The 40 blocks in this area are approximately 70% built-up and are of a hilly topography with steep slopes and bluffs, which condition has been minimized by the platting. Many of the inhabitants are of Irish descent and are occupied as "white collar" workers, skilled and semi-skilled laborers, and city employees, with an income range of $1,500 to $3,000. There are no unfavorable racial conditions nor likelihood of such concentration in the future. Portions of the area show a fair degree of maintenance, but the development is inharmonious, construction consisting of single and multi-family houses and flats of many types and materials. The district is more than 50 years old, and the improvements average in age from 25 to 30 years and have a cost range of $3,000 to $7,000. The area is zoned second-residential, and there is an 80% owner-occupancy, with approximately 2% vacancies. A primary school is convenient, but high-school facilities are at some distance, and transportation facilities are only fair. Parks and recreational areas are available, however, and there is a favorable climatic condition. Loans upon favorable terms are readily accorded by most of the institutions of the city.

A standard six-room house in this area would have sold for $6,000 in 1929, $4,000 in 1933, and is currently selling for $5,000. The same home would have rented for $57.50 in 1929, $40 in 1933, and $47.50 now.