

RESIDENTIAL STABILITY IN SELECTED AREAS OF TULSA FOR SELECTED YEARS

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The residential stability of householders in selected areas of Tulsa was investigated for three periods: one five-year period, 1936-1941; and two one-year periods, 1940-1941 and 1941-1942. Using 1941 as the base for comparison the problem was to determine the number of 1941 residents who lived in the area in 1936, 1940, and 1942. Each year was considered separately, for the only factor was the relationship of the selected year to the base year.

The data were secured from the Tulsa city directories. In the back of the directory householders and business firms are listed by street addresses. Since these directories are published in January of each year upon the basis of information compiled during the last quarter of the previous year, this report is based upon statistics for the last quarter of 1935, 1939, 1940, and 1941.

The term householder refers to the head of the house and ordinarily represents a family unit. When more than one householder was listed at the same address each was counted. Residence on the particular street chosen for study was considered as evidence of stability, even though the family might have changed dwellings. Vacancies were excluded from the investigation.

The areas selected were chosen subjectively by the writer and Dr. Leo A. Haak, Head of the Department of Sociology, University of Tulsa, to include a wide economic range as well as representative geographic distribution. Each area was one half mile square, set up in accordance with a previously determined method by Dr. Haak. One street running through the center of the area, or as close thereto as possible, was chosen as a sample in each area.

It should be clearly stated that the purpose of this investigation was not to validate a method of sampling. It was intended to determine an approximation to the degree of stability in Tulsa for the periods studied and in the areas chosen. The selected streets were considered to be general but not invariable indices to the stability of larger areas.

TABLE I

Number of householders, and percent owners and telephone subscribers in the sample.

Street	Street Limits	Total householders	Percent owners	Percent telephones
Terwilleger	21st-26th	36	81	100
Florence	15th-21st	77	77	96
Newport	11th Pl.-15th	73	63	100
Cheyenne, N.	Latimer Pl.-Pine	108	49	95
Sixth	Lewis-Delaware	110	52	79
Rosedale	Archer-Edison	86	33	74
Cheyenne, S.	8th-15th	190	19	53
Second	Peoria-Utica	97	30	63
Olympia	21st-25th	101	32	81
Rockford	Haskell-Latimer	107	27	20

The areas were ranked with respect to their economic level in 1941. The final rank consisted of a simple weighting of three ranks—ownership, telephone subscription, and the investigator's appraisal. Table I lists in order of rank the selected streets, the sizes of the samples, and ownership and telephone subscriptions in rounded percentages.

The rear residents on Terwilleger and Newport were Negro servants and were not counted as part of those areas. In all other cases rear residents were included since they were an integral part of the neighborhood. South Cheyenne is an area of numerous apartments and this factor should be considered in interpreting ownership, economic rank, and stability. When apartment residents (102) are excluded ownership and telephone subscription increased to 41 and 75 percent respectively, and the area ranks sixth on the scale.

The degree of stability of the various areas is given in Table II in terms of percent (rounded) of 1941 residents present in the years indicated. The comparative rank of the areas with respect to stability is also shown.

TABLE II
Percent of 1941 residents present in the selected years.

Street	1936		1940		1942	
	Percent	Rank	Percent	Rank	Percent	Rank
Terwilleger	58	1	92	2	86	1
Florence	43	2	92	1	74	4
Newport	41	3	81	3	84	2
Cheyenne, N.	33	6	77	4	77	3
Sixth	35	5	75	6	65	6
Rosedale	36	4	76	5	71	5
Cheyenne, S.	16	10	45	10	52	8
Second	29	7	65	7	59	7
Olympia	27	8	53	8	51	9
Rockford	24	9	49	9	42	10

When South Cheyenne is considered in its special aspect as an apartment house district the percentage of 1941 apartment residents present in 1936, 1940, and 1942 is 6, 26, and 38, respectively; while for other residents the respective percentages are 28, 67, and 68. These figures reflect the quality of this area which is a downtown apartment house area superimposed upon an older residential district in the process of deterioration. The lack of stability of apartment house residents on the periphery of the business district is very great, ranking the highest of all areas studied for all periods.

Certain generalizations may be made from Table II with respect to all areas. Stability was very low over the five year period, varying from 58 to 16 percent. Seven of the areas showed stability of less than 36 percent. When the length of the period is considered both one year periods show even greater instability, reflecting the fact that the degree of stability is not the same for all residents of the area. When the one year periods are compared there appears to be a definite decrease in stability in 1942. Seven of the areas show this decrease. In a general way the stability rank order agrees with the economic rank order in all periods. This is most clearly shown when the upper and lower thirds of Table II are compared.

This report has been concerned only with the degree of stability in the areas investigated. There are two fundamental, related problems which require future careful and thorough research. How is it possible to account for instability? What is the significance of instability in terms of other social phenomena? For instance, is there a stable base of older residents which maintains the character of the area? If so, can the deterioration or changing character of the area be determined from the stability of these residents? In considering the second problem, what is the relationship between instability and such social factors as divorce, delinquency, crime, class, and occupation, to mention only a few of the correlatives? How important is each in relationship to stability?
