FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Hilly - on hilltop

   b. Favorable Influences. Desirable 2-family section of modest size. Good transportation, schools, etc.

   c. Detrimental Influences. Steep ascent into southern piece.

   d. Percentage of land improved 98 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:
   a. Occupation White collar; b. Estimated annual family income $2500-3500

   c. Foreign-born families ____ %; Nominal predominating; d. Negro No ; ____ %

   e. Infiltration of None; f. Relief families Nominal

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 85 %	OTHER TYPE 15 %	OTHER TYPE ____ %
a. Type	2 fam 5-6 rms	Singles 6-7 rms	
b. Construction	Frame	Frame	
c. Average Age	10-25 Years	10 Years	____ Years
d. Repair	Fair	Good	
e. Occupancy	99 %	100 %	____ %
f. Home ownership	80 %	95 %	____ %
g. Constructed past yr.	0	0	
h. 1929 Price range	$10,500-13,500 100%	$8500-10,500 100%	$____ 100%
i. '33-36 Price range	$7,500- 9,000 70 %	$6500- 7,500 75 %	$____ ____ %
j. 1937 Price range	$7,500- 9,000 70 %	$6500- 7,500 75 %	$____ ____ %
k. Sales demand	$____	$____	$____
l. Activity	Poor	Poor	
m. 1929 Rent range	$45 - 65 100%	$Owner occ. 100%	$____ 100%
n. '33-36 Rent range	$30 - 45 68%	$" " ____ %	$____ ____ %
o. 1937 Rent range	$30 - 45 68%	$55 ____ %	$____ ____ %
p. Rental demand	$Anything	$Few available	$____
q. Activity	Good	" "	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building On singles - somewhat limited on 2 family

5. CLARIFYING REMARKS: This area is situated on top of two separate hills and protected thus from the 3rd grade area around it. Houses are fairly modern and the neighborhood continues as a desirable one.

6. NAME AND LOCATION Brighton - Allston SECURITY GRADE B AREA NO. 1

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. High - hilly

   b. Favorable Influences. Newest and most desirable neighborhood in Brighton - Allston area. Desirable section of modest houses with good transportation, schools. Overlooks Chestnut Hill Reservoir.

   c. Detrimental Influences. Mixture of houses.

   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:
   a. Occupation White collar; b. Estimated annual family income $2500-4000

   c. Foreign-born families ____ %; None predominating; d. Negro No ; ____ %

   e. Infiltration of Jewish; f. Relief families Nominal

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 70 %		OTHER TYPE 25 %		OTHER TYPE 5 %	
a. Type	2 fam 5-6 rms		Singles 6-7 rms		Apartments	
b. Construction	Frame - brick		Frame			
c. Average Age	10-25 Years		1-15 Years		____ Years	
d. Repair	Good		Good			
e. Occupancy	98 %		98-100 %		____ %	
f. Home ownership	80 %		95 %		____ %	
g. Constructed past yr.	10 units		15 units			
h. 1929 Price range	$11,000-17,000	100%	$9500-15,000	100%	$	100%
i. 33-36 Price range	$8,000-12,000	72 %	$7500-10,000	75 %	$	%
j. 1937 Price range	$8,000-12,000	72 %	$7500-10,000	75 %	$	%
k. Sales demand	$Up to $6500		$		$	
l. Activity	Poor		Poor			
m. 1929 Rent range	$55 - 100	100%	$Owner occ.	100%	$	100%
n. 33-36 Rent range	$45 - 65	70 %	$ " "	%	$	%
o. 1937 Rent range	$45 - 65	70 %	$50 - 75	%	$	%
p. Rental demand	$Anything		$		$	
q. Activity	Good					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building ____

5. CLARIFYING REMARKS: New construction of brick two-family selling $12,500-14,500, singles from $8500-9500. Along Commonwealth Ave. are good apartments. Definite infiltration of high class Jewish.

6. NAME AND LOCATION Boston - Brighton - Allston SECURITY GRADE B AREA NO. 2

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level below Charles St. Sloping up from Charles and Beacon St. near Common.

   b. Favorable Influences. Near Common and Public Garden. Downtown location of desirable reputation.

   c. Detrimental Influences. Heavy traffic. Heavy assessments. Partial year vacancy in rental units. Transition to smaller houses. Increasing congestion as houses are converted.

   d. Percentage of land improved 100 %; e. Trend of desirability next 10-15 yrs. Slowly down as residential

2. INHABITANTS:
   a. Occupation Business & professional men; b. Estimated annual family income $ 5000 and up

   c. Foreign-born families 0 %; _____ predominating; d. Negro 0 ; ____ %

   e. Infiltration of Apt. house occupants; f. Relief families None

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

3. BUILDINGS:

	PREDOMINATING 70 % 9-15 rms		OTHER TYPE 15 %		OTHER TYPE 15 %	
a. Type	3-4 sty row singles		Converted Singles		Apts - Clubs	
b. Construction	Masonry		Masonry			
c. Average Age	50 Years		50 Years		____ Years	
d. Repair	Good		Good			
e. Occupancy	95 %		90 %		____ %	
f. Home ownership	55 %		10 %		____ %	
g. Constructed past yr.	0		0			
h. 1929 Price range	$ 12,000-40,000	100%	$ 25,000-50,000	100%	$	100%
i. '33-36 Price range	$ 7,500-20,000	50-60%	$ 18,000-35,000	70 %	$	%
j. 1937 Price range	$ 8,000-25,000	62-67%	$ 20,000-40,000	80 %	$	%
k. Sales demand	$ Speculative		$		$	
l. Activity	Poor		Poor			
m. 1929 Rent range	$ 125 - 225	100%	$ 50 - 100	100%	$	100%
n. '33-36 Rent range	$ 80 - 150	67 %	$ 35 - 70	70 %	$	%
o. 1937 Rent range	$ 85 - 175	70-80 %	$ 40 - 80	80 %	$	%
p. Rental demand	$ Up to $100		$		$	
q. Activity	Fair		Fair			

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building _____

5. CLARIFYING REMARKS: This old aristocratic section of Back Bay still houses a great many of these fine old families. The area is similar in many respects to the adjoining "C" area, but these houses are better located and many are of period construction. Conversion to apartments and high class rooming houses has been going on steadily and eventually may absorb most of the area. However, a fairly stable demand exists for the area because it is the only high class close-in residential neighborhood. Houses throughout are very well maintained and reconditioned. Financing is more readily available on single houses to be occupied as such.

6. NAME AND LOCATION Boston - Back Bay SECURITY GRADE B AREA NO. 3

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level

   b. Favorable Influences. Desirable neighborhood of good homes. Near Parks and Arboretum.

   c. Detrimental Influences. Some older houses interspersed through the area.

   d. Percentage of land improved 95 %; e. Trend of desirability next 10-15 yrs. Static to slowly down

2. INHABITANTS:
   a. Occupation Business - professional men; b. Estimated annual family income $3000-10,000

   c. Foreign-born families 0 %; _____ predominating; d. Negro 0 ; ____ %

   e. Infiltration of None; f. Relief families Nominal

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

3. BUILDINGS:

	PREDOMINATING 60 %	OTHER TYPE 40 %	OTHER TYPE ____ %
a. Type	2 fam 5-6 & 7-8 rms	Singles 7-10 rms	
b. Construction	Frame few brick	Frame	
c. Average Age	10-30 Years	15-40 Years	____ Years
d. Repair	Good	Good	
e. Occupancy	99-100 %	99-100 %	____ %
f. Home ownership	75 %	90 %	____ %
g. Constructed past yr.	0	0	
h. 1929 Price range	$15,500-30,000 100%	$10,000-35,000 100%	$____ 100%
i. 33-36 Price range	$9,600-20,000 70 %	$8,000-18,000 75 %	$____ ____ %
j. 1937 Price range	$9,500-20,000 70 %	$8,000-18,000 75 %	$____ ____ %
k. Sales demand	$____	$____	$____
l. Activity	Poor	Poor	
m. 1929 Rent range	$60-175 100%	$Owner occ. 100%	$____ 100%
n. 33-36 Rent range	$40-110 65 %	$75-125 ____ %	$____ ____ %
o. 1937 Rent range	$45-125 75 %	$75-125 ____ %	$____ ____ %
p. Rental demand	$____	$____	$____
q. Activity	Good	Good	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building _____

5. CLARIFYING REMARKS: There are a few houses along the parkway which are valued up to $60,000, although some doubt exists as to their ever selling at that price.

6. NAME AND LOCATION Boston - Roxbury SECURITY GRADE B AREA NO. 4

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Rolling and high

   b. Favorable Influences. Desirable and conveniently located neighborhood of good houses. Good transportation and schools. Now restricted to singles and two-family units.

   c. Detrimental Influences. Distance to center of Boston.

