

THE COMES

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE A AREA NO. 1

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. This is a suburban development of fine large homes. The area is highly restricted, has bus transportation to the city, paved highways leading into the city and is favored with lower taxes than city property.

4. DETRIMENTAL INFLUENCES. This area was opened for residential development about 10 years ago. Shortly thereafter, oil was discovered upon it and the Derby Oil Co. acquired leases upon the ground. This delayed residential development. Many of the wells in the western portion of the oil area have dried up. The east end of the tract still has a number of producing wells which are a detrimental influence from a residential standpoint, but the wells are drying up and the derricks are being removed as rapidly as this occurs. With-

5. INHABITANTS: in the next 2 yrs. oil production will undoubtedly have played out.  
a. Type Business & professional; b. Estimated annual family income \$ 8,000 to 35,000  
people of higher income brackets.

c. Foreign-born None; \_\_\_\_\_ %; d. Negro None; \_\_\_\_\_ %;  
(Nationality) (Yes or No)

e. Infiltration of Higher income class f. Relief families None;

g. Population is increasing Yes; decreasing \_\_\_\_\_; static.

6. BUILDINGS:

a. Type or types One-family, 2 story; b. Type of construction Brick predominates.;

c. Average age Oldest house, 6 years; d. Repair Very good.

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>Selling lots only in 1929</u>	<u>100%</u>	<u>100%</u>	<u>No houses in 1929</u>	<u>100%</u>	<u>100%</u>
low	<u>This area is not in the speculative market. All houses home-owner built</u>					
current	_____	_____	_____	_____	_____	_____

Peak sale values occurred in \_\_\_\_\_ and were \_\_\_\_\_ % of the 1929 level.

Peak rental values occurred in \_\_\_\_\_ and were \_\_\_\_\_ % of the 1929 level.

8. OCCUPANCY: a. Land 7 %; b. Dwelling units 100; c. Home owners 100 %

9. SALES DEMAND: a. Good; b. \$12,500 to 25,000; c. Activity is Good

10. RENTAL DEMAND: a. None; b. Not a rental area; c. Activity is \_\_\_\_\_

11. NEW CONSTRUCTION: a. Types Home-owner built; b. Amount last year 10 built

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Definitely up.

14. CLARIFYING REMARKS: That portion of this area west of Woodlawn Blvd. is known as Woodlawn Heights. The remainder is known as Eastborough. It is Wichita's most exclusive residential section. Its development has been steady within the last three to four years excepting one or two houses built six years ago. This section is being developed by the Eastborough Estates Corporation and the developers have imposed many restrictions. This is the only residential section of the community approaching country estates in its development. There is practically no speculative building. Several houses are now under construction.

15. Information for this form was obtained from Ralph D. Nixon, HOLC Property Review Appraiser,  
former Wichita real estate man.

Date May 10, 1937

(Over)

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE A AREA NO. 2

2. DESCRIPTION OF TERRAIN.  
Level

3. FAVORABLE INFLUENCES. Suburban atmosphere, potentially an exclusive section.

4. DETRIMENTAL INFLUENCES. Distance from schools only apparent unfavorable factor.

5. INHABITANTS:

a. Type Business & professional ; b. Estimated annual family income \$4,000 to 10,000

c. Foreign-born None %; d. Negro None %;  
(Nationality) (Yes or No)

e. Infiltration of High income class ; f. Relief families None ;

g. Population is increasing Yes ; decreasing \_\_\_\_\_ ; static.

6. BUILDINGS:

a. Type or types One-family, 2 story ; b. Type of construction Frame and brick ;

c. Average age Six months ; d. Repair Good, all new.

7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOM- INATING %	RANGE	PREDOM- INATING %
1929 level	<u>New development</u>	<u>100%</u>	<u>New development</u>	<u>100%</u>
low	_____	_____	_____	_____
current	_____	_____	_____	_____

Peak sale values occurred in \_\_\_\_\_ and were \_\_\_\_\_ % of the 1929 level.

Peak rental values occurred in \_\_\_\_\_ and were \_\_\_\_\_ % of the 1929 level.

8. OCCUPANCY: a. Land 5 %; b. Dwelling units 100 %; c. Home owners 100 %

9. SALES DEMAND: a. Fair ; b. \$6,000 ; c. Activity is Slow

10. RENTAL DEMAND: a. None ; b. Not a rental district ; c. Activity is Under development

11. NEW CONSTRUCTION: a. Types \_\_\_\_\_ ; b. Amount last year \_\_\_\_\_

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up

14. CLARIFYING REMARKS: This development, known as Beverly Manor, was begun during 1936 by D. D. Bourland. The oldest house therein is ten months old. A dozen houses have either been built or are under construction. The area is highly restricted and has all utilities. Although it has prospects of being a highly desirable, exclusive section, several local real estate men believe that sales will be slow largely because of the type of architecture. These real estate men stated that several prospects condemned the style of houses. The area will undoubtedly be under developed for the next few years. Recently Harry Free, experienced promoter, took charge of the development. He is trying to interest speculative building contractors in the area. He said that the subdivision has 220 residential lots & 22 business lots fronting on Kellogg Ave; that 12 houses have been built, of which 11 were FHA.

15. Information for this form was obtained from Ralph D. Nixon, HOLC Property Review Appraiser  
and former Wichita real estate man; D. D. Bourland; Mr. Brady and other real estate men.

Date May 10, 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE A AREA NO. 3

2. DESCRIPTION OF TERRAIN. Level to slightly rolling. Highest point in city.

3. FAVORABLE INFLUENCES. Highest ground in city - highly zoned and restricted.

4. DETRIMENTAL INFLUENCES. None - Calvary Cemetery on the west is a sufficient distance from the western part of the area to be not a detrimental influence.

5. INHABITANTS:

a. Type professional and business ; b. Estimated annual family income \$ 3,000 to 8,000

c. Foreign-born No ; % ; d. Negro no ; % ;  
(Nationality) (Yes or No)

e. Infiltration of none ; f. Relief families 1 direct relief case ;

g. Population is increasing yes ; decreasing ; static.

6. BUILDINGS: west of Bluff 2-story

a. Type or types east of Bluff, 1- & 2-story, all singles ; b. Type of construction brick and frame ;

c. Average age 8 years ; d. Repair good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	7500 - 12,500	12,500	100%	60 - 75	70	100%
1932-33 low	4000 - 6,250	6,250	50	40 - 50	45	65
current	5000 - 9,500	8,250	75	50 - 60	55	90

Peak sale values occurred in 1937 and were 75 % of the 1929 level.

Peak rental values occurred in 1937 and were 90 % of the 1929 level.

8. OCCUPANCY: a. Land 65 % ; b. Dwelling units 99 % ; c. Home owners 61 %

9. SALES DEMAND: a. good ; b. 7500 single ; c. Activity is good

10. RENTAL DEMAND: a. good ; b. 1 family \$5500 ; c. Activity is fair

11. NEW CONSTRUCTION: a. Types brick, 1 and 2-story ; b. Amount last year 20

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase \$5500 ample ; b. Home building ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up, until fully built up

14. CLARIFYING REMARKS: This small area is divided into two distinct parts as to type of construction. That portion west of Bluff is Longview Terrace Addition where all houses are large 2-story structures. That section is symmetrical. East of Bluff one story houses predominate. Most of the new building is in the eastern portion.

15. Information for this form was obtained from Mr. Nixon, HOLC., Mr. Brewer, Mr. Brady, Mr. Burns, Mr. Wright, real estate men.

