

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia SECURITY GRADE C AREA NO. 14

2. DESCRIPTION OF TERRAIN.
Level

3. FAVORABLE INFLUENCES.
Close to town - Good transportation

4. DETRIMENTAL INFLUENCES.
Heavy obsolescence - infiltration of boarding houses - converted dwellings. Many very large out of style houses of questionable value. Threatened with negro encroachment.

5. INHABITANTS:
a. Type Clerks - R.R. Men - skilled labor; b. Estimated annual family income \$ \$2,200.
c. Foreign-born Nominal; %; d. Negro Threatening; %;
(Nationality) (Yes or No)
e. Infiltration of Threatening; f. Relief families Moderately heavy; g. Population is increasing _____; decreasing Very slowly; static.

6. BUILDINGS:
a. Type or types 24 3 story rows; b. Type of construction Brick; c. Average age 35 - 40 years; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES				RENTAL VALUES			
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%		
1929 level	\$6000- 15,000	8500	100%	50 - 110	75	100%		
1934 - 36 low	2500 5000	3000	40	25 - 50	35	45		
June 1937 current	3000 - 6000.	3800	45	35 - 60	45	60		

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 85 %; c. Home owners 50 %

9. SALES DEMAND: a. Poor; b. _____; c. Activity is Poor

10. RENTAL DEMAND: a. Fair; b. 3 story combination; c. Activity is fair

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down

14. CLARIFYING REMARKS: Houses between 51st Street and 59th St on Baltimore Avenue and Warrington Avenue were built on filled ground and are settling badly. Infiltration of Jewish into area have depressed values. No demand for large houses in this section. Houses being converted into apartments. Baltimore Avenue is largely business as well as 40th, 52nd, 56th and 60th Streets. Boarding houses near the University of Pennsylvania has helped hold up values in the area.

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