   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:
   a. Occupation White collar class; b. Estimated annual family income $ 2000-5000

   c. Foreign-born families 0 %; _____ predominating; d. Negro No ; ____ %

   e. Infiltration of Desirables; f. Relief families None

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

3. BUILDINGS:

	PREDOMINATING 65 %	OTHER TYPE 35 %	OTHER TYPE ____ %
a. Type	Singles 8 rms	2 fam 5-6 rms	
b. Construction	Frame - few brick	Frame - few brick	
c. Average Age	1-40 Years	7-15 Years	____ Years
d. Repair	Good	Good	
e. Occupancy	99-100 %	99-100 %	____ %
f. Home ownership	90 %	60 %	____ %
g. Constructed past yr.	75 houses	0	
h. 1929 Price range	$ 10,000-18,000 100%	$ 11,000-16,000 100%	$ ____ ____ 100%
i. 33-36 Price range	$ 6,000-9,000 50-60 %	$ 7,500-10,000 68%	$ ____ ____ %
j. 1937 Price range	$ 6,500-10,000 55-65 %	$ 7,500-10,000 68%	$ ____ ____ %
k. Sales demand	$ ____	$ ____	$ ____
l. Activity	Poor to fair	Poor	
m. 1929 Rent range	$ 75 - 125 100%	$ 45 - 70 100%	$ ____ ____ 100%
n. 33-36 Rent range	$ 40 - 65 55%	$ 30 - 50 70%	$ ____ ____ %
o. 1937 Rent range	$ 50 - 80 67%	$ 35 - 55 80%	$ ____ ____ %
p. Rental demand	$ Anything	$ Anything	$ ____
q. Activity	Good	Good	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Favorable; b. Home building Yes

5. CLARIFYING REMARKS: A few houses in this area are very well held and some are valued up to $15,000. New construction selling $7000-10,000.

6. NAME AND LOCATION Boston - West Roxbury SECURITY GRADE B AREA NO. 5

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Rolling

   b. Favorable Influences. Small but well planned development of good houses in desirable neighborhood. Convenient to transportation yet out of traffic.

   c. Detrimental Influences. Backing up to cemeteries.

   d. Percentage of land improved 95 %; e. Trend of desirability next 10-15 yrs. St ic

2. INHABITANTS:
   a. Occupation White collar class; b. Estimated annual family income $ 2500-5000

   c. Foreign-born families 0 %; _____ predominating; d. Negro 0 ; ____ %

   e. Infiltration of None; f. Relief families _____

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

3. BUILDINGS:

	PREDOMINATING 50 %	OTHER TYPE 50 %	OTHER TYPE ____ %
a. Type	Singles 6-9 rms	2 fam 5-6 rms	
b. Construction	Frame	Frame	
c. Average Age	1-40 Years	8 20 Years	____ Years
d. Repair	Good	Good	
e. Occupancy	100 %	100 %	____ %
f. Home ownership	90 %	75 %	____ %
g. Constructed past yr.	1- units	0	
h. 1929 Price range	$ 8500-13,000 100%	$ 10,000 15,000 100%	$ ____ 100%
i. '33-36 Price range	$ 6000-12,000 70 %	$ 6,500- 9,000 63 %	$ ____ ____ %
j. 1937 Price range	$ 6000 12,000 70 %	$ 6,500- 9,000 63 %	$ ____ ____ %
k. Sales demand	$ ____	$ ____	$ ____
l. Activity	Poor	Poor	
m. 1929 Rent range	$ Owner occ. 100%	$ 55 - 85 100%	$ ____ 100%
n. '33-36 Rent range	$ 45 - 75 ____ %	$ 35 - 55 65 %	$ ____ ____ %
o. 1937 Rent range	$ 50 - 85 ____ %	$ 40 - 65 75 %	$ ____ ____ %
p. Rental demand	$ ____	$ ____	$ ____
q. Activity	Good	Good	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building _____

5. CLARIFYING REMARKS: New construction being put on occasional lots.

6. NAME AND LOCATION Boston - West Roxbury SECURITY GRADE B AREA NO. 6

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Rolling

   b. Favorable Influences. New and modern houses of modest size.

   c. Detrimental Influences. Nominal

   d. Percentage of land improved 50 %; e. Trend of desirability next 10-15 yrs. Improving

2. INHABITANTS:
   a. Occupation White collar class; b. Estimated annual family income $ 2500-3500

   c. Foreign-born families 0 %; _____ predominating; d. Negro 0 ; ____ %

   e. Infiltration of Desirables; f. Relief families _____

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

3. BUILDINGS:

	PREDOMINATING 100 %		OTHER TYPE ____ %		OTHER TYPE ____ %	
a. Type	Singles f rms					
b. Construction	Frame					
c. Average Age	1 2 Years		____ Years		____ Years	
d. Repair	Good					
e. Occupancy	100 %		%		%	
f. Home ownership	100 %		%		%	
g. Constructed past yr.	25 units					
h. 1929 Price range	$ -	100%	$	100%	$	100%
i. Price range	$ -	%	$	%	$	%
j. Price range	$ 5300-7000	%	$	%	$	%
k. Sales demand	$		$		$	
l. Activity						
m. 1929 Rent range	$	100%	$	100%	$	100%
n. Rent range	$	%	$	%	$	%
o. Rent range	$	%	$	%	$	%
p. Rental demand	$		$		$	
q. Activity						

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building Yes

5. CLARIFYING REMARKS:

6. NAME AND LOCATION Hyde Park SECURITY GRADE B AREA NO. 7

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level - Rolling in part.

   b. Favorable Influences. Good transportation, schools, etc. Fairly desirable residential section.

   c. Detrimental Influences. Obsolescence - Changing population. General mixture of houses.

   d. Percentage of land improved 80 %; e. Trend of desirability next 10-15 yrs. Downward

2. INHABITANTS:
   a. Occupation Clerks - white collar; b. Estimated annual family income $1500-3000

   c. Foreign-born families ____ %; Nominal predominating; d. Negro 0 ; ____ %

   e. Infiltration of Jewish and lower class; f. Relief families Moderate

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 50 %	OTHER TYPE 25 %	OTHER TYPE 25 %
a. Type	Singles 7-10 rms	2 fam 5-6 & 6-7	3 fam 5-6-7 rms
b. Construction	Frame	Frame	Frame 35% Brick 65%
c. Average Age	30 -40 Years	15 -25 Years	18-25 Years
d. Repair	Fair	Fair	Fair
e. Occupancy	95 %	95 %	95 %
f. Home ownership	55-60 %	60 %	50 %
g. Constructed past yr.	4 units	0	0
h. 1929 Price range	$5500-12,000 100%	$8500-13,000 100%	$ Frame 10 M 16 M Brick 10M-16M 100%
i. '35-36 Price range	$3500- 8,000 65 %	$6000- 9,500 70 %	$ 6 M 12 M 7½M-12M 75 %
j. 1937 Price range	$3500- 8,000 65 %	$6000- 9,500 70 %	$ 6 M 12 M 7½M-12M 75 %
k. Sales demand	$ Up to $6000	$	$
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$ 45 - 75 100%	$ 35 - 75 100%	$ 35-75 65-125 100%
n. '35-36 Rent range	$ 35 - 60 80 %	$ 25 - 60 77 %	$ 25-60 45-100 75 %
o. 1937 Rent range	$ 35 - 60 80 %	$ 25 - 60 77 %	$ 25-60 45-100 75 %
p. Rental demand	$	$	$
q. Activity	Fair	Fair	Fair

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building ____

5. CLARIFYING REMARKS: There are apartments of all sizes scattered throughout the area and concentrated on Commonwealth Ave. and eastern part on the main streets. The higher rentals on 3 family units are for heated apartments. In the Strathmore and Sutherland area the properties with large lots are being demolished and replaced with good apartments, kitchenettes. The general character of Brighton and Allston is fair, but the trend is slowly downward with a gradual change in type of housing accommodations and occupants.

6. NAME AND LOCATION Boston - Brighton - Allston SECURITY GRADE C AREA NO. 1

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Rolling

   b. Favorable Influences. Good transportation. Close to central Boston. Convenient to beaches.

   c. Detrimental Influences. Obsolescence.

   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Labor - clerks; b. Estimated annual family income $1000-1800

   c. Foreign-born families 30 %; Italian predominating; d. Negro No ; %

   e. Infiltration of Foreign; f. Relief families Moderate

   g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING 60 %	OTHER TYPE 30 %	OTHER TYPE 10 %
a. Type	3 fam 4/5/5 rms	2 fam 4-5 rms	Singles 5-6 rms
b. Construction	Frame	Frame	Frame
c. Average Age	30-35 Years	30-35 Years	35-40 Years
d. Repair	Fair	Fair	Fair
e. Occupancy	99 %	99 %	100 %
f. Home ownership	25 %	25 %	75 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$6000-7000 100%	$4000-5000 100%	$2500-4000 100%
i. '33-36 Price range	$4000-6000 70 %	$3000-4400 80 %	$1800-2600 70 %
j. 1937 Price range	$4000-6000 70 %	$3000-4400 80 %	$1800-2600 70 %
k. Sales demand	$	$	$
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$ 22 - 30 100%	$ 22 - 28 100%	$ 32 100%
n. '33-36 Rent range	$ 16 - 22 73 %	$ 18 - 22 77 %	$ 25 75 %
o. 1937 Rent range	$ 18 - 25 80 %	$ 20 - 25 90 %	$ 25 75 %
p. Rental demand	$ Anything	$ Anything	$ Anything
q. Activity	Good	Good	Good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building

5. CLARIFYING REMARKS: This is a good workingmen's neighborhood with little regularity in construction or grouping of types of houses. The general trend is down as lower class of occupant is slowly moving in. The neighborhood is not pleasing in appearance.