Date May 11 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE A AREA NO. 4

2. DESCRIPTION OF TERRAIN. Level to slightly rolling

3. FAVORABLE INFLUENCES. An area under development with suburban influences, all utilities, schools, community center.

4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS:

- a. Type Business and professional ; b. Estimated annual family income \$ 3500 to \$8000  
 c. Foreign-born None ; \_\_\_\_\_ %; d. Negro No ; \_\_\_\_\_ %;  
 (Nationality) (Yes or No)  
 e. Infiltration of \_\_\_\_\_ ; f. Relief families One case, direct relief ;  
 g. Population is increasing rapidly ; decreasing \_\_\_\_\_ ; static.

6. BUILDINGS:

- a. Type or types 1 family, 1 story predominates, some 2 story ; b. Type of construction brick, frame ;  
 c. Average age 8 months ; d. Repair Very good, virtually all new

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>Development of this area 100% except for a few houses was begun in 1936</u>			<u>Not a rent house in area</u>		
low						<u>100%</u>
current						

Peak sale values occurred in \_\_\_\_\_ and were \_\_\_\_\_ % of the 1929 level.

Peak rental values occurred in \_\_\_\_\_ and were \_\_\_\_\_ % of the 1929 level.

8. OCCUPANCY: a. Land 20 %; b. Dwelling units 100 %; c. Home owners 100 %

9. SALES DEMAND: a. Good ; b. \$5500 to \$9500 some up to \$20,000 ; c. Activity is Very good

10. RENTAL DEMAND: a. not a rent area ; b. \_\_\_\_\_ ; c. Activity is \_\_\_\_\_

11. NEW CONSTRUCTION: a. Types \$5500 up ; b. Amount last year 75

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample ; b. Home building ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up

14. CLARIFYING REMARKS: This area has been under feverish development during the last 12 months. At the present time, 36 houses are under construction. All mortgage men are fighting for loans in the area. When building was begun on a large scale last year, about 90% of the financing was on FHA plan, but insurance companies are taking much of the business on their own plans. That portion of this area east of Parker and the section east to Wheeler will be annexed to Wichita City within a few weeks.

15. Information for this form was obtained from Mr. Nixon HOLC, Mr. Brewer, Mr. Brady, Mr. Burns, Mr. Smith, real estate men.

Date May 15 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE A AREA NO. 5
2. DESCRIPTION OF TERRAIN. Rolling in vicinity of College Hill Park, balance level
3. FAVORABLE INFLUENCES. Good transportation - highly restricted and zoned - has good churches, schools, business center, etc.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS:
- a. Type Business, professional executive ; b. Estimated annual family income \$ 3000 to \$10,000
- c. Foreign-born None ;        % ; d. Negro No ;        % ;  
(Nationality) (Yes or No)
- e. Infiltration of        ; f. Relief families None ;
- g. Population is increasing slowly ; decreasing        ; static.
6. BUILDINGS:
- a. Type or types 1 family, a few 2 family ; b. Type of construction No. of 2nd, west of Broadview, 1-story brick and frame; balance 2-story brick
- c. Average age 15 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>9500 - 15,000</u>	<u>12,500</u>	<u>100%</u>	<u>80 - 125</u>	<u>100</u>	<u>100%</u>
1933 low	<u>7000 - 12,500</u>	<u>10,000</u>	<u>65</u>	<u>50 - 80</u>	<u>60</u>	<u>60</u>
current	<u>8000 - 14,000</u>	<u>11,000</u>	<u>77</u>	<u>75 - 120</u>	<u>90</u>	<u>85</u>

Peak sale values occurred in 1937 and were 75 % of the 1929 level.

Peak rental values occurred in 1937 and were 85 % of the 1929 level.

8. OCCUPANCY: a. Land 98 %; b. Dwelling units 98 %; c. Home owners        %
9. SALES DEMAND: a. Good ; b. 2-story, 8500 - 10,000 ; c. Activity is Good  
not a rental area
10. RENTAL DEMAND: a. Good ; b.        ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types 2-story brick, \$8500 b. Amount last year 20
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample; b. Home building ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: This is a highly desirable area of fine houses with a high degree of uniformity in construction and architecture. Lincoln Heights Addition extends from Oliver to Crestway, Douglas to Kellogg and Eastlawn Addition from Delrose to Crestway, Douglas to Central.

15. Information for this form was obtained from Mr. Nixon, HOLC, Mr. Brewer, Mr. Brady, Mr. Lightner, Mr. Smith, real estate men.

Date May 17 193 7

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE A AREA NO. 6

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Golf course nearby. It is rumored that the Wichita Country Club has sold its ground and that it will be opened to residential tracts in which event it will be a very choice area - all utilities, schools, etc.

4. DETRIMENTAL INFLUENCES. A water tower at Belmont and Murdock is unsightly. It was spoken of by real estate men as the only detrimental influence.

5. INHABITANTS:  
a. Type Executive, business, professional. Estimated annual family income \$2,400 to \$6,000

c. Foreign-born no ;      %; d. Negro no ;      %;  
(Nationality) (Yes or No)

e. Infiltration of      ; f. Relief families 3 direct relief cases ;

g. Population is increasing yes ; decreasing      ; static.

6. BUILDINGS:  
a. Type or types 1-family, 1- & 2-story b. Type of construction 60% frame, 40% brick ;  
1-story predominating

c. Average age 12 years ; d. Repair good

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>3500 - 9000</u>	<u>5500</u>	<u>100%</u>	<u>35 - 65</u>	<u>60</u>	<u>100%</u>
1932-1933 low	<u>2250 - 5500</u>	<u>4500</u>	<u>55</u>	<u>20 - 40</u>	<u>30</u>	<u>50</u>
current	<u>3000 - 7000</u>	<u>6200</u>	<u>75</u>	<u>30 - 60</u>	<u>50</u>	<u>85</u>

Peak sale values occurred in 1937 and were 75 % of the 1929 level.

Peak rental values occurred in 1937 and were 85 % of the 1929 level.

8. OCCUPANCY: a. Land 85 %; b. Dwelling units 99 %; c. Home owners 56 %

9. SALES DEMAND: a. good ; b. 5-room bungalow \$5500 ; c. Activity is good ;  
b. 6-room house \$8500

10. RENTAL DEMAND: a. good ; b. 1-family 50 ; c. Activity is good

11. NEW CONSTRUCTION: a. Types brick, singles, \$6000 b. Amount last year 8

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample ; b. Home building ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static

14. CLARIFYING REMARKS: Single family, 1-story homes of brick and frame construction predominate. Desirable residential area, classed as moderate priced homes. Area on both sides of "Sleepy Hollow" between Rutan and Bluff, Edgemont and Murdock, was built up during past 8 years by Walter Morris & Co.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Brewer,  
Mr. Brady, Mr. McFall, Mr. Wright, Mr. Essex, realtors.

