

KEY TO MAP OF DAVENPORT, IOWA

- A-1 Residences here consist of brick veneer predominating - some frame. Price range \$6000.00 to \$50,000.00 - practically all home owned by well-to-do class (but well mortgaged also). Average rent \$55.00 per month and rentals have raised from \$40.00 minimum to \$175.00 maximum. The average age is ten years - well kept up. No detrimental influences. Valuation shrinkage from 1929 is 20%. There are 30 to 40 pieces of vacant property in this district - five new homes being constructed at present. Would loan up to 75% of cash market value.
- A-2 Homes here mostly of brick veneer and stucco. It is a newer developed part of the city. Average age of homes 15 to 20 years valued from \$5000.00 to \$8,000.00. Rents range from \$35.00 to \$55.00 per month. A good class of salaried people live here. Would loan 70% of cash market value.
- B-1 Very desirable property as the trend of good residential building is toward the east. A portion of this is not subdivided, being mostly vacant land, and the buildings that are there at present are frame. Would loan up to 70% of cash market value on property here.
- B-2 60% built up. Very desirable residential property. Mostly single homes with an average worth of \$6000.00 - homes ranging from \$3500.00 to \$10,000.00. The average rent is \$42.50 per month. This district is occupied by a splendid class of middle-age people. The age of the properties average 12 years. Properties are generally well kept up - very little rehabilitation required. Shrinkage is approximately 20% from 1929. Mostly frame and brick veneer. Would loan 65% to 70% of today's valuation.
- B-2a All owner occupied. The development of this area was by the old aristocrats of Davenport. There are many fine homes here including that of the Bishop of the Catholic Diocese. Homes composed of 50% brick and 50% frame - average age of 20 years - well built and well maintained. Inhabited by fine class of well-to-do people. Very little shrinkage since 1929, probably 15-20%. Rents average from \$45.00 to \$50.00 per month. Would loan up to 65-70%.
- B-2b Half brick and half frame in this district and some stucco. Mostly all owner occupied. Good salability and rent. Average 15 years of age. Very little rehabilitation needed. Rents from \$35.00 to \$55.00 per month. Shrinkage 15-20%. Price range from \$4500.00 to \$9500.00. Would advance 70% here of cash market value.
- B-2c Single owner occupied - mostly frame. Price range \$5000.00 to \$20,000.00. Rents from \$20.00 to \$42.50 per month. Average age 12 to 15 years. Price range \$3750.00 to \$5500.00. Shrinkage here 20-25%. Would loan up to 60-65% of cash market value.
- B-3 Home owners occupy this area. It is well built. The average age is 50 years. Very few properties for rent. Average rent \$35.00 to \$50.00 per month. Price range from \$4800.00 to \$7500.00. 25% shrinkage here. Very little rehabilitation required. Many of these homes have large ground surrounding. Would loan 55-60%. At this time the extreme north section of the city is showing most activity from the standpoint of rent, sale and building.

- C-1 Colored section injures this property. Very sparsely settled on account of hollow ground and hills. Age of property 10 to 25 years renting from \$15.00 to \$35.00 per month - worth a minimum price of \$1500.00 to a maximum of \$5000.00. There are some good homes here. The shrinkage from 1929 has been fully 33-1/3%. Might consider a 50% loan on cash market value confined to 20% of the properties here.
- C-2 90% of this is vacant land. A railroad track, Orphans Home and low ground make this unattractive. Average rents \$25.00 per month. The value of properties here range from \$2000.00 to \$5000.00. Frame construction, 15 years of age. Some rehabilitation needed. Depreciation from 1929 is 25%. Would loan up to 50% of cash market value on some property here. This particular district might develop into a good future.
- C-3 Average age of property here 30 years. Formerly this was a high-class residential district. Property is now worth from \$3000.00 to \$10,000.00, and rents range from \$15.00 to \$60.00 per month. There are some very fine homes here. A great deal of rehabilitation is needed. The average depreciation from 1929 is 30%. Detrimental influences toward making this a fine residential district are that it is commercially zoned, developing now into a rooming house area. There is an occasional colored family, and some apartment houses. It is going downhill although in a few spots might loan up to 60% of cash market value. The average loan, however, would be between 40% and 50% of cash market value. Some of the area in the south here and older sections would make no loans at all unless owner occupied.
- C-4 This is mostly acreage worth from \$200.00 to \$1200.00 per acre. It is rolling land - very little under cultivation, but its future, if any, is very far away from a residential standpoint. Loanable value from 25% to 30% of cash market value.
- C-5 High class acreage - 20% developed, with good frame houses on two and five-acre tracts. These tracts are worth from \$3000.00 to \$10,000.00. A good type of people live in this district. The Fair Grounds are in this district. Would loan from 30% to 40% of cash market value.
- C-6 A sub-division mostly of frame houses of poor type renting from \$12.00 to \$30.00 per month. Only partially settled and improved. The values range from \$1000.00 to \$3500.00. Laboring class of people. Would make no loans here except on portions in south part fully developed. Would loan up to 25% of cash market value.
- C-7 A United States Housing Corporation district which was provided during the war for employees of the Arsenal. A very fair type of construction of about 18 years of age. Rents average from \$22.00 to \$35.00 per month. Very little rehabilitation needed. Occupied by laboring class and salaried class. Would loan 35% of cash market value today to owner occupied.
- C-8 Built up principally of frame houses worth from \$2000.00 to \$5000.00, renting from \$15.00 to \$35.00 per month. Age 10 to 25 years. A small commercial district. Would loan from 30% to 40% of cash market value. Some rehabilitation needed here. It is in an industrial area.

