

THE CITY OF MASSILLON, OHIO

Francis H. Cicchinelli, Jr.
Mayor

Phone (216) 830-1700
FAX (216) 830-1776

Director of Public Safety & Service
Bill H. Hamit — 830-1702

Public Service
830-1701

**Personnel/Labor Relations/
Purchasing Director**
Ronald E. Mang — 830-1777

City Engineer/Planning Director
Robert F. Wagoner — 830-1722

Community Development Director
Aane Aaby — 830-1721

Economic Development Director
830-1785

Chief Building Official
Starr Surbey — 830-1724

**Fair Housing/
Rehabilitation Director**
Marilyn Frazier — 830-1717

**Wastewater Treatment Department
Manager/Superintendent**
Ronald L. Halter — 833-3304

Collections Department Chief
Linda S. McGill — 830-1705

Chief of Police
Mark D. Weldon — 830-1762

Fire Chief
Tommy R. Matthews — 833-1053

**Equal Employment Opportunity/
Minority Business - Drug Coordinator**
Edward W. Grier — 830-1716

Health Commissioner
Thomas K. Ellis, M.D. — 830-1710

Park Superintendent
830-1703

Youth Director
Constance Ledwell — 837-3137

Senior Citizens Director
Nancy A. Johnson — 837-2784

Income Tax Administrator
Richard E. Bordner — 830-1709

Data Center Chief
Keith Wires — 830-3647

NOTICE

TO: PLANNING COMMISSION MEMBERS

The item under New Business, Massillon Main Street

Blight Study, is being deleted from the Agenda.

This item will be put on next month's Agenda.

A G E N D A
MASSILLON PLANNING COMMISSION
OCTOBER 30, 1991 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. Approval of the Minutes for the Commission meeting of September 11, 1991.
2. Petitions and Requests

Request for Permitted Use Subject to Special Conditions

Location: Part of Out Lot 517, a 6.2748 acre tract of land located at the northwest corner of Erie Street South and Navarre Road, zoned I-2 General Industrial. Campbell Oil Company is requesting Planning Commission approval to utilize this property as a commercial fueling site and convenience store/gasoline station. Such retail uses are permitted in an industrial area subject to Planning Commission approval and provided that the use is industrial in character or serves the retail needs of the area (Section 1169.03(d) of the Zoning Code)

Request for Permitted Use Subject to Special Conditions

Location: 2711 Erie Street South, Out Lot 547, a 0.94 acre tract of land zoned I-1 Light Industrial. Joseph Accetta, the property owner is requesting Planning Commission approval to operate an automobile repair and auto sales business at this location. Auto repair is permitted in an industrial area subject to Planning Commission approval and provided that the operation is completed enclosed (Section 1169.03(a) of the Zoning Code). Retail uses are permitted in an industrial area subject to Planning Commission approval and provided they have an industrial character in terms of either outdoor storage requirements or serve the convenience needs of the industrial district (Section 1169.03(d) of the Zoning Code).

Replat of Lots 5787 and 5788

Location: 571 Griffith Avenue, S.W. The replat is being requested by Mark and Deborah Reed, the property owners, in order to permit the construction of a garage on this property.

3. New Business

Massillon Main Street Blight Study

Review of the data and conclusions of the Blight Study conducted by Massillon Main Street in the downtown area along Lincoln Way East from Erie Street to First Street, N.E., and along Erie Street South from Lincoln Way East to Tremont Avenue.

4. Other Business

The Massillon Planning Commission met in regular session on September 11, 1991, at 4:30 P.M. The following were present:

Chairman Fred Wilson
Mayor Francis H. Cicchinelli, Jr.
Safety-Service Director Bill Hamit
Dr. Dale E. Hart
Jeannette Holloway
Thomas Wilson
Michael Loudiana

Robert Wagoner
Aane Aaby
Marilyn Frazier

The first item of business before the Commission was the minutes of the August 14, 1991, meeting. Bill Hamit moved to recommend approval of the minutes, seconded by Jeannette Holloway, motion carried.

The next item was a Re-Plat.

Re-Plat

Location: 230 7th Street N.E., Lot No. 1651 and Part of Lot No. 1649, to be replatted into one lot. Submitted by Bruce Conery, Surveyor. The Re-Plat was presented by Robert Wagoner. An older home sits on this property. The owner wishes to construct a garage on the lot adjacent to his home. The zoning code does not permit a garage to be constructed on an otherwise vacant lot, therefore, it is necessary to re-plat the two lots into one. After a brief discussion, Dr. Hart moved for approval, seconded by Bill Hamit, motion carried.

