NAME OF CITY: OAKLAND, CALIFORNIA  
SECURITY GRADE: LOW BLUE  
AREA NO.: B-18

DESCRIPTION OF TERRAIN: Rolling

FAVORABLE INFLUENCES: Convenient to local and San Francisco transportation, schools, shopping centers, recreational facilities; walking distance to downtown Oakland.

DETERTENTAL INFLUENCES: Large old mansions, showing their age. One well-to-do colored family bought a home in this area several years ago, but colored element not increasing at present.

INHABITANTS: Executives, professional men, retired capitalists, board house keepers
a. Type: 
   (retired capitalists, board house keepers)
   Foreign-born: No concentration
   Negro: One-colored family: Trace
   (4 or 5)
   Infiltration of: See 4
   Relief families: Home known
   Population increasing: Slowly
   Repair: Fair to good

BUILDINGS: Fine old mansions
a. Type or types: prevail
b. Type of construction: Frame, shingle, stucco.
c. Average age: 25 years
d. Repair: Fair to good

HISTORY: Semi-modern Two-story

<table>
<thead>
<tr>
<th>YEAR</th>
<th>8-rm home</th>
<th>RANGE</th>
<th>PR EDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>$9000-11,000</td>
<td>$12,000</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>$5500-8,500</td>
<td>$7,000</td>
<td>50%</td>
</tr>
<tr>
<td>1937</td>
<td>$5500-11,000</td>
<td>$8,500</td>
<td>71%</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1927 and were 102% of the 1929 level.

Peak rental values occurred in 1927 and were 100% of the 1929 level.

OCCUPANCY: a. Land: 98%  b. Dwelling units: 98%  c. Home owners: 70%)

SALES DEMAND: a. Good  b. 8-rm home: 8000  c. Activity is: Slow

RENTAL DEMAND: a. Little  b. 8-rm home: 65  c. Activity is: Fair


TREND OF DESIRABILITY NEXT 10-15 YEARS: Downward for homes; upward for apartment houses

CLARIFYING REMARKS: This is known as the ADAMS POINT DISTRICT; in 1900 the wealthiest families of Oakland lived in this area. Now zoned as multiple dwelling district, but still fine old single-family houses predominate. Many of the large homes have been converted into rooming houses. The older homes, over thirty years old, are of the finest type, but the more modern homes, averaging twenty-five years of age, predominate. This district was originally HIGH GREEK, but has now declined to LOW BLUE. A new lateral for San Francisco-Oakland Bay Bridge is surveyed to cut through the center of this area along FERRY STREET. This will greatly increase traffic and decrease desirability, from the home standpoint.

Information for this form was obtained from CITY OF OAKLAND, RECORDS OF BUILDING

INSPECTOR'S OFFICE: ZURA A. BELLS; RALPH A. PRENTICE

Date 6-15-37 193