

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh Ben Avon Heights SECURITY GRADE A AREA NO. 1

2. DESCRIPTION OF TERRAIN. Hilly - rolling territory on top of mound

3. FAVORABLE INFLUENCES. Very desirable residential with high class populace.

4. DETRIMENTAL INFLUENCES. Steep descent. Only fair transportation

5. INHABITANTS:

a. Type Executives, professional men. b. Estimated annual family income \$ 2500-\$10,000

c. Foreign-born None ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)

e. Infiltration of desirables ; f. Relief families No ;

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

6. BUILDINGS:

a. Type or types Singles ; b. Type of construction Brick and stone ;

c. Average age 12 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$13500-\$27,500</u>	<u>20,000</u>	<u>100%</u>	<u>100-150</u>	<u>125.00</u>	<u>100%</u>
<u>1933-34</u> low	<u>7,000- 15,000</u>	<u>10,000</u>	<u>50</u>	<u>50-100</u>	<u>62.50</u>	<u>50</u>
<u>1937</u> current	<u>10,000- 20,000</u>	<u>15,000</u>	<u>75</u>	<u>75-125</u>	<u>100</u>	<u>80</u>

Peak sale values occurred in 1929 and were - % of the 1929 level.

Peak rental values occurred in - and were - % of the 1929 level.

8. OCCUPANCY: a. Land 3% ; b. Dwelling units 100% ; c. Home owners 90%

9. SALES DEMAND: a. very good ; b. singles - \$12,000 ; c. Activity is good

10. RENTAL DEMAND: a. good ; b. anything to \$100.00, \$8500-18,000 ; c. Activity is good

11. NEW CONSTRUCTION: a. Types singles-brick & stone ; b. Amount last year 5-6 units

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase good ; b. Home building good

13. TREND OF DESIRABILITY NEXT 10-15 YEARS improving

14. CLARIFYING REMARKS: All new construction built for specific individuals

Large country club located here. Atmosphere in general very good

15. Information for this form was obtained from W. A. Stoehr

AREA DESCRIPTION

Aspinwall

1. NAME OF CITY Sub-Pittsburgh SECURITY GRADE A AREA NO. 2

2. DESCRIPTION OF TERRAIN. Rolling territory

3. FAVORABLE INFLUENCES. Exclusive neighborhood

4. DETRIMENTAL INFLUENCES. None except distance to city

5. INHABITANTS:

a. Type Executives & professional; b. Estimated annual family income \$5,000 & over

c. Foreign-born None; %; d. Negro No; %;
(Nationality) (Yes or No)

e. Infiltration of desirables; f. Relief families None;

g. Population is increasing slightly; decreasing; static.

6. BUILDINGS:

a. Type or types singles; b. Type of construction frame 15% brick and stone 85%;

c. Average age 15 years; d. Repair good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>20,000-45,000</u>	<u>30,000</u>	<u>100%</u>			<u>100%</u>
<u>1933-35</u> low	<u>22,500-25,000</u>	<u>15,000</u>	<u>50</u>	<u>few rental units</u>		
<u>July 1937</u> current	<u>15,000-35,000</u>	<u>22,500</u>	<u>75</u>			

Peak sale values occurred in 1929 and were % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.

8. OCCUPANCY: a. Land 50%; b. Dwelling units 100%; c. Home owners over 90 %

9. SALES DEMAND: a. fair; b. Singles about \$15,000-25,000; c. Activity is Fair

10. RENTAL DEMAND: a. good; b. limited no. of units; c. Activity is

11. NEW CONSTRUCTION: a. Types singles - brick \$16,000; b. Amount last year 6 units

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS upward

14. CLARIFYING REMARKS:

The area is aristocratic. Pride of ownership is very good. All construction for specific individuals; no operative building.

15. Information for this form was obtained from W. A. Stoehr

Date 7-20 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-Highland Park Section SECURITY GRADE A AREA NO. 3

2. DESCRIPTION OF TERRAIN. Level to hilly

3. FAVORABLE INFLUENCES. Near Park. Good general character of people and structures.

4. DETRIMENTAL INFLUENCES. Nominal

5. INHABITANTS:
a. Type Executives-Professional men; b. Estimated annual family income \$5,000 & over
c. Foreign-born None; %; d. Negro No; %;
(Nationality) (Yes or No)
e. Infiltration of desirables; f. Relief families None; %;
g. Population is increasing very slowly; decreasing _____; static.

6. BUILDINGS: - some duplexes
a. Type or types single detached; b. Type of construction brick and stone; %;
c. Average age 15-20 years; d. Repair good

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$18,000-50,000</u>	<u>\$30,000</u>	<u>100%</u>	<u>\$135-\$300</u>	<u>\$ 125</u>	<u>100%</u>
1933-36 low	<u>8,000-22,000</u>	<u>12,500</u>	<u>42</u>	<u>65-135</u>	<u>65</u>	<u>52</u>
July 1937 current	<u>10,000-25,000</u>	<u>15,000</u>	<u>50</u>	<u>75- 150</u>	<u>75</u>	<u>60</u>

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 98%; b. Dwelling units 100%; c. Home owners 65-75 %

9. SALES DEMAND: a. fair; b. Singles, \$10,000-\$15,000; c. Activity is fair-improving

10. RENTAL DEMAND: a. good; b. Duplexes \$75-85; c. Activity is good

11. NEW CONSTRUCTION: a. Types Singles \$13,500-\$15,000; b. Amount last year 10-12 units

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: Most of the rental units are duplexes. New building is on subdivided ground of large estates and older houses.

15. Information for this form was obtained from Ralph George

R.O.L.C. property - management broker

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - Shadyside SECURITY GRADE A AREA NO. 4
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Good transportation. Old but well established and desirable residential section. Near civic center.
4. DETRIMENTAL INFLUENCES. None except many old houses
5. INHABITANTS:
 - a. Type Executives - Professional men; b. Estimated annual family income \$5,000 & over
 - c. Foreign-born No; (Nationality) %; d. Negro No; (Yes or No) %;
 - e. Infiltration of Desirables; f. Relief families None;
 - g. Population is increasing Slowly; decreasing _____; static.
6. BUILDINGS:
 - a. Type or types Singles; b. Type of construction brick and stone;
 - c. Average age 35-50 years; d. Repair good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$17,500 & up</u>	<u>\$35,000</u>	<u>100%</u>	<u>Very</u>	<u>\$175</u>	<u>100%</u>
<u>1932-35</u> low	<u>11,000</u>	<u>20,000</u>	<u>60</u>	<u>few</u>	<u>80</u>	<u>47</u>
<u>July 1937</u> current	<u>12,500</u>	<u>22,500</u>	<u>67</u>	<u>rentals</u>	<u>90</u>	<u>53</u>