6. NAME AND LOCATION East Boston. SECURITY GRADE C AREA NO. 2

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Hilly

   b. Favorable Influences. Single trolley fare to any part of Boston.

   c. Detrimental Influences. Obsolescence. Distance to high school.

   d. Percentage of land improved 65 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Clerks - labor - white collar class; b. Estimated annual family income $1500-3500

   c. Foreign-born families 40 %; Italian predominating; d. Negro No ; ___ %

   e. Infiltration of Foreign; f. Relief families Moderate

   g. Population is increasing ___; decreasing ___; static Yes

3. BUILDINGS:

	PREDOMINATING 60 %	OTHER TYPE 30 %	OTHER TYPE 10 %
a. Type	2 fam 5-6 rms	3 fam 6/5/5 rms	Singles 7-8 rms
b. Construction	Frame	Frame	Frame
c. Average Age	40 Years	40 Years	15 Years
d. Repair	Fair	Fair to poor	Fairly good
e. Occupancy	100 %	98 %	100 %
f. Home ownership	50 %	35 %	75 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$7000-12,000 100%	$7000-12,000 100%	$7000-10,000 100%
i. 33-36 Price range	$6000- 8,000 70 %	$5500- 9,000 75 %	$6000- 8,000 85 %
j. 1937 Price range	$5000- 8,000 70 %	$5500- 9,000 75 %	$6000- 8,000 85 %
k. Sales demand	$	$	$
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$35 - 60 100%	$30 - 40 100%	$50 - 65 100%
n. 33-36 Rent range	$25 - 40 70 %	$25 - 35 85 %	$40 - 50 80 %
o. 1937 Rent range	$25 - 40 70 %	$25 - 35 85 %	$40 - 50 80 %
p. Rental demand	$Anything	$Anything	$Anything
q. Activity	Good	Good	Very good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building ___

5. CLARIFYING REMARKS: The few streets south of the railroad tracks to Winthrop are generally better than the balance of the neighborhood and houses in this area will bring top prices. The section is very attractive to people who want to live in E Boston. The single houses are good, although somewhat poorly located.

6. NAME AND LOCATION E. Boston SECURITY GRADE C AREA NO. 3

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Hillside

   b. Favorable Influences. Convenient location within walking distance of everything. Near Boston Common and Public Garden.

   c. Detrimental Influences. Narrow streets. Congested and closely built houses.

   d. Percentage of land improved 100 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:
   a. Occupation Clerks - white collar; b. Estimated annual family income $ 1200-3500

   c. Foreign-born families 0 %; _____ predominating; d. Negro 0 ; ____ %

   e. Infiltration of Jewish; f. Relief families Nominal

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

3. BUILDINGS:

	PREDOMINATING 100 %		OTHER TYPE ____ %		OTHER TYPE ____ %	
a. Type	Singles 3-4 sty					
b. Construction	Brick					
c. Average Age	60 Years		____ Years		____ Years	
d. Repair	Fairly good					
e. Occupancy	90 %		____ %		____ %	
f. Home ownership	50 %		____ %		____ %	
g. Constructed past yr.	0					
h. 1929 Price range	$ 10,000 15,000	100%	$	100%	$	100%
i. '33-36 Price range	$ 5,000 10,000	50-67 %	$	%	$	%
j. 1937 Price range	$ 6,000 12,000	60-80 %	$	%	$	%
k. Sales demand	$ Up to $7500		$		$	
l. Activity	Poor					
m. 1929 Rent range	$ 70 - 125	100%	$	100%	$	100%
n. '33-36 Rent range	$ 50 75	60-70 %	$	%	$	%
o. 1937 Rent range	$ 65 - 100	80-90 %	$	%	$	%
p. Rental demand	$		$		$	
q. Activity	None					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building _____

5. CLARIFYING REMARKS: Considerable reconditioning has been done in this area, some houses being converted to apartments, others being used for rooming houses. Generally speaking the properties are very substantial and the neighborhood is expected to hold up fairly well.

6. NAME AND LOCATION Boston - Beacon Hill SECURITY GRADE C AREA NO. 4

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level

   b. Favorable Influences. Convenient location to downtown Boston. Near Boston Common and Public Garden.

   c. Detrimental Influences. Obsolescence. Shifting population. Transition from owner occupancy to transient and rooming house occupants. Increasing congestion.

   d. Percentage of land improved 100 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation White collar class; b. Estimated annual family income $ 1800-5000

   c. Foreign-born families 0 %; _____ predominating; d. Negro 0 ; ____ %

   e. Infiltration of Apt. house occupants; f. Relief families _____

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

3. BUILDINGS:

	PREDOMINATING 60 %	OTHER TYPE 20 %	OTHER TYPE 20 %
a. Type	9-15 rms 3-4 sty row singles	Converted singles	Hotels - Apts - Clubs Fraternity houses, private schools
b. Construction	Brick	Brick	
c. Average Age	50 Years	50 Years	Years
d. Repair	Fair	Modernized	
e. Occupancy	95 %	90 %	%
f. Home ownership	40 %	5 %	%
g. Constructed past yr.	0	0	
h. 1929 Price range	$ 8500-20,000 100%	$ 20,000-40,000 100%	$ 100%
i. '33-36 Price range	$ 6500-15,000 75 %	$ 12,000-25,000 60 %	$ %
j. 1937 Price range	$ 6500-15,000 75 %	$ 15,000-30,000 75 %	$ %
k. Sales demand	$ Speculative	$	$
l. Activity	Poor	Fair	
m. 1929 Rent range	$ 100 - 200 100%	$ 45 - 90 100%	$ 100%
n. '33-36 Rent range	$ 75 - 150 75%	$ 35 - 60 67-77 %	$ %
o. 1937 Rent range	$ 75 - 150 75%	$ 35 - 70 77 %	$ %
p. Rental demand	$	$ Up to $50	$
q. Activity	Fair	Fair	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building _____

5. CLARIFYING REMARKS: Mortgage financing is limited as to purpose. Houses purchased for single house occupancy can be financed at reasonable terms but income properties are difficult to finance. For residential purposes the 3 story houses are the most desirable. The area is changing fairly rapidly into a rooming house neighborhood with doctors and clubs taking over many of the units. The poorer part of this section is along Newberry St

6. NAME AND LOCATION Boston - Back Bay SECURITY GRADE C AREA NO. 5

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level - gradual upward slope to the southwest

   b. Favorable Influences. Good transportation, schools, churches, etc. Convenient location. Near Fenway.

   c. Detrimental Influences. Heavy traffic. Congestion.

   d. Percentage of land improved 95 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:
   a. Occupation Clerks - white collar; b. Estimated annual family income $ 1000-5000

   c. Foreign-born families 0 %; _____ predominating; d. Negro 0 ; ____ %

   e. Infiltration of None; f. Relief families Nominal

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

3. BUILDINGS:

	PREDOMINATING 80 %		OTHER TYPE 20 %		OTHER TYPE ____ %	
a. Type	Apartments		10-12-16 rms 3 & 4 sty row singles			
b. Construction	Brick		Brick - frame			
c. Average Age	30 Years		40 Years		____ Years	
d. Repair	Good		Good			
e. Occupancy	90 %		95 %		____ %	
f. Home ownership	0 %		75 %		____ %	
g. Constructed past yr.	0		0			
h. 1929 Price range	$15,000-350,000	100%	$7500-15,000	100%	$	100%
i. 33-36 Price range	$10,000-150,000	67 % (43-57)	$4000-8,000	55 %	$	%
j. 1937 Price range	$12,000-200,000	80 %	$6000-10,000	67 %	$	%
k. Sales demand	$		$5000		$	
l. Activity	Poor		Poor			
m. 1929 Rent range	$40 - 140	100%	$75 - 110	100%	$	100%
n. 33-36 Rent range	$25 100	70 %	$40 60	80 %	$	%
o. 1937 Rent range	$30 - 110	75 %	$60 - 70	90 %	$	%
p. Rental demand	$50 - 60		$		$	
q. Activity	Fair		Fair			

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat limited; b. Home building _____

5. CLARIFYING REMARKS: Predominantly a section of middle class apartment house dwellers many of whom are nurses and students in Harvard and other colleges (Medical) in the area. There are also many rooming houses and furnished housekeeping units in the section. High class apartments along Riverway Parkway, renting $90-150 for 7-room apartments, north of Deaconess and west of Brookline Ave., eliminating frontage on Brookline.

6. NAME AND LOCATION Boston Fenway SECURITY GRADE C AREA NO. 6

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Slightly rolling

   b. Favorable Influences. Fairly desirable section of modest houses in good demand. Near beach and playground. Good transportation, schools, etc. Year around public bath house on waterfront

   c. Detrimental Influences. Obsolescence. Some houses have no baths.

   d. Percentage of land improved 100 %; e. Trend of desirability next 10-15 yrs. Down slowly

2. INHABITANTS:
   a. Occupation Clerks, mechanics, Local businessmen, Public employees; b. Estimated annual family income $ 1200-2500

   c. Foreign-born families 25 %; So. European predominating; d. Negro No ; ___ %

   e. Infiltration of ___; f. Relief families Moderate

   g. Population is increasing ___; decreasing ___; static Yes

3. BUILDINGS:

	PREDOMINATING 60 %	OTHER TYPE 20 %	OTHER TYPE 20 %
a. Type	3 fam 5/6/6 rms	2 fam 4/5 rms	Singles 8/11 rms
b. Construction	Frame	Frame	Frame
c. Average Age	30 Years	10-30 Years	40 Years
d. Repair	Fair	Fair to good	Fair
e. Occupancy	98 %	98 %	100 %
f. Home ownership	40 %	50 %	65 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$ 5000-12,500 100%	$ 3200-16,000 100%	$ 2000-6000 100%
i. [illegible] Price range	$ 3500- 9,000 70 %	$ 2500-12,000 75 %	$ 1800-5000 85 %
j. 1937 Price range	$ 3500- 9,000 70 %	$ 2500-12,000 75 %	$ 1800-5000 85 %
k. Sales demand	$	$	$
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$ 30 - 55 100%	$ 25 - 60 100%	$ 30 - 55 100%
n. [illegible] Rent range	$ 22 - 40 73 %	$ 20 - 45 75 %	$ 25 - 50 85 %
o. 1937 Rent range	$ 25 - 45 82 %	$ 23 - 50 85 %	$ 25 - 50 85 %
p. Rental demand	$ Anything	$ Anything	$ Anything
q. Activity	Good	Good	Good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes 60%; b. Home building ___

5. CLARIFYING REMARKS: Much of this property is fairly well held. Boulevard frontages are considered the most desirables and have the better properties. There are a few units in this area without baths which rent for as low as $18.