Date May 17 193 7

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE A AREA NO. 7
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Sim Park (golf), Central Riverside Park (best in city), close in, close to high school.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:  
 a. Type Business, professional ; b. Estimated annual family income \$3,000-7,500  
 c. Foreign-born No ;      %; d. Negro No ;      %;  
     (Nationality) (Yes or No)  
 e. Infiltration of Better class ; f. Relief families None ;  
 g. Population is increasing Yes ; decreasing      ; static.
6. BUILDINGS: 1 & 1½ story  
 a. Type or types family ; b. Type of construction Brick, frame ;  
 c. Average age 3 yrs. many new ; d. Repair Very good
7. HISTORY:
- | YEAR                            | SALE VALUES     |                    |      | RENTAL VALUES   |                    |      |
|---------------------------------|-----------------|--------------------|------|-----------------|--------------------|------|
|                                 | RANGE           | PREDOM-<br>INATING | %    | RANGE           | PREDOM-<br>INATING | %    |
| 1930<br><del>1929</del> level * | \$5500-\$10,000 | \$6850.            | 100% | Not a rent area |                    | 100% |
| 1933 low                        | \$4500-6500     | 5250.              | 80   |                 |                    |      |
| current                         | \$5500-7,000    | 6500.              | 90   |                 |                    |      |
- \* Area opened in 1930.  
 Peak sale values occurred in 1937 and were 90 % of the 1930 ~~1929~~ level.  
 Peak rental values occurred in      and were      % of the 1929 level.
8. OCCUPANCY: a. Land 65 %; b. Dwelling units 98 %; c. Home owners 73 %
9. SALES DEMAND: a. Good ; b. \$6,000 singles ; c. Activity is Good
10. RENTAL DEMAND: a. Not a rent area ; b. 1 & 1½ sty., brick ; c. Activity is
11. NEW CONSTRUCTION: a. Types framed bungalows ; b. Amount last year 25
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up
14. CLARIFYING REMARKS: This is virtually a new area. It was opened for development in 1930 and due to the economic depression which followed (struck Wichita in 1931) there was virtually no activity until late in 1935 and early in 1936. There is considerable new building in the area at this time. Being close to Arkansas River, Sim Park and Central Riverside Park, and the comparatively new high school, makes it a very desirable section.
15. Information for this form was obtained from Mr. Nixon, HOLC; Mr. Brady, Mr. Smith, Mr. Lightner, Mr. Brewer, Mr. McFall, Mr. Chester.

Date May 11, 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE B AREA NO. 1

2. DESCRIPTION OF TERRAIN. Level to rolling. No abrupt changes.

3. FAVORABLE INFLUENCES. College Hill Park, good schools, churches, community center, restrictions.

4. DETRIMENTAL INFLUENCES.  
None

5. INHABITANTS: Executive,  
a. Type business and professional ; b. Estimated annual family income \$3000 to \$6000  
c. Foreign-born None ;      %; d. Negro None ;      %;  
(Nationality) (Yes or No)  
e. Infiltration of      ; f. Relief families 1 direct relief case. ;  
g. Population is increasing No ; decreasing      ; static. Yes.

6. BUILDINGS:  
a. Type or types 1-family, 2 sty. ; b. Type of construction Brick and frame. ;  
c. Average age 17 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$5000-\$8500</u>	<u>7,000</u>	<u>100%</u>	<u>\$50-\$80</u>	<u>\$65.</u>	<u>100%</u>
1933 low	<u>3500-5000</u>	<u>4,000</u>	<u>60%</u>	<u>35-50</u>	<u>40.</u>	<u>60%</u>
current	<u>4000-8000</u>	<u>5,500</u>	<u>75%-80%</u>	<u>40-70.</u>	<u>55.</u>	<u>85%-90%</u>

Peak sale values occurred in 1937 and were 75% of the 1929 level.

Peak rental values occurred in 1937 and were 85-90% of the 1929 level.

8. OCCUPANCY: a. Land 99%; b. Dwelling units 97%; c. Home owners 90%

9. SALES DEMAND: a. Good ; b. Singles-\$5000 ; c. Activity is Good

10. RENTAL DEMAND: a. Good ; b. Not a rent area ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types (Built up) ; b. Amount last year Very few

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample.

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to slowly downward.

14. CLARIFYING REMARKS: This area is the older but substantial part of what is known as "College Hill" and is typical of that "Best" section of 10 and 15 years ago, relinquishing preference to a newer area "farther out". In the area are many fine, large homes comparable in every sense with those of any "A" area. Many of its houses, however, are becoming obsolete. Two-story houses predominate. The area is well kept up and will be a choice section for a long time. It has a high percentage of home ownership and is not a rent area. Many oil men located in this area, paying high prices for large homes.

15. Information for this form was obtained from Mr. Nixon, Mr. Brewer, Mr. Smith, Mr. McFall, Mr. Chester, Mr. Lightner.

Date May 9, 1937







AREA DESCRIPTION  
(For Instructions see Reverse Side)

**WICHITA, KAN.**

1. NAME OF CITY \_\_\_\_\_ SECURITY GRADE B AREA NO. 5

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. High school nearby - close to Oak Park, Central Riverside Park and Sim Park (golf) - close to river - all utilities, community center nearby -

4. DETRIMENTAL INFLUENCES. No zoning restrictions -

5. INHABITANTS:

a. Type Executive, business, clerical b. Estimated annual family income \$ 3,000

c. Foreign-born No; \_\_\_\_\_ %; d. Negro No; \_\_\_\_\_ %;  
(Nationality) (Yes or No)

e. Infiltration of \_\_\_\_\_; f. Relief families 1 direct relief case;

g. Population is increasing slowly; decreasing \_\_\_\_\_; static.

6. BUILDINGS: newer houses, 2-story

a. Type or types old houses, 1-story; b. Type of construction Brick, frame;

c. Average age 8 to 10 years; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>3,000 - 12,500</u>	<u>10,000</u>	<u>100%</u>	<u>50 - 75</u>	<u>60</u>	<u>100%</u>
1932-33 low	<u>2,000 - 8,500</u>	<u>7,500</u>	<u>70</u>	<u>30 - 50</u>	<u>40</u>	<u>65</u>
current	<u>2,750 - 10,000</u>	<u>8,500</u>	<u>80</u>	<u>45 - 60</u>	<u>55</u>	<u>90</u>

Peak sale values occurred in 1937 and were 80 % of the 1929 level.

Peak rental values occurred in 1937 and were 90 % of the 1929 level.

8. OCCUPANCY: a. Land 30 %; b. Dwelling units 95 %; c. Home owners 51 %

9. SALES DEMAND: a. good; b. 8500 single; c. Activity is good

10. RENTAL DEMAND: a. good; b. 50 single; c. Activity is good

11. NEW CONSTRUCTION: a. Types brick and frame 1- and 2-story; b. Amount last year 5

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample; b. Home building ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static

14. CLARIFYING REMARKS: Some houses built in south part of this area by J. J. Jones and others by Mr. Keller on Shady Way Drive facing the river sold up to \$12,500 in 1929. 2-story brick and frame construction. Adjoins area A-7 which has some of highest lot values in this section of city from residential standpoint.

15. Information for this form was obtained from Mr. Nixon, HOLC, Mr. Essex, Mr. McFall, Mr. Wright, Mr. Brady, realtors.

Date May 17 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE C AREA NO. 1
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. University of Wichita on the north end of area - Fairmount Park on east (yet undeveloped)
4. DETRIMENTAL INFLUENCES. Distance from business district - age of the majority of properties.
5. INHABITANTS: College professors, retired  
 a. Type professional men, business ; b. Estimated annual family income \$2000 to \$4000  
 c. Foreign-born no ; no % ; d. Negro no ; no % ;  
 (Nationality) (Yes or No)  
 e. Infiltration of stable class ; f. Relief families 2 direct, 2 work, total 4 ;  
 g. Population is increasing it may ; decreasing \_\_\_\_\_ ; static. yes
6. BUILDINGS:  
 a. Type or types 1-family, 2-story ; b. Type of construction frame, brick, stucco ;  
 c. Average age 22 years ; d. Repair fair
7. HISTORY:
- | YEAR        | SALE VALUES        |                    |             | RENTAL VALUES  |                    |             |
|-------------|--------------------|--------------------|-------------|----------------|--------------------|-------------|
|             | RANGE              | PREDOM-<br>INATING | %           | RANGE          | PREDOM-<br>INATING | %           |
| 1929 level  | <u>2500 - 4500</u> | <u>3500</u>        | <u>100%</u> | <u>35 - 50</u> | <u>45</u>          | <u>100%</u> |
| 1932-33 low | <u>1500 - 2500</u> | <u>2000</u>        | <u>60</u>   | <u>20 - 30</u> | <u>25</u>          | <u>60</u>   |
| current     | <u>2000 - 3250</u> | <u>2750</u>        | <u>75</u>   | <u>30 - 40</u> | <u>35</u>          | <u>85</u>   |
- Peak sale values occurred in 1937 and were 75 % of the 1929 level.  
Peak rental values occurred in 1937 and were 85 % of the 1929 level.
8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 97.4 % ; c. Home owners 51 %
9. SALES DEMAND: a. good ; b. \$3,000 singles ; c. Activity is good
10. RENTAL DEMAND: a. good ; b. \$30 singles ; c. Activity is good
11. NEW CONSTRUCTION: a. Types \$5500 bungalows ; b. Amount last year 12
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS static to up
14. CLARIFYING REMARKS: When the University of Wichita changed from a denominational school 10 years ago to a municipal university, this area began to improve in residential desirability. Living in the area are a number of university professors, retired men and business men. Real estate men expect the area to improve.
15. Information for this form was obtained from Mr. Nixon, H. O. I. C., Mr. Brady, Mr. Brewer, Mr. Weigand, Mr. Burns, Mr. Chester, Mr. Wright, real estate men.