Peak sale values occurred in 1926 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 100 %; c. Home owners 90 %
9. SALES DEMAND: a. fair; b. Singles up to \$20,000; c. Activity is Fair
10. RENTAL DEMAND: a. good; b. Anything available \$35,000; c. Activity is -
11. NEW CONSTRUCTION: a. Types Singles - \$26,000-; b. Amount last year 7 Units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: One of the few level sections in Pittsburgh. A very stable demand exists for property in this section. Large estates are being broken up and smaller units replacing very large houses. Section is graded first grade because of activity and desirability of the area. Older houses at present are difficult to sell except where demolition is feasible and subdividing of ground profitable.
15. Information for this form was obtained from Ralph George

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - Squirrel Hill SECURITY GRADE A AREA NO. 5
2. DESCRIPTION OF TERRAIN. Rolling - somewhat level in spots
3. FAVORABLE INFLUENCES. Highly desirable residential area - Good transportation and shopping center. Good elevation.
4. DETRIMENTAL INFLUENCES. Nominal
5. INHABITANTS:
 - a. Type Executives - Professional men; b. Estimated annual family income \$ 5,000 & over
 - c. Foreign-born none; %; d. Negro No; %;
 - (Nationality) (Yes or No)
 - e. Infiltration of Jewish threatening; f. Relief families No;
 - g. Population is increasing Slowly; decreasing; static.
6. BUILDINGS:
 - a. Type or types singles; b. Type of construction brick;
 - c. Average age 10-20 years; d. Repair good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$17,000 & up</u>	<u>\$25,000</u>	<u>100%</u>	<u>\$110-300</u>	<u>\$150</u>	<u>100%</u>
1933-36 low	<u>9,000 "</u>	<u>12,500</u>	<u>50</u>	<u>50-135</u>	<u>70</u>	<u>47</u>
July 1937 current	<u>10,000 "</u>	<u>15,000</u>	<u>60</u>	<u>60-150</u>	<u>80</u>	<u>55</u>

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 70 %
9. SALES DEMAND: a. fair; b. singles \$15,000 -; c. Activity is fair-improving
10. RENTAL DEMAND: a. good; b. anything open; c. Activity is good
11. NEW CONSTRUCTION: a. Types Singles \$17,500 - \$21,500; b. Amount last year 25 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to upward
14. CLARIFYING REMARKS: One of the best sections in the city limits - Houses from \$15,000 to \$25,000 predominate. Section is threatened with Jewish encroachment from south. Forbes St. frontage is expected to be zoned for apartments.
15. Information for this form was obtained from Ralph George

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh- Homewood SECURITY GRADE A AREA NO. 6

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Good transportation. Very good public and private schools. Well restricted. Zoned for best development.

4. DETRIMENTAL INFLUENCES. Nominal.

5. INHABITANTS: Executives - Professional

a. Type Men ; b. Estimated annual family income \$5000 & over

c. Foreign-born None ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)

e. Infiltration of Desirables ; f. Relief families None ;

g. Population is increasing slowly ; decreasing ; static.

6. BUILDINGS:

a. Type or types Singles ; b. Type of construction Brick ;

c. Average age 10-25 yrs. ; d. Repair Good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>17,000-50,000</u>	<u>25,000</u>	<u>100%</u>	<u>\$125-175</u>	<u>135</u>	<u>100%</u>
<u>1933-16w</u>	<u>9,000-22,500</u>	<u>12,500</u>	<u>50</u>	<u>65-90</u>	<u>70</u>	<u>53</u>
July 1937 current	<u>10,000-25,000</u>	<u>15,000</u>	<u>60</u>	<u>70-100</u>	<u>80</u>	<u>60</u>

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100 % ; c. Home owners 60 %

9. SALES DEMAND: a. Fair ; b. Singles \$12,000-15,000 ; c. Activity is Fair - improving

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles \$17,000-22,500 ; b. Amount last year 15 units

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building yes

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

14. CLARIFYING REMARKS: About 50% of this section is older houses and 50% fairly new. Very little room for expansion or new building except on divided estates.

15. Information for this form was obtained from Ralph George

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh SECURITY GRADE A AREA NO. 7
2. DESCRIPTION OF TERRAIN. Fairly level on top of hill
3. FAVORABLE INFLUENCES. Fairly new section well located -- near park
good elevation
4. DETRIMENTAL INFLUENCES. Nominal
5. INHABITANTS:
 - a. Type Executives - Professional ; b. Estimated annual family income \$ 5000 & over
men
 - c. Foreign-born None ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Desirable ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick & Stone ;
 - c. Average age 10-20 years ; d. Repair Very good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>17,000 & up</u>	<u>\$25,000</u>	<u>100%</u>			<u>100%</u>
<u>1933-35</u> low	<u>9,000 & up</u>	<u>12,500</u>	<u>50</u>	<u>Very few rentals</u>		
<u>July 1937</u> current	<u>10,000 & up</u>	<u>15,000</u>	<u>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 90 %; b. Dwelling units 100 %; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Limited number offered ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " " available ; c. Activity is _____
11. NEW CONSTRUCTION: a. Types Singles \$20,000 ; b. Amount last year 5 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to upward
14. CLARIFYING REMARKS: A small section of good character well protected from encroachment.
15. Information for this form was obtained from J.C.R. Kelley

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - Regent Square SECURITY GRADE A AREA NO. 8
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Homogeneous development of good character. Fairly good transportation section overlooks Frick Park.
4. DETRIMENTAL INFLUENCES. None except distance to commercial section.
5. INHABITANTS:
 - a. Type White collar class ; b. Estimated annual family income \$ 2400-5000
 - c. Foreign-born None ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Desirables ; f. Relief families None ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick ;
 - c. Average age 5-15 yrs. ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$8500-22,500</u>	<u>\$12,000</u>	<u>100%</u>	<u>\$ 65-100</u>	<u>\$85</u>	<u>100%</u>
1933-35 low	<u>5000-12,500</u>	<u>7,000</u>	<u>57</u>	<u>45-65</u>	<u>55</u>	<u>65</u>
July 1937 current	<u>6000-15,000</u>	<u>8,000</u>	<u>67</u>	<u>50-75</u>	<u>65</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 100 %; c. Home owners 65 %
9. SALES DEMAND: a. Fair ; b. Singles under 10,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles 10,000-12,000 ; b. Amount last year 2-3 unit
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: This is only a fair 1st grade section
15. Information for this form was obtained from J.R. Willison

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Brentwood SECURITY GRADE A AREA NO. 9

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Fairly new desirable residential area with suburban atmosphere. Good bus service

4. DETRIMENTAL INFLUENCES. None except distance to commercial area.

5. INHABITANTS:

a. Type Business men upper middle class Estimated annual family income \$ 4000-10,000

c. Foreign-born None; None %; d. Negro No; No %;
(Nationality) (Yes or No)

e. Infiltration of Desirables; f. Relief families None;

g. Population is increasing Slowly; decreasing None; static.