6. NAME AND LOCATION So. Boston SECURITY GRADE C AREA NO. 7

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level

   b. Favorable Influences. Good transportation, schools, churches, shopping center. Fairly desirable section of older houses.

   c. Detrimental Influences. Obsolescence. Threatening lower class encroachment.

   d. Percentage of land improved 99 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS: Clerks - business men
   a. Occupation skilled mechanics; b. Estimated annual family income $ Down

   c. Foreign-born families 5 %; Irish predominating; d. Negro 0 ; %

   e. Infiltration of Jewish; f. Relief families Moderate

   g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING 50 %	OTHER TYPE 25 %	OTHER TYPE 25 %
a. Type	3 fam 6/6/6 rms 5/5/5	2 fam 6/7 rms 5/6	Singles 7/10rms
b. Construction	Frame	Frame	Frame
c. Average Age	15-60 Years	15-60 Years	15-60 Years
d. Repair	Fair	Fair	Fair
e. Occupancy	97 %	97 %	98-99 %
f. Home ownership	40 %	50 %	70 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$7000-12,000 100%	$5500-10,000 100%	$4000-7000 100%
i. 33-38 Price range	$5000- 7,000 65 %	$4000- 6,500 70 %	$2800-5000 68 %
j. 1937 Price range	$5000- 7,000 65 %	$4000- 6,500 70 %	$2800-5000 68 %
k. Sales demand	$	$	$
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$35 - 45 100%	$35 - 45 100%	$30 - 50 100%
n. 33-36 Rent range	$25 - 35 75 %	$25 - 35 75 %	$25 - 40 80 %
o. 1937 Rent range	$25 - 35 75 %	$25 - 35 75 %	$25 - 40 80 %
p. Rental demand	$	$	$
q. Activity	Good	Good	Good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes 50-60%; b. Home building

5. CLARIFYING REMARKS:

6. NAME AND LOCATION Boston - Dorchester SECURITY GRADE C AREA NO. 8

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Hilly in southern part - level in north.

   b. Favorable Influences. Desirable section of good houses with all conveniences. Rapid transit.

   c. Detrimental Influences. Nominal - Obsolescence.

   d. Percentage of land improved 100 %; e. Trend of desirability next 10-15 yrs. Static to down

2. INHABITANTS:
   a. Occupation White collar class; b. Estimated annual family income $ 2000-5000

   c. Foreign-born families ____ %; Nominal predominating; d. Negro No ; ____ %

   e. Infiltration of Jewish threatening; f. Relief families Nominal

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 40 %	OTHER TYPE 30 %	OTHER TYPE 30 %
a. Type	Singles 7-11 rms	2 fam 6-6 rms (5-6)	3 fam 6/6/6 rms (5/5/5)
b. Construction	Frame	Frame	Frame
c. Average Age	40 Years	10-30 Years	10-30 Years
d. Repair	Fairly good	Fairly good	Fairly good
e. Occupancy	97 %	97 %	97 %
f. Home ownership	90 %	60 %	50 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$8000-15,000 100%	$8500-14,000 100%	$7000-15,000 100%
i. 33-36 Price range	$5500-10,000 68 %	$6500-10,000 75 %	$4500-10,000 67 %
j. 1937 Price range	$5500-10,000 68 %	$6500-10,000 75 %	$4500-10,000 67 %
k. Sales demand	$	$	$ None
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$ Owner occ. 100%	$ 40 - 65 100%	$ 40 - 60 100%
n. 33-36 Rent range	$ 38 - 60 %	$ 28 - 45 70 %	$ 28 - 42 70 %
o. 1937 Rent range	$ 38 - 60 %	$ 30 - 50 77 %	$ 30 - 45 75 %
p. Rental demand	$	$	$
q. Activity	Good	Good	Good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes 60-65%; b. Home building ____

5. CLARIFYING REMARKS: A very conservative area with all conveniences which is feeling a return of many buyers who moved into other sections. The southern end of this section has the newer singles and two-family units of smaller size and is the more active portion, although the entire area enjoys a fairly good reputation locally.

6. NAME AND LOCATION Boston - Dorchester SECURITY GRADE C AREA NO. 3

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Hillside and hilltop

   b. Favorable Influences. Desirable location of older houses well hel . Good elevation. Some scattered new construction.

   c. Detrimental Influences. Inconvenient to transportation. Obsolescence.

   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Business & professional men; b. Estimated annual family income $ 3000-10,000
   c. Foreign-born families 0 %; _____ predominating; d. Negro 0 ; ____ %
   e. Infiltration of None yet; f. Relief families Nominal
   g. Population is increasing_____; decreasing_____; static Yes

3. BUILDINGS:

	PREDOMINATING 100 %		OTHER TYPE ____ %		OTHER TYPE ____ %	
a. Type	Singles 7-10 rms					
b. Construction	Frame					
c. Average Age	10-45 Years		____ Years		____ Years	
d. Repair	Fair to good					
e. Occupancy	98 %		____ %		____ %	
f. Home ownership	85 %		____ %		____ %	
g. Constructed past yr.	4 units					
h. 1929 Price range	$ 8500-20,000	100%	$	100%	$	100%
i. '33-36 Price range	$ 6000-12,000	70 %	$	%	$	%
j. 1937 Price range	$ 6000-12,000	70 %	$	%	$	%
k. Sales demand	$ None		$		$	
l. Activity	Poor					
m. 1929 Rent range	$ Owner occ.	100%	$	100%	$	100%
n. '33-36 Rent range	$ 50 - 65	%	$	%	$	%
o. 1937 Rent range	$ 60 - 75	%	$	%	$	%
p. Rental demand	$		$		$	
q. Activity	Fair					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building _____

5. CLARIFYING REMARKS: New construction concentrated near the Milton line; selling around $8000. The houses along Metropolitan and Milton Sts. near Summit are very desirable and much better than the balance of the area.

6. NAME AND LOCATION Boston, Hyde Park SECURITY GRADE C AREA NO. 18

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level

   b. Favorable Influences. Good transportation, schools, churches, etc. Adjacent to Franklin Park with free facilities.

   c. Detrimental Influences. Obsolescence. Limited market on sales.

   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Clerks - business men; b. Estimated annual family income $ 1500-4000

   c. Foreign-born families ____ %; None predominating; d. Negro No ; ____ %

   e. Infiltration of Jewish; f. Relief families Nominal

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 40 %	OTHER TYPE 30 %	OTHER TYPE 25 %
a. Type	3 fam 5/5/5 6/6/6 rms	2 fam 5-5 6-7 rms	Singles 7-10 rms
b. Construction	Frame	Frame	Frame
c. Average Age	15-40 Years	10-40 Years	10-40 Years
d. Repair	Fair	Fair	Fair
e. Occupancy	96 %	96 %	97 %
f. Home ownership	50 %	60 %	75 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$ 8000-20,000 100%	$ 7000-12,000 100%	$ 6000-10,000 100%
i. '33-'36 Price range	$ 5500-13,500 67%	$ 5000- 8,000 70 %	$ 4000- 6,500 65 %
j. 1937 Price range	$ 5500-13,500 67%	$ 5000- 8,000 70 %	$ 4000- 6,500 65 %
k. Sales demand	$	$	$
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$ 35 - 55 100%	$ 35 50 100%	$ Owner occ. 100%
n. '33-'36 Rent range	$ 25 - 40 70%	$ 25 - 35 70 %	$ " " %
o. 1937 Rent range	$ 28 - 45 80%	$ 28 - 40 77 %	$ 35 - 50 %
p. Rental demand	$	$	$
q. Activity	Good	Good	Good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building ____

5. CLARIFYING REMARKS: This area has been predominantly Jewish for several years. Mortgage financing is limited but funds are available through channels outside.

6. NAME AND LOCATION Boston - Dorchester SECURITY GRADE C AREA NO. 10

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Hilly

   b. Favorable Influences. Considered high class Jewish section with good transportation, schools, shopping centers, etc. Near Franklin Park with free facilities.

   c. Detrimental Influences. Market limited to Jewish buyers.

   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Slowly declining

2. INHABITANTS:
   a. Occupation Business men; b. Estimated annual family income $ 3000-6000

   c. Foreign-born families ____ %; None predominating; d. Negro No; ____ %

   e. Infiltration of Jewish; f. Relief families Nominal

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 35 %		OTHER TYPE 30 %		OTHER TYPE 30 %	
a. Type	Singles 7-10 rms		2 fam 5-6 rms		3 fam 5/5/6 rms	
b. Construction	Frame		Frame		Frame	
c. Average Age	15-25 Years		10-30 Years		10-30 Years	
d. Repair	Good		Fairly good		Fairly good	
e. Occupancy	97 %		96 %		95 %	
f. Home ownership	90 %		65 %		50 %	
g. Constructed past yr.	0		0		0	
h. 1929 Price range	$ 6500-15,000	100%	$ 10,000-16,000	100%	$ 9500-16,000	100%
i. 33-36 Price range	$ 4500-10,000	68 %	$ 7,000-10,500	67 %	$ 6500-9,500	68 %
j. 1937 Price range	$ 4500-10,000	68 %	$ 7,000-10,500	67 %	$ 6500-9,500	68 %
k. Sales demand	$		$		$ none	
l. Activity	Poor		Poor		Poor	
m. 1929 Rent range	$ Owner occ.	100%	$ 40 - 70	100%	$ 45 - 60	100%
n. 33-36 Rent range	$ 35 - 60	%	$ 30 - 50	72 %	$ 30 - 45	70 %
o. 1937 Rent range	$ 35 - 60	%	$ 30 - 50	72 %	$ 30 - 45	70 %
p. Rental demand	$ Anything		$ Anything		$ Anything	
q. Activity	Good		Good		Good	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building ____

5. CLARIFYING REMARKS: This area has been predominantly Jewish for several years and market is now limited to this buyer. Mortgage funds are limited because of occupants but financing is no problem on sales.

