15. This area lies wholly outside the city limits and has neither zoning nor
clustering. It has been subdivided and on the market at a dollar down and a dollar a week. Improvements in the
area are generally of the cheaper types, some of them being known as "sand sill" construc­
tion, and are rapidly deteriorating. The location and topography of the district are
distinctly favorable, and it lies in the general direction of the highest grade of develop­
ment in the city. A site for a large high school was recently purchased just to the north
of this area, and when this is built, it will have a favorable effect. It is stated that
the "red hatched" district immediately to the south was recently obtained with the idea of
subdividing and developing it into a higher grade, medium priced district. This, however, it
is thought, has been deferred owing to the rapid
recently occurred due to increased prices of materials and labor and the high cost of
new construction. It is therefore believed that this area will develop into a higher grade.