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Charles Sawyer, Secretary

BUREAU OF THE CENSUS  
Roy V. Peel, Director

# Census of Housing: 1950

*(taken as part of the Seventeenth Decennial Census  
of the United States)*

Volume V  
BLOCK STATISTICS

Part 3  
DENVER—HOLYOKE  
*Bureau of the Census  
Library*

(This is a special binding for record purposes only. The separate bulletins  
may be purchased from the Superintendent of Documents)

Prepared under the supervision of  
HOWARD G. BRUNSMAN  
Chief, Population and Housing Division

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UNITED STATES GOVERNMENT PRINTING OFFICE  
WASHINGTON : 1953

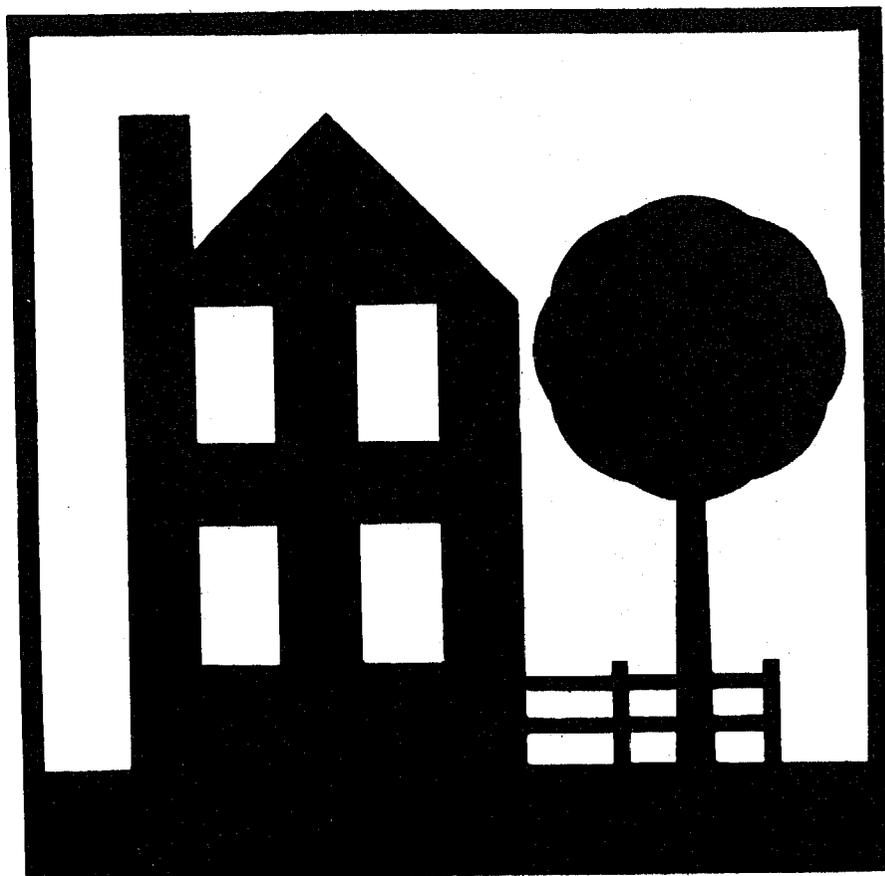
## HOUSING VOLUME V

Volume V comprises the Block Statistics bulletins (Series H-E). A total of 213 bulletins (including five for the boroughs of New York City) were issued for the 209 cities which had a population of 50,000 or more in 1940 or in a subsequent special census prior to 1950. The bulletins were not assembled into a bound volume for publication. This special binding is in nine parts, with the cities arranged alphabetically.