Date May 15 193 7

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE C AREA NO. 2

2. DESCRIPTION OF TERRAIN. Level to slightly rolling in eastern portion

3. FAVORABLE INFLUENCES. Schools (particularly high school), churches, etc.

4. DETRIMENTAL INFLUENCES. Old houses - a few blind streets - drainage canal on west side with attendant stench at times -

5. INHABITANTS: Clerical, business,  
 a. Type professional, retired and ; b. Estimated annual family income \$1500 to \$3000  
wage-earners  
 c. Foreign-born very few ;      %; d. Negro no ;      %;  
(Nationality) (Yes or No)  
 e. Infiltration of      ; f. Relief families direct 26, work 11,  
misc. 7, total 44 ;  
 g. Population is increasing no ; decreasing      ; static. yes

6. BUILDINGS:  
 a. Type or types 1-family, 1- & 2-story b. Type of construction frame, some brick  
multi-family apts. on stone foundation ;  
Douglas Avenue predominates  
 c. Average age 27 years ; d. Repair good to fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4500 - 6000</u>	<u>5000</u>	<u>100%</u>	<u>30 - 50</u>	<u>45</u>	<u>100%</u>
1932-33 low	<u>2500 - 4500</u>	<u>3500</u>	<u>60</u>	<u>20 - 37.50</u>	<u>27.50</u>	<u>65</u>
current	<u>3750 - 5500</u>	<u>4250</u>	<u>75</u>	<u>27.50 - 45</u>	<u>40</u>	<u>90</u>

Peak sale values occurred in 1937 and were 75 % of the 1929 level.

Peak rental values occurred in 1937 and were 90 % of the 1929 level.

8. OCCUPANCY: a. Land 99 %; b. Dwelling units 97.2%; c. Home owners 43.6 %

9. SALES DEMAND: a. fair ; b. \$4500 singles ; c. Activity is good

10. RENTAL DEMAND: a. good ; b.      ; c. Activity is good

11. NEW CONSTRUCTION: a. Types none ; b. Amount last year none

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample ; b. Home building limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS downward

14. CLARIFYING REMARKS: An old section, once the best in the city, with a substantial class of occupants. The properties are showing age and obsolescence. Predominating are 1-story houses with stone foundations (one evidence of age) but there are also many large 2-story structures.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Brewer, Mr. Brady, Mr. Burns, Mr. Smith, Mr. Lightner, real estate men.

Date May 15 193 7

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE C AREA NO. 3

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Adjoining good areas - suburban influence - close to good schools, utilities, etc.

4. DETRIMENTAL INFLUENCES. Several unpaved streets - occasional stench from canal in west portion -

5. INHABITANTS:

- a. Type wage earners predominate ; b. Estimated annual family income \$ average 1250
- c. Foreign-born no ; no % ; d. Negro no ; no % ;  
(Nationality) (Yes or No)
- e. Infiltration of \_\_\_\_\_ ; f. Relief families none ;
- g. Population is increasing slowly ; decreasing \_\_\_\_\_ ; static.

6. BUILDINGS:

- a. Type or types 1-family; 1-story ; b. Type of construction frame ;
- c. Average age 12 years ; d. Repair good to fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>1750 - 3750</u>	<u>3000</u>	<u>100%</u>	<u>25 - 45</u>	<u>35</u>	<u>100%</u>
1932-33 low	<u>1250 - 2250</u>	<u>2000</u>	<u>60</u>	<u>15 - 25</u>	<u>17.50</u>	<u>50</u>
current	<u>1500 - 3000</u>	<u>2500</u>	<u>80</u>	<u>22.50 - 35</u>	<u>27.50</u>	<u>85</u>

Peak sale values occurred in 1937 and were 80 % of the 1929 level.

Peak rental values occurred in 1937 and were 80 % of the 1929 level.

8. OCCUPANCY: a. Land 70 % ; b. Dwelling units 97.3 % ; c. Home owners 50 %

9. SALES DEMAND: a. good ; b. \$2500 singles ; c. Activity is good

10. RENTAL DEMAND: a. good ; b. \$.30 singles ; c. Activity is good

11. NEW CONSTRUCTION: a. Types \$3000 cottages ; b. Amount last year 10 houses

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample ; b. Home building ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static

14. CLARIFYING REMARKS: This small area is typical of a section of the outskirts of any city. The houses are small, of varying designs, and in no way pretentious. The area has a substantial class of occupants - modest people with an integrity toward their obligations. There is not a single relief recipient in the area. The section adjoining this area south of Lincoln Avenue is about to be developed with small houses, similar to those in the area.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Brewer, Mr. Brady, Mr. Chester, Mr. Bauerle, Mr. Smith, real estate men.

Date May 15 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE c AREA NO. 4

2. DESCRIPTION OF TERRAIN: Level

3. FAVORABLE INFLUENCES. Schools - close to park and close to business section - all utilities -

4. DETRIMENTAL INFLUENCES. Proximity to poor D-6, D-7, D-9 - occasional stench from packing house area in north -

5. INHABITANTS: Laboring, wage-earners, few  
 a. Type business and professional ; b. Estimated annual family income \$1200 to \$1800  
 c. Foreign-born few ;        % ; d. Negro no ;        % ;  
     (Nationality) (Yes or No)  
 e. Infiltration of        ; f. Relief families total 33 ;  
     direct 19, work 8, medical 6,  
 g. Population is increasing no ; decreasing        ; static. yes

6. BUILDINGS:  
 a. Type or types 1-family; 1- & 2-story b. Type of construction frame, few brick ;  
 c. Average age 35 years ; d. Repair good to fair

7. HISTORY:

YEAR	RANGE	SALE VALUES		RENTAL VALUES		
		PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>3500 - 5500</u>	<u>4500</u>	<u>100%</u>	<u>27.50 - 42.50</u>	<u>40</u>	<u>100%</u>
1932 low	<u>2250 - 3500</u>	<u>3250</u>	<u>60</u>	<u>15 - 25</u>	<u>20</u>	<u>55</u>
current	<u>3000 - 4750</u>	<u>4000</u>	<u>80</u>	<u>25 - 40</u>	<u>35</u>	<u>85</u>

Peak sale values occurred in 1937 and were 80 % of the 1929 level.

Peak rental values occurred in 1937 and were 85 % of the 1929 level.

