ranging from $2,500 to $6,000. The average age is 20 years, ranging from 10 to 30 years. The houses are of frame and frame-stucco construction, and the area, as a whole reflects fair pride of ownership. The area is occupied by "white-collared" workers, tradesmen, and small businessmen, whose incomes range from $1,000 to $2,500 a year. The area is not generally protected by deed restrictions, Belmont Avenue is all zoned for business, and a few corners on Olive Avenue east of Fort Camp Avenue are zoned for business. That part of the area north of Flora Vista Avenue is outside the city and is not protected by zoning ordinances. The area is 75% owner-occupied, and there is almost no vacancy. Normally there is from 5% to 10% vacancy. Houses which rented in 1929 for $25 to $38, rented from $20 to $22.50 in 1933, and are now renting for at least $30. The best houses in the area, which rented for $45 to $50 in 1929, shrank very little during the depression and now are renting for $50 or $65.

There has been very little sales activity in this area for several years, and as there were no forced sales noted during depression years, the exact shrinkage and present appreciation cannot be defined. There are no particularly detrimental influences affecting this area, with the exception of the railroad running northwesterly along the southwest boundary. On the other side of the railroad, however, is a fine city park.

This is an area which is occupied for the most part by "white-collared" workers and business men with incomes ranging from $1,500 to $3,000 a year. The houses average about 18 years in age (with the exception of the narrow strip running northwest along the railroad) and are of frame or frame-stucco construction, ranging in cost from $2,500 to $6,000. The main part of the area is fairly uniform in appearance, but the houses are not all of good construction, which, combined with the age factor, accelerated the decline of the whole neighborhood. Parts of the area are restricted by deed, and it is all zoned for single family residences except the small triangular space just north of the State College and north of Weldon Avenue. The area, as a whole, is 85% owner-occupied,