

AREA DESCRIPTION

2-3037 (For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia SECURITY GRADE B AREA NO. 19

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Direct transportation to center of city. Fairly desirable residential section - Osage Ave. between 46th and 50th

4. DETRIMENTAL INFLUENCES. Changing neighborhood - Section may be expected to undergo a transition period in the next five years. Converted houses along Walnut.

5. INHABITANTS: a. Type White collar class; b. Estimated annual family income \$1,800 - 3,000.

c. Foreign-born Italian; 48%; d. Negro None; None %;

e. Infiltration of Foreign - Jewish; f. Relief families Nominal;

g. Population is increasing; decreasing; static.

6. BUILDINGS: a. Type or types 2 story row; b. Type of construction Brick;

c. Average age 25; d. Repair Fair - Good on Osage Ave and Cobbs Creek

7. HISTORY: SALE VALUES RENTAL VALUES

YEAR	RANGE	PREDOMINATING		RANGE	PREDOMINATING	
		RANGE	%		RANGE	%
1929 level	\$2500 - 6000	4200	100%	40 - 75	50	100%
1934-46 low	1750 - 4200	2800	70	25 - 40	28	89
June 1937 current	2000 - 5000	3200	80	30 - 50	35	70

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

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

8. OCCUPANCY: a. Land 100%; b. Dwelling units 98%; c. Home owners 65%

9. SALES DEMAND: a. Fair; b. 2 story row - \$3000; c. Activity is fair

10. RENTAL DEMAND: a. Good; b. Everything; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Section on Osage Ave. between 46th and 50th is very good. Infiltration of Jewish, Polish and Italian. Section around Cobbs Creek below Catherine St. in better than balance of the section - values \$9000 - \$15,000 in this section and Osage Avenue section mentioned above.

Section has passed its peak, but retains considerable value. Pine St. 5000 block is old 3 story rows. 52nd, 56th and 60th are already given over to business

15. Information for this form was obtained from W.R. Stinson

Date June 1 1937