6. NAME AND LOCATION Boston - Dorchester SECURITY GRADE C AREA NO. [illegible]

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level

   b. Favorable Influences. Good transportation, schools.

   c. Detrimental Influences. Obsolescence - foreign infiltration

   d. Percentage of land improved 100 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Skilled mechanics - clerks - white collar; b. Estimated annual family income $1200-3000

   c. Foreign-born families 50 %; Good class predominating; d. Negro 0 ; ____ %

   e. Infiltration of Foreign; f. Relief families Moderate

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 50 %	OTHER TYPE 30 %	OTHER TYPE 20 %
a. Type	3 fam 5/5/5 rms	Singles 5/12 rms	2 fam 5-6 rms
b. Construction	Frame	Frame	Frame
c. Average Age	15-45 Years	10-70 Years	15-45 Years
d. Repair	Fair	Fair	Fair
e. Occupancy	99-100 %	99-100 %	99-100 %
f. Home ownership	____ %	____ %	____ %
g. Constructed past yr.	0	0	
h. 1929 Price range	$ 9000-16,000 100%	$ 3500-16,000 100%	$ 6000-11,000 100%
i. 1933-36 Price range	$ 6000-12,000 67%	$ 3500-12,000 72%	$ 4500- 8,000 75 %
j. 1937 Price range	$ 6000-12,000 67%	$ 3500-12,000 72%	$ 4500- 8,000 75 %
k. Sales demand	$	$	$
l. Activity	Poor	Poor	
m. 1929 Rent range	$ 32 - 60 100%	$ 30 - 60 100%	$ 30 - 60 100%
n. 1933-36 Rent range	$ 22 - 35 70%	$ 22 - 45 75%	$ 22 - 35 70 %
o. 1937 Rent range	$ 35 - 40 80%	$ 25 - 50 80%	$ 25 - 40 80 %
p. Rental demand	$	$	$
q. Activity	Good	Good	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building ____

5. CLARIFYING REMARKS: Boynton Street is very mediocre. Mortgages are more readily available on single houses. A borderline section having a general mixture of houses some of which are fairly good.

6. NAME AND LOCATION Boston SECURITY GRADE C AREA NO. 12

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Rolling

   b. Favorable Influences. Near Franklin Park. Good transportation, schools, churches, etc.

   c. Detrimental Influences. Obsolescence - shifting population. Influx from South end.

   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation White collar; b. Estimated annual family income $1500-3000

   c. Foreign-born families 60 %; Mixture predominating; d. Negro 0 ; %

   e. Infiltration of Jewish; f. Relief families Nominal

   g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING 60 %	OTHER TYPE 25 %	OTHER TYPE 10 %
a. Type	3 fam 5/5/5 rms	2 fam (Converted singles	Singles 6-12 rms
b. Construction	Frame	Frame	Frame
c. Average Age	10-20 Years	10-50 Years	10-50 Years
d. Repair	Fair	Fair	Fair
e. Occupancy	99-100 %	99-100 %	99-100 %
f. Home ownership	50 %	50 %	75 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$7000-12,000 100%	$7500-12,000 100%	$5500-10,000 100%
i. '33-36 Price range	$5000- 7,500 65 %	$5000- 8,000 67 %	$4500- 7,500 75 %
j. 1937 Price range	$5000- 7,500 65 %	$5000- 8,000 67 %	$4500- 7,500 75 %
k. Sales demand	$None	$	$
l. Activity	poor	poor	
m. 1929 Rent range	$35 - 45 100%	$32 - 45 100%	$45 - 85 100%
n. '33-36 Rent range	$25 - 30 67 %	$22 - 32 70 %	$35 - 60 75 %
o. 1937 Rent range	$30 - 35 75 %	$25 - 35 77 %	$35 - 60 75 %
p. Rental demand	$	$	$
q. Activity	Good	Good	Good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat limited; b. Home building

5. CLARIFYING REMARKS: Properties on Orchard Avenue are good. A few 3-family houses in poor condition recently sold for $2500 each.

6. NAME AND LOCATION Boston - Roxbury SECURITY GRADE C AREA NO. 13

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Rolling

   b. Favorable Influences. Good transportation, schools, churches, etc. Fairly desirable section although somewhat old. Good rental area.

   c. Detrimental Influences. Obsolescence. Threatening encroachment of lower class occupants. Very congested.

   d. Percentage of land improved 95 %; e. Trend of desirability next 10-15 yrs. Slowly down

2. INHABITANTS:
   a. Occupation Skilled mech., clerks; b. Estimated annual family income $ 1000-2500

   c. Foreign-born families 30 %; Italian, Polish predominating; d. Negro No ; %

   e. Infiltration of Foreign; f. Relief families Moderate

   g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING 50 %	OTHER TYPE 30 %	OTHER TYPE 15 %
a. Type	2 fam 5-6 rms	3 fam 5/5/5 rms	Singles 6-10 rms
b. Construction	Frame	Frame	Frame
c. Average Age	10-40 Years	6-25 Years	8-50 Years
d. Repair	Fair	Fair	Fair
e. Occupancy	99 %	98 %	100 %
f. Home ownership	50 %	40 %	80 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$ 7000-11,000 100%	$ 10,000-17,000 100%	$ 6000-15,000 100%
i. [illegible] Price range	$ 5000- 8,000 70 %	$ 6,000-10,000 60 %	$ 3700- 9,000 60 %
j. 1937 Price range	$ 5000- 8,000 70 %	$ 6,000-10,000 60 %	$ 4000-10,000 67 %
k. Sales demand	$ None	$	$
l. Activity	Poor	Poor	Fair
m. 1929 Rent range	$ 45 - 55 100%	$ 35 - 55 100%	$ 50 - 75 100%
n. [illegible] Rent range	$ 30 - 40 70 %	$ 22 - 35 62 %	$ 33 - 50 66 %
o. 1937 Rent range	$ 35 - 45 70 %	$ 25 - 40 72 %	$ 38 - 60 78 %
p. Rental demand	$ Anything	$ Anything	$ Anything
q. Activity	Good	Good	Good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase 60% singles Limited on 2-3 families; b. Home building

5. CLARIFYING REMARKS: The more desirable part of this area is on the west side of the railroad tracks above Centre St. Foreign element is concentrated in the poorer properties north of Healy playground to Forest Hills station.

6. NAME AND LOCATION Boston SECURITY GRADE C AREA NO. 14

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Rolling

   b. Favorable Influences. Country atmosphere. Fair transportation

   c. Detrimental Influences. Some jerry-built houses. Distance to center of Boston. Scattered old houses.

   d. Percentage of land improved 25 %; e. Trend of desirability next 10-15 yrs. Improving

2. INHABITANTS:
   a. Occupation Skilled mech - clerks; b. Estimated annual family income $ 1000-2500

   c. Foreign-born families 10 %; Mixture predominating; d. Negro 0 ; %

   e. Infiltration of Desirables; f. Relief families Normal

   g. Population is increasing Steadily; decreasing ; static

3. BUILDINGS:

	PREDOMINATING 60 %	OTHER TYPE 40 %	OTHER TYPE %
a. Type	Singles 5-10 rms	2 fam 5-6 rms	
b. Construction	Frame	Frame	
c. Average Age	1-50 Years	10-25 Years	Years
d. Repair	Fair	Fair	
e. Occupancy	100 %	100 %	%
f. Home ownership	90 %	60 %	%
g. Constructed past yr.	100 units	0	
h. 1929 Price range	$5000-11,000 100%	$7000-11,000 100%	$ 100%
i. 1933-36 Price range	$3500- 7,500 70 %	$5000- 8,000 70 %	$ %
j. 1937 Price range	$3500- 7,500 70 %	$5000- 8,000 70 %	$ %
k. Sales demand	$	$	$
l. Activity	Fair	Poor	
m. 1929 Rent range	$ Owner occ. 100%	$ 40 - 55 100%	$ 100%
n. 1933-36 Rent range	$ 30 - 45 %	$ 30 - 40 70 %	$ %
o. 1937 Rent range	$ 35 - 50 %	$ 35 - 45 75 %	$ %
p. Rental demand	$	$	$
q. Activity	Good	Good	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building

5. CLARIFYING REMARKS:

6. NAME AND LOCATION W. Roxbury SECURITY GRADE D AREA NO. 16

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Rolling

   b. Favorable Influences. Fair section in sparsely developed country atmosphere. Fair bus transportation.

   c. Detrimental Influences. Unrestricted. Many unfinished streets. Some shack type housing.

   d. Percentage of land improved 25 %; e. Trend of desirability next 10-15 yrs. Static could improve

