

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia, Pa. SECURITY GRADE D AREA NO. 13

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Near Park - close to business - good transportation - Better 4th grade section.

4. DETRIMENTAL INFLUENCES. Heavy obsolescence - large properties.

5. INHABITANTS: Labor -

a. Type Skilled and common. ; b. Estimated annual family income \$900 - 2,000

c. Foreign-born nominal ;      %; d. Negro nominal ;      %;  
(Nationality) (Yes or No)

e. Infiltration of nominal ; f. Relief families fairly heavy ;

g. Population is increasing      ; decreasing      ; static.

6. BUILDINGS:

a. Type or types 3 story row ; b. Type of construction brick ;

c. Average age 30 - 60 ; d. Repair fair

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$2,200 - \$8,500</u>	<u>\$6,000 100%</u>	<u>25 - 70</u>	<u>55 100%</u>
<u>    </u> low	<u>1,000 - 3,200</u>	<u>2,200 35</u>	<u>15 - 30</u>	<u>23 40</u>
June 1937 current	<u>1,200 - 4,000</u>	<u>2,800 50</u>	<u>18 - 40</u>	<u>30 - 32 55 - 60</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 95 %; b. Dwelling units 97 %; c. Home owners 15-20 %

9. SALES DEMAND: a. fair ; b. 2 story row \$2000-2500 ; c. Activity is poor

10. RENTAL DEMAND: a. good ; b. 2 story row - 25-30 ; c. Activity is good

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

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

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

14. CLARIFYING REMARKS: Concentration of Jewish in Northern part - Germans in Southern part - Heavy speculation in this section in 1928 - 1929, - Strawberry Mansion section - heavy foreclosures - 29th Street is not in good condition for renting.

15. Information for this form was obtained from W. W. Hutzel

Date June 4, 1937