H-E No.	PART 1	H-E No.	PART 3 (Cont.)	H-E No.	PART 5 (Cont.)	H-E No.	PART 7 (Cont.)
1	Akron, Ohio	55	East Chicago, Ind.	108	McKeesport, Pa.	160	Rochester, N. Y.
2	Alameda, Calif.	56	East Orange, N. J.	109	Medford, Mass.	161	Rockford, Ill.
3	Albany, N. Y.	57	East St. Louis, Ill.	110	Memphis, Tenn.	162	Sacramento, Calif.
4	Alhambra, Calif.	58	Elizabeth, N. J.	111	Miami, Fla.		PART 8
5	Allentown, Pa.	59	El Paso, Tex.	112	Milwaukee, Wis.		
6	Altoona, Pa.	60	Erie, Pa.	113	Minneapolis, Minn.		
7	Amarillo, Tex.	61	Evanston, Ill.	114	Mobile, Ala.	163	Saginaw, Mich.
8	Asheville, N. C.	62	Evansville, Ind.	115	Montgomery, Ala.	164	St. Joseph, Mo.
9	Atlanta, Ga.			116	Mount Vernon, N. Y.	165	St. Louis, Mo.
10	Atlantic City, N. J.	63	Fall River, Mass.			166	St. Paul, Minn.
11	Augusta, Ga.	64	Flint, Mich.	117	Muskegon, Mich.	167	St. Petersburg, Fla.
12	Austin, Tex.	65	Fort Smith, Ark.	118	Nashville, Tenn.	168	Salt Lake City, Utah
13	Baltimore, Md.	66	Fort Wayne, Ind.	119	Newark, N. J.	169	San Antonio, Tex.
14	Baton Rouge, La.	67	Fort Worth, Tex.	120	New Bedford, Mass.	170	San Bernardino, Calif.
15	Bayonne, N. J.	68	Fresno, Calif.	121	New Britain, Conn.	171	San Diego, Calif.
16	Beaumont, Tex.	69	Galveston, Tex.	122	New Haven, Conn.	172	San Francisco, Calif.
17	Berkeley, Calif.	70	Gary, Ind.	123	New Orleans, La.	173	San Jose, Calif.
18	Bethlehem, Pa.	71	Glendale, Calif.	124	New Rochelle, N. Y.		
				125	Newton, Mass.	174	Santa Monica, Calif.
19	Binghamton, N. Y.	72	Grand Rapids, Mich.		PART 6	175	Savannah, Ga.
20	Birmingham, Ala.	73	Greensboro, N. C.			176	Schenectady, N. Y.
21	Boston, Mass.	74	Hamilton, Ohio		New York, N. Y.	177	Seranton, Pa.
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23	Brockton, Mass.	76	Harrisburg, Pa.	127	Brooklyn Borough	179	Shreveport, La.
24	Buffalo, N. Y.	77	Hartford, Conn.	128	Manhattan Borough	180	Sioux City, Iowa
25	Burbank, Calif.	78	Highland Park, Mich.	129	Queens Borough	181	Somerville, Mass.
26	Cambridge, Mass.	79	Hoboken, N. J.	130	Richmond Borough	182	South Bend, Ind.
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28	Canton, Ohio	81	Houston, Tex.	132	Norfolk, Va.	184	Springfield, Ill.
29	Cedar Rapids, Iowa	82	Huntington, W. Va.	133	Oakland, Calif.	185	Springfield, Mass.
30	Charleston, S. C.	83	Indianapolis, Ind.	134	Oak Park, Ill.	186	Springfield, Mo.
31	Charleston, W. Va.	84	Irvington, N. J.	135	Oklahoma City, Okla.	187	Springfield, Ohio
32	Charlotte, N. C.	85	Jackson, Miss.	136	Omaha, Nebr.	188	Stamford, Conn.
33	Chattanooga, Tenn.	86	Jacksonville, Fla.	137	Orlando, Fla.	189	Stockton, Calif.
34	Chester, Pa.	87	Jersey City, N. J.	138	Pasadena, Calif.	190	Syracuse, N. Y.
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36	Cicero, Ill.	89	Kalamazoo, Mich.	140	Paterson, N. J.	192	Tampa, Fla.
37	Cincinnati, Ohio	90	Kansas City, Kans.	141	Pawtucket, R. I.	193	Terre Haute, Ind.
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39	Cleveland Heights, Ohio	92	Knoxville, Tenn.			195	Topeka, Kans.
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41	Columbus, Ga.	94	Lancaster, Pa.	144	Phoenix, Ariz.	197	Troy, N. Y.
42	Columbus, Ohio	95	Lansing, Mich.	145	Pittsburgh, Pa.	198	Tulsa, Okla.
43	Corpus Christi, Tex.	96	Lawrence, Mass.	146	Pontiac, Mich.	199	Union City, N. J.
44	Covington, Ky.	97	Lincoln, Nebr.	147	Port Arthur, Tex.	200	Utica, N. Y.
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54	Durham, N. C.	106	Malden, Mass.	157	Richmond, Calif.	210	Worcester, Mass.
		107	Manchester, N. H.	158	Richmond, Va.	211	Yonkers, N. Y.
				159	Roanoke, Va.	212	York, Pa.
						213	Youngstown, Ohio

# 1950 UNITED STATES CENSUS OF HOUSING

U. S. DEPARTMENT OF COMMERCE • BUREAU OF THE CENSUS



**DENVER, COLO.**

**BLOCK  
STATISTICS**

## U. S. CENSUS OF HOUSING: 1950

### Volume

- I General Characteristics
- II Nonfarm Housing Characteristics
- III Farm Housing Characteristics
- IV Residential Financing
- V Block Statistics

Housing statistics for census tracts are to be included in the Population reports on census tracts.