2. INHABITANTS:
   a. Occupation Labor - white collar; b. Estimated annual family income $ 700-2500

   c. Foreign-born families 10 %; Syrian predominating; d. Negro No ; %

   e. Infiltration of Foreign; f. Relief families Moderately heavy

   g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING 60 %	OTHER TYPE 40 %	OTHER TYPE %
a. Type	Singles 5-7 rms	2 fam 5-6 rms	
b. Construction	Frame	Frame	
c. Average Age	15-40 Years	8-15 Years	Years
d. Repair	Poor to fair	Fair	
e. Occupancy	99-100 %	99-100 %	%
f. Home ownership	75 %	60 %	%
g. Constructed past yr.	0	0	
h. 1929 Price range	$ 4000-9000 100%	$ 7500-10,000 100%	$ 100%
i. 33-36 Price range	$ 3000-7000 75 %	$ 4500- 6,500 62 %	$ %
j. 1937 Price range	$ 3000-7000 75 %	$ 4500- 6,500 62 %	$ %
k. Sales demand	$	$	$
l. Activity	Poor	Poor	
m. 1929 Rent range	$ 40 - 50 100%	$ 40 - 55 100%	$ 100%
n. 33-36 Rent range	$ 25 - 35 65 %	$ 27 - 40 70 %	$ %
o. 1937 Rent range	$ 30 - 40 77 %	$ 32 - 45 80 %	$ %
p. Rental demand	$	$	$
q. Activity	Good	Good	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building

5. CLARIFYING REMARKS: Area could develop into desirable neighborhood but its future is do tful in view of the class of real estate already built. Foreign concentrated off Washington St. between LaGrange and Grove. German population off Washington below Grove.

6. NAME AND LOCATION W. Roxbury SECURITY GRADE C AREA NO. 16

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level near railroad - rolling to hillside further back.

   b. Favorable Influences. Fair transportation, schools, churches, etc. Near some local employment.

   c. Detrimental Influences. Shifting population. Lower class encroachment. Mediocre houses scattered throughout.

   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Clerks - labor - skilled mechanics; b. Estimated annual family income $ 1200-3000

   c. Foreign-born families 10 %; Italian predominating; d. Negro 0 ; ____ %

   e. Infiltration of Lower class; f. Relief families Heavy

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 50 %	OTHER TYPE 30 %	OTHER TYPE 20 %
a. Type	2 fam 5-6 rms	Singles 7 rms	3 fam 5/5/5 rms
b. Construction	Frame	Frame	Frame
c. Average Age	10-50 Years	10-50 Years	10-30 Years
d. Repair	Fair	Fairly good	Fair
e. Occupancy	98-99 %	98-99 %	98-99 %
f. Home ownership	50 %	65 %	40 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$ 7500-11,000 100%	$ 5000-10,000 100%	$ 8500-13,000 100%
i. '33-35 Price range	$ 4500- 7,500 62 %	$ 3500- 7,000 70 %	$ 5000- 8,000 60 %
j. 1937 Price range	$ 4500- 7,500 62 %	$ 3500- 7,000 70 %	$ 5000-8,000 60 %
k. Sales demand	$ None	$	$
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$ 32 - 60 100%	$ Owner occ. 100%	$ 25 - 45 100%
n. '33-36 Rent range	$ 22 - 40 70 %	$ 35 - 65 %	$ 18 - 33 75 %
o. 1937 Rent range	$ 25 - 45 75 %	$ 40 - 75 %	$ 20 - 38 85 %
p. Rental demand	$	$	$
q. Activity	Good	Good	Good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited, except on newer singles and 2-family; b. Home building ____

5. CLARIFYING REMARKS: The more desirable part of the section is north of Fairmont Street off River Street. Annexed to Boston about 1915-1918.

6. NAME AND LOCATION Boston - Hyde Park SECURITY GRADE C AREA NO. 17

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level

   b. Favorable Influences. Good transportation, schools, etc. Convenient to employment in the vicinity.

   c. Detrimental Influences. Mixture of houses and business. Low class occupants.

   d. Percentage of land improved 95 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Labor - relief; b. Estimated annual family income $ 600-1500

   c. Foreign-born families 50 %; Italian predominating; d. Negro Yes; 5 %

   e. Infiltration of Foreign- negro; f. Relief families Heavy

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 30 %	OTHER TYPE 30 %	OTHER TYPE 30 %
a. Type	Singles 7-10 rms	Doubles 7-8 rms	3 fam 6-7 rms
b. Construction	Frame	Frame	Frame - few brick
c. Average Age	40 Years	15-40 Years	25-50 Years
d. Repair	Poor	Poor, some fair	Poor
e. Occupancy	95 %	95 %	95 %
f. Home ownership	50 %	65 %	Low %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$ Up to $7500 100%	$ 6000-9000 100%	$ 4000-10,000 100%
i. '33-36 Price range	$ Up to $5000 67 %	$ 3500-7000 75 %	$ 3000- 7,000 70 %
j. 1937 Price range	$ Up to $5000 67 %	$ 3500-7000 75 %	$ 3000- 7,000 70 %
k. Sales demand	$ None	$ None	$ None
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$ 35 - 50 100%	$ 30 - 40 100%	$ 25 - 60 100%
n. '33-36 Rent range	$ 25 - 40 70 %	$ 25 - 35 80 %	$ 18 - 50 75 %
o. 1937 Rent range	$ 25 - 40 70 %	$ 25 - 35 80 %	$ 18 - 50 n 75 %
p. Rental demand	$	$	$
q. Activity	Poor	Poor	Poor

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building ____

5. CLARIFYING REMARKS: Negro concentrated around Empire St. The better 3-family units are heated, and rentals include such. Some very poor tenement houses are scattered throughout. Originally a good section with some large houses now given over to rooming house use.

6. NAME AND LOCATION Boston - Brighton - Allston SECURITY GRADE D AREA NO. 1

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Rolling, level and hilly.

   b. Favorable Influences. Proximity to Boston commercial area. Near industrial employment.

   c. Detrimental Influences. Industrial encroachment. Obsolescence. Slum sections. Poor and old housing.

   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Labor - clerks; b. Estimated annual family income $ 600-2500

   c. Foreign-born families 40 %; Canadian predominating; d. Negro 0 ; ____ %

   e. Infiltration of Canadian; f. Relief families Heavy

   g. Population is increasing ____; decreasing Slowly; static ____

3. BUILDINGS:

	PREDOMINATING 50 %	OTHER TYPE 40 %	OTHER TYPE 10 %
a. Type	2-5 fam (Converted singles	Tenement rows	Singles
b. Construction	Frame -brick	Frame -brick	Frame -few brick
c. Average Age	50-125 Years	30-60 Years	50-100 Years
d. Repair	Poor	Poor	Fair
e. Occupancy	75 %	75 %	90 %
f. Home ownership	35 %	10 %	90 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$ 1200-6500 100%	$ 4000-25,000 100%	$ 3000-8000 100%
i. '33-36 Price range	$ 500-4000 45-60 %	$ 2000-12,000 50 %	$ 1500-5000 50-60 %
j. 1937 Price range	$ 500-4000 45-60 %	$ 2000-12,000 50 %	$ 1500-5000 50-60 %
k. Sales demand	$ None	$ None	$ None
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$ 12 - 40 65-100%	$ 25 - 60 60-100%	$ 25 - 45 100%
n. '33-36 Rent range	$ 10 - 25 80 %	$ 20 - 35 80 %	$ 15 - 25 60 %
o. 1937 Rent range	$ 10 - 30 75-80 %	$ 20 - 35 60-80 %	$ 15 - 35 60 %
p. Rental demand	$	$	$
q. Activity	Fair	Fair	Fair

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Very limited; b. Home building ____

5. CLARIFYING REMARKS: The general trend of desirability has been down in this part of Boston for some time. Industrial encroachment has completely circled the area and continues to take up additional ground especially near the waterfront. Around Monument Square on the south side are quite desirable brick and brownstone houses which are better than the section as a whole.

6. NAME AND LOCATION Charlestown - Boston SECURITY GRADE D AREA NO. 2

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Rolling to hilly

   b. Favorable Influences. Near employment. Good transportation and schools. Near central Boston.

   c. Detrimental Influences. Obsolescence. Threatening encroachment of lower class people.

   d. Percentage of land improved 95 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Labor - clerks; b. Estimated annual family income $ 800-1800

   c. Foreign-born families 60 %; Italian predominating; d. Negro No ; %

   e. Infiltration of Lower class; f. Relief families Moderately heavy

   g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING 70 %		OTHER TYPE 30 %		OTHER TYPE %	
a. Type	Converted singles 2 & 3 fam. 3-4 rms		2-3 family 5-6 rms			
b. Construction	Frame		Frame			
c. Average Age	40 Years		40 Years		Years	
d. Repair	Fair		Fair to poor			
e. Occupancy	97 %		97 %		%	
f. Home ownership	60 %		60 %		%	
g. Constructed past yr.	0		0			
h. 1929 Price range	$ 5000-8000	100%	$ 6000-10,000	100%	$	100%
i. '33-'36 Price range	$ 3000-5000	60%	$ 4000- 7,000	67%	$	%
j. 1937 Price range	$ 3000-5000	60%	$ 4000- 7,000	67%	$	%
k. Sales demand	$		$		$	
l. Activity	Poor		Poor			
m. 1929 Rent range	$ 20 - 22	100%	$ 20 - 22	100%	$	100%
n. '33-'36 Rent range	$ 16 - 18	80%	$ 16 - 18	80%	$	%
o. 1937 Rent range	$ 16 - 18	80%	$ 16 - 18	80%	$	%
p. Rental demand	$		$		$	
q. Activity	Fair		Fair			

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

5. CLARIFYING REMARKS: Original owners of large singles have moved out and houses have been converted to small apartments with second floor units renting for about $2 more than 1st or 3rd floor.