8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 96.7 % ; c. Home owners 47 %

9. SALES DEMAND: a. good ; b. \$4500 singles ; c. Activity is good

10. RENTAL DEMAND: a. good ; b. \$30 singles ; c. Activity is good

11. NEW CONSTRUCTION: a. Types \$3,000 singles ; b. Amount last year about 10

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS downward

14. CLARIFYING REMARKS: An old section inhabited by substantial class of people. The area has a good resale record particularly in the section nearest North Riverside and Oak Parks. Wellington Place between 17th and 19th is a high-grade spot, occupied by a small group of prominent business men, largely through tradition.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Brady, Mr. Brewer, Mr. Lightner, Mr. Smith, real estatemen.

Date May 15 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE C AREA NO. 5

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Close to high school - adjoins river and better section to the south -

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

a. Type Wage-earners; factory workers; b. Estimated annual family income \$1000 to 1500

c. Foreign-born few;        %; d. Negro no;        %;  
(Nationality) (Yes or No)

e. Infiltration of       ; f. Relief families direct 8, work 13, misc. 3, total 24;

g. Population is increasing       ; decreasing       ; static. yes

6. BUILDINGS:

a. Type or types 1-story; b. Type of construction frame;

c. Average age 18 years; d. Repair fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>1500 - 2750</u>	<u>2000</u>	<u>100%</u>	<u>15 - 25</u>	<u>20</u>	<u>100%</u>
<del>1932-33</del> low	<u>800 - 1500</u>	<u>1200</u>	<u>60</u>	<u>10 - 15</u>	<u>12.50</u>	<u>60</u>
current	<u>1250 - 2000</u>	<u>1500</u>	<u>70</u>	<u>12.50 - 20</u>	<u>15</u>	<u>80</u>

Peak sale values occurred in 1937 and were 90 % of the 1929 level.

Peak rental values occurred in 1937 and were 80 % of the 1929 level.

8. OCCUPANCY: a. Land 55 %; b. Dwelling units 96.8 %; c. Home owners 55 %

9. SALES DEMAND: a. fair; b. \$1500 singles; c. Activity is fair

10. RENTAL DEMAND: a. fair; b. \$15 singles; c. Activity is fair

11. NEW CONSTRUCTION: a. Types small cottages, frame b. Amount last year 10

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ample; b. Home building limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static to downward

14. CLARIFYING REMARKS: This small area is one of very modest homes. The area is only a little more than one-half built up - another typical area on the outskirts.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Brady, Mr. Smith, Mr. Chester, real estate men.

Date May 15 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE C AREA NO. 6

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. Schools, churches, stores, utilities, etc.

4. DETRIMENTAL INFLUENCES. Aging and rapidly declining, surrounded by fourth grade areas.

5. INHABITANTS: Retired farmers, clerical, ;  
 a. Type executive, professional ; b. Estimated annual family income \$1200-2000  
 c. Foreign-born \_\_\_\_\_ ; \_\_\_\_\_ % ; d. Negro No \_\_\_\_\_ ; \_\_\_\_\_ % ;  
 (Nationality) (Yes or No)  
 e. Infiltration of Retired farmers. ; f. Relief families 10, total 27. ;  
 Direct 8, work 9, miscellaneous  
 g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:  
 a. Type or types 1-family, 1 & 2 sty. ; b. Type of construction Frame & brick. ;  
 c. Average age 30. ; d. Repair Fair.

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$4000-5500</u>	<u>\$4400</u>	<u>100%</u>	<u>\$25. - \$37.50</u>	<u>\$30.</u>	<u>100%</u>
1932-33 low	<u>1200-2500</u>	<u>2250.</u>	<u>50%</u>	<u>10. -18.00</u>	<u>15.</u>	<u>50%</u>
current	<u>1500-4000</u>	<u>2500.</u>	<u>60%</u>	<u>15.-30.00</u>	<u>25.</u>	<u>80%</u>

Peak sale values occurred in 1937 and were 60 % of the 1929 level.

Peak rental values occurred in 1937 and were 80 % of the 1929 level.

8. OCCUPANCY: a. Land 98 % ; b. Dwelling units 97.3 % ; c. Home owners \_\_\_\_\_ %

9. SALES DEMAND: a. Good ; b. \$2000 to \$2500 houses ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. \$20-25 singles ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types No new building ; b. Amount last year None

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited.

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly downward.

14. CLARIFYING REMARKS: This area is known as the "retired farmers section" of Wichita,  
 because of the preference farmers have shown for it. Most of its houses are the large two-story type. Real estate men report good sale ability, but state that it is poor from a lending standpoint. Special improvement taxes were paid out years ago. It is a very good rent area.

15. Information for this form was obtained from Mr. Nixon, HOLC, Mr. Brady, Mr. Chester,  
Mr. Lightner, Mr. Smith, Mr. Brewer, real estate men.

Date May 13, 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

WICHITA, KAN.

1. NAME OF CITY \_\_\_\_\_ SECURITY GRADE D AREA NO. 1

2. DESCRIPTION OF TERRAIN. Level to rolling

3. FAVORABLE INFLUENCES. Close to University of Wichita - adequate school facilities

4. DETRIMENTAL INFLUENCES. A very scattered section - very few restrictions - lack of sewers in most of the area - many unpaved streets - adjoins negro area - southern portion adjoins two cemeteries.

5. INHABITANTS:

a. Type Laborers, low income class ; b. Estimated annual family income \$ up to \$1250

c. Foreign-born scattered few ; % ; d. Negro 3 or 4 families ; % ;  
(Nationality) (Yes or No)

e. Infiltration of negroes ; f. Relief families total 47 ;  
direct 25, work 13, misc. 9

g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. yes

6. BUILDINGS:

a. Type or types small 1-family; singles ; b. Type of construction frame ;

c. Average age 25 years ; d. Repair poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>2750 - 4250</u>	<u>3750</u>	<u>100%</u>	<u>27.50 - 37.50</u>	<u>30</u>	<u>100%</u>
1932-33 low	<u>1500 - 3000</u>	<u>2250</u>	<u>60</u>	<u>10 - 25</u>	<u>17.50</u>	<u>55</u>
current	<u>2000 - 3500</u>	<u>3000</u>	<u>80</u>	<u>20 - 30</u>	<u>25</u>	<u>80</u>

Peak sale values occurred in 1937 and were 80 % of the 1929 level.

Peak rental values occurred in 1937 and were 80 % of the 1929 level.

8. OCCUPANCY: a. Land 15 % ; b. Dwelling units 96.9 % ; c. Home owners 42 %

9. SALES DEMAND: a. slow ; b. small, 1-family ; c. Activity is fair

10. RENTAL DEMAND: a. fair ; b. small, 1-family ; c. Activity is fair

11. NEW CONSTRUCTION: a. Types none ; b. Amount last year none

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static - as poor as it will be

14. CLARIFYING REMARKS: This area of scattered houses in the northeast section of the city is occupied by a rather substantial class of low income people. That portion lying north of 15th St. would have been classed as undeveloped but for the fact that there are about 20 HOLC loans in that particular section of D-1. Nearly all of the houses have a garden.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Wright, Mr. McFall, Mr. Essex, real estate men.

Date May 18 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

**WICHITA, KAN.**

1. NAME OF CITY \_\_\_\_\_ SECURITY GRADE D AREA NO. 2

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. None

4. DETRIMENTAL INFLUENCES. The heavy negro concentration of Wichita. Old, poorly kept, and terribly run down - drainage canal with attendant stench. Railroad tracks - packing house on north end.