6. BUILDINGS:

a. Type or types Singles; b. Type of construction Brick - Stone;

c. Average age 10 yrs.; d. Repair Good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>10,000-75,000</u>	<u>15,000</u>	<u>100%</u>			<u>100%</u>
<u>1933-35</u> low	<u>6,000-45,000</u>	<u>9,000</u>	<u>60</u>	<u>Very few rental</u>		
<u>July 1937</u> current	<u>6,500-50,000</u>	<u>10,000</u>	<u>67</u>	<u>Units</u>		

Peak sale values occurred in 1933-35 and were 60 % of the 1929 level.

Peak rental values occurred in 1933-35 and were Very few % of the 1929 level.

8. OCCUPANCY: a. Land 60 %; b. Dwelling units 100 %; c. Home owners Over 90 %

9. SALES DEMAND: a. Good; b. Singles up to 16,000; c. Activity is Good

10. RENTAL DEMAND: a. Good; b. Few units available; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles 7,500-12,500; b. Amount last year About 50 units

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

14. CLARIFYING REMARKS: Activity only started in past 15 months. Principally F.H.A financing on new construction.

15. Information for this form was obtained from Gerald A. Born

Property Management Broker

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub- Pittsburgh-Mt. Lebanon SECURITY GRADE A AREA NO. 10

2. DESCRIPTION OF TERRAIN. Rolling to hilly

3. FAVORABLE INFLUENCES. Homogeneous development of good character. Good transportation.
Very desirable residential section.

4. DETRIMENTAL INFLUENCES. Some danger of mine cave causing houses to sag, particularly
on the hill sides.

5. INHABITANTS:
a. Type Executives & Professional ; b. Estimated annual family income \$ 3000 & up
Men
c. Foreign-born None ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
e. Infiltration of Desirables ; f. Relief families Nominal ;
g. Population is increasing Slowly ; decreasing ; static.

6. BUILDINGS:
a. Type or types Singles-twins ; b. Type of construction Brick - few frame ;
c. Average age 1-20 yrs. ; d. Repair good

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>\$9,000-25,000</u>	<u>\$20,000</u>	<u>100%</u>	<u>\$65.-200.</u>	<u>\$100.</u>	<u>100%</u>
<u>1933-35</u> low	<u>6,000-16,500</u>	<u>13,000</u>	<u>65</u>	<u>35-100</u>	<u>50</u>	<u>50</u>
<u>July 1937</u> current	<u>6,500-18,000</u>	<u>15,000</u>	<u>75</u>	<u>50-150</u>	<u>75</u>	<u>75</u>

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 60 % ; b. Dwelling units 100 % ; c. Home owners 60 %

9. SALES DEMAND: a. Fair ; b. Singles 8000-12000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles \$8000-12,000 ; b. Amount last year 20-30 units

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

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

14. CLARIFYING REMARKS: Recent letting of contract to pave Banksville road will add another
outlet for heavy traffic into this area. The foreclosures were very heavy
throughout Mt. Lebanon. About 80% of the homes were mortgaged in 1934.

15. Information for this form was obtained from J.C. Gibson

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Edgeworth SECURITY GRADE A AREA NO. 11
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. High social Standard - Desirable better class housing. Good train & bus service.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS: Executives and Professional
 - a. Type Professional ; b. Estimated annual family income \$ 5000 & over
 - c. Foreign-born No ; (Nationality) %; d. Negro No ; (Yes or No) %;
 - e. Infiltration of None ; f. Relief families _____ ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick & Stone ;
 - c. Average age 15-25 yrs. ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	15,000-75,000	40,000	100%			100%
1933-35 low	8,000-40,000	20,000	50	Very few rentals		
July 1937 current	10,000-50,000	25,000	62			

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 90 %; b. Dwelling units 100 %; c. Home owners Over 90 %
9. SALES DEMAND: a. Fair ; b. _____ ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Few available ; c. Activity is _____
11. NEW CONSTRUCTION: a. Types Singles \$25,000 ; b. Amount last year 2-3 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Some of Pittsburgh wealthier people own homes in this section.
15. Information for this form was obtained from _____

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh - Avalon SECURITY GRADE B AREA NO. 1
2. DESCRIPTION OF TERRAIN: Hilly - sloping up from the river - level at eastern end.
3. FAVORABLE INFLUENCES. No flood hazard
4. DETRIMENTAL INFLUENCES. Smoke & dirt & fog from river - mill in Neville island south of California gives off silt which blows into this section.
5. INHABITANTS:
 - a. Type Upper middle class-business ; b. Estimated annual family income \$ 1200-5000
 - c. Foreign-born Mixture ; 2 % ; d. Negro Yes -nominal ; Yes or No % ;
(Nationality)
 - e. Infiltration of None ; f. Relief families Moderate ;
 - g. Population is increasing Yes ; decreasing static.
6. BUILDINGS:
 - a. Type or types Single, Duplex ; b. Type of construction Brick-some frame ;
Some Apartments
 - c. Average age 35 yrs. ; d. Repair Fair - some good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4000-22000</u>	<u>10,000</u>	<u>100%</u>	<u>20-200</u>	<u>60</u>	<u>100%</u>
1933-34 low	<u>2000-11,000</u>	<u>5,000</u>	<u>50</u>	<u>20-85</u>	<u>30</u>	<u>50</u>
1937 current	<u>3000-15,000</u>	<u>7,000</u>	<u>70</u>	<u>20-125</u>	<u>45.</u>	<u>75</u>

Peak sale values occurred in 1927 and were 100 % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 99-100 % ; c. Home owners 90 %
9. SALES DEMAND: a. Fair ; b. Singles 5000-7500 ; c. Activity is Fair - improving
10. RENTAL DEMAND: a. Very good ; b. Anything 50-60 ; c. Activity is Very good
11. NEW CONSTRUCTION: a. Types Few homes ; b. Amount last year Few homes
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Between Dickson & Western Ave. South of Church St. are houses ranging in price up to \$50,000 averaging \$20,000 - those lands are/considerable age but in good condition. Negro is confined to Olive Ave. Section.
15. Information for this form was obtained from W. A. Stachs

Date July 15

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh - West View SECURITY GRADE B AREA NO. 2

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Good transportation - Public & private schools, local shopping center. Suburban atmosphere

4. DETRIMENTAL INFLUENCES. Heavy summer traffic to local amusement park.

5. INHABITANTS:
a. Type White collar class - 50% ; b. Estimated annual family income \$ 1200-3000
mill workers 50%
c. Foreign-born Nominal ; 2 % ; d. Negro Nominal ; % ;
(Nationality) (Yes or No)
e. Infiltration of Desirables ; f. Relief families Moderate ;
g. Population is increasing slowly ; decreasing ; static.