## U. S. CENSUS OF POPULATION: 1950

### Volume

- I Number of Inhabitants
- II Characteristics of the Population

Succeeding volumes will cover the following subjects:

Census Tracts, Nativity and Parentage, Nonwhite Population by Race, Persons of Spanish Surname, Institutional Population, Differential Fertility, Labor Force Characteristics, Occupation, Industry, Income, Internal Migration, Education, Characteristics of Families and Households.

**UNITED STATES CENSUS of HOUSING : 1950**  
U. S. DEPARTMENT OF COMMERCE      BUREAU OF THE CENSUS  
CHARLES SAWYER, Secretary      ROY V. PEEL, Director



**BLOCK STATISTICS**

**DENVER**  
**COLORADO**

*Prepared under the supervision of*  
Howard G. Brunsman, Chief  
*Population and Housing Division*

1950 HOUSING CENSUS REPORT

VOLUME V, PART 50

UNITED STATES GOVERNMENT PRINTING OFFICE 1952

**BLOCKS • CENSUS TRACTS**



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### SUGGESTED IDENTIFICATION

U. S. Bureau of the Census. *U. S. Census of Housing: 1950. Vol. V, Block Statistics, Part 50.*  
U. S. Government Printing Office, Washington, D. C. 1952

For sale by the Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C.,  
or any of the Field Offices of the Department of Commerce - Price 40 cents

## PREFACE

This report presents statistics on characteristics of dwelling units by blocks for the city. The tabulations are based on data from the 1950 Census of Housing, taken as of April 1, 1950. Authorization for the 1950 Census of Housing as part of the Seventeenth Decennial Census was provided by the Housing Act of 1949, approved July 15, 1949.

The major portion of the information compiled from the 1950 Census of Housing appears in Volume I, *General Characteristics*; Volume II, *Nonfarm Housing Characteristics*; Volume III, *Farm Housing Characteristics*; Volume IV, *Residential Financing*; and Volume V, *Block Statistics*. Volume V consists of separate reports, issued as bulletins for each of the 209 cities which in 1940 or in a subsequent census had a population of 50,000 or more. These reports will not be bound into a single publication.

The subjects covered in both the 1950 and 1940 reports on characteristics of dwelling units by blocks are substantially similar.

This report was prepared under the direction of Howard G. Brunsman, Chief, Population and Housing Division, and Wayne F. Daugherty, Assistant Chief for Housing. Robert C. Hamer, Chief, Quality and Equipment Statistics Section, was in charge of coordinating the content and the format of the report with assistance from Carl A. S. Coan, Chief, Inventory Statistics Section; Floyd D. McNaughton, Chief, Equipment and Facilities Unit; Beulah Washabaugh, Chief, Tenure and Vacancy Unit; and Walter A. Hines. The compilation of the statistics was under the supervision of Robert B. Voight, Assistant Chief for Operations.

The collection of the information on which these statistics are based was under the supervision of Lowell T. Galt, Chief, Field Division. The geographic work, including the assignment of all block numbers and the preparation of maps, was under the supervision of Clarence E. Batschelet, Chief, Geography Division. The data were tabulated under the supervision of C. F. Van Aken, Chief, Machine Tabulation Division.

March 1952.

# DENVER, COLO.

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# BLOCK STATISTICS

## INTRODUCTION

### GENERAL

Volume V of the Reports on Housing consists of a separate report for each of the 209 cities which in 1940, or in a subsequent census prior to 1950, had a population of 50,000 or more. Each report presents for the city, by blocks, tabulations for a limited number of subjects obtained in the Census of Housing. The subjects in these reports are similar to those in the block statistics supplements to Volume I of the reports of the 1940 Census of Housing. The subjects in this report present the number of dwelling units classified by occupancy and tenure, condition and plumbing facilities, persons per room, color of occupants, average contract monthly rent of renter-occupied and selected vacant units, and the average value of one-dwelling-unit owner-occupied and selected vacant structures. In table 1, the statistics for these subjects are summarized for the city. Table 2 contains the statistics for census tracts. In table 3, the data are presented by blocks within census tracts. Maps identifying the location of each block and the census tract boundaries are a part of this report.

