Wyandotte relatively inaccessible to these Sunnydale residents.

Neighborhood Parks

Only one neighborhood park, a recreation area to serve all groups in a neighborhood, is found in this community. Accepting the theory that such a park should serve a population of 3,000 to 8,000, we find that Victory Park cannot adequately serve the neighborhood in which it is located and to which its name has been given. By this same theory, the community population would demand from five to twelve parks of this type. Presently, Victory Park offers less than one block of open space, a playground, wading pool and softball diamond, hardly enough to serve all age groups in a neighborhood.

It is in the matter of neighborhood parks that the Algonquin Community has its most serious problems.

Playgrounds

With the exceptions of some western blocks of Victory Park and Parkland neighborhoods and the largest portion of Sunnydale, the Algonquin Community should be considered adequately served by playgrounds. These are areas designed for elementary school age recreation. Lewis Park is centrally located in the California neighborhood. The Victory Park playground serves part of its neighborhood. Strother playground serves part of California, Victory Park, Parkland and McFerran neighborhoods, although youngsters living in all but the first named area must cross busy Dixie Highway to reach it. The Algonquin Park playground is in a central part of the McFerran neighborhood.

In addition to these, the LaSalle playground serves the LaSalle housing project. Also, Elliott, Salisbury and Sheppard Park playgrounds,

all north of Broadway and outside the community, are within a comfortable walking distance of one-half mile of northern blocks of Victory Park and/or California. However, Broadway itself should be considered a formidable deterrent to the use of these three playgrounds by Algonquin residents.

Tot Lots

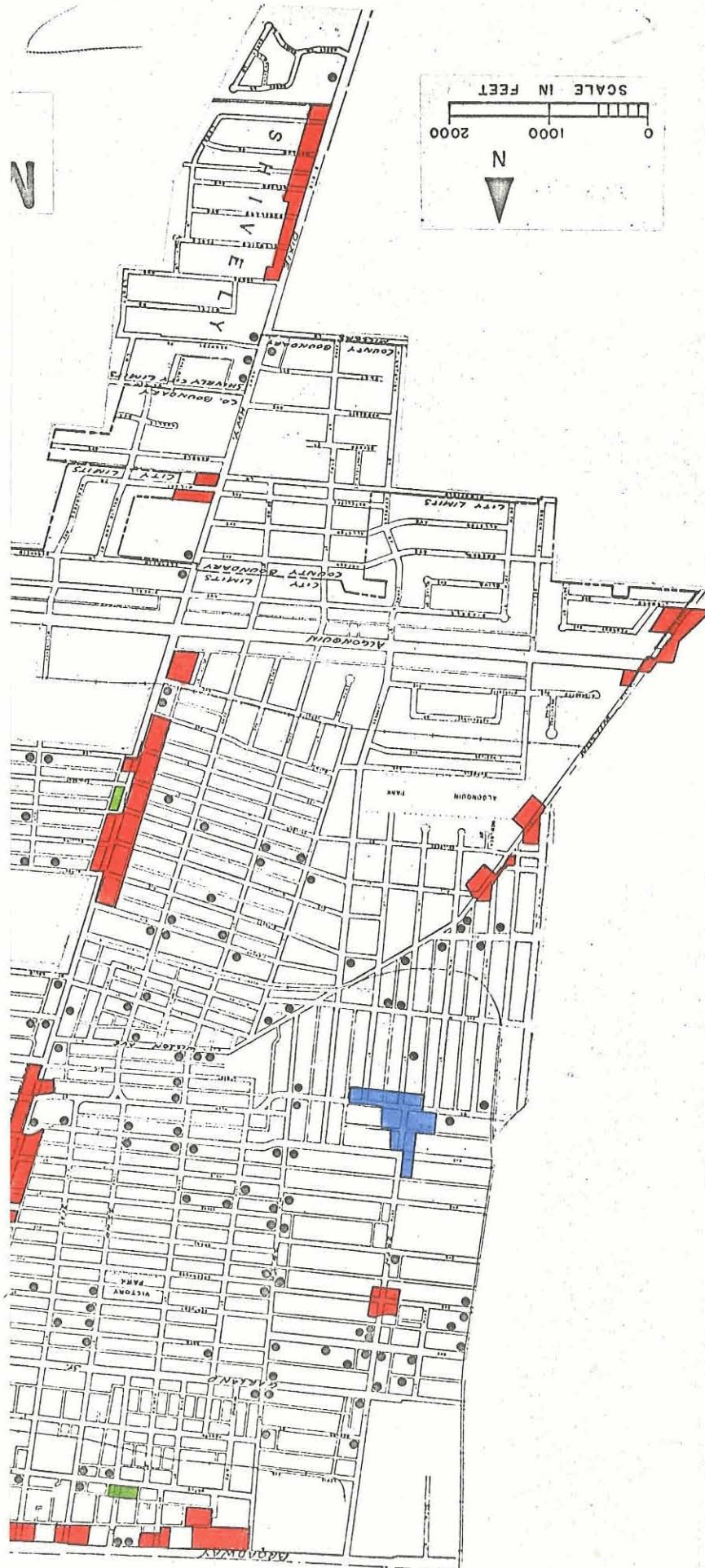
Only seven tot lots are situated in Algonquin. In addition, one is located in LaSalle Playground in the LaSalle Place project in McFerran. Of the seven within the community, five are in California (four of these are within a four-block area in fact), one in Victory Park and one in McFerran. Seven, or even eight, tot lots should accomodate 5,000 people at the most. There is no doubt of the serious deficiencies here when one realizes that this community could theoretically use at least fifty strategically-placed recreation areas of this sort!

