

DESCRIPTION OF AREAS

- A-1. This is Kern Place and Rim Road, elevated above practically all of El Paso on the side of the mountain. This is a new and rather exclusive sub-division. All of the houses in Kern Place proper range in price from \$4,000.00 to \$15,000.00, while on the Rim Road section the costs range from \$15,000.00 to \$40,000.00. All are of solid construction. The area is highly restricted. The more affluent business and professional men live in this section.
- A-2. This section is Castle Heights, also known as Manhattan Heights. The houses therein are modern, ranging in price from \$3,500.00 to \$15,000.00. The area has been developed in the last twenty years. Because of its proximity to the best schools and other conveniences, this is perhaps the most desirable residential section of the city, excepting the more exclusive Rim and Austin Terrace sub-divisions.
- A-3. This small area is very similar to A-2 in the matter of type of construction and class of people occupying the section. The houses in this area are more modest than in either A-1 or A-4 but the district is highly restricted and contains other advantages which create a big demand for property therein.
- A-4. This is Austin Terrace, the exclusive and highly restricted residential section of El Paso. It is zoned for high class construction. Houses therein, all built during the last fifteen years, range in price from \$10,000.00 to \$50,000.00.
- B-1. This section lies between the northern city limits and the military reservations. It is only partially developed, but the houses are of solid construction, ranging in price from \$2,000.00 to \$4,000.00. The area has good public improvements and will improve. The trend is in this direction. Modest business people and workers live in this section.
- B-2. This section contains houses ranging in price from \$2,000.00 to \$4,000.00. All well preserved. The area has good public improvements. Most of the security is less than fifteen years old. This section is in the line of development. Modest business men, administrative workers, and railroad people live in this section.
- B-3. This small area adjacent to Fort Bliss is undeveloped, but potentially a very desirable area that will be developed shortly.

- B-4. This is known as "Government Hill". It is a very good and highly desirable area from many standpoints. The security does not rank with that of adjoining A-4 but there is little difference between the houses in B-4 and A-3. The area is occupied by business and professional people. Sales are readily made in the area and rents are up. There is demand for property for rental purposes in the area.
- B-5. This strip is restricted and borders an "A" classification. The proximity to the railroad tracks injures it to some extent. However, the area is close to the business district and is a highly desirable residential section.
- B-6. This is one of the older sections of El Paso and certain portions of it, particularly those lying between Montana and High Streets and between Mesa Avenue and Noble Street, border on declining. However, there is demand for property in this section by those who wish to live close to the business district. It is a very good rent section. Much of the security is as old as thirty years, and there are some apartments in the area.
- C-1. This section is outside the city limits beyond the military reservations to the north of the city. It is classified because living in this area are a number of persons who work in the city. The section is a part of El Paso from an economic standpoint. The construction is cheap but there will be some modest development in this section.
- C-2. This area is chiefly undeveloped although it is occupied by a number of railroad people and other workers. The houses therein are modest and not well preserved.
- C-3. Houses in this area range from \$2,000.00 to \$3,500.00, reasonably well built. Negroes and Mexicans are beginning to crowd the district. To the northwest of it are some good houses, but being near the railroad tracks constitutes a disadvantage. The section is occupied by working people largely.
- C-4. This is Highland Park, which from the standpoint of location and natural advantages, should have been the outstanding residential section of El Paso. However, the section was poorly developed to begin with, cheap houses being erected therein. The area is on an eminence overlooking much of the city, and because of this and other advantages, it has come to be occupied largely by persons suffering from tuberculosis. Rents are down in this section, and it is difficult to sell property therein.

- C-5. This strip contains old houses almost impossible to sell and is being abandoned by the better class of citizens who once resided therein. There is no new construction in the area.
- C-6. This is known as Sunset Heights and was the best residential section in El Paso twenty years ago, containing houses which cost from \$5,000.00 to \$20,000.00. The area has been declining for some fifteen years and filling up with apartments and rooming houses. Some Mexicans are beginning to move into the district; the better class, however.
- D-1. This is entirely a Mexican residential section wherein the houses are very poor, mostly of unfinished adobe.
- D-2. This small area contains the heaviest concentration of negroes in El Paso; also Mexicans. The security therein is very poor.
- D-3. This large area is the concentration of Mexican peons which constitute the largest class of Mexican laborers. All of the shacks therein are very poor and there is positively no demand of any kind for property in this section. This area, as well as all other Mexican sections, is avoided by mortgage lenders.
- D-4. This small area is also a negro concentration point. It is also occupied by Mexicans. There is little to distinguish adjoining D-3 except the fact that negroes have centered therein.
- D-5. This is the Mexican tenement section. The district is occupied entirely by Mexicans and other foreigners. In this district are a large number of tenement houses, all cheap and in a bad state of repair.
- D-6. This strip along the Southern Pacific Railroad tracks is occupied by Mexicans, negroes and foreigners. The security is old and very poor.
- D-7. This section is similar in every respect to D-6 from the standpoint of type of houses therein and the character of the occupants.