

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia - Germantown SECURITY GRADE C AREA NO. 4
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Germantown section - good R.R. transportation
4. DETRIMENTAL INFLUENCES. Negro encroachment - some Italian on Mt. Pleasant Avenue. Influx of less desirable element.
5. INHABITANTS: Clerks - Skilled
 a. Type and Unskilled Labor ; b. Estimated annual family income \$1,200 - 2,000.
 c. Foreign-born Italian ; 40 % ; d. Negro nominal ; _____ % ;
 (Nationality) (Yes or No)
 e. Infiltration of Italian ; f. Relief families moderately heavy ;
 g. Population is increasing _____ ; decreasing _____ ; static.
 2 story rows - twins -
 single - some three
 6. BUILDINGS: a. Type or types story rows ; b. Type of construction frame - brick - stone ;
 c. Average age 50 yrs. ; d. Repair fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4,500 - 8,500</u>	<u>\$6,500</u>	<u>100%</u>	<u>35 - 60</u>	<u>55</u>	<u>100%</u>
1934-36 low	<u>2,500 - 4,000</u>	<u>3,000</u>	<u>48</u>	<u>20 - 35</u>	<u>30</u>	<u>55</u>
June 1937 current	<u>3,000 - 5,000</u>	<u>4,000</u>	<u>60</u>	<u>25 - 40</u>	<u>35</u>	<u>65</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 100 % ; b. Dwelling units 100 % ; c. Home owners 50 %
 #3,000 - 4,000
9. SALES DEMAND: a. poor ; b. 2 story rows - ; c. Activity is poor
10. RENTAL DEMAND: a. fair to good ; b. anything \$25 - 35 ; c. Activity is fair
11. NEW CONSTRUCTION: a. Types no ; b. Amount last year Very
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS downward

14. CLARIFYING REMARKS: A very spotty section of many type houses with varying population - one of the oldest developments of Philadelphia. Germantown avenue is practically all business up to Haines Ave.

15. Information for this form was obtained from W. B. Johnson Roberts

Date June 2, 193 7