Recreation Center

In addition to all the above, the Wheatley Recreation Center is located in the California neighborhood on the site of the Phyllis Wheatley Elementary School. This is the only such center in the Algonquin Community and one of eleven in the entire city. These are most frequently found in public housing projects.

Commercial Facilities

To determine the nature and extent of commercial development in Algonquin, a field survey was conducted and each commercial establishment was placed within one of four categories. The first category includes regional or community shopping facilities, defined as clusters of twenty-two or more stores with typical facilities such as a major or junior department store, a bank or a variety, jewelry or clothing store. Off-street parking is required for these major facilities.



One area of community shopping was found within Algonquin. This center is at 28th and Dumesnil streets in the Parkland neighborhood. It is a free-standing shopping area that has achieved community status through the accretion of individual stores of varied types. Its major facilities are two supermarkets and a junior department store. It also includes other clothing stores, a hardware store, drug store, shoe repair shop and professional offices. It serves the immediate area of Victory Park, Parkland and McFerran neighborhoods very well in offering a variety of goods and services. However, both the stores and inventories therein are small and its aesthetically arid appearance and lack of adequate off-street parking leave much room for improvement.

In addition, Algonquin Manor Shopping Center, a regional facility, is located on Cane Run Road adjacent to the community boundary. It contains housing for twenty-five stores and parking space for 3,000 vehicles. All of Algonquin Community lies within its recommended market area radius of six miles (less than 25 to 30 minutes driving time). Southland Terrace Shopping Center, located on 7th Street Road in Shively, also serves Sunnydale and most parts of McFerran.

The second category of commercial facilities includes urban arterial and auto-oriented establishments. This is the typical strip commercial area normally found on major streets, with a minimum of three stores within 200 feet of each other necessary to comprise a unit. Major facilities found in this category include gas stations, restaurants, auto repair and sales, bowling alleys and large hardware stores. At least seventeen distinguishable auto-oriented shopping strips were found in Algonquin. Six were located on Dixie Highway, including one six and one-half block stretch between Kentucky and Ormsby and a six block area from Standard to Burwell. Another six were found along Broadway,

three centers were on Wilson (Cane Run Road), and one each was found at both 28th and Greenwood and 15th and Oak.

Neighborhood shopping was the third category rated in the field survey. This type of facility is formed by three stores within 200 feet of each other, such stores catering mainly to the needs of the immediate neighborhood. A grocery is usually the principal store. Other outlets include barber shops, cleaners and laundries, bakeries, drug stores, small hardware stores, beauty shops and real estate offices. Only three such centers were found in Algonquin, two of which were situated on Dixie between auto-oriented facilities. This relative lack of neighborhood centers is not to be lamented, however, as the abundant number of auto-oriented facilities sufficiently provide neighborhood needs. The remaining commercial establishments were not close enough to be involved in any clusters of shops and were designated as isolated commercial facilities. More than 100 of these were charted, scattered mainly, and fairly evenly, throughout the three northern neighborhoods and the northern part of McFerran. Most were found to be groceries, small restaurants and taverns, barber shops, or the like, with the primary purpose of serving only the neighborhood around them.

