Old North Davis Chat

On this blog, I -- John Lofland, jlofland@dcn.org -- focus on resident civic action and inaction in the Old North area of Davis, California.

Sunday, January 19, 2014

Old North Upkeep 1: Introduction & Overview (230)

This post is the first in a series of six that address the topic of the level of home and landscape maintenance in Old North. People use a variety of words and phrases to refer to this matter. These include state of repair, conservation, preservation, and upkeep. I like the crispness of the term "upkeep" and it is the one I feature in this series. The topics of the posts are as follows.

up·keep
/ˈəpˌkēp/
noun
1. the process of keeping something in good condition.

FIRST OF SIX

Old North Upkeep 1: Introduction & Overview (230).
The series begins with this "introduction and overview."

Old North Upkeep 2: Measuring (231).
In the next post I will hone the concept of "upkeep" into a measurement tool by specifying **five aspects** of it in a way that can be used to gauge **five levels** of upkeep observed on ON residential parcels.

In descending order, these five levels are: *Martha Stewart, Ordinary, Eccentric, Scruffy, and Blighted.*

I applied this measurement tool to each of the 163 street-visible ON residences, placing each in one of the five levels.

The number and percentage of residences at each of these levels are reported

Old North Upkeep 3: Compared to Nearby Areas (232).
The numbers of residences we see at each level of upkeep poses the classic question of "are these big numbers or little numbers?" In an effort to get a preliminary handle on this, I then used the five level scheme to classify the street-visible homes in College Park, Elmwood, and Reed Drive. These results are presented and compared to ON.

Old North Upkeep 4: Variation By Face Block (233)
In the process of "coding" homes block-by-block, I noticed that face blocks seemed to differ quite noticeably in how residences distributed across the five levels of upkeep. Curious about this, I computed levels of upkeep for each of the 11 ON face blocks. Although I think it is important to know about this variation, I also think that there is no need to point to face blocks by name. So, in reporting, I use only percentages and name face blocks by an arbitrary alphabet letter. Because of this, specific face blocks cannot be identified.

Old North Upkeep 5: Owner-Renter Differences (234).
One common claim and belief is that resident homeowners keep up their properties better than either non-student renters or student renters. Seeking to see if this were true, I also classified residences into these three categories. Tables showing levels of upkeep by owner, non-student renter, and student renter are presented.

Old North Upkeep 6: Discussion (235).
I offer some interpretative commentary in the above posts, but that is not sufficient to make larger sense of these data. So, in the final post I try--in a very modest way--to understand why we observe the level of ON upkeep we see.

List of Tables.
This is a list of all the tables that appear in this series of posts. They are numbered consecutively across posts.

Search this blog

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Overview of the 13 Year ONDNA History

Year 1: '02-03
Year 2: '03-04
Year 3: '04-05

ONDNA Year 12: Disarray, Year One

Year 12: '13-14 - Disarray, Year One

ONDNA Year 13: Disarray Year Two

Year 13: '14-'15 - Disarray, Year Two
Up one level
Under construction.

Current ONDNA Website Attempt

Old North Davis Neighborhood Association
For residents of the Old North Davis neighborhood in Davis, California

(fourth attempt)

Nextdoor ON website

ON Upkeep 2: Measuring

1. Positive & Negative Upkeep Among Street-Visible ON Residences

2. Five Upkeep Levels Among Street-Visible ON Residences

ON Upkeep 3: Compared to Nearby Areas

3. Positive & Negative Upkeep in Four Davis Neighborhoods

4. Five Upkeep Levels in Four Davis Neighborhoods

ON Upkeep 4: Variations by Face Block

5. Positive & Negative Upkeep in Eleven ON Face Blocks

6. Five Upkeep Levels in Eleven ON Face Blocks

ON Upkeep 5: Owner-Renter Differences

7. Positive & Negative Upkeep By Occupancy

8. Five Upkeep Levels By Occupancy

Posted by John Lofland at 1/19/2014 08:16:00 AM

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Labels: College Park, Elmwood, Reed Drive, Upkeep

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ON History website

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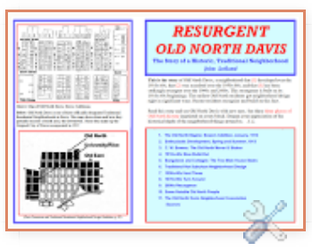
Profile of ON

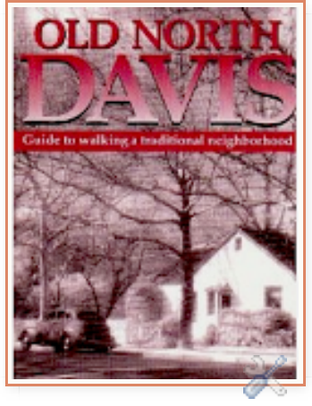
- 1. Inception
- 2. Build-Out Decades
- 3. The Traditional Neighborhood Pattern
- 4. Contested, Herky-Jerky Zoning History
- 5. 2000s Resurgence, Sort Of
- 6. Selected Basic Facts
- 7. Voter Registration

Picture Map

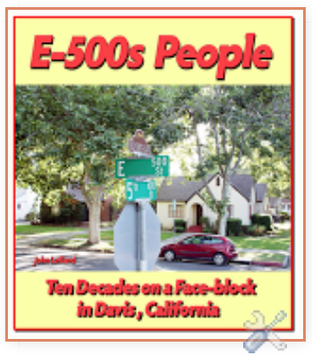
Short History



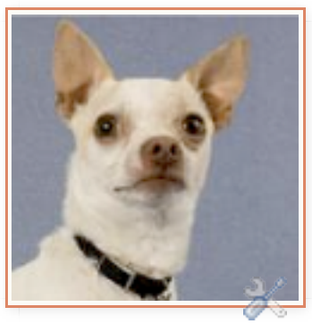
Guidebook



E-500s History



About



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