This area of 36 blocks occupies a fairly level vale with rising topography surrounding it. It is approximately 85% built-up and is largely inhabited by "white collar" workers, laborers, factory workers, etc. having incomes ranging from $1,000 to $2,400. There are no racial concentrations, and foreign infiltration is felt to be remote. Maintenance is generally mediocre, but certain spots in the area evidence a fair pride of ownership. This district is approximately 40 years old and has had an intermittent development. The improvements range from new to the age of the area and consist of various and sundry types of houses, bungalows, flats, and apartments. The single-family residences are valued at from $3,000 to $6,000 and are 76% owner-occupied, with 23% tenancies and 2% vacancies. The area is zoned second-residential with a few blocks permitting business structures which are occupied by shops and markets. Schools and transportation facilities, parks, and playgrounds are all conveniently available.

Mortgage officials quite generally recognize that while safe loans may be made in the area, great care must be exercised.

A standard six-room house in this area would have sold for $5,000 in 1929, $3,000 in 1933, and is currently selling for $4,000. The same house would have rented for $50 in 1929, $30 in 1933, and $40 now.