6. BUILDINGS:
a. Type or types 70% singles ; b. Type of construction Frame 75% brick 25% ;
30% duplexes
c. Average age 25 years ; d. Repair Fair to good

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>2000-12,000</u>	<u>6,000</u>	<u>100%</u>	<u>15-80</u>	<u>60</u>	<u>100%</u>
<u>1933-35</u> low	<u>2000-6000</u>	<u>3500</u>	<u>58</u>	<u>10-40</u>	<u>30</u>	<u>50</u>
<u>July 1937</u> current	<u>2000-8000</u>	<u>4500</u>	<u>75</u>	<u>15-65</u>	<u>40</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 75% ; b. Dwelling units 100% ; c. Home owners 65% ;
Singles 4000-4500

9. SALES DEMAND: a. Fair ; b. duplexes 6000-8000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. Anything up to \$40 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Nominal ; b. Amount last year

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes - north

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: Considerable development is taking place due north of this section in a development called Wellington Heights, houses there range up to \$40,000.

15. Information for this form was obtained from W. A. Steehr

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - No side SECURITY GRADE B AREA NO. 3
2. DESCRIPTION OF TERRAIN. Level to rolling
3. FAVORABLE INFLUENCES. Good transportation - relatively new territory good streets - property well designed and in good condition
4. DETRIMENTAL INFLUENCES. Obsolescence - Very spotty.

5. INHABITANTS:
 - a. Type White collar -clerks-profes-; b. Estimated annual family income \$1800-10,000
sional
 - c. Foreign-born Mixed; 3 %; d. Negro No; %;
(Nationality) (Yes or No)
 - e. Infiltration of Nominal; f. Relief families Moderate;
 - g. Population is increasing Very slowly decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles & duplexes; b. Type of construction Frame 40% Brick & Stone 60%
(Old part) (New Homes)
 - c. Average age 20 yrs.; d. Repair Good on brick - Only fair on frame

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>4000-25,000</u>	<u>10,000</u>	<u>100%</u>	<u>45 to 150</u>	<u>75.</u>	<u>100%</u>
<u>1933-34</u> low	<u>2500-14000</u>	<u>5000</u>	<u>50%</u>	<u>25 to 75</u>	<u>37.50</u>	<u>50%</u>
1937 current	<u>3000-20,000</u>	<u>8000</u>	<u>80%</u>	<u>30 to 100</u>	<u>50.</u>	<u>67%</u>

Peak sale values occurred in 1929 and were % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.

8. OCCUPANCY: a. Land 85 %; b. Dwelling units 99-100 %; c. Home owners 75 %
9. SALES DEMAND: a. Fair; b. Singles \$4000-7500; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Singles from \$50-75; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year Few Units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to slightly upward
14. CLARIFYING REMARKS:

Certain portions of Danes Ave. Terman Ave. and Orchlee Avenues contain very fine homes up to \$30,000, which have been built in past 18 months. Section is quite active.

15. Information for this form was obtained from W. A. Stoehr

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - no side SECURITY GRADE B AREA NO. 4

2. DESCRIPTION OF TERRAIN. Entire area is on high ground sloping on both sides.

3. FAVORABLE INFLUENCES. Good transportation Near Park. Desirable residential section of modest character.

4. DETRIMENTAL INFLUENCES. Spotty bad paving, some streets are steep.

5. INHABITANTS: Southern part-average type

a. Type white collared & executive ; b. Estimated annual family income \$1000-5000
type in northern part.

c. Foreign-born Mixed ; 3 % ; d. Negro Yes ; 1 % ;
(Nationality) (Yes or No)

e. Infiltration of Mixed ; f. Relief families Moderate ;

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

6. BUILDINGS:

a. Type or types Singles, duplexes ; b. Type of construction Frame 50% brick 50% ;
some apartments

c. Average age 35 yrs. ; d. Repair Fair to good

7. HISTORY:

YEAR	RANGE	SALE VALUES			RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>4000-to-17000</u>	<u>6500</u>	<u>100%</u>		<u>20-125</u>	<u>75</u>
<u>1933</u> low	<u>2000 to 10,000</u>	<u>4000</u>	<u>62</u>		<u>15-60</u>	<u>37.50</u>
<u>1937</u> current	<u>3000 to 12,000</u>	<u>5000</u>	<u>77</u>	<u>1937</u>	<u>20 to 90</u>	<u>50</u>

Peak sale values occurred in 1929 and were _____ % of the 1929 level.

Peak rental values occurred in _____ and were _____ % of the 1929 level.

8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 99-100 % ; c. Home owners 80 %

9. SALES DEMAND: a. Good ; b. Singles 4000, doubles 7000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. Anything to 60.00 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Brick singles ; b. Amount last year _____

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good in Northern end ; b. Home building Limited in Southern end.

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: The northern section is an exclusive territory. Pride of ownership is very prevalent. Trend of development is due north. Some very good houses along Perryville Ave. fronting on the Park.

15. Information for this form was obtained from W. A. Stoehr

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub. Pittsburgh-Millvale SECURITY GRADE B AREA NO. 5
Acres
2. DESCRIPTION OF TERRAIN. Rolling land on top of hill.
3. FAVORABLE INFLUENCES. New development - pleasingly designed building and entire area well kept.
4. DETRIMENTAL INFLUENCES. Streets are not paved, but cindered and well kept.
5. INHABITANTS: Professional & business men
 - a. Type predominates ; b. Estimated annual family income \$ 2000-5000
 - c. Foreign-born None ; % ; d. Negro None ; %
(Nationality) (Yes or No)
 - e. Infiltration of Good type ; f. Relief families None ;
 - g. Population is increasing Slightly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick & Stone ;
 - c. Average age 12 yrs ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>8000-22,000</u> (no activity)	<u>12000</u>	<u>100%</u>	<u>60-100</u>	<u>80</u>	<u>100%</u>
<u>1933</u> low	<u>4000-15000</u>	<u>8000</u>	<u>75</u>	<u>30-50</u>	<u>40</u>	<u>50</u>
<u>1937</u> current	<u>6,000-20,000</u>	<u>10000</u>	<u>83</u>	<u>40 to 75</u>	<u>60</u>	<u>75</u>

