

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia SECURITY GRADE B AREA NO. 5

2. DESCRIPTION OF TERRAIN. Level to rolling

3. FAVORABLE INFLUENCES. Fairly desirable residential section - although somewhat old. Good transportation.

4. DETRIMENTAL INFLUENCES. Grade schools in Chew Avenue section have about 15% negro children. Many of the streets are very spotty - some backing up to poorer property.

5. INHABITANTS:  
 a. Type clerks - white collar class; b. Estimated annual family income \$ 2000.- <sup>10,000</sup> ~~10,000~~  
 c. Foreign-born threatening ; % ; d. Negro no ; % ;  
 (Nationality) (Yes or No)  
 e. Infiltration of threatening ; f. Relief families nominal ;  
 g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static.

6. BUILDINGS: twins - mixture - rows  
 a. Type or types \_\_\_\_\_ ; b. Type of construction brick ;  
 c. Average age 25 yrs & over ; d. Repair fairly good

7. HISTORY:

YEAR	SALE VALUES				RENTAL VALUES			
	RANGE	PREDOMINATING	%		RANGE	PREDOMINATING	%	
		Twins		Singles		Twins		Singles
1929 level	\$6500. - \$35,000	\$12,500	100%	\$25,000	\$75.	100%		\$200.
1933-34 low	\$3500. - \$17,500	\$ 7,000	60%	\$15,000	\$40.	55%		\$ 75.
June 1937 current	\$4500. - \$20,000	\$ 7,500	65%	\$17,500	\$60.	80%		\$100.

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

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

8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 95 % ; c. Home owners 75 %

9. SALES DEMAND: a. fair ; b. twins - singles ; c. Activity is poor

10. RENTAL DEMAND: a. good ; b. everything ; c. Activity is good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building \_\_\_\_\_

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: Property on Lincoln Drive in quite high grade but does not warrant a 1st grade rating - values range up to \$20,000. Western part of the section below R.R. has larger houses. Twins showed greater shrinkage than singles. There appears to be little danger of the less desirable element encroaching from yellow and red sections.

15. Information for this form was obtained from Doherty