

HISTORIC MITCHELL STREET OVERLAY DISTRICT SURVEY

2-18-15

Inspector McDonald and Inspector Rusnak were tasked with completing a survey of first floor occupancies along Historic Mitchell Street between 5th Street and 13th Street including small portions of adjacent side streets. A total of 89 properties were evaluated for number of first floor units in each building, vacancy status, existing business use, DCD recorded use, BOZA case records, general condition of property, open violation orders, and referrals. Existing parking lots and vacant lots were evaluated for public parking capacity and existing landscaping and fencing. The following is a summary the findings:

- **(68) Commercial Uses** (Restaurants / Bakery / General Merchandise / Cell Phones / Resale / Furniture / Grocery / Liquor / Party Supply / Tax Service / Insurance)
- **(5) Medical Uses** (Doctor / Dentist / Clinics)
- **(19) Health Care & General Service** (Mental Health / County Services / Social Service / Barber / Beauty / Nails / Furniture Rental / Laundromat)
- **(2) Currency Exchanges**
- **(3) Employment Agencies**
- **(1) Arts & Entertainment** (Dance Studio)
- **(1) Institutional Use** (School)
- **(11) Parking Lots**
- **(22) Vacants**
- **(12) Other Uses** (Residential / Church)
- **(144) Total Uses / Units**

Overall the visual appearance of the properties and the public way was acceptable. Of the 89 properties, 14 require exterior maintenance, 7 require interior maintenance, & 15 had zoning issues (signage, landscaping, or BOZA approval). Many of the existing parking lots had the required landscaping and fence wall installed and in good condition. There are many existing pedestrian walkways to link the public sidewalk to parking lots to the rear of the storefronts. These lots along with metered street parking provide ample parking. There is one private vacant and one adjacent City vacant lot that could be paved to provide additional parking if needed.

