

AREA DESCRIPTION

2-3157 (For Instructions see Reverse Side)

- 1. NAME OF CITY PHILADELPHIA SECURITY GRADE B AREA NO. 184
- 2. DESCRIPTION OF TERRAIN: Hilly.
- 3. FAVORABLE INFLUENCES: Restricted above Lansdowne Avenue & Haverford Avenue. Very desirable second class neighborhood. Good transportation.
- 4. DETRIMENTAL INFLUENCES: None, except possible encroachment from Section C-1.

- 5. INHABITANTS:
 - a. Type White collar class. ; b. Estimated annual family income \$ 2000. - 4000.
 - c. Foreign-born None ; % None ; d. Negro None ; % None ;
(Nationality) (Yes or No)
 - e. Infiltration of threatening ; f. Relief families Nominal ;
 - g. Population is increasing Yes ; decreasing None ; static.

- 6. BUILDINGS:
 - a. Type or types 2 story rows ; b. Type of construction Brick ;
 - c. Average age 20 - 25 yrs. ; d. Repair Fairly good.

7. HISTORY: SALE VALUES RENTAL VALUES

YEAR	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$5500. - \$8500.	\$7500. 100%	\$50. - \$65.	\$60. 100%
1934-36 low	\$3000. - \$4250.	\$3750. 50%	\$25. - \$35.	\$30. 50%
June 1937 current	\$3500. - \$5000.	\$4500. 60%	\$35. - \$45.	\$40. 70%

Peak sale values occurred in 1934-36 and were 50% of the 1929 level.
 Peak rental values occurred in 1934-36 and were 50% of the 1929 level.

- 8. OCCUPANCY: a. Land 100% ; b. Dwelling units 100% ; c. Home owners over 80% %
- 9. SALES DEMAND: a. Fair ; b. 2 story rows ; c. Activity is Fair
- 10. RENTAL DEMAND: a. Good ; b. everything ; c. Activity is Good
- 11. NEW CONSTRUCTION: a. Types 2 story rows ; b. Amount last year 5 houses
- 12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
- 13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static.

14. CLARIFYING REMARKS: Majority of houses do not have garage. Homogeneous character of population. Lancaster Avenue is largely business - also Lansdowne Avenue around 60th.

fresh has overflowed into this section from B 18.

15. Information for this form was obtained from ADOLF CASPARD

Date June 1st, 1937