1. AREA CHARACTERISTICS:

a. Description of Terrain. Level with no construction hazards.

b. Favorable Influences. In general direction of city's growth, city's average density of population indicates need of expanding residential areas.

c. Detrimental Influences. Lack of improved streets, sewers and inadequacy of other public utilities and improvements. Distance from transportation, schools, churches and recreational centers.

d. Percentage of land improved 15%; e. Trend of desirability next 10-15 yrs.

2. INHABITANTS: White collar workers
   a. Occupation and laborers
   b. Estimated annual family income $200-1800

c. Foreign-born families Few %; Non-subversive predominating; d. Negro Hono.; %

d. Infiltration of Problematical; e. Relief families Few

3. BUILDINGS:

   PREDOMINATING 95% OTHER TYPE % OTHER TYPE %

   a. Type
      4 & 5 room

   b. Construction
      Frame

   c. Average Age
      15+ Years

   d. Repair
      Fair to good

   e. Occupancy
      Hatched area

   f. Home ownership
      %

   g. Constructed past yr. 7

   h. 1929 Price range
      $2000-3000

   i. 1935 Price range
      $1650-2500

   j. 1938 Price range
      $1850-2750

   k. Sales demand
      All prices - fair

   l. Activity
      Fair

   m. 1929 Rent range
      $20 - 30

   n. 1935 Rent range
      $15 - 22.50

   o. 1938 Rent range
      $18 - 27.50

   p. Rental demand
      All prices - fair

   q. Activity
      Fair


5. CLARIFYING REMARKS: Since 1905 there have been eight abortive attempts to develop sub-divisions in this hatched area; these efforts were clearly premature. While there were 7 new dwellings constructed in the area during 1937, they were scattered and largely of the maintenance homestead type. It is improbable that this area will be susceptible of successful development until the more favorably located areas nearer the city center are more highly developed. The area is accorded a provisional "low yellow" grade.

6. NAME AND LOCATION East of 57th - South of 5th Ave. SECURITY GRADE C AREA NO. 39