Peak sale values occurred in 1929 and were % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 50 % ; b. Dwelling units 99-100 % ; c. Home owners 100 %
9. SALES DEMAND: a. Good ; b. Singles up to 12000 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. Anything up to 75. ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles-good type & design ; b. Amount last year Several
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Good-static
14. CLARIFYING REMARKS:
15. Information for this form was obtained from W. A. Steahr

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-No Etna SECURITY GRADE B AREA NO. 6
2. DESCRIPTION OF TERRAIN. Rolling to hilly
3. FAVORABLE INFLUENCES. Very fine high school, good bus transportation, suburban atmosphere
4. DETRIMENTAL INFLUENCES. somewhat isolated, smoke from railroad

5. INHABITANTS: Professional, white collar
 - a. Type class predominate ; b. Estimated annual family income \$ 1200 to 3600
 - c. Foreign-born Mixed ; 1 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Good type ; f. Relief families moderate ;
 - g. Population is increasing slowly ; decreasing ; static.

6. BUILDINGS:
 - a. Type or types singles mostly ; b. Type of construction brick 70% frame 30% ;
 - c. Average age 18 yrs. ; d. Repair good

7. HISTORY:		SALE VALUES		RENTAL VALUES		
		RANGE	PREDOM- INATING %	RANGE	PREDOM- INATING %	
	1929 level	<u>5000-14000</u>	<u>7500</u> 100%	<u>20-80</u>	<u>60</u> 100%	
	<u>1933-35</u> low	<u>3000-8000</u>	<u>5000</u> 67	<u>15-40</u>	<u>30</u> 50	
	<u>1937</u> current	<u>4000-12000</u>	<u>6500</u> 87	<u>20-60</u>	<u>40</u> 67	

Peak sale values occurred in 1929 and were % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.

8. OCCUPANCY: a. Land 40 % ; b. Dwelling units 99-100 % ; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Brick singles 4000-7500 ; c. Activity is fair
10. RENTAL DEMAND: a. Good ; b. Anything up to 50. ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles ; b. Amount last year nominal
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: In northern portion pride of ownership is exceptionally good.
Community spirit prevails. Nice quiet section.

15. Information for this form was obtained from L.A. Stoghr

AREA DESCRIPTION

1. NAME OF CITY Sub. Pittsburgh SECURITY GRADE B AREA NO. 7

2. DESCRIPTION OF TERRAIN. Mostly level - upgrade in North end.

3. FAVORABLE INFLUENCES. Good employment during mill activity good streets.

4. DETRIMENTAL INFLUENCES. Some smoke and dirt from nearby mills.

5. INHABITANTS: Professional & business & white collar men) 60%
a. Type Mill workers & RR Men 40% ; b. Estimated annual family income \$ 1000-5000
c. Foreign-born Mixture ; 1 %; d. Negro None ; %;
(Nationality) (Yes or No)
e. Infiltration of Desirables ; f. Relief families Moderate ;
g. Population is increasing slightly ; decreasing ; static.

6. BUILDINGS: Singles & converted duplexes
a. Type or types duplexes ; b. Type of construction frame 60% brick 40% ;
c. Average age 30 yrs. ; d. Repair Fair to good

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	<u>3000-9500</u>	<u>7000</u>	<u>100%</u>	<u>20-90</u>	<u>75</u>	<u>100%</u>
<u>1933-35</u> low	<u>2000-6000</u>	<u>4500</u>	<u>64</u>	<u>15-55</u>	<u>35</u>	<u>47</u>
<u>July 1937</u> current	<u>3000-7000</u>	<u>5500</u>	<u>79</u>	<u>20-70</u>	<u>50</u>	<u>67</u>

Peak sale values occurred in 1929 and were % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.

8. OCCUPANCY: a. Land 80 %; b. Dwelling units 100 %; c. Home owners 85 %

9. SALES DEMAND: a. Fair ; b. Singles around \$5500 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. Anything up to \$60. ; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS:

Newer homes are located in the northern part of this area. pride of ownership is evident and properties are generally well maintained.

15. Information for this form was obtained from W.A. Stoehr

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Oakmont SECURITY GRADE B AREA NO. 8
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Suburban atmosphere - desirable residential section . Good transportation to Pittsburgh.
4. DETRIMENTAL INFLUENCES. Some smoke from local mills.
5. INHABITANTS:
 - a. Type Commuters, white collar class; b. Estimated annual family income \$2500-5000
 - c. Foreign-born None; (Nationality) %; d. Negro No; (Yes or No) %;
 - e. Infiltration of None; f. Relief families Nominal;
 - g. Population is increasing slowly; decreasing _____; static.
6. BUILDINGS:
 - a. Type or types Singles; b. Type of construction Frame & Brick;
 - c. Average age 10 - 30 yrs; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>8000-20000</u>	<u>10000</u>	<u>100%</u>	<u>50-85</u>	<u>65</u>	<u>100%</u>
<u>1933-35</u> low	<u>5000-12000</u>	<u>6000</u>	<u>60</u>	<u>30-50</u>	<u>40</u>	<u>62</u>
<u>July 37</u> current	<u>6000-15000</u>	<u>7500</u>	<u>75</u>	<u>40-65</u>	<u>50</u>	<u>77</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 90 %; b. Dwelling units 99 %; c. Home owners 80 %
9. SALES DEMAND: a. Fair; b. Singles 6000-8000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Anything; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles 8000-10000; b. Amount last year 5-6 units
limited from local sources
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase somewhat; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Local plants have become active in 1936 after being closed for several years . Old established town again feeling prosperity of mills. Present occupants have been located here for some time.
15. Information for this form was obtained from W. S. Klemans

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-Morningside SECURITY GRADE B AREA NO. 9
2. DESCRIPTION OF TERRAIN. Level to hilly Western end
3. FAVORABLE INFLUENCES. Near Park. Good transportation. A section of modest homes of good character
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS: Clerks, skilled mechanics
 - a. Type small merchants ; b. Estimated annual family income \$ 1500-3500
 - c. Foreign-born Mixture ; 3 % ; d. Negro No ; (Nationality) (Yes or No) % ;
 - e. Infiltration of Jewish ; f. Relief families Moderate ;
 - g. Population is increasing Very slowly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles-duplexes ; b. Type of construction brick stucco ;
 - c. Average age 10-25 yrs. ; d. Repair Fair to good
7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>9000-13,500</u>	<u>10,500</u>	<u>100%</u>	<u>65-125</u>	<u>80</u>	<u>100%</u>
<u>1933-36</u> low	<u>4500-8,000</u>	<u>5,500</u>	<u>52</u>	<u>45-75</u>	<u>50</u>	<u>62</u>
<u>July 1937</u> current	<u>5500-10,000</u>	<u>6,500</u>	<u>62</u>	<u>55-90</u>	<u>60</u>	<u>75</u>

