

AREA DESCRIPTION

2-3-37 (For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia SECURITY GRADE B AREA NO. 20

2. DESCRIPTION OF TERRAIN: Level - rolling

3. FAVORABLE INFLUENCES: Good transportation - fairly desirable residential section of homes in demand

4. DETRIMENTAL INFLUENCES: None

5. INHABITANTS: a. Type Business men; b. Estimated annual family income \$2,800.-\$3,000

c. Foreign-born Nominal %; d. Negro None %;

e. Infiltration of None; f. Relief families nominal - decreasing;

g. Population is increasing Yes; decreasing static;

6. BUILDINGS: a. Type or types 2 Story Row; b. Type of construction Brick; c. Average age 10-20; d. Repair Good

7. HISTORY: SALE VALUES RENTAL VALUES

YEAR	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$3,000 - 15,000	9,000 100%	\$50. - \$100.	75. 100%
1934 - 1936 low	2,200 - 4,200	3000. 33	25 - 45	30 40
June 1937 current	3,200 - 6,000	4200 50 45	32.50 - 60.	40 55

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 100 %; c. Home owners 75 %

9. SALES DEMAND: a. Good; b. 2 story row \$3,500.; c. Activity is Good

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

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: Baltimore and Woodland Avenues are largely given over to business.

~~Influx of Jewish has discounted values. - moved in during last five years.~~  
~~Well developed section originally - good construction.~~  
~~Better grade of property south of Baltimore.~~

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