

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY South Philadelphia. SECURITY GRADE D AREA NO. 19
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Broad St. Subway to Snyder - Girard Estate in center of section is holding up values around it.
4. DETRIMENTAL INFLUENCES. Heavy obsolescence.

5. INHABITANTS:
- a. Type Laborers - Clerks ; b. Estimated annual family income \$ 800 - 2000
- c. Foreign-born Italian ; % ; d. Negro nominal ; 5 % ;  
(Nationality) (Yes or No)
- e. Infiltration of Italian ; f. Relief families moderately heavy ;
- g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static.

6. BUILDINGS:
- a. Type or types 2 & 3 story rows ; b. Type of construction brick ;
- c. Average age 25 - 50 ; d. Repair poor to fair

7. HISTORY:

| YEAR              | SALE VALUES            |                    |             | RENTAL VALUES  |                    |             |
|-------------------|------------------------|--------------------|-------------|----------------|--------------------|-------------|
|                   | RANGE                  | PREDOM-<br>INATING | %           | RANGE          | PREDOM-<br>INATING | %           |
| 1929 level        | <u>\$2,500 - 6,000</u> | <u>\$4,500</u>     | <u>100%</u> | <u>25 - 50</u> | <u>35</u>          | <u>100%</u> |
| 1934-36 low       | <u>1,200 - 2,800</u>   | <u>2,000</u>       | <u>45</u>   | <u>17 - 30</u> | <u>20</u>          | <u>65</u>   |
| June 1937 current | <u>1,600 - 3,500</u>   | <u>2,500</u>       | <u>60</u>   | <u>20 - 35</u> | <u>25</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 95 % ; b. Dwelling units 98-99 % ; c. Home owners 60 %  
2 story rows
9. SALES DEMAND: a. good ; b. \$2200 - 3500. ; c. Activity is good
10. RENTAL DEMAND: a. good ; b. everything ; c. Activity is good
11. NEW CONSTRUCTION: a. Types 2 story rows ; b. Amount last year nominal
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building -
13. TREND OF DESIRABILITY NEXT 10-15 YEARS static
14. CLARIFYING REMARKS: 2 story rows principally on small side streets and southern end. New construction is up to \$6,000. Girard estate is between 18th & 21st from Porter to Passyunk Ave. and is of better grade.

15. Information for this form was obtained from Jas. H. Livezly

Date June 8, 193 7