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 75 % ; b. Dwelling units 100 % ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Singles up to 7500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything open ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles-6000-8000 ; b. Amount last year 3-4 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static except for Jewish influence
14. CLARIFYING REMARKS: Jewish encroachment at southern end from Bryant to Staunton Sts. between Duffield and Heath St. Better homes are on Morningside avenue between Wellesley and Bryant. Insurance companies are active in this section.
15. Information for this form was obtained from J.C.R. Kelly - HOLC

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - Highland SECURITY GRADE B AREA NO. 10
2. DESCRIPTION OF TERRAIN. Level to hilly in Eastern end
3. FAVORABLE INFLUENCES. Good transportation. Near Park. Desirable residential section. Considered good location.
4. DETRIMENTAL INFLUENCES. Nominal except somewhat older housing
5. INHABITANTS:
 - a. Type White collar class business men ; b. Estimated annual family income \$ 2000-4000
 - c. Foreign-born Mixture ; 5 % ; d. Negro No ; (Yes or No) % ;
 - e. Infiltration of Jewish ; f. Relief families Nominal ;
 - g. Population is increasing Yes ; decreasing static ; static. Yes
6. BUILDINGS: Singles-duplexes some rows
 - a. Type or types and apartments ; b. Type of construction Brick some frame ;
 - c. Average age 25-35 ; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$7500-22,500</u>	<u>12,500</u>	<u>100%</u>	<u>60-150</u>	<u>80</u>	<u>100%</u>
<u>1933-36</u> low	<u>5000-12,500</u>	<u>7,500</u>	<u>60</u>	<u>35-75</u>	<u>45</u>	<u>57</u>
<u>July '37</u> current	<u>5,500-15,000</u>	<u>8,000</u>	<u>65</u>	<u>40-85</u>	<u>55</u>	<u>68</u>

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100 % ; c. Home owners 50 %
9. SALES DEMAND: a. Fair ; b. Singles 6000-12,500 ; c. Activity is Fair improving
10. RENTAL DEMAND: a. Good ; b. Anything up to \$75 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles 10,000 ; b. Amount last year 4-6 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static except for Jewish influence
14. CLARIFYING REMARKS: Values have been depressed by Jewish encroachment on the following streets: Jancey St. to North St. Clair between Hays and Wellesley. Activity has increased noticeably in past 12 months. This is a fair second grade section.
15. Information for this form was obtained from Ralph George

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, Bellefield SECURITY GRADE B AREA NO. 11
2. DESCRIPTION OF TERRAIN. Level to sloping upward to Centre Ave.
3. FAVORABLE INFLUENCES. Good location. Good transportation. Near Colleges and cultural centers.
4. DETRIMENTAL INFLUENCES. Heavy traffic. Proximity to RRs. and industrial plants.
5. INHABITANTS:
 - a. Type White collar class ; b. Estimated annual family income \$ 3000-7500
 - c. Foreign-born No ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Desirables ; f. Relief families Nominal ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-some duplexes b. Type of construction brick ;
large apartments
 - c. Average age 25-50 yrs. ; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$9000-12500</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$75-125</u>	<u>\$80</u>	<u>100%</u>
<u>1933-35</u> low	<u>6000-7500</u>	<u>6,000</u>	<u>60</u>	<u>30-75</u>	<u>50</u>	<u>62</u>
<u>July 1937</u> current	<u>7500-10,000</u>	<u>8,000</u>	<u>80</u>	<u>50-100</u>	<u>60</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 100 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Fair ; b. Singles \$8,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward as residential except on Lytton.
14. CLARIFYING REMARKS: Tennysen and Buskin Streets; property here is very high grade in good condition ranging in price up to \$40,000, and is not to be considered in the same class as the balan of the area.
15. Information for this form was obtained from Robert Murray

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh SECURITY GRADE B AREA NO. 12
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Good transportation. Very convenient location.
Good class of populace.
4. DETRIMENTAL INFLUENCES. Age of many properties. Possibility of apartment
houses encroachment.
5. INHABITANTS:
 - a. Type White collar class ; b. Estimated annual family income \$ 3000-5000
 - c. Foreign-born Nominal ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Desirables ; f. Relief families Nominal ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-duplexes ; b. Type of construction Brick ;
some row
 - c. Average age 20-50 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$6000-25,000</u>	<u>\$11,500</u>	<u>100%</u>	<u>\$50-135-</u>	<u>\$100</u>	<u>100%</u>
1933-35 low	<u>3500-12,500</u>	<u>6,000</u>	<u>55</u>	<u>30-65</u>	<u>50</u>	<u>50</u>
July 1937 current	<u>4000-15,000</u>	<u>7,500</u>	<u>65</u>	<u>35-90</u>	<u>65</u>	<u>65</u>

Peak sale values occurred in 1926 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 100 % ; c. Home owners 40 %
9. SALES DEMAND: a. Fair ; b. Singles \$7000-9000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles \$7500-10,000 ; b. Amount last year 3-4 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: A rather old section but it is well established. About 55% of
the owner-occupied homes are mortgaged. A fair second grade section, Hastings avenue as
far south as Rockshale Rd. 1 has poorer housing in only fair condition.
15. Information for this form was obtained from Ralph George

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-Squirrel Hill SECURITY GRADE B AREA NO. 13
2. DESCRIPTION OF TERRAIN. Rolling to slightly hilly
3. FAVORABLE INFLUENCES. Good transportation - good schools, convenient shopping district close to parks, good elevation.
4. DETRIMENTAL INFLUENCES. Nominal
5. INHABITANTS:
 - a. Type Upper middle class ; b. Estimated annual family income \$ 4000-up
 - c. Foreign-born No ; (Nationality) %; d. Negro No ; (Yes or No) %;
 - e. Infiltration of Possibly, Jewish ; f. Relief families Nominal ;
 - g. Population is increasing Yes ; decreasing Yes ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles & Duplexes ; b. Type of construction Brick ;
 - c. Average age 10-30 yrs. ; d. Repair Good
7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	<u>10,000-50,000</u>	<u>21,500</u>	<u>100%</u>	<u>75-250</u>	<u>125</u>	<u>100%</u>
<u>1934-36</u> low	<u>6,000-25,000</u>	<u>12,500</u>	<u>55</u>	<u>45-100</u>	<u>65</u>	<u>55</u>
<u>July 1937</u> current	<u>7,000-30,000</u>	<u>15,000</u>	<u>70</u>	<u>50-125</u>	<u>75</u>	

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 60-70 %
9. SALES DEMAND: a. Fair ; b. Singles \$12,500-15,000 ; c. Activity is Fair - improving
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles \$11,500 ; b. Amount last year 7-10 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Slight Jewish encroachment, two new aparts, built off Murray Ave. Considerable commercial Bldg. on Murray Ave. Near Forbs. Very active business center.
15. Information for this form was obtained from J.C.R. Kelly-Property review appraiser.

