This area, consisting of 13 blocks, is 70% built-up and has a generally level topography which slopes gently to the Southwest. The inhabitants are largely "white collar" workers, skilled laborers, artisans, and factory workers with a $1500 to $2500 range of income. There are no racial problems at present, and the threat of foreign infiltration is remote. A good quality of maintenance is evidenced. This area, which has been developed during the past eight years, is improved by single-family, row and detached, frame and stucco, five and six-room houses and bungalows, with a cost range of $3000 to $4000. It is zoned first residential, and the homes are 90% owned and 2% vacant. School facilities are not favorable, there being no high school within walking distance; transportation is also only fair, and parks, recreational areas, etc. are available but not convenient. The railroad shops and industrial section which join the area on the south may also be considered detrimental influences. Topographic and climatic conditions are excellent. The grading for this area is "high yellow" as it is believed that it is only a matter of time before the inconveniences mentioned will be overcome and the area's natural advantages will advance its grading possibly to a "low blue". Many mortgagee institutions will not lend in this district on account of its lack of conveniences; some institutions, however, look favorably upon the district and are inclined to be liberal in their terms, particularly in the matter of maturities.

A standard six-room house in this area would have sold for $5500 in 1929, $3750 in 1933, and is currently selling for $4250. The same home would have rented for $50 in 1929, $35 in 1933, and $42.50 now.