The same condition of structures survey was undertaken regarding these commercial facilities as was done in the case of residential structures. However, the survey did not extend south of Algonquin Parkway, thus giving us no statistics for Sunnydale. Of 378 structures rated, 238 fell into the "sound-major" division or a higher category. Only 6% were considered "sound" and 11% "wound-minor". 37% were "deteriorating" or "dilapidated" which is high in comparison to the 21% figure for residential structures.

Industrial Facilities

As previously noted, the bulk of industrial usage, both in structures and in land area, is situated in Victory Park neighborhood upon the

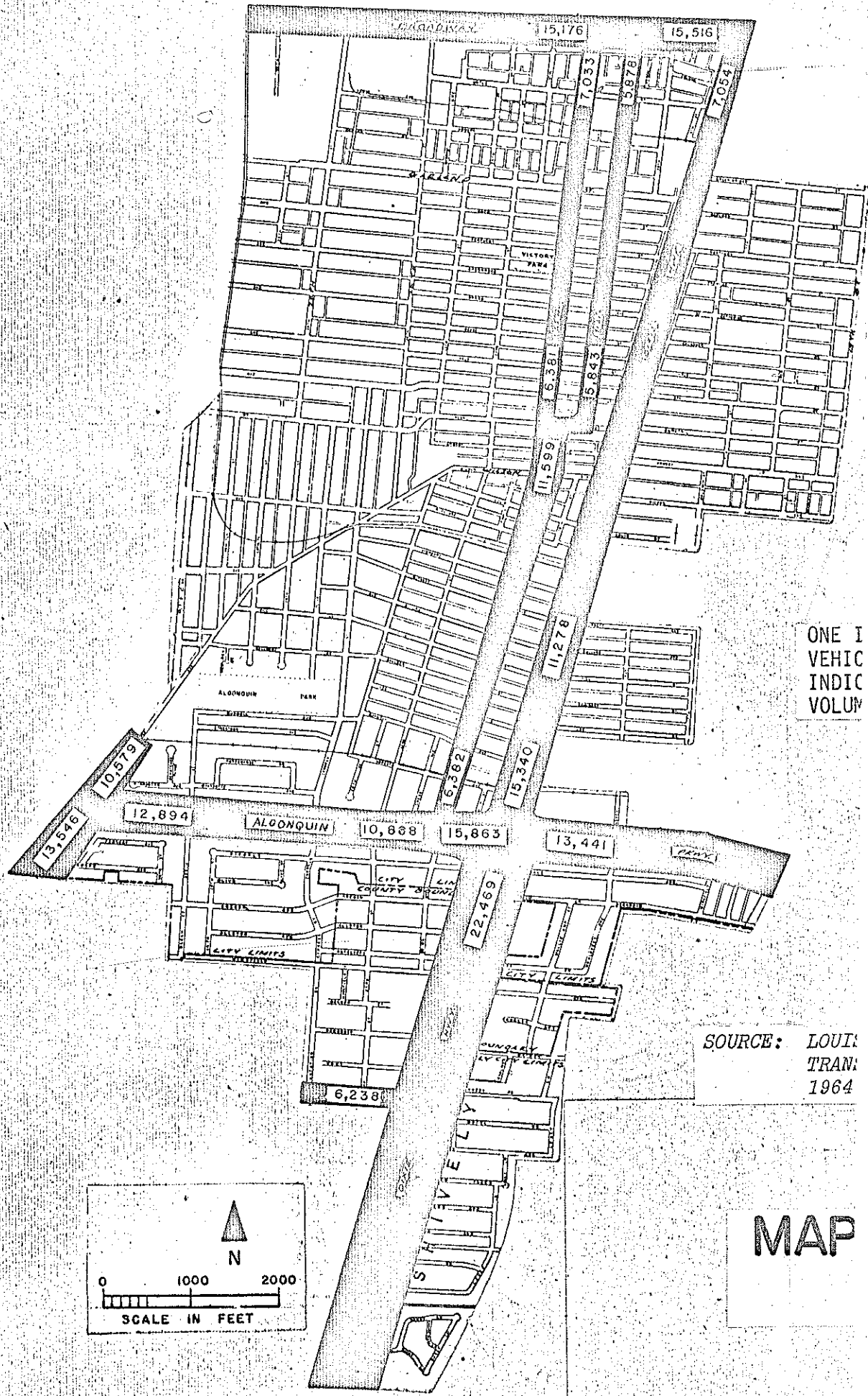
structures and in land area, is situated in Victory Park neighborhood upon the K&I R.R. tracks and in the area north of Garland. The major industries located here are an aluminum extrusion plant, a metal tube plant, a scrap metal mill, a distillery, a coal company, and a tobacco and cigarette factory. In addition, a furniture manufacturing facility and a wood veneer plant are situated alongside the Magnolia Street K&I tracks.