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh SECURITY GRADE B AREA NO. 14
2. DESCRIPTION OF TERRAIN. Rolling to slightly hilly.
3. FAVORABLE INFLUENCES. Good transportation - schools - shopping district, near parks.
4. DETRIMENTAL INFLUENCES. Nominal
5. INHABITANTS:
 - a. Type White collar class-clerks ; b. Estimated annual family income \$ 2500 - up
some professional men
 - c. Foreign-born Mixture ; 5-8 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Jewish ; f. Relief families Nominal ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-duplexes ; b. Type of construction brick ;
 - c. Average age 10-30 yrs. ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$6500-35,000</u>	<u>15,000</u>	<u>100%</u>	<u>50-175</u>	<u>100</u>	<u>100%</u>
<u>1934-36</u> low	<u>4000-19000</u>	<u>8,000</u>	<u>53</u>	<u>30-100</u>	<u>50</u>	<u>50</u>
<u>July 1937</u> current	<u>4500-21,500</u>	<u>10,000</u>	<u>67</u>	<u>35-125</u>	<u>65</u>	<u>65</u>

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 100 % ; c. Home owners 50-60 %
9. SALES DEMAND: a. Fair ; b. Singles 9-10,000 ; c. Activity is Fair-improving
10. RENTAL DEMAND: a. Good ; b. Anything up to \$75 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles \$11,500 ; b. Amount last year 6 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to slightly downward.
14. CLARIFYING REMARKS: STRONG JEWISH INFLUENCE OF FAIR TO LOWER CL. IS JEW.
15. Information for this form was obtained from J.C.R. Kelly

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh SECURITY GRADE B AREA NO. 15
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Near Park and Country Club. Good elevation, good transportation, convenient shopping district.
4. DETRIMENTAL INFLUENCES. Nominal.
5. INHABITANTS:
 - a. Type Upper middle class ; b. Estimated annual family income \$ 4000 & over
 - c. Foreign-born None ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Desirables ; f. Relief families None ;
 - g. Population is increasing Very slowly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles-some duplexes ; b. Type of construction Brick ;
 - c. Average age 10-30 yrs. ; d. Repair Good
7. HISTORY:

YEAR	RANGE	SALE VALUES		RENTAL VALUES	
		PREDOMINATING	%	RANGE	PREDOMINATING %
1929 level	<u>10,000-50,000</u>	<u>21,500</u>	<u>100%</u>	<u>\$75.-250</u>	<u>125 100%</u>
<u>1933-35</u> low	<u>6,000-25,000</u>	<u>12,500</u>	<u>55</u>	<u>45-100</u>	<u>55 55</u>
<u>July 1937</u> current	<u>7,000-30,000</u>	<u>15,000</u>	<u>70</u>	<u>50-125</u>	<u>75 60</u>

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100 % ; c. Home owners 60-70 %
9. SALES DEMAND: a. Fair ; b. Singles \$12,500-15,000 ; c. Activity is Fair-improving
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles \$12,000 ; b. Amount last year 3-4 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Strong Catholic influence in this section
15. Information for this form was obtained from J.C.R. Kelley

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Edgewood SECURITY GRADE B AREA NO. 16
2. DESCRIPTION OF TERRAIN Rolling
3. FAVORABLE INFLUENCES. Good train transportation - high class populace.
4. DETRIMENTAL INFLUENCES. None except somewhat old
5. INHABITANTS:
 - a. Type White Collar ; b. Estimated annual family income \$ 2400-6,000
 - c. Foreign-born No ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Desirables ; f. Relief families Nominal ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick some frame ;
 - c. Average age 10-30 yrs. ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$7,000-25,000</u>	<u>\$11,500</u>	<u>100%</u>	<u>\$65-100</u>	<u>\$75</u>	<u>100%</u>
1934-36 low	<u>4,000-12,500</u>	<u>6,000</u>	<u>55</u>	<u>40-60</u>	<u>45</u>	<u>60</u>
July, 1937 current	<u>5,000-15,000</u>	<u>7,500</u>	<u>67</u>	<u>55-75</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 100 %; c. Home owners 65 %
9. SALES DEMAND: a. Fair ; b. Singles \$7,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles \$7,000-10,000 ; b. Amount last year 5-6 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Houses on Naple Ave. range up to \$50,000, but the section as a whole is fairly uniform with some moderately large houses. About 60-75% of the owner occupied homes are mortgaged.
15. Information for this form was obtained from J.R. Willison

AREA DESCRIPTION

1. NAME OF CITY Sub - Pittsburgh-Forest Hills SECURITY GRADE B AREA NO. 17

2. DESCRIPTION OF TERRAIN. Rolling to hilly

3. FAVORABLE INFLUENCES. Fairly new development of uniform and modest character.
Suburban atmosphere.

4. DETRIMENTAL INFLUENCES.

Transportation is only fair.

5. INHABITANTS:

a. Type White collar class-skilled labor b. Estimated annual family income \$ 1800-3000

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

e. Infiltration of Desirables ; f. Relief families ;

g. Population is increasing slowly ; decreasing ; static.

6. BUILDINGS:

a. Type or types Singles ; b. Type of construction Brick - some frame ;

c. Average age 5-15 yrs. ; d. Repair Good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>7,000-15,000</u>	<u>11,000</u>	<u>100%</u>	<u>55-80</u>	<u>65</u>	<u>100%</u>
<u>1933-35</u> low	<u>4,000-9,000</u>	<u>6,000</u>	<u>55</u>	<u>30-40</u>	<u>35</u>	<u>55</u>
<u>July 1935</u> current	<u>5,000-11,000</u>	<u>7,500</u>	<u>70</u>	<u>40-60</u>	<u>50</u>	<u>77</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 65% ; b. Dwelling units 100% ; c. Home owners 65%

9. SALES DEMAND: a. Fair ; b. Singles 5,000-6,000 ; c. Activity is Improving

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles 6,000-7,500 ; b. Amount last year About 10 units

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: Sales market only improved in past 12 months. Marketability some
what hampered by poor transportation to some corners of this section. Many Westing-
house employees live here.