5. INHABITANTS: Negroes, some Mexicans,  
 a. Type low class whites ; b. Estimated annual family income \$ very low  
 c. Foreign-born various kinds; 8 % ; d. Negro Yes ; 85 % ;  
 (Nationality) (Yes or No)  
 e. Infiltration of Negroes and poor whites ; f. Relief families Direct 238, work 271, medical 63, WPA supplement 76  
 Total 410  
 g. Population is increasing slowly ; decreasing \_\_\_\_\_ ; static.  
 Population increase would be only through lack of birth control among negroes and poor whites.

6. BUILDINGS:  
 a. Type or types 1 family shacks ; b. Type of construction frame ;  
 c. Average age 40 years ; d. Repair very poor

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>2000 - 3500</u>	<u>2500</u>	<u>100%</u>	<u>20 - 45</u>	<u>32.50</u>	<u>100%</u>
1932-low	<u>500 - 2000</u>	<u>1000</u>	<u>50</u>	<u>10 - 20</u>	<u>15</u>	<u>50</u>
current	<u>850 - 2500</u>	<u>1750</u>	<u>60</u>	<u>15 - 27.50</u>	<u>25</u>	<u>80</u>

Peak sale values occurred in 1937 and were 60 % of the 1929 level.

Peak rental values occurred in 1937 and were 80 % of the 1929 level.

8. OCCUPANCY: a. Land 75 % ; b. Dwelling units 97 % ; c. Home owners 39 %

9. SALES DEMAND: a. poor ; b. \_\_\_\_\_ ; c. Activity is poor

10. RENTAL DEMAND: a. fair ; b. \_\_\_\_\_ ; c. Activity is fair

11. NEW CONSTRUCTION: a. Types none ; b. Amount last year none

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static - as low as it can be

14. CLARIFYING REMARKS: This large area contains the negro concentration of Wichita. In the north end immediately south of the packing house and stock yards district, are a number of Mexicans. Property in the area is poor, shabby, and typical of negro properties. North of Murdock and east of Washington the district becomes one of scattered frame shacks.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. McFall, Mr. Wright, Mr. Essex, real estate men.

Date May 17 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE D AREA NO. 3

2. DESCRIPTION OF TERRAIN.  
Level.

3. FAVORABLE INFLUENCES.  
All utilities, schools, close in.

4. DETRIMENTAL INFLUENCES. Encroachment of business and industry, canal on east end with attendant stench, occasional bad odors in southeast portion from city sewage disposal plant south of the city, old and run down sections in north and west portions of area.

5. INHABITANTS: Laborers,  
a. Type low income wage earners ; b. Estimated annual family income \$ 800 to \$1250  
c. Foreign-born Various ; % ; d. Negro Only 2 or 3 families ; % ;  
(Nationality) (Yes or No)  
Laborers, low Direct 94, work 91, medical 40,  
e. Infiltration of income ; f. Relief families WPA supplemental 27, total 252.  
g. Population is increasing No ; decreasing \_\_\_\_\_ ; static.

6. BUILDINGS: 1-family, 1 sty.  
a. Type or types few apartments ; b. Type of construction Frame ;  
c. Average age 45 years. ; d. Repair Very poor

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1800-3000</u>	<u>\$2500</u>	<u>100%</u>	<u>\$18-35</u>	<u>\$25.</u>	<u>100%</u>
1933 low	<u>800-1200</u>	<u>1000.</u>	<u>40%</u>	<u>10-20</u>	<u>12.50</u>	<u>50%</u>
current	<u>1000-1500</u>	<u>1250.</u>	<u>50%</u>	<u>14-25</u>	<u>15.00</u>	<u>60%</u>

Peak sale values occurred in 1937 and were 50 % of the 1929 level.

Peak rental values occurred in 1937 and were 60 % of the 1929 level.

8. OCCUPANCY: a. Land 95%; b. Dwelling units 97.3%; c. Home owners \_\_\_\_\_ %

9. SALES DEMAND: a. Fair ; b. \$1000 cottages \_\_\_\_\_ ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. Cheap area \_\_\_\_\_ ; c. Activity is Good  
Small frame cottages

11. NEW CONSTRUCTION: a. Types \$1500-1800 ; b. Amount last year 20 built

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: An old, run down part of the city. It is typical of the older sections of any city adjoining the business and industrial area. Some parts of the area have good rental demand and real estate men are able to move some properties at fair values considering the security. Most of the houses are small, ill-kept, frame structures.

15. Information for this form was obtained from Mr. Nixon, HOLC; Mr. Chester, Mr. Brady, Mr. Lightner, Mr. Burns, Mr. McFall, real estate men.

Date May 11, 193 7

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE D AREA NO. 4

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. Linwood Park, suburban influences, schools, etc.

4. DETRIMENTAL INFLUENCES. No sewers in southern part of area, stench from city sewage disposal plant south of city noticeable at times in eastern part of area.

5. INHABITANTS:  
 a. Type Laborers, wage earners ; b. Estimated annual family income \$750 to \$1250.  
 c. Foreign-born Small number; \_\_\_\_\_ %; d. Negro None ; \_\_\_\_\_ %;  
     (Nationality) (Yes or No)  
 e. Infiltration of Low income class; f. Relief families WPA supplement 8, total 95;  
     Direct 47, work 26, medical 14,  
 g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:  
 a. Type or types Small 1-family, 1 story ; b. Type of construction Frame ;  
 c. Average age 20 to 25 years. ; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1800-3000</u>	<u>\$2500.</u>	<u>100%</u>	<u>\$18-35</u>	<u>\$25</u>	<u>100%</u>
1933 low	<u>800-1200</u>	<u>1000.</u>	<u>40%</u>	<u>10-20</u>	<u>12.50</u>	<u>50%</u>
current	<u>1000-1500</u>	<u>1250.</u>	<u>50%</u>	<u>10-20</u>	<u>14.00</u>	<u>60%</u>

Peak sale values occurred in 1937 and were 50 % of the 1929 level.

Peak rental values occurred in 1937 and were 60 % of the 1929 level.

8. OCCUPANCY: a. Land 25 %; b. Dwelling units 97.1%; c. Home owners \_\_\_\_\_ %

9. SALES DEMAND: a. Poor ; b. Small houses ; c. Activity is Very little  
     Too far out to

10. RENTAL DEMAND: a. Fair ; b. be in great demand ; c. Activity is Poor

11. NEW CONSTRUCTION: a. Types Small frame cottages ; b. Amount last year 15 houses  
     \$1500-\$1800

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited.

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: This area is distinguished from D-3 only in that its houses are scattered. It is an area of small frame, 1-story houses, many of them old. There are many small truck-gardens in the area. It is typical of the sparsely built up areas on the outskirts of any city.

15. Information for this form was obtained from Mr. Nixon, HOLC; Mr. Chester, Mr. Lightner, Mr. Smith, Mr. McFall, real estate men.

Date May 11, 1937



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE D AREA NO. 6

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Walking distance from business district - Riverside Park - schools, utilities, etc.

4. DETRIMENTAL INFLUENCES. Encroachment of business, industrial, wholesale area - Negro concentration on western part.

5. INHABITANTS: Business, professional,  
 a. Type clerical, laborers, negroes; b. Estimated annual family income \$ 800 to 3500  
 c. Foreign-born small number; 1 %; (Nationality) d. Negro Yes; 10 %; (Yes or No)  
 e. Infiltration of negroes; f. Relief families direct 84, work 85, medical 30 miscel. 12 total 211; g. Population is increasing no; decreasing \_\_\_\_\_; static. yes

6. BUILDINGS: 1- 2- & multi-family  
 a. Type or types many apartments; b. Type of construction frame and brick; c. Average age 45 years; d. Repair good to poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>2500 - 6000</u>	<u>4500</u>	<u>100%</u>	<u>25 - 50</u>	<u>40</u>	<u>100%</u>
1932 low	<u>850 - 4000</u>	<u>2250</u>	<u>50</u>	<u>10 - 35</u>	<u>20</u>	<u>50</u>
current	<u>1250 - 5000</u>	<u>3750</u>	<u>65</u>	<u>17.50 - 42.50</u>	<u>35</u>	<u>90</u>

Peak sale values occurred in 1937 and were 65 % of the 1929 level.  
Peak rental values occurred in 1937 and were 90 % of the 1929 level.