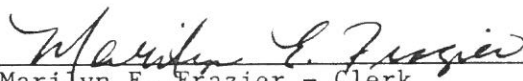
The final item before the Commission, was a rezoning request.

Rezoning Request

Location: Deermont Avenue, N.W., Annexation Area, consisting of Lot No. 14706 and Out Lots No. 613, 614, and 615, with a total area of 12.893 acres; recently annexed from Tuscarawas Township; the City is requesting that the area be zoned R-2 Single Family Residential. Mr. Wagoner presented the request. He commented that due to the size of the lots, R-2 Zoning is most appropriate for this area. Bill Hamit moved to recommend approval, seconded by Mayor Cicchinelli, motion carried.

There being no further business, the meeting adjourned at 4:40 P.M.

Respectfully submitted:


Marilyn E. Frazier - Clerk

Approved:

Fred J. Wilson - Chairman



Campbell Oil Company

September 26, 1991

City Hall
100 City Hall Street, S. E.
Massillon, Ohio 44646

Attention: Massillon Planning Commission

Subject: Proposed use of MDF Property

We would like to ask for your approval on the construction of a commercial fueling sight and possible convenient store with gas on the 6+ acre tract of ground we have purchased from the Massillon Development Foundation.

Our immediate plan calls for the Commercial Fueling Sight. We would like to begin construction on this as soon as possible. The sight would include a canopy, several fuel dispensers, 92,000 gallons of underground storage, and a 10' x 10' brick control building. I have attached a plot plan of the sight. I have had preliminary discussions with Bob Wagner and Aane Aaby regarding the sight.

The Convenient Store is in our long-term plan which would be out 6 to 18 months. It would resemble the unit we recently finished at the corner of Traphagen and Wales.

I would like to obtain written approval for our project before I proceed.

If you have any questions or concerns please contact me for an explanation or clarification.

Thank you,

Brian Burrow
Assistant to the President

BB:cc

Enclosure



MAIN OFFICE: 611 SOUTH ERIE ST.
P.O. BOX 558, MASSILLON, OHIO 44648
(216) 833-8555

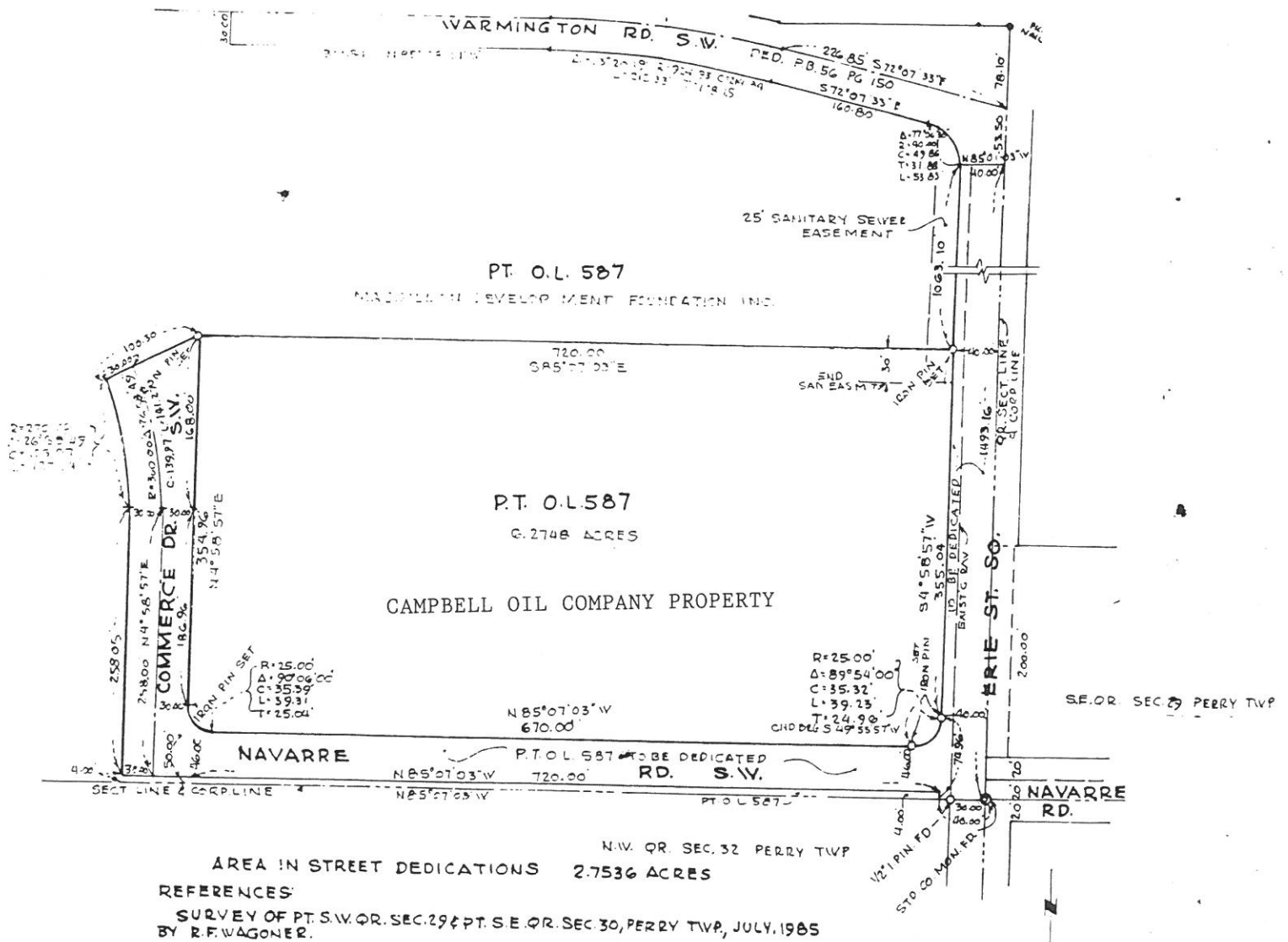
1000 WEST LIBERTY STREET
P.O. BOX 965E, WOOSTER, OHIO 44691
(216) 262-4911

