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Philip W. Pitts Letter to George W. Simons Jr. Regarding Orlando Housing Survey

Philip W. Pitts

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6043 Medford Drive
Orlando, Florida
June 4, 1958

Housing

Mr. George W. Simons, Jr.
401 First Federal Savings Bldg.
Jacksonville 2, Florida

Dear Mr. Simons:

I have forwarded under separate cover several overlays related to the housing survey. Several months ago I sent you a similar overlay labeled "House Types". Among the new ones you will receive are one labelled "Map of Sub-Standard and Blighted Housing Areas" and one labelled "Map of Redevelopment, Rehabilitation, and Conservation Areas". Also included is a small overlay of data obtained from the 1950 Housing Census of Orlando (U.S. Census).

The map showing frequency of delapidation and blighting influences is the result of field surveys by myself. I supplemented this work with information from the 1950 housing census. You will note that on this map I also show frequency of converted dwellings, i.e. dwellings converted to multiple family use. Also the map shows business frontage (or industrial) with spots indicating individual businesses mixed into residential areas. From this information I defined the Redevelopment, Rehabilitation, and Conservation areas. On the latter map I have included notes on possible treatment of these areas. Some Redevelopment areas are indicated as "Urban Renewal" areas; they probably will require drastic changes through Federal financing. Others are simply indicated as redevelopment areas, and should not necessarily require any major expenditure of public funds. Zoning changes with long range planning on the part of the city will probably suffice - through the process of attrition, i.e. normal conversion of land use from residential to business and industrial. In these areas new street designs and wider streets might be required. Those being converted to business districts might benefit by public parking lots as well.

Rehabilitation areas are not indicated as requiring major expenditures of public funds. Planning should provide for development of ~~parkx~~ apartment areas, public playgrounds and parks, particularly parks for buffer strips to protect residential areas from encroaching business and industrial uses. Housing codes should suffice to bring up the quality of blighted housing existing in these areas.

I checked with Mr. Albert for the benefit of his thinking and made some minor alterations in boundaries to suit him.

Sincerely yours,

Phil

Philip W. Pitts