**Related reports.**—Related statistics for this city are contained in the Reports on Housing, Volume I, *General Characteristics*; and in the Reports on Population, Volume I, *Number of Inhabitants*, and Volume II, *Characteristics of the Population*.

The Reports on Housing for each State in Volume I present data on the characteristics of dwelling units for the State by residence (urban, rural nonfarm, and rural farm), for standard metropolitan areas, urbanized areas, counties, for urban places, places of 1,000 to 2,500 inhabitants, and rural-nonfarm and rural-farm dwelling units for each county. Each report includes the following subjects: occupancy, tenure, race of occupants, type of structure, year built, condition and plumbing facilities, water supply, toilet and bathing facilities, number of rooms, number of persons, persons per room, electric lighting, heating equipment, heating and cooking fuels, refrigeration equipment, kitchen sink, radio, television, and, for nonfarm units, the contract monthly rent, gross monthly rent, and value of one-dwelling-unit structures.

Volume I of the Reports on Population shows the 1950 population of each county and of each minor civil division within the county. It also contains figures for each incorporated place, for each unincorporated place with 1,000 or more inhabitants, and for incorporated places of 5,000 or more by wards. A special series of tables presents data for each urbanized area giving the incorporated places and portions of minor civil divisions within it.

Volume II of the 1950 Population Reports contains statistics on the general characteristics of the population. Chapter A of this volume repeats the figures on number of inhabitants as shown in Volume I; Chapter B presents demographic, economic, and social characteristics of the population; and Chapter C gives more detailed cross-classifications for States and large cities and standard metropolitan areas.

**Census tracts.**—Census tracts are small areas into which certain large cities have been subdivided for statistical and local administrative purposes. In most cases the tracts are permanently established, so that comparison may be made from census to census. The boundaries of tracts are established so as to include approximately equal numbers of inhabitants or equal areas; and each tract is designed to represent an area that is fairly

homogeneous in population characteristics. Although the tracted areas of some cities extend into the suburbs, the data shown in this report are restricted to the tracts within the corporate limits of the city.

**Use of data.**—The tabulation of housing characteristics for areas as small as city blocks provides descriptive material of considerable value for technical studies of housing in the city. The statistics will be useful in compiling totals for special types of areas that may be defined to meet the requirements of individual investigators. Users of the data should bear in mind that in practically all cases the data for a given block represent the work of only one enumerator. Consequently, housing characteristics for blocks are subject to a wider margin of error than is to be expected in the figures for tracts or wards which represent returns made by a number of enumerators. Misinterpretation of instructions by one enumerator may cause a significant bias in the statistics for a block even though it may have a negligible effect upon the figures for larger areas. In particular, the enumeration of "condition" depended to a considerable extent upon the judgment of the individual enumerator. Also, failure to indicate the correct block number for a significant number of dwelling units may introduce errors into the block data.

**Comparability with 1940 Housing Census data.**—In the 1940 Census of Housing, reports entitled "Block Statistics" were issued as supplements to the first series of Housing bulletins. These supplements consisted of separate reports for each of the 191 cities which had 50,000 inhabitants or more in 1930.

In the 1950 reports, the block numbers used are different, in most cases, from those used in the 1940 reports. Therefore, to compare 1940 and 1950 data for a given block, it is necessary to locate the block on the maps to obtain the corresponding 1940 and 1950 block numbers.

The subjects in both the 1940 and 1950 reports are substantially similar. However, data on number of structures, year built, and mortgage status have been omitted from the 1950 report. Furthermore, in the 1940 reports average contract or estimated monthly rent was reported for all dwelling units while in 1950 average contract monthly rent is reported for some, and average value for other, dwelling units.

### DEFINITIONS AND EXPLANATIONS

More detailed and complete definitions are presented in Volume I of the Housing Reports.

**Dwelling unit.**—In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are large rooming houses, institutions, dormitories, and transient hotels and tourists courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household.

A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone. However, the enumerator was not explicitly instructed to define rooms as dwelling units on the basis of cooking equipment or separate entrance.

The number of dwelling units in the 1950 Census may be regarded as comparable with the number of dwelling units in the 1940 Census. Some living quarters may have been classified as separate dwelling units in the one census and not in the other. Further, in the 1950 Census, living quarters with five or more lodgers were not tabulated as dwelling units; generally, such quarters were included in the 1940 dwelling unit count. However, the net effect of these changes is probably small.