111 RAY AVENUE N.W., P.O. BOX 189
NEW PHILADELPHIA, OHIO 44663
(216) 343-7031

NAVARRE RD.



SCALE 1" = 50'

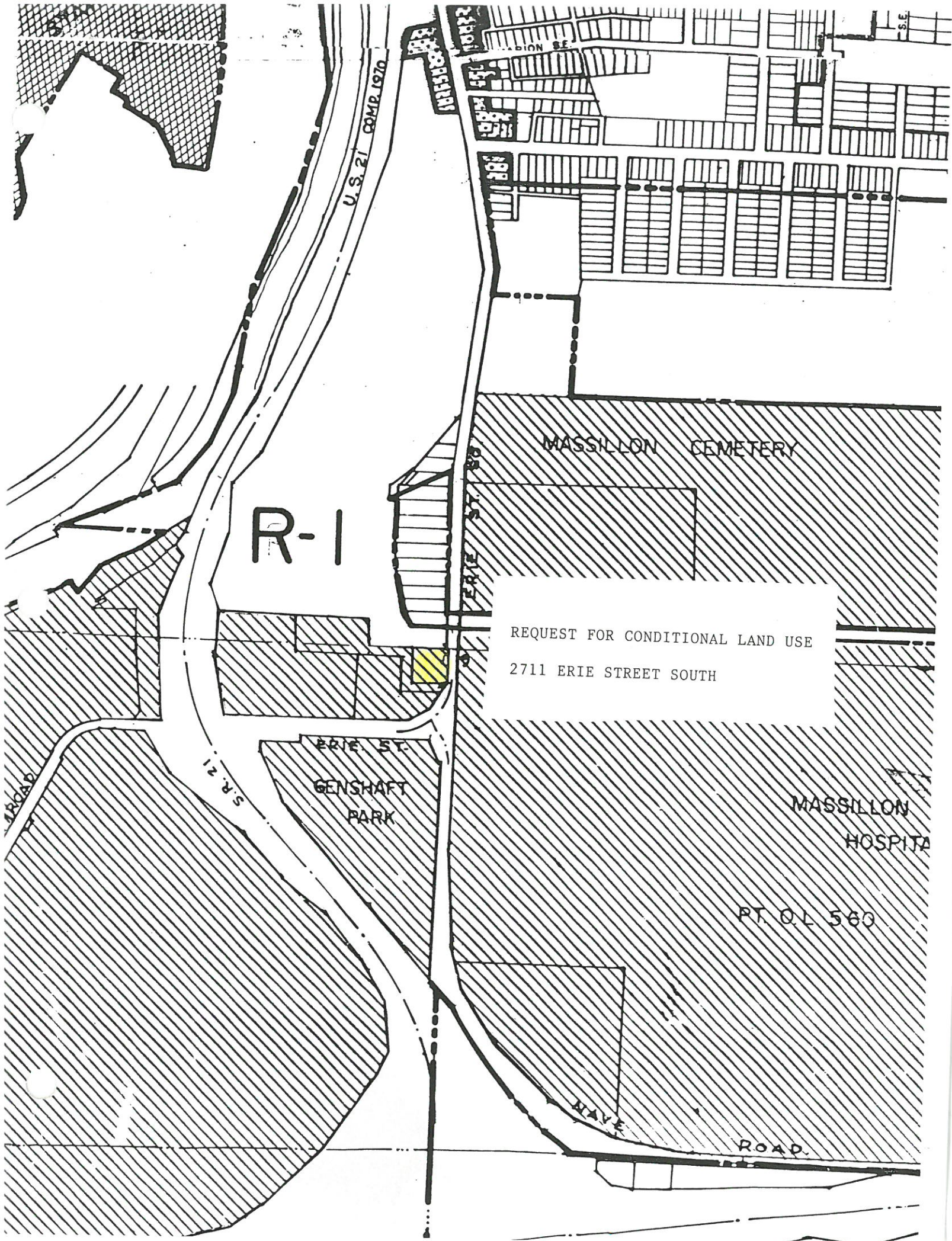


Dear Sir,

I would like to request
permission to operate a Auto repair
and Auto Sales business at
2711 Erie South.

Thanking You In Advance

Joseph Accetta
2711 Erie South
Mansillon, Ohio 44646
830-9221



R-1

U.S. 21 COMP 1970

ERIE ST. 80

MASSILLON CEMETERY

REQUEST FOR CONDITIONAL LAND USE
2711 ERIE STREET SOUTH

ERIE ST.
GENSHAFT
PARK

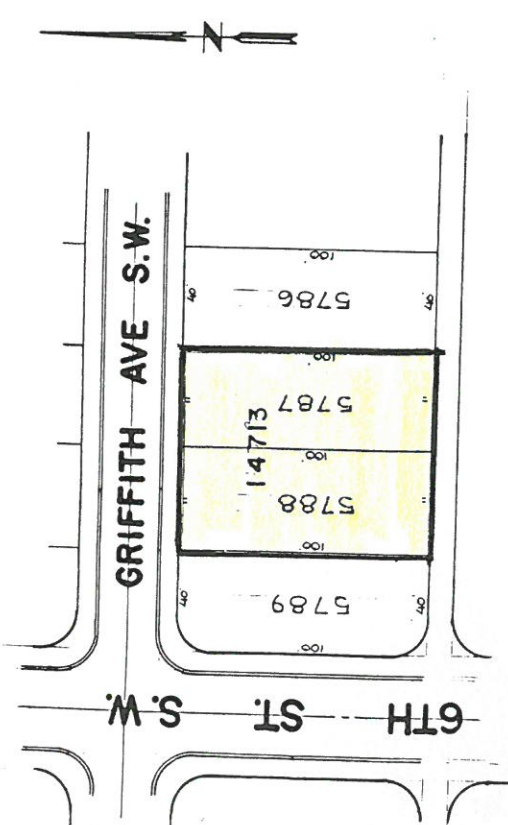
MASSILLON
HOSPITAL

PT. O.L. 560

HAYE

ROAD

17809 Acc 110 3132



CERTIFICATION

I HEREBY CERTIFY THE ABOVE TO BE A CORRECT PLAT AS SURVEYED BY ME AUG 1991

Robert F. Wagoner
SURVEYOR

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT WE MARK C & DEBORAH L REED OWNERS OF THE LAND DELINEATED ON THE ABOVE PLAT, DO HEREBY SWEAR THAT THE MAKING AND SIGNING OF THIS PLAT WAS MY FREE ACT AND DEED ACCORDING TO LAW

Mark C. Reed OWNER
Deborah L. Reed OWNER
Robert F. Wagoner SURVEYOR
Mark C. Reed OWNER

STATE OF OHIO
COUNTY OF STARK

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY DID PERSONALLY APPEAR Mark C. Reed WHO ACKNOWLEDGED that DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AS REQUIRED BY LAW.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 1st DAY OF October 1991

Mary Ann Coyne
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-13-95

PLANNING COMMISSION

APPROVED BY THE CITY PLANNING COMMISSION AT A MEETING HELD 1991
Robert F. Wagoner
SECRETARY

CITY COUNCIL

ACCEPTED BY CITY COUNCIL OF MASSILLON, OHIO BY ORDINANCE NO 1991 PASSED
COUNCIL ACCEPTANCE NOT NECESSARY, NO STREET DEDICATION HEREON PER
SECTION 1107.3 (b), (3) CODIFIED ORD. OF MASSILLON, OHIO
CLERK PRESIDENT