These industries, and those to the east of California neighborhoods, constantly produce noise and, even more grave in this case, smoke and odors which Algonquin residents have to contend with daily. Also, it should be remembered that western parts of the community are close enough to the "Rubbertown" industrial complex (south of the Miles Park Community) to be adversely affected by its continuous emissions of arsenical aromas.

Industrial structures did not rate as well in the condition of structures survey as did residences. Of 484 structures rated, 61 (73%) were ranked as "sound-major" or better. Twenty-three, or 27%, were deteriorating or dilapidated, higher than the 21% figure in the same categories for residences.

Transportation

The street pattern in Algonquin is marked by a number of distinguishable, complex grid systems connected in the northern parts of the community and loosely formed grids in the newer parts of the south end. Major streets generally serve to separate these grids, almost all of which are east-west oriented (most houses fronting on east-west streets). The major exceptions to this latter rule are the western streets of Parkland and the northwestern part of McFerran where these same streets extend south of Wilson Avenue, as well as the area north of Garland street in Victory Park. Otherwise, blocks are



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MAP

generally larger in an east-west direction.

One grid breaks the east-west pattern somewhat by placing streets perpendicular to Dixie Highway, which cuts through the community at an angle. This grid is in McFerran and runs roughly between St. Louis Street and Burwell Avenue and from Dixie west to 25th Street.

The monotony of the grid systems is broken most dramatically in west and south McFerran and in Sunnydale where we find cul-de-sacs, dead end streets, loop streets, and greater use of curving streets.

This community street layout represents several stages of development. Apparently little thought was given to the overall area plan. Because the existing system offers variety in block sizes, and therefore in lot sizes, it makes traffic flow through the community difficult. Excluding Broadway and Algonquin Parkway, only Oak (Virginia) and Dumesnil run uninterrupted across the entire width of the community and then only with the aid of connecting curves at Dixie and 26th Streets. All other east-west through streets are offset at Dixie and again at 26th Street. Dixie Highway is the only north-south street running through the entire community.

Traffic count figures for major streets in Algonquin, obtained between April, 1964 and October 1965, show that the community contains many major throughways. Because of its position as the gateway to the densely populated southwestern portion of Jefferson County, Algonquin Community is subject to a heavy load of daily traffic by commuters who work, shop, or visit in the city area. The 7th Street Road, Berry Boulevard and Taylor Boulevard system and the Watterson Expressway drain off much of this traffic, but a large number of automobiles still pass through the community. In addition, Broadway and Algonquin Parkway serve this

north-south traffic, as well as maintaining a normal east-west flow between Louisville's west end and the downtown and eastern sectors of the city.

The heaviest average daily traffic count inside the community was recorded on Dixie Highway south of Algonquin Parkway, where over 22,400 vehicles passed in a normal day. This high volume, of course, comes at a point where northbound traffic has not yet turned off Dixie and where southbound traffic is concentrated after coming off Algonquin Parkway and other east-west streets. Dixie Highway north of Algonquin showed only over 15,300 vehicles. Five blocks north, the count was almost 11,300, and immediately south of Broadway, it was over 7,000.

