1. AREA CHARACTERISTICS:
   a. Description of Terrain: Generally level with no construction hazard. Gentle grade from 22nd st. both east and west.
   
   b. Favorable Influences: Transportation, schools, churches, and trading centers conveniently available. Neatness to city center. Steady demand for both purchase and rental.
   
   c. Detrimental Influences: Proximity to lower grade areas. Lack of restrictions and single family zoning. Substantial number of large, old remission-type residences, which, while highly maintained, have a tendency to hasten declining period of area as a whole.
   

2. INHABITANTS: Business men, clerical & white collar
   c. Foreign-born families: For %; Mono subordinate predominating; d. Negro Home: %
   e. Infiltration of Renters: f. Relief families: Mono known
   g. Population is increasing: slowly; decreasing: static

3. BUILDINGS:
   PREDOMINATING 90% OTHER TYPE 9% OTHER TYPE 8%  
   a. Type 5-6 rooms 2-4 family 7-10 rooms-revision type
   b. Construction Frame, stucco & brick Frame Frame & brick
   c. Average Age 15 Years 16 Years 30 Years
   d. Repair Good Good Good
   e. Occupancy 95 % All types: --- % --- %
   f. Home ownership 55 % 'n' % --- % --- %
   g. Constructed past yr. 9 --- --- ---
   h. 1929 Price range $4000-6000 100% $4000-6000 100% $4000-6000 100%
   i. 1935 Price range $3500-4800 80% $3500-4800 80% $3500-4800 80%
   j. 1938 Price range $3000-4400 90% $3000-4400 90% $3000-4400 90%
   k. Sales demand $ All prices-good $ Good $ Poor
   l. Activity Good Good Poor
   m. 1929 Rent range $30-50 100% $30-50 100% $30-50 100%
   n. 1935 Rent range $25-40 80% $25-40 80% $25-40 80%
   o. 1938 Rent range $27.50-35 90% $27.50-35 90% $27.50-35 90%
   p. Rental demand $ All prices-good $ All prices-good $ All prices-good
   q. Activity Good Good Good


5. CLARIFYING REMARKS: This area is an outlying district which has been developing slowly for past 30 years. About 90% of the area is good for two family houses, but 95% of the houses are single family. Most of the large old remission are located on 22nd and 23rd streets; they are well maintained and add character to the neighborhood, although not as desirable as the other smaller houses.

6. NAME AND LOCATION: Part of "Old City" SECURITY GRADE B AREA NO. 6