NEW LOT NUMBER 14713 ASSIGNED BY CITY ENGINEER OF MASSILLON, OHIO

Robert F. Wagoner
CIVIL ENGINEER

ENTERED FOR TRANSFER THIS DAY OF 1991

RECEIVED FOR RECORD THIS DAY OF 1991

RECORDED IN VOL. PAGE THIS DAY OF 1991

COUNTY AUDITOR

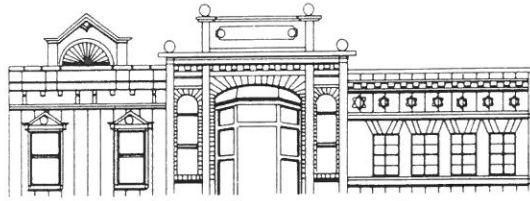
COUNTY RECORDER

CITY OF MASSILLON, OHIO

REPLAT OF LOTS 5788 & 5787

DR BY RONNIE McPHERSON DEPT. OF PUBLIC SERVICE
CITY ENG. ROBERT WAGONER ENGINEERING DIVISION

SCALE 1" = 20' DATE 9-27-91



MASSILLON MAIN STREET

MASSILLON MAIN STREET

1991 BLIGHT STUDY

MARSHALL WEINBERG, PRESIDENT

September 30, 1991

1991 BLIGHT STUDY

Enclosed in this body of work you will find the data and conclusions of the Blight Study conducted in the area of downtown on Lincoln Way East (from First Street NE to Erie Street) and Erie Street South (from Lincoln Way to Tremont Street).

This is the first part of the Blight Study/Action Plan contracted by the City Council of Massillon.

This study was conducted in the hope of bringing to light the conditions to which our downtown area has fallen, and to address the need to focus our energy on correcting this blighted condition.

R E V I E W

The area studied in our survey extends west on Lincoln Way East from First Street to Erie Street, and then heads south down Erie from Lincoln Way to Tremont Street. We focused our efforts in this area for several reasons.

Firstly, the area described is the "historic heart" of our City. It includes the greatest density of structures as well as the largest concentration of commercial square footage in our town. This square footage has historically supported the largest number of businesses and jobs. In addition, due to prevailing traffic patterns, Lincoln Way and South Erie support a large portion of the daily traffic through our town. Lincoln Way carries 22,000 to 25,000 vehicles a day and South Erie anywhere from 6,000 to 8,000 cars a day.

Our survey area has two other important distinctions: It encompasses the majority of our newly formed historic district and additionally borders our Lincoln Phase II redevelopment area. This combination has the dual role of being our most blighted area as well as holding the greatest potential for Massillon's future.

LINCOLN WAY - Erie Street to First St East, North side of Street

The north side of the street, starting at the corner of Erie, holds an interesting group of buildings. Address nos. 10, 14, 20 and 24 were designed as an early prototype for the commercial concept of the "Mall". A common stairway located between address numbers 14 and 20 leads to a second floor built without dividing walls between the four buildings. The area had been subdivided by non-bearing walls into small shops and offices. Throughout the second floor, stairways lead to larger spaces on the third floor.

The current condition of the buildings is far less inspiring. In the early 1950's the second and third floors of these buildings lost their last businesses and these floors were sealed off and have remained unused to this day.

Due to water damage caused by poorly maintained roofs and a build-up of moisture created by lack of ventilation, deterioration jeopardized the available space. Collapsing ceilings and walls, and rotting floor boards and decayed fixtures caused two-thirds of the commercial space on this block to become unusable without extensive remodeling.

The street level of these four buildings, though still in use, contain some problems which are continuing the blighted conditions found upstairs.

(1) #10 Lincoln Way East houses the Cornell Real Estate Agency on the street level. This building's problems begin at the top and work their way down. The third floor down to the second floor shows the effects of water damage caused by a poorly maintained roof. Extensive cracking and decay exist on almost every ceiling and wall. Also, all of the floors are in need of repair due to moisture rotting in scattered areas. Compounding the problem is the total deterioration of the electrical, plumbing and heating systems. Air conditioning and exhaust systems are non-existent.

Bathrooms are currently unusable. Problems continue on the outside of the building where a false front was added during the '50's. Moisture continuously present behind the bricks has caused a constant deterioration of the building's facade. Moisture on the metal cornice has caused rusting and decay.

Size: approximately 3,000 sq ft
Usable space: 1,000 sq ft
Blighted area: 2,000 sq ft

(2) #14 Lincoln Way East currently houses The Ad Factory on the ground level. The generally blighted conditions on the second and third floor are similar to that of 10 Lincoln Way East. However, due to roof leaking, the conditions continue to worsen.

In addition, the first level currently in use, has had little maintenance and updating. Recently plumbing leaks have developed

in the basement causing flooding. Exterior deterioration of the brick facade has been constant due to a facade restoration in the '50's which has increased moisture retention against the brick.