Other major north-south streets also showed relatively high counts. Complementary one-way streets, 21st north and 22nd south, exhibited respective volumes of 5878 and 7033 just south of Broadway. Between Hale and Oak the counts were 5843 and 6381. South of Dumesnil, where the two streets merge into a two-way 22nd Street, the count had dropped from the combined totals to the north of 12,900 and 12,200, (respectively at Broadway and between Hale and Oak) to 11,600. At Algonquin, 22nd Street traffic had fallen to 6400 vehicles per day.

Cane Run Road (Wilson Avenue) north of Algonquin showed a 10,600 volume, picking up 13,500 south of Algonquin.

Algonquin Parkway east of 22nd Street showed the highest volume of any east-west street at nearly 15,900 vehicles. Counts at three other points (east of Cane Run, west of 22nd and east of Dixie) also revealed figures of over 10,000 vehicles per day.

Two counts on Broadway, one west of Dixie (18th Street) and the other west of 22nd, were both over 15,000 per day, and thus, show

that this street maintains its status as a major thoroughfare in the Algonquin Community even though the traffic volume has been halved from its downtown length.

A preliminary recommended system of streets and highways denotes Dixie Highway, 21st, 22nd and 26th and Wilson Streets as north-south arterials, all to be connected to a new east-west major highway in the Dumesnil-Wilson Streets area. This should afford quicker, more fluid access through the community. Broadway and Algonquin Parkway are to be east-west arterials.

One suggestion for a change in the street system of Algonquin is that a crosstown major highway should run through the community in the vicinity of Wilson or Dumesnil Streets, thus relieving some traffic flow on east-west streets, notably Broadway and Algonquin Parkway.

Perhaps a greater impact would be made by the proposed "9th Street Expressway", slated to carry north-south traffic from downtown Louisville to the southwestern part of the county. This thoroughfare would be east of the community and while its major effect might be to ease the traffic situation on 7th Street Road and Dixie Highway south of St. Helens, it could also serve to relieve Dixie Highway in the Algonquin area of much of its traffic.

Also drawing traffic out of the community will be the Shawnee Expressway, the westward extension of the Watterson Expressway (I-264), which will pierce the Miles Park Community west of Algonquin.

Public Transit

Seven of the nineteen routes of the Louisville Transit Company bus system run through or along the borders of the Algonquin Community. These seven lines offer access, by direct route or transfer,

to all parts of the city. Each resident would appear to be well within comfortable walking distance of at least one bus line. Many are sufficiently close to two or more routes.

OTHER FACILITIES

Libraries

Only two branches of the Louisville Free Public Library are located within the recommended one and one-half mile radius service area of these two branches. The larger of the two, the Parkland Branch, is at 28th and Virginia Streets and contains almost 22,000 volumes. It is quite accessible as it is located at the intersection of two major bus lines. This branch serves all neighborhoods but Sunnydale and most of the Miles Park community one block west.

The second branch, the LaSalle Place Branch in that public housing project, is smaller at only 5500 volumes. It supposedly serves the same size area as the Parkland Branch, but is actually only significant to a much more immediate area which includes parts of Sunnydale.

In addition, various sectors of the community are considered sufficiently near eight other libraries, including the main library at 3rd and York streets, housing 369,000 volumes and well-accessible by public transit. The remaining seven libraries offer over 112,300 volumes for use, the largest collection being from the Western Branch at 10th and Chestnut with almost 51,000 volumes.

Fire Stations

Two fire stations are located within the Algonquin Community and at least six more are to be found sufficiently close to make fire protection coverage very good. Quad Company #5 is located on South 28th Street between Hale and Virginia and City Engine Company #17 is



SOURCES:

MAP I

near 18th and Garland. In addition, Engine Companies #22, #8, and #7 are within effective distance of some parts of the community. Fire Headquarters, including Engine Company #2 and Hook and Ladder Company #1 are nearby at 12th and Jefferson. Also, the Dixie Suburban Fire Department and the Shively Fire Department, both south of the community along Dixie Highway, serve Sunnydale.