6. NAME AND LOCATION E. Boston SECURITY GRADE D AREA NO. 3

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level to rolling.

   b. Favorable Influences. Near diversified employment. Good transportation and schools. Close to central Boston.

   c. Detrimental Influences. Low class populace. Congested area. Area is reported unsafe after dark.

   d. Percentage of land improved 95 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Labor - relief; b. Estimated annual family income $ 600-1200

   c. Foreign-born families 80 %; Italian predominating; d. Negro No ; ____ %

   e. Infiltration of Foreign; f. Relief families Very heavy

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 80 %	OTHER TYPE 15 %	OTHER TYPE ____ %
a. Type	3 fam rows 5/6/6 rms	2 fam 5-6 rms	
b. Construction	Frame 50% Brick 50%	Frame	
c. Average Age	50-60 Years	50-60 Years	____ Years
d. Repair	Poor	Poor	
e. Occupancy	95 %	95 %	____ %
f. Home ownership	60 %	65 %	____ %
g. Constructed past yr.	0	0	
h. 1929 Price range	$ 4000-5000 100%	$ 3500-4500 100%	$ ____ 100%
i. '33-36 Price range	$ 2600-3400 67 %	$ 2300-3000 67 %	$ ____ %
j. 1937 Price range	$ 2500-3200 63 %	$ 2200-2800 63 %	$ ____ %
k. Sales demand	$ ____	$ ____	$ ____
l. Activity	Very poor	Very poor	
m. 1929 Rent range	$ 16 - 24 100%	$ 16 - 24 100%	$ ____ 100%
n. '33-36 Rent range	$ 12 - 15 70 %	$ 12 - 15 70 %	$ ____ %
o. 1937 Rent range	$ 12 - 15 70 %	$ 12 - 15 70 %	$ ____ %
p. Rental demand	$ ____	$ ____	$ ____
q. Activity	Poor	Poor	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building ____

5. CLARIFYING REMARKS: General trend is down with prices continuing to descend. Rent collections are very difficult and the character of the neighborhood is deteriorating.

6. NAME AND LOCATION E. Boston SECURITY GRADE D AREA NO. 4

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Hillside to Cambridge St. - level to north.

   b. Favorable Influences. Good transportation. Near employment. Convenient to everything.

   c. Detrimental Influences. Highly congested. Foreign concentration. Narrow streets. Low wage class. Scattered taverns.

   d. Percentage of land improved 100 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Labor - relief; b. Estimated annual family income $ 500-1500

   c. Foreign-born families 80 %; Italian predominating; d. Negro 0 ; ____ %

   e. Infiltration of ____; f. Relief families Heavy

   g. Population is increasing ____; decreasing Yes; static ____

3. BUILDINGS:

	PREDOMINATING 75 %		OTHER TYPE ____ %		OTHER TYPE ____ %	
a. Type	Tenement rows		Lofts - warehouses - garages			
b. Construction	Brick		Hospitals, etc.			
c. Average Age	50-60 Years		____ Years		____ Years	
d. Repair	Poor -fair					
e. Occupancy	85 %		____ %		____ %	
f. Home ownership	40 %		____ %		____ %	
g. Constructed past yr.	0					
h. 1929 Price range	$ 5000-15,000	100%	$ ____	100%	$ ____	100%
i. '33-36 Price range	$ 3000-10,000	60-67 %	$ ____	____ %	$ ____	____ %
j. 1937 Price range	$ 3000-10,000	60-67 %	$ ____	____ %	$ ____	____ %
k. Sales demand	$ 5000		$ ____		$ ____	
l. Activity	Fair					
m. 1929 Rent range	$ 12 - 35	100%	$ ____	100%	$ ____	100%
n. '33-36 Rent range	$ 10 - 25	75 %	$ ____	____ %	$ ____	____ %
o. 1937 Rent range	$ 10 - 30	85 %	$ ____	____ %	$ ____	____ %
p. Rental demand	$ 20		$ ____		$ ____	
q. Activity	Good					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building ____

5. CLARIFYING REMARKS: One of the older sections of Boston with brick tenements and old single houses on narrow irregular streets. An elevated railway runs along Atlantic Ave. and Causeway St. The neighborhood is considered to be "tough" and juvenile delinquency is a definite problem. No immigration to replace those occupants who move out. Demolition caused increase in rents.

6. NAME AND LOCATION Boston - North End SECURITY GRADE D AREA NO. 5

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:

a. Description of Terrain. This area is similar in all respects to area "D-5" but is separated by the business section which is growing up between the two areas. South of Cambridge St. the neighborhood improves slightly as it abuts area "C-4".

b. Favorable Influences. The general trend, however, is downward with business encroachment threatening to absorb the entire area north of Cambridge St. eventually.

c. Detrimental Influences.

d. Percentage of land improved ____ %; e. Trend of desirability next 10-15 yrs. _____

2. INHABITANTS:

a. Occupation _____; b. Estimated annual family income $_____

c. Foreign-born families ____ %; _____ predominating; d. Negro _____ ; ____ %

e. Infiltration of _____; f. Relief families _____

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

3. BUILDINGS:

	PREDOMINATING ____ %	OTHER TYPE ____ %	OTHER TYPE ____ %
a. Type			
b. Construction			
c. Average Age	____ Years	____ Years	____ Years
d. Repair			
e. Occupancy	____ %	____ %	____ %
f. Home ownership	____ %	____ %	____ %
g. Constructed past yr.			
h. 1929 Price range	$____ 100%	$____ 100%	$____ 100%
i. Price range	$____ ____ %	$____ ____ %	$____ ____ %
j. Price range	$____ ____ %	$____ ____ %	$____ ____ %
k. Sales demand	$____	$____	$____
l. Activity			
m. 1929 Rent range	$____ 100%	$____ 100%	$____ 100%
n. Rent range	$____ ____ %	$____ ____ %	$____ ____ %
o. Rent range	$____ ____ %	$____ ____ %	$____ ____ %
p. Rental demand	$____	$____	$____
q. Activity			

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase _____; b. Home building _____

5. CLARIFYING REMARKS:

6. NAME AND LOCATION Boston SECURITY GRADE D AREA NO. 6

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level

   b. Favorable Influences. Near central Boston employment area. Good schools, transportation, etc.

   c. Detrimental Influences. Highly congested with Cosmopolitan population. Heavy assessment. Old and poor housing. Shifting population.

   d. Percentage of land improved 100 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Labor - relief; b. Estimated annual family income $ 600-2000

   c. Foreign-born families 50 %; Syrian predominating; d. Negro Yes ; 5 %

   e. Infiltration of Foreign; f. Relief families Heavy

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 95 %	OTHER TYPE 5 %	OTHER TYPE ____ %
a. Type	10/12/16 rms 3/4/5 sty singles	Tenements	
b. Construction	Brick		
c. Average Age	65-80 Years	____ Years	____ Years
d. Repair	Poor to fair		
e. Occupancy	95 %	____ %	____ %
f. Home ownership	50 %	____ %	____ %
g. Constructed past yr.	0		
h. 1929 Price range	$ 5000-12,000 100%	$ ____ 100%	$ ____ 100%
i. '33-36 Price range	$ 2500- 6,000 50 %	$ ____ %	$ ____ %
j. 1937 Price range	$ 2500- 6,000 50 %	$ ____ %	$ ____ %
k. Sales demand	$ ____	$ ____	$ ____
l. Activity	Poor		
m. 1929 Rent range	$ 55 - 125 100%	$ ____ 100%	$ ____ 100%
n. '33-36 Rent range	$ 35 - 85 65%	$ ____ %	$ ____ %
o. 1937 Rent range	$ 35 - 85 65%	$ ____ %	$ ____ %
p. Rental demand	$ ____	$ ____	$ ____
q. Activity	Fair		

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Very limited; b. Home building ____

5. CLARIFYING REMARKS: Houses used primarily for rooming house purposes. Mass. Ave. and Worcester Square are the best of the section with some kitchenette suites bringing $100 for entire house. A few scattered singles have been converted to apartments. Area becomes less desirable north of Dover St. with Orientals concentrated in this spot. Portion west of Tremont is quite desirable - exception being Springfield St. which is solid negro. Between Columbus Ave. and the railroad north of Rutland are houses selling $1500-2500 housing all negro.

6. NAME AND LOCATION Boston - South End SECURITY GRADE D AREA NO. ?

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level to hilly.

   b. Favorable Influences. Good transportation, schools, churches, etc. Strong Catholic influence.

   c. Detrimental Influences. Obsolescence. Congestion. Heavy traffic.

   d. Percentage of land improved 98 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Labor - clerks; b. Estimated annual family income $ 800-2000

   c. Foreign-born families 50 %; Irish predominating; d. Negro Yes ; 5 %

   e. Infiltration of Foreign; f. Relief families Moderate

   g. Population is increasing ____; decreasing ____; static Yes

3. BUILDINGS:

	PREDOMINATING 60 %	OTHER TYPE 30 %	OTHER TYPE 10 %
a. Type	3 fam 5/5/5 rms	2 fam 5-6 rms	Row singles 6-12 rms
b. Construction	Frame	Frame	Frame - few brick
c. Average Age	35-40 Years	35-40 Years	60-100 Years
d. Repair	Poor, some fair	Poor, fair	Poor
e. Occupancy	98 %	98 %	98 %
f. Home ownership	40 %	40 %	50 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$ 3500-11,000 100%	$ 4000-11,000 100%	$ 2500-7500 100%
i. '33-36 Price range	$ 1800- 5,500 50 %	$ 2000- 5,500 50%	$ 1800-6000 70-80 %
j. 1937 Price range	$ 1800- 5,500 50 %	$ 2000- 5,500 50%	$ 1800-6000 70-80 %
k. Sales demand	$	$	$
l. Activity	Poor	Poor	
m. 1929 Rent range	$ 30 - 35 100%	$ 32 - 45 100%	$ 22 - 50 100%
n. '33-36 Rent range	$ 16 - 22 60 %	$ 18 - 25 58 %	$ 15 - 35 70 %
o. 1937 Rent range	$ 16 - 22 60 %	$ 18 - 25 58 %	$ 15 - 35 70 %
p. Rental demand	$	$	$
q. Activity	Fair	Fair	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Very limited; b. Home building ____

5. CLARIFYING REMARKS: There is scattered business throughout the area. Some scattered alley properties. Recent construction (within 10 years) was poorly accepted.