Size: approximately 3,000 sq ft
Usable space: 1,000 sq ft (code maintenance required)
Blighted area: 2,000 sq ft

(3) #20 Lincoln Way East formerly housed Del's Shoe store on the first floor. It is one of the few buildings that has been re-modeled and rewired bringing it to proper code. Unfortunately the second and third floors share the same blighted conditions of its neighbor.

Size: approximately 3,500 sq ft
Usable space: 1,500 sq ft
Blighted area: 2,000 sq ft

(4) #24 Lincoln Way East on the ground level houses Duncan's Jewelry Store. On the surface Duncan's has undergone a recent face lift. The second and third floors had been remodeled approximately twenty years ago. Though conditions of blight are slightly less apparent, code violations would preclude re-use of this space without considerable work to the electrical system, bathroom facilities, wall surfaces and exit ways.

Size: approximately 3,000 sq ft
Usable space: 1,000 sq ft
Blighted area: 2,000 sq ft

(5) #28 Lincoln Way East currently houses Forty Corners Church on the ground level. This building has received a renovation on the first floor which superficially covers the walls and ceilings. An attempt at a second floor restoration reveals a large number of code violations which renders the space a possible hazard if not addressed. The third floor, unused for several years, is currently unusable. Water damage to the ceiling and walls reveals the need for work on the roof and flashing around the top of the building. Decay to the brick facade also suggests a need for attention to avoid total decay.

Size: approximately 3,300 sq ft
Usable space: 2,200 sq. ft
Blighted area: 1,100 sq ft

(6) #32-34 Lincoln Way E is the ground level address of Mason's Appliance Center. This structure is one which utilizes all of it's two stories. Retail on the first floor and a refinished apartment on the second floor.

Size: approximately 2,200 sq ft
Usable space: 2,200 sq ft
Blighted area: -0-

(7) #40 Lincoln Way E is currently referred to as The Jewel Antique Mall. This building is a near total loss. Years of neglect to the roof have caused extensive water damage to the ceilings, walls, floors and electrical system. A bulging exterior brick wall suggests that water is running through the infrastructure of the building. Total collapse of the second floor has rendered a thorough inspection in some parts of this building an impossibility.

Size: approximately 2,200 sq ft
Usable space: -0-
Blighted area: 2,200 sq ft

(8) #44-50 Lincoln Way E currently houses Electronic Repair Shop and Russ' Tavern on the ground floor. Like many buildings in Massillon, the upper two floors have been sealed off and vacant for many years. The second and third floors exhibit the classic blight conditions of water and moisture damage to the walls, ceilings and floors, as well as a near total breakdown of all utilities to the structure.

Size: approximately 6,600 sq ft
Usable space: 2,200 sq ft
Blighted area: 4,400 sq ft

LINCOLN WAY - First Street East to Erie St. South side of Street

(9) #59 Lincoln Way E is commonly known as the Old AmeriTrust Building. Perhaps one of the saddest examples of usable commercial space allowed to deteriorate in our town. This structure is eight stories high. It encompasses approximately 80,000 sq ft of space. Due to flooding in the basement, all electrical systems and utilities have been rendered useless. Water damage from a still leaking roof and moisture damage from a lack of ventilation have caused deterioration of the plaster walls and ceilings. Lack of proper sprinkling system on the upper floors, and continuous damage from neglect to the environmental control system have caused a total blight to this building.

Size: 80,000 sq ft
Usable space: -0-
Blighted area: 80,000 sq ft

(10 & 11) #45 Lincoln Way E & #49 Lincoln Way E are a single structure divided sometime during their life span. #45 is best known for its long-time tenant, the Sugar Bowl. #49 was the old Reliable Office Supply site. Although the first floor has been divided into two retail locations, the entire structure shares common problems. Water damage from a neglected roof and moisture damage caused by insufficient ventilation have created a condition of total blight. Damaged ceilings, walls, floors, electrical systems and plumbing facilities have rendered these two structures currently unusable on any of their three floors.

Size: 3,300 sq ft (45 Lincoln Way E)
Usable space: -0-
Blighted area: 3,300 sq ft

Size: 3,300 sq ft (49 Lincoln Way E)
Usable space: -0-
Blighted area: 3,300 sq ft

(12 & 13) #39 Lincoln Way E & 43 Lincoln Way E are another example of a single structure divided sometime during their life span. Both places have made usable the front 1/3 of their ground levels for retail space. Keister's Sewing Shop is now the only tenant on either side. The structure is 144 ft long and approximately 38 ft wide divided into a 16 ft wide front and a 22 ft wide front. Both buildings exhibit the classic signs of neglect in the rear 2/3 of the ground floor and 100% of the second and third floors. This area is another example of the blighted conditions of deteriorating ceilings and walls, non-existent electrical and safety systems and a breakdown in the plumbing systems. The entire structure would require a major effort to become usable space.

