This area is one of the oldest parts of the city, being inhabited by various types of residents running from Mexicans in some parts of the area to more or less all white in other parts. There is an influx of small industrial plants and businesses, apartment houses and other multiple dwellings, also many cheap rooming houses. The area is definitely hazardous. It slopes to the west and overlooks the city. It is close-in and from a cheap rental standpoint, to certain types of residents, is more or less in demand. It is a rather spotted area. Typical improvements are one and two story old style frame houses, many apartments, rooming houses, etc. There is no flood or other hazard. Fog condition average. Transportation, markets, churches, schools, etc. accessible to the area.

Topography generally rough, with many canyons. However, some desirable spots. Residents, for the most part, workmen and laborers, with some clerks and other white-collar classes. Range of income $900 to $2500. In the middle southern portion a great many Mexicans with a definite trend of infiltration of this element. Homes are not well maintained and little pride of ownership shown. Average age of improvements is from 10 to 25 years. Cost range $1000 to $2500. Predominantly one-story frame and stucco. No building restrictions. Transportation facilities poor. This area, except in the southwestern portion is not developed, and not likely to be for a long time. Cemetery adjoins the southeast portion. Entire southern portion of the area is in a "Mattoon District". Street improvements only in southwestern portion. Area probably 20% developed; 40% owner-occupied; 50% rented and 5% vacant.

Topography level, sloping to the west and south, north and east portions broken by canyons. North portion occupied by mixed races, colored, Mexican, lower salaried white race, laborers, etc. Range of income $750 to $1500. Racial concentration of colored fraternity. Homes show only slight degree of pride of ownership and on the average are negligently maintained. Typical construction one story frame. Average age 25 years. Cost range $1450 to $3000. Approximately 90% developed; 50% owner-occupied; 50% rented; no vacancies. Easily accessible to transportation, schools, markets, and other conveniences. Portion of this area in Mattoon District. No flood or other hazards. Fog condition average. All streets paved. Southern