- C-9 Very fine class of people, mostly of German extraction, live here. A large percentage are home owners, and there is a low percentage of mortgage indebtedness in this district. Prices run from \$2000.00 to \$10,000.00, and rents from \$16.00 to \$50.00 per month. The trend of growth here is to the north. The dwellings are single with many brick veneer - majority frame. There are spots here where a very high class of conservative home-loving people live consisting of working class to middle salaried and retired farm element. There is a very small percentage of turnover of homes. Very little rehabilitation required. The district probably has seen its best days, but those living there now are steady and reliable. Depreciation from 1929 is about 30%. Would loan from 45% to 50% of cash market value.
- C-10 Future is good for this property. Small percentage improved. Considerable vacant land, age 10 years - rents range from \$20.00 to \$50.00 per month. Depreciation from 1929 is 20%. Is now attracted by the better class of labor and salaried individuals. Would loan from 50% to 55% of cash market value.
- D-1 Some colored people are in this district. Rents are from \$8.00 to \$25.00 per month. 60% of it is built up with value of homes from \$800.00 to \$4000.00. Very rarely are sales made here. Jersey Ridge Road cuts this colored section from the best residential district. The age of property is about 20 years. Rehabilitation is needed badly. Values have dropped here fully 35% to 50% since 1929, and undoubtedly will suffer further decline. This is known as one of "the colored districts." No loans would be made in this section. The colored element seem to be at a standstill from the standpoint of growth, and I understand there will be a decline.
- D-2 The old business and residential district of Davenport. A great deal of the construction here predates to 1910 and much of it was built in the early 80's, and some built in 1860. In the residential section most of the homes are frame. This is to the north, and in the center part of this section and to the southwest, the homes consist of brick and frame. In the north center from 9th Street north to 12th Street from Ripley Street on the east to Gaines Street on the west is a colored district, and while it is not growing, it is detrimental to adjacent property.
- Along the railroad industrial property is worth from \$15.00 to \$2500.00 per front foot, and the residences from \$1500.00 to \$10,000.00. A great deal of property here needs rehabilitation, and there has been a depreciation of 40% since 1929. I am informed that on some places loans could be made of 40% to 50% of cash market value, but the average advance here would not be more than 25-30%, and then only occasionally. The district is composed of tenements, apartments - many old homes having been converted into 1, 2, 3 and 4-family apartments. Some of this apartment property can only be considered in fair condition, and some of the tenements from good to bad.
- D-3 Part of the present and future industrial land - no streets. Railroad runs through here. Very low ground. Some land is quoted at \$1000.00 per acre for industrial purposes only. Runs by the Mississippi River - has both railroad and dockage facilities. No loans of any valuation would be made here.

D-4 Consists principally of small, not modern construction frame dwellings. One opinion is that a subdivision of this should never have been allowed. The land is very low and often troubled with water overflow from the Mississippi River. I understand that it is below the high-water level of the river. Houses have sold here from \$600.00 to \$2500.00 and rent from \$8.00 to \$25.00 per month. Age is about 20 years. It is a very undesirable residential section. No loans will be made here. It is occupied mostly by laboring people in the industrial plants, and there always is a big turnover in rentals. It is a sort of a melting pot.

There is no shifting of population anywhere in this city from section to section. There is a demand in all areas for frame houses by the working and middle class of people from a standpoint of rental, and some purchases.

The trend of residential development is toward the east and north ~~on the~~ east, and on the west it is east of the railroad and north. The industrial trend is to the southwest. There is a big demand for homes of moderate price from \$2000.00 to \$5500.00, and the moderate rental homes are difficult to obtain, there being a great shortage of homes ranging from \$15.00 to \$30.00 per month.

There is a boulevard about to be constructed and to be finished this fall which runs across the northern part of the city, called the "George Washington Boulevard". This is expected to add stimulus to home building in this district.

The gentlemen who cooperated very sincerely with me in compiling the map and date were Mr. Mel Foster of the Mel Foster Company, who has been in the real estate, insurance, and mortgage business for 15 years, Mr. John Hynes of Snider, Walsh & Hynes, who has been in the real estate, insurance and mortgage business for 40 years, and Mr. John Shenk, secretary and treasurer of the First Federal Savings and Loan Association, who has been in the business 10 years and was formerly secretary of the Davenport Chamber of Commerce.

- B-3a This consists of rolling farm land and some scattered acreage lots, and would run from \$100.00 to \$300.00 per acre. Ultimately it is expected this property ~~this property~~, if city growth continues, will be more valuable.
- C-11 This consists of rolling farm land, some acreages and some subdivisions. The Airport is in this district. Land would be worth here from \$100.00 to \$150.00 an acre.