Size: approx. 6,900 sq ft (39 Lincoln Way E)
Usable space: 800 sq ft
Blighted area: 5,400 sq ft
(continued)

Size: approx. 9,500 sq ft (43 Lincoln Way E)
Usable space: 1,100 sq ft
Blighted area: 8,400 sq ft

(14) #31 Lincoln Way E is Stephan's Jewelers on the ground floor. This structure is the only wood structure on Lincoln Way. It has been covered over by a metal siding which has hastened the disintegration of the structure due to moisture retention. The upper floor area has been sealed off from usage and appears unusable. Though the first floor is in operation, the building appears to have a limited life span due to deterioration of its entire structure.

Size: 1,500 sq ft
Usable space: 700 sq ft
Blighted area: 800 sq ft

(15 & 16) #15 & 23 Lincoln Way E. Although these two lots are separate structures, I note them together because of their common first floor tenant, Linde's Dress Shop. Here we have an example of removal of much of the separating wall to create one single retail space. The second and third floors of both buildings have been sealed off for many years. As expected, they exhibit the typical signs of deterioration of ceilings, walls and floors, and the lack of usable utilities and safety systems.

Size: 3,300 sq ft (each structure)
Usable space: 1,100 sq ft (each structure)
Blighted area: 2,200 sq ft (each structure)

(17) #13 Lincoln Way E. The former first floor tenant was the Alibi Lounge. This structure is actually two buildings (one fronting on Erie Street South) that have had common walls removed to create a single "L" shape building. This structure is a victim of arson and the accompanying damage from water used to fight the fire. Severe damage to the ceilings, walls and floors is evident throughout. In addition, the lack of workable utilities and safety systems has created an almost total loss. NOTE - a new roof has recently been added.

Size: 6,300 sq ft
Usable space: -0-
Blighted area: 6,300 sq ft

(18) #11 Lincoln Way E is the current address of Snively & Kimmins Law Firm. This structure was involved in the same fire as its neighbor, the old Alibi. A total restoration of the first and second floors has reclaimed 2/3 of the usable space. The third floor has been sealed off without any workable utilities and safety systems. Decaying plaster walls and ceilings make this floor unusable.

Size: 3,600 sq ft
Usable space: 2,400 sq ft
Blighted area: 1,300 sq ft

ERIE STREET SOUTH - East side of Street

(19) #24 Erie Street S is currently unused on all floors. This building shows many of the signs of deterioration found throughout Massillon. Water damage from the roof has caused a near total decay of walls and ceilings on the second and third floors. In addition there are no workable utilities or safety systems. (*) The first floor has had many of its problems addressed in the past and can be brought up to code more readily than the top two floors. These improvements must be determined by usage. The presence of only one bathroom precludes a retail use. The blockage of the rear entrance poses a fire hazard and the ability of the heating system to function is still untested.

Size: 2,700 sq ft
Usable space: 900 sq ft (*)
Blighted area: 1,800 sq ft

(20) #26 Erie Street S currently houses Christoff & Christoff, Attorney at Law. Tenant has rehabed the first two floors of this building (*) with only minor improvements on the second floor necessary for use. The third floor has been sealed off and exhibits the conditions of blight common to other structures over time.

Size: 3,600 sq ft
Usable space: 2,400 sq ft (*)
Blighted area: 1,200 sq ft

(21) #32 Erie Street S whose current tenant is Baltzly's Drugs. Like its neighbor, this building has rehabed its first and second floors for use. Also like its neighbor, the third floor has been sealed up with utilities and safety systems disconnected. It is currently unusable.

Size: 3,900 sq ft
Usable space: 2,600 sq ft
Blighted area: 1,300 sq ft

(22) #46 Erie Street S. Downtown Deli is on the ground level and a dance studio is on the second floor. This building is one of the few that has maintained both its floors in working order since its inception.

Size: 2,800 sq ft
Usable space: 2,800 sq ft
Blighted area: -0-

(23) #54 Erie Street S. Former tenant was The Union Station. Conditions of blight to the ceilings, walls, floors, utilities and safety systems exist throughout the building. Though there is an

effort to restore the first floor -- the condition of the building, at the time of this study, was that of total blighted conditions. Unusable for occupation.

Size: 3,600 sq ft
Usable space: -0-
Blighted area: 3,600 sq ft

(24) #58 Erie Street South is the former home of The Pleasure Pub". Conditions of this structure are identical to that of the Union Station. Though there is an effort underway to restore the first floor, the building at the time of this survey was totally uninhabitable.