8. OCCUPANCY: a. Land 98 %; b. Dwelling units 96 %; c. Home owners 29.8 %

9. SALES DEMAND: a. fair; b. 1 family; c. Activity is fair

10. RENTAL DEMAND: a. fair; b. \_\_\_\_\_; c. Activity is good

11. NEW CONSTRUCTION: a. Types none; b. Amount last year none

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited; b. Home building limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static to downward

14. CLARIFYING REMARKS: This area was the swanky or very best area of Wichita 35 to 50 years ago. It is now the apartment house and rooming house section. Most of the houses therein (see photographs) are the large old houses of the better type. This type of property is typical of similar sections in all large cities, offering a resale problem. Real estate men report values of this type of property drop precipitously after such a house is vacated by members of the family who have occupied it for one or two generations. This area is a very choice rental section of Wichita, due to the type of property and the proximity to the business district.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. McFall, Mr. Wright, Mr. Essex

Date May 17 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE D AREA NO. 7

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES. Railroad on eastern end - adjoins negro area, with a few negro families herein - packing house at north end -

5. INHABITANTS:

a. Type Laborers, retired ; b. Estimated annual family income \$ not over \$1,000

c. Foreign-born various ; 2 % ; d. Negro probably eight families ; \_\_\_\_\_ % ;  
(Nationality) (Yes or No)

e. Infiltration of negroes ; f. Relief families direct 54, work 30, misc. 23, total 107 ;

g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. yes

6. BUILDINGS: old 1-family

a. Type or types 1- & 2-story ; b. Type of construction frame, few brick ;

c. Average age 45 - 50 ; d. Repair poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	2000 - 3500	2500	100%	20 - 40	30	100%
1932-33 low	500 - 1500	750	40	5 - 20	15	50
current	750 - 2500	1500	60	15 - 30	25	80

Peak sale values occurred in 1937 and were 60 % of the 1929 level.

Peak rental values occurred in 1937 and were 80 % of the 1929 level.

8. OCCUPANCY: a. Land 98 % ; b. Dwelling units 97.2 % ; c. Home owners 29 %

9. SALES DEMAND: a. very little ; b. \_\_\_\_\_ ; c. Activity is slow

10. RENTAL DEMAND: a. fair ; b. \_\_\_\_\_ ; c. Activity is fair

11. NEW CONSTRUCTION: a. Types none ; b. Amount last year none

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase very limited ; b. Home building very limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static to downward

14. CLARIFYING REMARKS: Another very old section, distinguished from adjoining D-6 in that its houses are small and in much poorer repair. When the northeastern portion of D-6 was the swank section of Wichita 40 years ago this was probably the second best area. It is inhabited by working people, old people.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Wright, Mr. Essex, Mr. McFall, real estate men.

Date May 17 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

**WICHITA, KAN.**

1. NAME OF CITY \_\_\_\_\_ SECURITY GRADE D AREA NO. 8

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Schools, churches, etc.

4. DETRIMENTAL INFLUENCES. Packing house on east end, railroad, etc. While these are unfavorable factors from one angle, it is the workers in the adjoining plants that make the district as to saleability rentability, etc. Sewers are inadequate in area.

5. INHABITANTS:

- a. Type Laborers, Mexicans ; b. Estimated annual family income \$800 to 1200  
 c. Foreign-born various ; 8 % ; d. Negro very few if any ; \_\_\_\_\_ % ;  
 (Nationality) (Yes or No)  
 e. Infiltration of low grade ; f. Relief families direct 89, work 31, medical 11, misc. 37, total 168 ;  
 g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. yes

6. BUILDINGS:

- a. Type or types small, 1-family ; b. Type of construction frame ;  
 c. Average age 35 years ; d. Repair poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>2000 - 3000</u>	<u>2500</u>	<u>100%</u>	<u>17.50 - 25</u>	<u>20</u>	<u>100%</u>
<u>1932</u> low	<u>500 - 1750</u>	<u>1250</u>	<u>50</u>	<u>5 - 15</u>	<u>12</u>	<u>60</u>
current	<u>1000 - 2250</u>	<u>1750</u>	<u>65</u>	<u>15 - 20</u>	<u>17.50</u>	<u>85</u>

Peak sale values occurred in 1937 and were 65 % of the 1929 level.

Peak rental values occurred in 1937 and were 85 % of the 1929 level.

8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 97.5 % ; c. Home owners 46 %

9. SALES DEMAND: a. fair ; b. 1-family, \$1500 ; c. Activity is slow

10. RENTAL DEMAND: a. good ; b. \_\_\_\_\_ ; c. Activity is good

11. NEW CONSTRUCTION: a. Types none ; b. Amount last year none

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static to downward

14. CLARIFYING REMARKS: This area adjoins the packing house, railroad shop, stockyards, and flour mill district and is one made up entirely of small, ill-kept frame houses occupied by the low grade type of workers. Despite the shabby nature of the properties, there is good demand for it by the workers. This area contains the Mexican concentration of Wichita.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Wright, Mr. Essex, Mr. McFall, real estate men.

Date May 18 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE D AREA NO. 9

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Schools, park, transportation facilities, business center.

4. DETRIMENTAL INFLUENCES. Adjoining packing plant, stockyards. An old, poorly kept area.

5. INHABITANTS:

a. Type wage earners, laborers, retired b. Estimated annual family income \$ 800 to 1200

c. Foreign-born various; 2 %; d. Negro no; \_\_\_\_\_ %;  
(Nationality) (Yes or No)

e. Infiltration of \_\_\_\_\_; f. Relief families total 32 direct 20, misc. 12

g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static. yes

6. BUILDINGS:

a. Type or types 1 family, 1- & 2-story b. Type of construction frame and brick ;

c. Average age 40 years ; d. Repair fair to poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	2250 - 3500	3250	100%	20 - 35	30	100%
1932 low	750 - 2250	2000	60	10 - 25	20	70
current	1250 - 2850	2500	80	17.50 - 30	27.50	90

Peak sale values occurred in 1937 and were 80 % of the 1929 level.

Peak rental values occurred in 1937 and were 90 % of the 1929 level.

8. OCCUPANCY: a. Land 98 %; b. Dwelling units 97.6 %; c. Home owners 47.4 %

9. SALES DEMAND: a. slow ; b. \_\_\_\_\_ ; c. Activity is fair

10. RENTAL DEMAND: a. good ; b. \_\_\_\_\_ ; c. Activity is good

11. NEW CONSTRUCTION: a. Types none ; b. Amount last year none

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static to downward

14. CLARIFYING REMARKS: An old section, occupied by a rather substantial type of people. Fairly good sale and rent section because of stockyards, mills, packing plant to the northeast. Properties are reasonably well kept up. The laboring people living in the area are the better class.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Wright, Mr. McFall, Mr. Essex, real estate men.