6. NAME AND LOCATION Boston - South End - Roxbury SECURITY GRADE D AREA NO. 8

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level to hilly

   b. Favorable Influences. Good transportation, schools, etc. Close to central Boston employment area.

   c. Detrimental Influences. Congested. Heavy traffic. Large assessments. unimproved property. Poor housing. Cosmopolitan population. Obsolescence.

   d. Percentage of land improved 100 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Clerks - labor - relief; b. Estimated annual family income $ 600-1500

   c. Foreign-born families 50 %; Mixture predominating; d. Negro Yes ; 25 %

   e. Infiltration of Foreign - negro ; f. Relief families Heavy

   g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING 50 %	OTHER TYPE 30 %	OTHER TYPE 20 %
a. Type	3 fam 5/5/5 rms	2 fam 5-6 rms	Singles 5-12 rms
b. Construction	Frame	Frame -brick	Frame
c. Average Age	40-50 Years	15-60 Years	50-60 Years
d. Repair	Poor	Poor	Poor
e. Occupancy	98-99 %	98-99 %	98-99 %
f. Home ownership	40 %	50 %	60 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$3500-11,000 100%	$4000-11,000 100%	$3000-8000 100%
i. '33-36 Price range	$1800- 5,500 50 %	$2000- 6,000 55 %	$1500-4000 50 %
j. 1937 Price range	$1800- 5,500 50 %	$2000- 6,000 55 %	$1500-4000 50 %
k. Sales demand	$	$	$
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$25 - 35 100%	$25 - 40 100%	$30 - 55 100%
n. '33-36 Rent range	$16 - 22 60 %	$16 - 28 60 %	$20 - 30 60 %
o. 1937 Rent range	$16 - 22 60 %	$16 - 28 60 %	$20 - 30 60 %
p. Rental demand	$	$	$
q. Activity	Fair	Fair	Fair

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

5. CLARIFYING REMARKS: Negro heavily concentrated north of Ruggles St. on the west side of Washington. Jewish centered near Columbus Square. A large territory with some streets showing better experiences than the balance of the section.

6. NAME AND LOCATION Boston - South End SECURITY GRADE D AREA NO. 9

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level

   b. Favorable Influences. Good transportation, schools, etc. Convenient to beach. Near employment.

   c. Detrimental Influences. Poor housing. Business scattered throughout.

   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Labor - relief; b. Estimated annual family income $ 600-1500

   c. Foreign-born families 60 %; Italian predominating; d. Negro No ; %

   e. Infiltration of Italian; f. Relief families Heavy

   g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING 50 %	OTHER TYPE 25 %	OTHER TYPE 20 %
a. Type	3 fam 5/5/5 rms	Singles 5-7 rms	2 fam 5-6 rms
b. Construction	Frame	Frame	Frame
c. Average Age	30-50 Years	30-50 Years	30-50 Years
d. Repair	Poor	Poor	Poor
e. Occupancy	95 %	95 %	95 %
f. Home ownership	35 %	50 %	40 %
g. Constructed past yr.	0	0	0
h. 1929 Price range	$ 5000-7000 100%	$ 3500-5000 100%	$ 4500-6500 100%
i. '33-36 Price range	$ 3500-5000 70 %	$ 2500-3500 70 %	$ 2500-5000 77 %
j. 1937 Price range	$ 3500-5000 70 %	$ 2500-3500 70 %	$ 3500-5000 77 %
k. Sales demand	$	$	$
l. Activity	Poor	Poor	Poor
m. 1929 Rent range	$ 18 - 25 100%	$ 30 - 38 100%	$ 25 - 38 100%
n. '33-36 Rent range	$ 15 - 20 80 %	$ 25 - 30 80 %	$ 20 - 30 80 %
o. 1937 Rent range	$ 15 - 20 80 %	$ 25 - 30 80 %	$ 20 - 30 80 %
p. Rental demand	$	$	$
q. Activity	Fair	Fair	Fair

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building

5. CLARIFYING REMARKS: There are many block tenement houses held for income purposes.

6. NAME AND LOCATION Boston - Dorchester SECURITY GRADE D AREA NO. 12

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level

   b. Favorable Influences. Good transportation, schools, etc. Convenient to diversified employment. Within walking distance of downtown Boston.

   c. Detrimental Influences. Very poor property, many houses without baths. Congested area. Vandalism.

   d. Percentage of land improved 98 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:
   a. Occupation Labor - clerks - relief; b. Estimated annual family income $ 600-1200

   c. Foreign-born families 40 %; Lithuanian predominating; d. Negro No ; %

   e. Infiltration of Foreign ; f. Relief families Very heavy

   g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING 75 %		OTHER TYPE 15 %		OTHER TYPE 10 %	
a. Type	3 fam 3/4/4 rms		2 fam 4/5 rms		Singles 5-7 rms	
b. Construction	Frame		Frame		Frame	
c. Average Age	60 Years		60 Years		60 Years	
d. Repair	Poor		Poor		Poor	
e. Occupancy	92 %		95 %		99 %	
f. Home ownership	40 %		40 %		50 %	
g. Constructed past yr.	0		0		0	
h. 1929 Price range	$ 750-2200	100%	$ 600-2000	100%	$ 1200-1800	100%
i. '33-'36 Price range	$ 600-2000	90 %	$ 500-1800	9 %	$ 1000-1500	90 %
j. 1937 Price range	$ 600-2000	90 %	$ 500-1800	90 %	$ 1000-1500	90 %
k. Sales demand	$		$		$	
l. Activity	Poor		Poor		Poor	
m. 1929 Rent range	$ 12 - 18	100%	$ 12 - 18	100%	$ 18 - 25	100%
n. '33-'36 Rent range	$ 11 - 15	85 %	$ 11 - 15	95%	$ 15 - 20	85 %
o. 1937 Rent range	$ 11 - 15	85 %	$ 11 - 15	95%	$ 15 - 20	85 %
p. Rental demand	$		$		$	
q. Activity	Fair		Fair		Good	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building

5. CLARIFYING REMARKS: Vale St. is fair and houses with conveniences will rent up to $25. Part of this area was approved for a slum clearance project, which has been built below Hyde St. between the railroad and Columbia Road. There are many alley properties built on narrow so-called streets. Dorchester St. to Broadway has good houses, which are declining in desirability now used as doctors' offices.

6. NAME AND LOCATION So. Boston SECURITY GRADE D AREA NO. 10

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Greater Boston, Mass.

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level - hilly on Telegraph Hill.

b. Favorable Influences. Fair section, old houses in fair demand. Good transportation, schools, etc. Near beach and playground.

c. Detrimental Influences. Obsolescence. Hilly in southern end.

d. Percentage of land improved 99 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:

a. Occupation Labor - mechanics-relief; b. Estimated annual family income $800-2000

c. Foreign-born families 40 %; So. European predominating; d. Negro Few ; %

e. Infiltration of Foreign; f. Relief families Heavy

g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING 50 %		OTHER TYPE 30 %		OTHER TYPE 20 %	
a. Type	4/5/5 3 fam 5/6/6 rms		Singles 6-9 rms		2 fam 4/6 rms	
b. Construction	Frame		Frame		Frame	
c. Average Age	40 Years		60 Years		60 Years	
d. Repair	Poor to fair		Poor to fair		Poor to fair	
e. Occupancy	99 %		99 %		99 %	
f. Home ownership	50 %		65 %		60 %	
g. Constructed past yr.	0		0		0	
h. 1929 Price range	$2500-7000	100%	$2000-4500	100%	$2800-4000	100%
i. '33-'36 Price range	$2000-5500	80 %	$1800-4000	90 %	$2500-3500	90 %
j. 1937 Price range	$2000-5500	80 %	$1800-4000	90 %	$2500-3500	90 %
k. Sales demand	$		$		$	
l. Activity	Poor		Poor		Poor	
m. 1929 Rent range	$17 - 28	100%	$22 - 40	100%	$17 - 28	100%
n. '33-'36 Rent range	$15 - 25	90 %	$18 - 32	80 %	$15 - 25	90 %
o. 1937 Rent range	$15 - 25	90 %	$20 - 35	90 %	$15 - 25	90 %
p. Rental demand	$Anything		$Anything		$Anything	
q. Activity	Good		Good		Good	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building

5. CLARIFYING REMARKS: Mortgage financing is available only from So. Boston banks and they are not anxious to loan above Broadway on any property and at 60% maximum below. Coal dust is blown into the northern part of the area from the yards along the waterfront. Houses on Telegraph Hill are considered more favorably located than the others in this area.

6. NAME AND LOCATION So. Boston SECURITY GRADE D AREA NO. 11