Size: 3,600 sq ft
Usable space: -0-
Blighted area: 3,600 sq ft

(25) #62 Erie Street South, the current ground floor tenant is The Croation Club. This is another one of the rare exceptions to the area in that the total building is currently being occupied; Croation Club on the ground floor with apartments on the top two.

Size: 3,600 sq ft
Usable space: 3,600 sq ft
Blighted area: -0-

(26) #64 - 68 Erie Street South. The current ground floor tenant is the Army Navy Club. Though the first floor is currently in use, the second and third floors are currently uninhabitable. The seven apartments on the upper floors had, until recently, been rented out as low income space. However, an inspection of these areas reveals sufficient code violations to make these apartments uninhabitable. Conditions of blight and neglect to the interior structure, utilities and safety systems are prevalent.

Size: 6,000 sq ft
Usable space: 2,000 sq ft
Blighted area: 4,000 sq ft

(27) #110-16 Erie Street South. Current tenant is Reliable Office Supply & Furniture. This entire structure is currently serving as showroom and warehouse space for this retail business. Though its condition for use of other purposes would be questionable, it currently fulfills the standards set for warehouse space.

Size: 12,000 sq ft
Usable space: 12,000 sq ft
Blighted space: -0-

(28) #120 Erie Street South is the location of The Masonic Lodge, the current major tenant. Though this building is beginning to show

signs of decay throughout, it is currently inhabited throughout.
(*) Due to the enormous costs associated with rehabing the space, the major tenant has found it more economical to build another building and move. This will leave the building primarily unusable for most other purposes.

Size: 12,000 sq ft
Usable space: 12,000 sq ft
Blighted area: -0-

(29) #140 Erie Street South, formerly known as the Crone Furniture Store. This building is primarily a shell. It virtually has no working electricity, heating, plumbing or safety services of any kind. Damage due to water from a previous fire and moisture from lack of proper ventilation have caused a condition of total blight.

Size: 15,000 sq ft
Usable space: -0-
Blighted area: 15,000 sq ft

ERIE STREET SOUTH - Lincoln Way to Tremont, West side of Street

(30) #31 Erie Street South, the current tenant is Associated Tax Services. A four story building, it has seen its first floor rehabilitated. However, the three upper floors show the signs of neglect and blight common throughout our area. Water and moisture damage, due to a leaking roof, has caused decay to the ceilings, walls and floors throughout. All utilities have been cut off to the upper floors making the majority of this building currently unusable.

Size: 4,000 sq ft
Usable space: 1,000 sq ft
Blighted area: 3,000 sq ft

(31) #37 Erie Street South, current tenant is Tiger Sports. Sharing a common interior stairway with its neighbor, it also unfortunately shares common conditions of blight. A three story building, its top two floors have deteriorated and all utilities have been turned off.

Size: 3,000 sq ft
Usable space: 1,000 sq ft
Blighted area: 2,000 sq ft

ADDITIONAL STRUCTURES

I have chosen to add one building not located contiguously to our study area.

(32) #47 Lincoln Way W, current tenant: Leeper's Heating & Cooling. Though Leeper's utilizes the first floor for predominantly warehouse space. The upper two floors are a perfect example of the continuous conditions of blight existing in our city today.

Here we find the typical decaying ceilings, walls and floors due to a continually leaking roof and the several broken windows throughout the building. All utilities and safety services have been cut off.

It is one of our worse examples of a structurally sound building decaying in front of our eyes.

Size: 15,000 sq ft
Usable space: 5,000 sq ft
Blighted area: 10,000 sq ft

CONCLUSIONS

During this study we examined 32 buildings in the downtown area. Of these 32 buildings, only 4 of them were using the total space their structures provided. All of those buildings with under utilized space have had this space fall into serious disrepair.

This represents 87.5% of the buildings as experiencing some portion of their available space experiencing conditions of blight.

It should be noted that our utilization of the term "blight" refers to an area which is in need of extensive repair to their walls, ceilings, floors, electrical systems, heating/cooling systems, windows and safety systems. They are virtually uninhabitable unless a major effort towards code upgrading is undertaken. It is, in essence, "dead space".

The total square footage of the included structures is approximately 238,600 square feet. Of this space, 174,400 square feet, or 72.9% is in blighted condition. Only 27.1% is actually in use.

It should be noted that serious attention to these conditions should be addressed as soon as possible. We must determine those flaws in our system which have allowed this decay to occur in the first place in order to prevent it from happening again.

We therefore present this study with the sincere hope it will be seen as an opportunity to proceed with the efforts of our City and this organization to reclaim the historic architectural heritage of our town.

Submitted by:

Marshall Weinberg
Marshall Weinberg
President
Massillon Main Street