

GLOUCESTER CITY MASTER PLAN

HOUSING AND LAND USE REPORT

ZONES 4 THROUGH 7

ANALYSIS ZONE 4

Bounded by... Passaic Street on the north; the West Jersey and Seashore Railroad on the east; Market Street on the south; Willow Street on the west.

ZONING - B-1 Commercial along Broadway, R-2 Residential west of Broadway, and R-1 Residential east of Broadway.

The distribution of landuse types is as follows:

	<u>HOMES</u>	<u>CMRCL</u>	<u>INDSTL</u>	<u>PUB</u>	<u>PRK</u>	<u>VAC</u>	<u>TOTAL</u>
No.	1032	118	1	17	4	126	1298
%	80%	9%	-	1%	-	10%	100%

Analysis Zone 4 along with Zone 5 contains the heart of the old residential and commercial district of the City. Zone 4 is in the center of the City and contains City Hall, the main fire station, the Monmouth Street historical homes, parochial and public schools, and the heaviest concentration of small businesses in the City.

The hub of Zone 4 is Broadway. Along Broadway are found many small stores and shops, such as shoe repair and trophy stores nestled in between the local deli and the corner bar. Off Broadway are found the residential areas, east and west. Homes are generally attached. mostly row homes with twins also frequent.

Few single homes are to be found, save for the 400 block of Monmouth which boasts several large 19th century single dwellings. The zone has an average proportion of renter (19%) vs owner occupied dwellings but has an overall lower physical condition of structures than the adjacent Zone (#7) to the east.

WARE



ANALYSIS ZONE #4

There is some heavy truck traffic on Broadway and Market Street incompatible with the retail and residential character of this zone.

Although mostly retail, Broadway does not interfere with the adjacent residential neighborhoods. Lack of off-street parking does tend to disrupt traffic along Broadway. The end result is parallel parking movements disrupting traffic on Monmouth Street and Broadway.

There is one significant industrial use in Zone 4--the Independence Chemical Company located between Filmore Street and the railroad at Essex Street. Independence maintains a factory and warehouse there. Located in this wholly residential area, Independence initially established itself there because of railroad proximity. This is, nevertheless, an intrusion into the residential character of the neighborhood and, hence, an incompatible land use.

ASSETS

One of the major assets of this zone is the vintage architectural character of most dwellings. Because of the low-income of many residents, few alterations have been affordable and few new homes built. Thus, there are many Victorian era old homes with much of the original gingerbread trim in place, although often in poor condition. The 400 block of Monmouth Street (both sides) has particularly interesting architecture such as a heavy-pillared Greek Revival home and some Second Empire structures with much of the original woodwork. In addition most of the ornate original iron fencework remains on both sides of the street. Monmouth Street can provide a fine nucleus for an historic district in this zone. This zone also contains over 100 vacant parcels of land, some of which could be turned into off-street parking lots or developed for new housing.

Shopping opportunities, nearby schools, fire company and playground areas combine to enhance the living conditions of this neighborhood.

LIABILITIES

Analysis Zone 4 has several weaknesses. Primary among these is the deteriorated outside condition of many of the dwellings. A combination of flaking paint and missing

gutters often combines to cause the rotting of the original wood structures.

Renters attracted to the relatively low rentals in certain sections of this zone are of a lower income group. A growing low income presence in older neighborhoods is often associated with a decrease in the financial investment into such structures by landlords, and thus an accelerating decay of the neighborhood is a frequent result, making it increasingly difficult to improve conditions.

The density of dwellings, coupled with their age and old electric systems, combine to increase the risk of fire among these frame structures. One final weakness for this zone is the high proportion of renter occupied homes which is directly related to structural neglect.

Aside from Broadway, most streets in this zone are in poor condition (rating mostly 3's).

Essentially, Zone 4 is an architecturally historic area in fair to deteriorating condition. To realize its potential, new residents and/or investment dollars would have to be attracted to renovate the most neglected structures.

TYPE OF HOUSING STOCK

An analysis of the housing data for this zone by Type is shown below:

<u>TYPE</u>	<u>NO.</u>	<u>%</u>
Single	<u>164</u>	<u>15.89</u>
Twin	<u>452</u>	<u>43.80</u>
Row	<u>370</u>	<u>35.85</u>
Apt.	<u>46</u>	<u>4.46</u>
TOTAL	1032	100.00%

CONCLUSIONS AND RECOMMENDATIONS

In order to maximize the potential of this zone and to alleviate the perceived liabilities, the city should undertake the following actions:

1. Amend the zoning ordinance to require commercial uses in the B-1 district to have:
 - a. a minimum of 50' of frontage
 - b. a building coverage not to exceed 30% of the lot area and a combined coverage by building and impermeable surface not to exceed 80% of the lot area.
2. Have the City Engineer undertake a feasibility study of converting many of the unused vacant lots in this zone into off-street parking either under public or private ownership in order to reduce the amount of on-street parking.
3. Have the City Fire Marshall and City Building Inspector increase the number of fire and building code inspections in this area in order to increase the standard of housing quality in this zone.
4. Utilize the City lot at the corner of Monmouth Street and Champion Road for off-street parking for the business district.
5. The City should investigate the possibility of acquiring the vacant lot on Monmouth Street on the west side of the Knights of Columbus building and paving it for use as an off-street parking area for the business district.