

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY PHILADELPHIA SECURITY GRADE D AREA NO. 11

2. DESCRIPTION OF TERRAIN: Level.

3. FAVORABLE INFLUENCES. Good shopping area on Lehigh Avenue and Germantown Avenue. Fairly close to commercial area - good transportation.

4. DETRIMENTAL INFLUENCES. Obsolescence - some negro - some foreign.

5. INHABITANTS:

a. Type Mill workers - clerks. ; b. Estimated annual family income \$ 800. - \$1800.

c. Foreign-born Mixture ; 30 % ; d. Negro Yes ; 5 % ;
(Nationality) (Yes or No)

e. Infiltration of Above ; f. Relief families Fairly heavy ;

g. Population is increasing _____ ; decreasing _____ ; static. _____

6. BUILDINGS:

a. Type or types 2 & 3 sty rows ; b. Type of construction Brick ;

c. Average age 25 to 60 yrs. ; d. Repair Poor to fair.

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOMINATING		RANGE	PREDOMINATING	
			%			%
1929 level	<u>\$1200.-\$3000.</u>	<u>\$2800.</u>	<u>100%</u>	<u>\$18.- \$50.</u>	<u>\$30.</u>	<u>100%</u>
1934-36 low	<u>\$ 600.-\$2700.</u>	<u>\$1200.</u>	<u>45%</u>	<u>\$10.- \$30.</u>	<u>\$18.</u>	<u>60%</u>
June 1937 current	<u>\$ 700.-\$3000.</u>	<u>\$1500.</u>	<u>55%</u>	<u>\$12.- \$35.</u>	<u>\$20.</u>	<u>67%</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 98 % ; c. Home owners 25 - 30 %

9. SALES DEMAND: a. Fair ; b. 2 sty. row - \$1500-\$1800 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. 2 sty. row - \$15. - \$25. ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types No ; b. Amount last year --

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes-some ; b. Home building what limited.

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward.

14. CLARIFYING REMARKS: Front Street is principally business. Many industrial plants in the section. Broad Street and Germantown Avenue are principally business. Some rents have been increased in recent years, but no blanket increases have been instituted. Vacancies are being increased 10% where they warrant it. A fair 4th grade section.

15. Information for this form was obtained from HARRY HEIDELBERGER

Date June 7th, 1937