This area occupies the slopes of Telegraph Hill, which is 263 feet high and is surmounted by the Coit Memorial Tower which rises an additional 187 feet and constitutes the principal observation point in the city. The area was formerly occupied by fishermen and other members of the lower strata of society. In the last dozen years, however, artists, professional and business men, with incomes ranging from $3,000 to $10,000 have moved into the area and built homes costing from $6,000 to $20,000, and there has been an exodus of the lower class social elements. The area is now built-up with 50% of modern improvements. It is zoned second-residential and contains a number of small apartment houses and flats. The single-family residences are 75% owner-occupied, and there are practically no vacancies. There are no transportation facilities other than those provided by private automobiles, and school facilities are not conveniently located. A magnificent view, however, is obtained, and it has the added advantage of being very close to the down-town districts. The property in the district is in demand at increasing prices. The "Renaissance of Telegraph Hill" emphasizes and illustrates what is taking place in a less pronounced degree in many San Francisco districts in what might be termed "reviving areas". This area is in no sense a declining one and has been a particularly hard one to grade owing to the mixed type of occupants and for the further reason that it is in a state of transition. It is given a "high yellow" designation with the thought that it may eventually develop into a higher grade. Residential loans in this district are eagerly sought by most of the mortgagee institutions and F. H. A. loans are made upon liberal terms.

A standard six-room house in this area would have sold for $8500 in 1929, $7000 in 1933, and is currently selling for $8000. The same house would have rented for $90 in 1929, $70 in 1933 and $85 now.