**Occupancy and tenure.**—Dwelling units are classified by occupancy and tenure into four groups: owner-occupied; renter-occupied; vacant nonseasonal not dilapidated, for rent or sale; and other vacant and nonresident. A dwelling unit is classified as owner-occupied if it was owned wholly or in part by the head of the household or by some related member of his family living in the dwelling unit. All other occupied units are classified as renter-occupied whether or not cash rent was actually paid for living quarters. Rent-free units and living accommodations received in payment for services performed are thus included with the renter-occupied units.

A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. New units not yet occupied were enumerated as vacant dwelling units if construction had proceeded to the extent that all the exterior windows and doors were installed and final usable floors were in place. The classification "Vacant nonseasonal not dilapidated, for rent or sale" is descriptive of the vacant dwelling units reported in this classification. "Other vacant and nonresident" units include all dilapidated and seasonal vacant units as well as the not dilapidated units which were not for rent or sale.

Because of changes in enumeration procedures, the counts of total vacant units in 1940 and 1950 are not strictly comparable. In 1940, vacant units were enumerated if they were habitable; units uninhabitable and beyond repair were excluded from the enumeration. In 1950, units were included regardless of condition if they were intended for occupancy as living quarters. Therefore, no comparison should be made between the data on "vacant nonseasonal not dilapidated, for rent or sale" units from the 1950 Census and data in the 1940 Census reports.

In both censuses, dwelling units occupied entirely by non-residents were included with vacant units not for rent or sale. Trailers, tents, houseboats, and railroad cars which were vacant were excluded from the dwelling unit inventory in both 1950 and 1940.

**Condition and plumbing facilities.**—Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which both condition and plumbing facilities are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

The category "with private bath" includes those dwelling units reported with both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. The category "no private bath" includes those dwelling units not having private flush toilet or not having private bathing facilities. The "no running water" category includes units with only piped running water outside the structure or with only other sources such as a hand pump.

A dwelling unit is "dilapidated" when it is run-down or neglected, or is of inadequate original construction, so that it does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants.

**Persons per room.**—The number of persons per room has been computed for each occupied dwelling unit by dividing the number

of persons in the dwelling unit by the number of rooms in the dwelling unit. All persons enumerated in the Population Census as members of the household (including lodgers, servants, and other nonrelated persons) are counted in determining the number of persons that occupy the dwelling unit. The number of rooms in the dwelling unit includes all rooms available for living quarters throughout the year. Not counted as rooms are bathrooms, closets, pantries, halls, screened porches, and unfinished rooms in the basement and attic.

**Color of occupants.**—Occupied dwelling units are classified by color of head of household according to the definition used in the 1950 Census of Population. The group designated as "non-white" consists of Negroes, Indians, Japanese, Chinese, and other nonwhite races. Persons who are not definitely Indian or of other nonwhite race are classified as white.

**Contract monthly rent.**—Contract monthly rent is the rent, at the time of enumeration, contracted for by the renter regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or personal services.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration. The average monthly rent relates to renter-occupied dwelling units and vacant nonseasonal not dilapidated units for rent. Dwelling units which are occupied "rent-free" are not included with the units reporting rent.

**Value of one-dwelling-unit structures.**—Average value is shown for owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at a forced sale. For vacant units, value is the sale price asked by the owner.

**Number reporting.**—Occupancy and tenure are reported for all dwelling units, and color of occupants is reported for all occupied units. The corresponding distributions for these subjects in table 1 are based on all dwelling units and on occupied units, respectively. For all other subjects, the distributions are based on the units for which the specific characteristics are reported, that is, the "Number reporting."

The number of dwelling units for which the enumerator obtained no report on a particular item is shown for the city totals only; however, the number "not reported" can easily be derived for each area in tables 2 and 3 by subtracting the number reporting from the total number of dwelling units (or total occupied).

**Block identification.**—A map or series of maps is included in this report showing block numbers for each block, number and letter designations for tracts, and the names of principal streets.

Blocks are identified by serial numbers, a separate series of numbers being used for each tract. Thus, the location of each block for which data are presented in table 3 may be determined by referring to the tract and block number shown on the map. Similarly, data for a specific block may be located in the table by reference to the map for identification numbers of the tract and block.

If no dwelling units are reported for a block, the block number is not listed in table 3, although it is shown on the map. Dwelling units for which the block number was not reported are indicated in the table by the symbol "NR." Detailed data are not shown for such dwelling units, nor for blocks containing fewer than three dwelling units. Average monthly rent is not shown when the monthly rent was reported for fewer than three dwelling units. Average value is not shown when the value of one-dwelling-unit properties was reported for fewer than three dwelling units. All dwelling units are included, however, in the statistics for the city and for each tract.