TAXKEY	HOUSE #	STR DIR	STR NAME	# OF UNITS	VACANCY?	BUSINESS TYPE	AGREE W DCD?	BOZA?	CONDITION	OPEN ORDERS?	REFERRALS	PICS	NOTES
462-0625-000	501 W		Historic Mitchell	1 (Tax Service)	No	Commercial	Yes	No	None	No	No	Yes	
462-0626-000	507 W		Historic Mitchell	2 (Dentist)	No	Medical Office	Yes	No	None	No	No	Yes	
462-0627-000	511 W		Historic Mitchell	Vacant Lot - Privately Owned	Yes	Vacant	Yes	No	None	No	No	Yes	Not Paved
462-0628-000	515 W		Historic Mitchell	Vacant Lot - City Owned	Yes	Vacant	Yes	No	None	No	No	Yes	Not Paved
462-0629-000	519 W		Historic Mitchell	1 (Vacant)	Yes	Vacant	Yes	No	Exterior Maint	No	No	Yes	
462-0630-000	521 W		Historic Mitchell		Yes	Existing Parking Lot	Yes	No	None	No	No	Yes	
462-0631-110	529 W		Historic Mitchell	1 (Funeral Home)	No	Existing Parking Lot	Yes	No	None	No	No	Yes	
462-0634-000	539 W		Historic Mitchell	1 (Photography)	No	Health Care & General Service	Yes	No	None	No	No	Yes	
462-0635-000	541 W		Historic Mitchell	1 (Attorney)	No	Health Care & General Service	Yes	No	None	No	No	Yes	
462-0636-100	545 W		Historic Mitchell	1 (Restaurant)	No	Commercial	Yes	No	Landscaping	No	No	Yes	Window signs exceed code limits
461-0501-100	601 W		Historic Mitchell	1 (Vacant)	Yes	Vacant	Yes	No	Interior Maint	Yes	No	Yes	Missing trees and shrubs
				2 (Cell Phone)	No	Commercial	Yes	No	Interior Maint	Yes	No	Yes	
				3 (Vacant)	Yes	Vacant	Yes	No	Interior Maint	Yes	No	Yes	
				4 (General Merchandise)	No	Commercial	Yes	No	Signage	Yes	No	Yes	
461-0502-100	621 W		Historic Mitchell	1 (General Merchandise)	No	Commercial	Yes	No	None	No	No	Yes	
461-0503-000	635 W		Historic Mitchell	1 (Medical Office)	No	Medical Office	Yes	No	None	No	No	Yes	
461-0505-000	1724 S	7th	Historic Mitchell	1 (Laundromat)	No	Health Care & General Service	No	No	None	No	No	No	
461-0531-000	705 W		Historic Mitchell	1 (Clothing)	No	Commercial	Yes	No	None	No	No	Yes	
				2 (Newspaper Office)	No	Commercial	Yes	No	None	No	No	Yes	
				3 (Cell Phone)	No	Commercial	Yes	No	None	No	No	Yes	
461-0530-000	709 W		Historic Mitchell	1 (Grocery)	No	Commercial	Yes	No	None	No	No	Yes	
461-0528-000	715 W		Historic Mitchell	2 (Restaurant)	No	Commercial	Yes	No	None	No	No	Yes	
461-0544-100	723 W		Historic Mitchell	1 (Vacant)	Yes	Existing Parking Lot	Yes	No	None	No	No	Yes	
