1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.

   b. Favorable Influences. In general direction of city’s growth. City’s average density of population indicates need of expanding residential areas.

   c. Detrimental Influences. Lack of improved streets, sewers and inadequacy of other public utilities and improvements. Distance from transportation, schools, churches, trading and recreational centers.

   d. Percentage of land improved 15%; e. Trend of desirability next 10-15 yrs Problematical

2. INHABITANTS: White collar workers; b. Estimated annual family income $1200-1800
   a. Occupation and laborers; b. Estimated annual family income $1200-1800

   c. Foreign-born families Few %; Non-subversive predominating; d. Negro None

   e. Infiltration of Problematical; f. Relief families Few

   g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   a. Type 4 & 5 room
   b. Construction Frame
   c. Average Age 15+ Years
   d. Repair Fair to good
   e. Occupancy Hatched area
   f. Home ownership
   g. Constructed past yr. 7

   h. 1929 Price range $2000-3000 100% $  $ 100%
   i. 1935 Price range $1650-2500 80 % $  $ 80%
   j. 1938 Price range $1850-2750 90 % $  $ 90%
   k. Sales demand $All prices - fair
   l. Activity Fair
   m. 1929 Rent range $20 - 30 100 % $  $ 100%
   n. 1935 Rent range $15 - 22.50 70 % $  $ 70%
   o. 1938 Rent range $18 - 27.50 90 % $  $ 90%
   p. Rental demand $All prices - fair
   q. Activity Fair


5. CLARIFYING REMARKS: Since 1905 there have been eight abortive attempts to develop subdivisions in this hatched area; these efforts were clearly premature. While there were 7 new dwellings constructed in the area during 1937, they were scat­tered and largely of the sustenance homestead type. It is improbable that this area will be susceptible of successful development until the more favorably located areas nearer the city center are more highly developed. The area is accorded a provisional “low yellow” grade.

6. NAME AND LOCATION East of 57th - South of 5th Ave. SECURITY GRADE C AREA NO. 29