Hospitals

Only two hospitals are within two miles of the center of the Algonquin Community. These are Norton Memorial Infirmary and the Salvation Army Home and Hospital, a private maternity hospital at 5th and Kentucky. Within three miles of the community center are eight hospitals or rehabilitation centers, including those in the east downtown medical complex. Included in this is the major municipal hospital, Louisville General, as well as Children's, Jewish, and Methodist Evangelical hospitals.

Social Services

Currently, five agencies of social service are operating in the Algonquin Community. One center is temporary and is soon to be replaced by a permanent fixture. There are also two service centers physically outside the community which, nevertheless, serve specified sections of it.

The Baptist Fellowship Center, 1351 Catalpa Street, is operated jointly by the Southern and National Baptists. It provides a weekday program of activities for children, youths, and adults in the area. Its attempts to foster a "spirit of inter-racial understanding, appreciation and cooperative fellowship", a very timely aim in its immediate Parkland neighborhood. Here, in 1964, whites and non-whites were nearly equal in number. The center ministers to churches,

referred persons, and most importantly, to the immediate community.

Also located in the Parkland neighborhood, at 26th and Virginia (Oak) Streets, is another church-sponsored facility. Saint George's Community Center, beside the Episcopal Church of the same name, serves as an information and referral center and offers friendly visiting, short-term family counselling and supervised recreation.

In the southern part of the California neighborhood at 1614 West Ormsby Avenue is Red Shield Boys' Club, an affiliate of the boys' Clubs of America. This club operates a recreational, health and counselling program for boys 6-16 years of age.

On November 2, 1967, ground was broken at 16th and St. Catherine Streets in the California neighborhood for a new California Community Center building. This center, a project initiated by the city after area residents complained about the need for recreational facilities, is co-funded by local government and the Federal Neighborhood Facilities Program. The Center is to be located next to the Phyllis Wheatley School and will contain library facilities, a health clinic, a senior-citizens meeting place and a gymnasium with a stage. Present plans are to make the center a part of the complex which is across from St. Catherine. A temporary center is now in existence in the St. Peter Catholic Church, near 17th and Garland Streets.

Already existing in the California neighborhood is a service center recently set up by the Community Action Commission, the local arm of the "war on poverty", which is designed to serve the California C.A.C. target area. The whole target area roughly extends south from Broadway to St. Louis Avenue and from 9th Street and Big Mack Avenue west to 28th Street. This encompasses all of the California neighborhood, nearly all of Victory Park, and parts of Parkland and McFerran.

This center offers various social and vocational services (legal aid, employment counselling, etc.) to the area's residents.

In addition, the eastern blocks of McFerran are included in the Park-Hill C.A.C. target area and residents of these blocks can avail themselves of the outreach center in that area. The remaining western blocks of McFerran, Parkland and Victory Park, which are not within either the California or Park-Hill poverty target areas, are within the area being served by the new Park-Duvalle neighborhood health and services center. This center, located in the Cotter Homes public housing project in the Miles Park Community is a federally-financed experimental program designed to bring government assistance directly to low-income areas. It involves a variety of services including job training, legal aid, recreation, and day-care centers for children of working mothers. It is experimental in that it is an attempt to provide services to the poor in depressed areas under the direction of residents of the neighborhoods, who will plan, administer and help operate its services.

Summary

We have found that the Algonquin Community generally fares better in the evaluation of services and facilities than it has in the matter of population characteristics, housing and environment. Problems and assets are intermixed, however. Its street system does not lend itself to the smooth flow of traffic and a heavy volume of vehicular movement daily descends upon the community, but access to public transit should be considered overly adequate. Availability of commercial facilities is excellent - even too good in some areas, especially along and near Dixie Highway where interspersed residences are strangled. Industrial "facilities" are plentiful both within and without the community, although they are definitely a hindrance to the area.

Among these things which are correctly termed "community facilities", we note the absence of a high school within a reasonable distance, the relatively good picture on the junior high level and the presence of geographically adequate, but overcrowded, elementary schools. Park coverage is best on the regional, community and playground level, but according to suggested standards, is lacking in neighborhood parks and tot lots. Libraries and fire stations are sufficiently close and hospitals are within three miles.

The brightest picture arises in the matter of much-needed social services. Seven are in the community or serving it from outside. Three of these are located in the California neighborhood where the social services are needed most.