461-0542-000	729 W		Historic Mitchell	2 (General Merchandise)	No	Commercial	Yes	No	None	No	No	Yes	
461-0541-000	733 W		Historic Mitchell	1 (General Merchandise)	No	Commercial	Yes	No	Signage	No	No	Yes	Changing message sign exceeds code limits
461-0545-000	801 W		Historic Mitchell	1 (Check Cashing)	No	Commercial	Yes	Yes	None	No	No	Yes	
461-0546-000	807 W		Historic Mitchell	2 (Mattress)	No	Commercial	Yes	Yes	Signage	No	Yes	Yes	Second Hand Sales
				1 (Restaurant)	No	Commercial	Yes	No	None	No	No	Yes	
				2 (Travel Agency)	No	Commercial	Yes	No	None	No	No	Yes	
				3 (Jewelry)	No	Commercial	No	Yes	None	No	Yes	Yes	Boza for currency exchange at jewelry store
				4 (General Merchandise)	No	Commercial	No	No	None	No	No	Yes	
461-0547-000	815 W		Historic Mitchell	1 (Barber Shop)	No	Health Care & General Service	No	No	None	No	No	Yes	
461-0548-000	829 W		Historic Mitchell	1 (Vacant)	Yes	Vacant	Yes	No	None	No	No	Yes	
				2 (Bank)	No	Commercial	No	No	None	No	No	Yes	
461-0549-000	833 W		Historic Mitchell	2 (Subway)	Yes	Vacant	Yes	No	Interior Maint	Yes	No	Yes	
				3 (Vacant)	No	Vacant	No	No	Interior Maint	Yes	No	Yes	
				4 (Church)	No	Other	No	No	Interior Maint	Yes	No	Yes	Assembly - Church
461-0570-000	929 W		Historic Mitchell	1 (School)	No	Instructional	Yes	Yes	None	No	No	Yes	Catholic School
461-0572-100	939 W		Historic Mitchell	1 (Bank)	No	Commercial	No	No	None	No	No	Yes	
461-0603-100	1002 W		Maple	1 (Bank)	Yes	Existing Parking	Yes	No	None	No	No	No	
461-0583-000	1003 W		Historic Mitchell	1 (Shoe Store)	No	Commercial	Yes	No	None	No	No	Yes	
461-0584-000	1009 W		Historic Mitchell	1 (General Merchandise)	No	Commercial	Yes	No	None	No	No	Yes	Second Hand Sales
				2 (Grocery)	No	Commercial	Yes	No	None	No	No	Yes	
461-0585-000	1013 W		Historic Mitchell	1 (General Merchandise)	No	Commercial	No	Yes	None	No	No	Yes	Second Hand Sales
461-0586-000	1017 W		Historic Mitchell	1 (Resale)	No	Commercial	Yes	Yes	None	No	No	Yes	Second Hand Sales
461-0587-100	1023 W		Historic Mitchell	1 (Grocery)	No	Commercial	Yes	Yes	None	No	No	Yes	Second Hand Sales
				2 (Tax Services)	No	Commercial	Yes	No	Exterior Maint	Yes	No	Yes	
				3 (Beauty Shop)	No	Commercial	Yes	No	Exterior Maint	Yes	No	Yes	
461-0590-000	1029 W		Historic Mitchell	1 (Convenience Store)	No	Commercial	Yes	No	None	No	No	Yes	

