

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia SECURITY GRADE C AREA NO. 10
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Good transportation - Industrial plants along river
Employ large payrolls
4. DETRIMENTAL INFLUENCES. Obsolescence is marked east of Torresdale Avenue.
5. INHABITANTS:
 - a. Type skilled mechanics - clerks ; b. Estimated annual family income \$1200. - \$2500.
 - c. Foreign-born Italian ; 5 %; d. Negro yes ; 1 %;
(Nationality) (Yes or No)
 - e. Infiltration of lower class ; f. Relief families evidently heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static.
6. BUILDINGS:
 - a. Type or types 2 story rows ; b. Type of construction brick frame ;
 - c. Average age 20 - 50 ; d. Repair fair
7. HISTORY:

YEAR	SALE VALUES				RENTAL VALUES			
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%		
1929 level	<u>\$3000. - \$6000.</u>	<u>\$4500.</u>	<u>100%</u>	<u>\$30. - \$50.</u>	<u>\$40.</u>	<u>100%</u>		
1933-34 low	<u>\$1600. - \$3000.</u>	<u>\$2200.</u>	<u>50%</u>	<u>\$20. - \$30.</u>	<u>\$22.50</u>	<u>55%</u>		
June 1937 current	<u>\$2000. - \$4500.</u>	<u>\$3000.</u>	<u>67%</u>	<u>\$25. - \$35.</u>	<u>\$30.</u>	<u>75%</u>		

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 90 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. fair ; b. 2 story rows - \$2500. - \$3000. ; c. Activity is fair
10. RENTAL DEMAND: a. good ; b. \$25. - \$30. ; c. Activity is good
11. NEW CONSTRUCTION: a. Types nominal ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase somewhat limited ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS downward
14. CLARIFYING REMARKS: Section West of Frankford Ave. between Orthodox & Cheltenham Ave. and east of Oxford Ave. is of better character and populated by better grade people with values and rentals slightly higher than the balance of the section.
15. Information for this form was obtained from Rowland & Banister

Date June 10 1937

(Over)