Date May 18 193 7

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE D AREA NO. 10

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. New high school across river on 18th - suburban influence -

4. DETRIMENTAL INFLUENCES. An outlying sparsely settled area with dirt streets, inadequate sewers.

5. INHABITANTS:

a. Type Laborers ; b. Estimated annual family income \$ very low

c. Foreign-born very few ;        % ; d. Negro about 10 families ;        % ;  
(Nationality) (Yes or No)

e. Infiltration of        ; f. Relief families total 12 ; direct 8, misc. 4

g. Population is increasing        ; decreasing        ; static. yes

6. BUILDINGS:

a. Type or types small; 1-family ; b. Type of construction frame ;

c. Average age 20 years ; d. Repair fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>2000 - 2850</u>	<u>2500</u>	<u>100%</u>	<u>17.50 - 25</u>	<u>20</u>	<u>100%</u>
1932 low	<u>500 - 1250</u>	<u>850</u>	<u>40</u>	<u>5.00 - 12.50</u>	<u>8</u>	<u>40</u>
current	<u>1250 - 2000</u>	<u>1800</u>	<u>60</u>	<u>12.50 - 20</u>	<u>15</u>	<u>75</u>

Peak sale values occurred in 1937 and were 60 % of the 1929 level.

Peak rental values occurred in 1937 and were 75 % of the 1929 level.

8. OCCUPANCY: a. Land 10 % ; b. Dwelling units 96.7 % ; c. Home owners 54.6 %

9. SALES DEMAND: a. poor ; b.        ; c. Activity is poor

10. RENTAL DEMAND: a. poor ; b.        ; c. Activity is poor

11. NEW CONSTRUCTION: a. Types none ; b. Amount last year none

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase very limited b. Home building very limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static

14. CLARIFYING REMARKS: An outlying section of cheap, small one-story houses.

Laborers, farmers, and truck-gardeners live therein.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Essex,

Mr. McFall, Mr. Wright, real estate men.

Date May 18 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE D AREA NO. 11

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. Sim Park, business district of West Douglas, suburban atmosphere in western part.

4. DETRIMENTAL INFLUENCES. Industrial and wholesale district near east end, business and industrial encroachment, railroad.

5. INHABITANTS: Laborers, wage earners, clerical.  
 a. Type retired.; b. Estimated annual family income \$ 750 to \$1250  
 c. Foreign-born Comparatively small%; d. Negro No%;  
 (Nationality) (Yes or No)  
 e. Infiltration of \_\_\_\_\_; f. Relief families Direct 31, work 21, medical 9, miscellaneous 7, total 68.; g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static. Yes

6. BUILDINGS:  
 a. Type or types 1-family, 1 sty.; b. Type of construction Frame; c. Average age 20 to 35 years.; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$3500-4500	\$4000.	100%	\$20-35	27.50	100%
1933 low	1000-2000	1500.	40%	8-15	12.50	40%
current	1200-2500	2000.	50%	14-22.50	18.00	65%

Peak sale values occurred in 1937 and were 50 % of the 1929 level.

Peak rental values occurred in 1937 and were 65 % of the 1929 level.

8. OCCUPANCY: a. Land 70 %; b. Dwelling units 97.2 %; c. Home owners \_\_\_\_\_ %

9. SALES DEMAND: a. Fair; b. Small cottages; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. \$15 to \$18 a month; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Small cottages in western part.; b. Amount last year Seven.

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited.

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward.

14. CLARIFYING REMARKS: The western one-half of this area is scattered with good modest houses and many gardens. Local institutions will lend therein. The eastern part is much older and poorly kept up. There is some sales activity in the western portion. This is part of the west-end concentration of retired farmers.

15. Information for this form was obtained from Mr. Nixon, HOLC, Mr. Brewer, Mr. Lightner, Mr. Smith, Mr. Chester, Mr. Brady, real estate men.

Date May 11, 1937

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE D AREA NO. 12
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. School facilities, utilities, etc.
4. DETRIMENTAL INFLUENCES. Railroad shops, city and county shops, county farm and city work house all nearby.
5. INHABITANTS: R.R. shop workers,  
 a. Type laborers, clerical, retired; b. Estimated annual family income \$ 750 to \$1200  
 c. Foreign-born Some Assyrians. %; d. Negro No %;  
(Nationality) (Yes or No)  
 e. Infiltration of \_\_\_\_\_; f. Relief families Direct 48, work 19, medical 10, miscellaneous 11, total 108.  
 g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static. Yes
6. BUILDINGS:  
 a. Type or types 1-family, 1 & 2 sty; b. Type of construction Frame & brick. ;  
 c. Average age 35 years.; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$3500-4500	\$4000.	100%	\$20-35	\$30.	100%
1933 low	1500-2000	1500.	45%	10-18	15.	50%
current	1500-2500	2250.	55%	15-30	20.	80%

Peak sale values occurred in 1936 and were 55 % of the 1929 level.  
 Peak rental values occurred in 1937 and were 80 % of the 1929 level.

8. OCCUPANCY: a. Land 90 %; b. Dwelling units 97 %; c. Home owners \_\_\_\_\_ %
9. SALES DEMAND: a. Good ; b. Small cottages ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. \$20 singles ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Small frame cottages, \$1500 to \$2000.; b. Amount last year 12
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited.
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward.
14. CLARIFYING REMARKS: The portion of this area surrounding C-6 for two and three blocks on the north, east, and south is part of the west end concentration of retired farmers. The outlying parts are inhabited by workers, with small frame houses, many poorly kept, predominating. There is some sales demand, better than most of the other "D" areas of the city, and a good rental demand. There is a little building of small frame houses (see pictures) in the east end.
15. Information for this form was obtained from Mr. Nixon, HOLC, Mr. Chester, Mr. Lightner, Mr. Smith, Mr. Brady, Mr. McFall, real estate men.

Date May 13, 193 7

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY WICHITA, KAN. SECURITY GRADE D AREA NO. 13

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES. No sewers in western and southwestern portions, railroad shops, "squatters" on south-end are undesirable element, city work house on south.

5. INHABITANTS:

a. Type Wage-earners, laborers ; b. Estimated annual family income \$750 to \$1100

c. Foreign-born various ;      % ; d. Negro no ;      % ;  
(Nationality) (Yes or No)

e. Infiltration of poorer class ; f. Relief families direct 59, work 40, medical, 18, total 117. ;

g. Population is increasing slowly ; decreasing      ; static.

6. BUILDINGS:

a. Type or types 1-family; 1-story ; b. Type of construction frame ;

c. Average age 20 years ; d. Repair poor to very poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>3200 - 3800</u>	<u>3400</u>	<u>100%</u>	<u>20 - 35</u>	<u>25</u>	<u>100%</u>
1933 low	<u>1000 - 1700</u>	<u>1400</u>	<u>45</u>	<u>8 - 15</u>	<u>12</u>	<u>50</u>
current	<u>1200 - 2000</u>	<u>1750</u>	<u>60</u>	<u>15 - 20</u>	<u>15</u>	<u>60</u>

Peak sale values occurred in 1937 and were 60 % of the 1929 level.

Peak rental values occurred in 1937 and were 60 % of the 1929 level.

8. OCCUPANCY: a. Land 65 % ; b. Dwelling units 97 % ; c. Home owners      %

9. SALES DEMAND: a. poor ; b.      ; c. Activity is poor

10. RENTAL DEMAND: a. poor ; b.      ; c. Activity is poor

11. NEW CONSTRUCTION: a. Types small frame cottages ; b. Amount last year probably six

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static to downward

14. CLARIFYING REMARKS: This area is one of scattered small frame shacks, occupied by a poor class including shop workers, laborers, etc. The exception is the portion east of Elizabeth and north of Walker, which has respectable small homes. Considering the type of district the sales demand has been good, due largely to the proximity of the Santa Fe Shops.

15. Information for this form was obtained from Mr. Nixon, H. O. L. C., Mr. Brady,

Mr. McFall, Mr. Chester, Mr. Lightner, Mr. Smith, real estate men.

Date May 13 1937.