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				2 (Beauty Shop)	No	Health Care & General Service	Yes	No	Signage	No	Yes	Yes	Feather banner
461-0592-100	1039 W		Historic Mitchell	1 (Bank)	No	Commercial	No	No	None	No	No	Yes	
461-0604-000	1101 W		Historic Mitchell	1 (Medical Office)	No	Medical Office	No	No	None	No	No	Yes	
				2 (Vacant)	Yes	Vacant	Yes	No	None	No	No	Yes	Open permit for grocery store
461-0605-000	1117 W		Historic Mitchell	3 (Furs)	No	Commercial	No	Yes	None	No	No	Yes	Second Hand Sales
461-0606-000	1125 W		Historic Mitchell	1 (Shoe Store)	Yes	Existing Parking	Yes	No	None	No	No	Yes	Needs cash for gold permit / BOZA
461-0607-000	1129 W		Historic Mitchell	1 (County Services)	Yes	Existing Parking	Yes	No	None	No	No	Yes	
461-0608-000	1135 W		Historic Mitchell	1 (Shoe Store)	No	Commercial	Yes	No	None	No	No	Yes	
461-0619-100	1201 W		Historic Mitchell	1 (General Merchandise)	No	Health Care & General Service	Yes	No	None	No	No	Yes	Social Service Facility
461-0620-110	1213 W		Historic Mitchell	2 (General Merchandise)	No	Commercial	Yes	No	None	No	No	Yes	
				1 (Restaurant)	No	Commercial	No	No	None	No	No	Yes	
				2 (Clothing)	No	Commercial	Yes	No	None	No	No	Yes	
				3 (Barber Shop)	No	Health Care & General Service	No	No	Signage	No	Yes	Yes	Changing message sign exceeds code limits
				4 (Nail Salon)	No	Health Care & General Service	No	No	None	No	No	Yes	
				5 (Health Services)	No	Health Care & General Service	Yes	Yes	None	No	No	Yes	Social Service Facility
				6 (General Merchandise)	No	Commercial	Yes	No	Signage	No	Yes	Yes	Flashing lights in sign
				7 (Mental Health Office)	No	Health Care & General Service	Yes	No	None	No	No	Yes	
461-0622-100	1730 S	13th		1 (Vacant)	Yes	Vacant	No	No	None	No	No	No	
				2 (Vacant)	Yes	Vacant	No	No	None	No	No	No	
				3 (Dental Office)	No	Health Care & General Service	No	No	None	No	No	No	
461-1307-110	1657 S	12th			Yes	Existing Parking	Yes	No	None	No	No	No	
461-1315-000	1662 S	13th		1 (Auto Repair)	No	Commercial	No	No	None	No	No	No	
461-1314-000	1226 W		Historic Mitchell	1 (Vacant)	Yes	Vacant	Yes	No	Signage	No	Yes	No	Feather banner
				2 (Furniture Store)	No	Commercial	Yes	No	None	No	No	Yes	
461-13163-000	1222 W		Historic Mitchell	3 (Herbal Life Office)	No	Commercial	Yes	No	None	No	No	Yes	
				1 (Clothing)	No	Commercial	Yes	No	None	No	No	Yes	
				2 (Clothing)	No	Commercial	Yes	No	None	No	No	Yes	
461-1312-000	1216 W		Historic Mitchell	1 (Beauty Supply)	No	Commercial	No	No	None	No	No	Yes	
461-1311-000	1202 W		Historic Mitchell	1 (Clothing)	No	Commercial	Yes	No	Interior Maint	Yes	No	Yes	
				2 (Check Cashing)	No	Currency Exchange/Payday loan	Yes	No	Interior Maint	Yes	No	Yes	
				3 (Computer Services)	No	Commercial	Yes	No	Interior Maint	Yes	No	Yes	
				4 (Furniture Rental)	No	Health Care & General Service	Yes	No	Interior Maint	Yes	No	Yes	
461-1350-000	1122 W		Historic Mitchell	1 (Cell Phone / Resale)	No	Commercial	Yes	No	Exterior Maint	Yes	Yes	Yes	
				2 (Vacant)	Yes	Vacant	Yes	No	Exterior Maint	Yes	Yes	Yes	
				3 (General Merchandise)	No	Commercial	Yes	No	Exterior Maint	Yes	Yes	Yes	
				4 (Party Supply)	No	Commercial	Yes	No	Exterior Maint	Yes	Yes	Yes	
				5 (Clothing)	No	Commercial	Yes	No	Exterior Maint	Yes	Yes	Yes	
				6 (Employment Agency)	No	Employment agency	Yes	No	Exterior Maint	Yes	Yes	Yes	Window signs exceed code limits
461-1348-100	1114 W		Historic Mitchell	1 (Restaurant)	No	Commercial	Yes	No	Exterior Maint	Yes	No	Yes	
				2 (Barber Shop)	No	Health Care & General Service	No	No	Exterior Maint	Yes	No	Yes	
461-1347-000	1108 W		Historic Mitchell	1 (Cell Phone)	No	Commercial	No	No	Exterior Maint	Yes	No	Yes	
461-1346-000	1104 W		Historic Mitchell	1 (Clothing)	No	Commercial	Yes	No	Signage	Yes	No	Yes	Window signs exceed code limits
461-1345-000	1100 W		Historic Mitchell	1 (Bakery)	No	Commercial	Yes	No	None	No	No	Yes	
461-1344-000	1665 S	11th		1 (Tavern)	No	Commercial	No	No	None	No	No	No	
461-1343-000	1659 S	11th		1 (Vacant)	Yes	Vacant	No	No	None	No	No	No	
461-1342-000	1657 S	11th		1 (Residential)	No	Other	Yes	No	Exterior Maint	Yes	No	No	
461-1378-110	1020 W		Historic Mitchell	1 (Indoor Mall)	No	Commercial	Yes	No	Interior Maint	Yes	No	Yes	
461-1377-100	1000 W		Historic Mitchell	1 (Clothing)	No	Commercial	Yes	No	Interior Maint	Yes	No	Yes	
461-1378-110	1020 S	10th			Yes	Existing Parking	Yes	No	Interior Maint	Yes	No	No	
461-1398-110	1658 S	10th			Yes	Existing Parking	Yes	No	Exterior Maint	No	No	No	
461-1397-000	950 W		Historic Mitchell	1 (Vacant)	Yes	Vacant	Yes	No	Exterior Maint	Yes	No	Yes	
461-1396-100	910 W		Historic Mitchell	1 (Community Service)	No	Health Care & General Service	No	No	Exterior Maint	Yes	No	Yes	

TAXKEY	HOUSE #	STR DIR	STR NAME	# OF UNITS	VACANCY?	BUSINESS TYPE	AGREE W DCD?	BOZA?	CONDITION	OPEN ORDERS?	REFERRALS	PICS	NOTES
461-1432-000	832 W	Historic Mitchell	2 (Dance Studio) 1 (Medical Office)	No	Arts & Entertainment Medical Office	Yes	No	Exterior Maint	Yes	No	Yes		
461-1431-000	828 W	Historic Mitchell	2 (Furniture Store)	No	Commercial	No	No	None	No	No	Yes		
461-1430-000	822 W	Historic Mitchell	1 (Insurance Agency)	No	Commercial	No	No	Signage	No	Yes	Yes	Window signs exceed code limits	
461-1429-000	814 W	Historic Mitchell	1 (Employment Agency)	Yes	Employment agency	Yes	No	None	No	No	Yes		
461-1428-000	812 W	Historic Mitchell	1 (Party Supply)	No	Commercial	Yes	No	Interior Maint	Yes	No	Yes		
461-1427-000	808 W	Historic Mitchell	1 (Employment Agency)	No	Employment agency	Yes	No	None	No	No	Yes		
461-1426-000	802 W	Historic Mitchell	1 (Social Service)	No	Health Care & General Service	Yes	Yes	None	No	No	Yes		
461-1475-000	1656 S	8th	1 (Multifamily)	No	Other	Yes	No	None	No	No	No		
461-1473-000	1662 S	8th	1 (Church)	No	Other	Yes	No	None	No	No	No		
461-1472-100	734 W	Historic Mitchell	1 (Vacant)	Yes	Vacant	No	No	None	No	No	Yes		
461-1472-100	728 W	Historic Mitchell	2 (Grocery)	No	Commercial	Yes	No	None	No	No	Yes		
461-1472-100	720 W	Historic Mitchell	1 (Liquor Store)	No	Commercial	Yes	No	None	No	No	Yes		
461-1470-000	710 W	Historic Mitchell	2 (Vacant)	Yes	Vacant	Yes	No	None	No	No	Yes		
461-1470-000	720 W	Historic Mitchell	3 (Vacant)	Yes	Vacant	Yes	No	None	No	No	Yes		
461-1469-100	710 W	Historic Mitchell	1 (Clothing)	No	Commercial	Yes	No	Exterior Maint	Yes	No	Yes		
461-1520-000	1658 S	7th	2 (Dentist)	No	Medical Office	Yes	No	Interior Maint	Yes	No	Yes		
461-1519-000	1662 S	7th	3 (Residential)	Yes	Other	Yes	No	Interior Maint	Yes	No	Yes		
461-1518-000	632 W	Historic Mitchell	Existing Parking	Yes	Existing Parking	Yes	No	None	No	No	No		
461-1517-000	622 W	Historic Mitchell	1 (Appliance Repair)	Yes	Vacant	Yes	No	None	No	No	No		
461-1516-000	620 W	Historic Mitchell	2 (Tax Services)	No	Health Care & General Service Commercial	Yes	Yes	None	No	No	Yes	Second Hand Sales	
461-1515-000	616 W	Historic Mitchell	1 (Ceil Phone)	No	Commercial	Yes	No	Signage	No	No	Yes		
461-1514-100	604 W	Historic Mitchell	1 (Beauty Shop)	No	Health Care & General Service	No	No	Signage	No	Yes	Yes	Changing message sign exceeds code limits	
461-1512-000	600 W	Historic Mitchell	2 (Restaurant)	No	Commercial	Yes	No	None	No	No	Yes		
461-1511-000	1671 S	6th	1 (Clothing)	No	Commercial	Yes	No	None	No	No	Yes		
461-1510-000	1669 S	6th	1 (Residential)	No	Other	Yes	No	None	No	No	No		
461-1509-000	1663 S	6th	2 (Residential)	No	Other	Yes	No	None	No	No	No		
461-1508-000	1659 S	6th	1 (Social Service)	No	Health Care & General Service	Yes	No	Exterior Maint	No	No	No		
462-0647-000	546 W	Historic Mitchell	2 (Residential)	No	other	Yes	No	None	No	No	No		
462-0647-000	546 W	Historic Mitchell	1 (Residential)	No	other	Yes	No	Exterior Maint	Yes	No	No		
462-0647-000	546 W	Historic Mitchell	2 (Vacant)	Yes	Vacant	No	No	Exterior Maint	Yes	No	Yes		
462-0647-000	546 W	Historic Mitchell	3 (Herbal Life Office)	No	Health Care & General Service	Yes	No	Exterior Maint	Yes	No	Yes		



501 - 545 W HISTORIC MITCHELL ST





601 - 635 W HISTORIC MITCHELL ST



705 - 733 W HISTORIC MITCHELL ST





801 - 833 W HISTORIC MITCHELL ST





929-939 W HISTORIC MITCHELL ST



1003 - 1039 W HISTORIC MITCHELL ST





1101 - 1135 W HISTORIC MITCHELL ST





1201 - 1213 W HISTORIC MITCHELL ST





1202 - 1226 W HISTORIC MITCHELL ST





1100 - 1122 W HISTORIC MITCHELL ST





1000 - 1020 W HISTORIC MITCHELL ST



910 - 930 W HISTORIC MITCHELL ST



802 - 832 W HISTORIC MITCHELL ST





710 - 734 W HISTORIC MITCHELL ST





600 - 632 W HISTORIC MITCHELL ST





546 W HISTORIC MITCHELL ST