15. Information for this form was obtained from J.R. Willison

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh Part of Forest Hill- No. of E. Pitts. SECURITY GRADE B AREA NO. 18
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Homogeneous section modest homes-generally desirable
4. DETRIMENTAL INFLUENCES. No
5. INHABITANTS:
 - a. Type White collar class-Jr. Execs. b. Estimated annual family income \$ 1800-3600
 - c. Foreign-born No ; %; d. Negro No ; %;
(Nationality) (Yes or No)
 - e. Infiltration of Desirable ; f. Relief families nominal ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Single ; b. Type of construction Brick ;
 - c. Average age 10-20 yrs. ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$7000-8500</u>	<u>7500</u>	<u>100%</u>	<u>45-70</u>	<u>65</u>	<u>100%</u>
1933-35 low	<u>4200-5500</u>	<u>4500</u>	<u>60</u>	<u>32-50</u>	<u>45</u>	<u>70</u>
July 1937 current	<u>5000-6500</u>	<u>5500</u>	<u>72</u>	<u>40-60</u>	<u>55</u>	<u>85</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 100 %; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Singles 5000-6000 ; c. Activity is Fair-improving
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Developed by Westinghouse for office employees and shop foremen

15. Information for this form was obtained from H.M. McCulbert

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Sub- Pittsburgh, Munhall SECURITY GRADE B AREA NO. 12
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Suburban atmosphere. Convenient location near employment and shopping district. Good elevation.
4. DETRIMENTAL INFLUENCES. Transportation
5. INHABITANTS:
 - a. Type White collar class-skilled labor ; b. Estimated annual family income \$1500-4000
 - c. Foreign-born Mixture ; 15 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Desirables ; f. Relief families Moderate ;
 - g. Population is increasing Slowly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction 70% brick-30% frame ;
 - c. Average age 7-20 yrs. ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$6,500-12,500</u>	<u>9,000</u>	<u>100%</u>	<u>\$35-75</u>	<u>\$50</u>	<u>100%</u>
1933-35 low	<u>4,000-8,000</u>	<u>5,000</u>	<u>55</u>	<u>20-40</u>	<u>25</u>	<u>50</u>
July '37 current	<u>5,000-10,000</u>	<u>6,500</u>	<u>75</u>	<u>25-50</u>	<u>35</u>	<u>70</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 60 % ; b. Dwelling units 100 % ; c. Home owners 85 %
9. SALES DEMAND: a. Good ; b. Brick singles \$7,000 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Brick singles \$8500 ; b. Amount last year 15 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly upward
14. CLARIFYING REMARKS:
15. Information for this form was obtained from J. C. Kuhn

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Brentwood SECURITY GRADE F AREA NO. 20
2. DESCRIPTION OF TERRAIN. Rolling-slopes down from Brownsville Road which is the crest of the hill.
3. FAVORABLE INFLUENCES. Good bus transportation - rather desirable residential section.
4. DETRIMENTAL INFLUENCES. None except very hilly.
5. INHABITANTS:
 - a. Type White collar class ; b. Estimated annual family income \$ 2000-5000
 - c. Foreign-born Nominal ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Desirables ; f. Relief families light ;
 - g. Population is increasing slowly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick frame ;
 - c. Average age 8-30 yrs ; d. Repair Fairly good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>8,500-35,000</u>	<u>10,000</u>	<u>100%</u>	<u>65-125</u>	<u>75</u>	<u>100%</u>
1934-36 low	<u>5,500-22,500</u>	<u>6,000</u>	<u>60</u>	<u>35-65</u>	<u>40</u>	<u>55</u>
June 1937 current	<u>6,000-25,000</u>	<u>7,500</u>	<u>75</u>	<u>45-80</u>	<u>50</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 65 %; b. Dwelling units 100 %; c. Home owners 75-80 %
9. SALES DEMAND: a. Good ; b. Singles \$6,500-9,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything \$75 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles \$6500 ; b. Amount last year 15-20 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: 30 units built in 1937 to sell from \$7,000-10,000. A fairly good section usable for expansion from Knoxville, Carrick and Mt. Olive.
15. Information for this form was obtained from Gerald A. Born

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-Carrick, Knoxville SECURITY GRADE B AREA NO. 21
2. DESCRIPTION OF TERRAIN. Hilly, sloping both sides from Brownsville road.
3. FAVORABLE INFLUENCES. Good transportation, shopping districts.
4. DETRIMENTAL INFLUENCES. Topography, densely populated.
5. INHABITANTS:
 - a. Type White collar class-clerks; b. Estimated annual family income \$ 1,000-4,000
small business men.
 - c. Foreign-born Nominal; %; d. Negro No; %;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families Moderate;
 - g. Population is increasing _____; decreasing _____; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-Twins; b. Type of construction Brick, some frame;
Rows & Apts.
 - c. Average age 35 yrs.; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4,000-16,000</u>	<u>8,000</u>	<u>100%</u>	<u>35-90</u>	<u>65</u>	<u>100%</u>
1934-36 low	<u>2,200 8,500</u>	<u>4,500</u>	<u>55</u>	<u>20-50</u>	<u>35</u>	<u>55</u>
June 1937 current	<u>2,500-10,000</u>	<u>5,000</u>	<u>60</u>	<u>25-65</u>	<u>50</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 100 %; b. Dwelling units 100 %; c. Home owners 65 %
9. SALES DEMAND: a. Fair; b. Single \$5,000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Anything up to \$50; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year Very few
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building -
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward
14. CLARIFYING REMARKS: Knoxville is a very stable neighborhood - houses are better than most of the rest of the section, but the entire area is very spotty. Many houses need paint and minor repairs. About 55% of the owner occupied homes are mortgaged.
15. Information for this form was obtained from Gerald A. Born

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, Dormont Brookline SECURITY GRADE B AREA NO. 22
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Good transportation, bus & trolley- Desirable residential area. Restricted development.
4. DETRIMENTAL INFLUENCES. Much of the territory is undermined and some houses have sagged slightly.
5. INHABITANTS:
 - a. Type White collar class; b. Estimated annual family income \$ 1500-6000
 - c. Foreign-born None; %; d. Negro No; %;
(Nationality) (Yes or No)
 - e. Infiltration of Jewish threatening f. Relief families Nominal;
 - g. Population is increasing _____; decreasing _____; static. Yes
6. BUILDINGS:
 - a. Type or types Singles duplexes; b. Type of construction Brick;
 - c. Average age 20 yrs.; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>6000-25,000</u>	<u>12,000</u>	<u>100%</u>	<u>65-150</u>	<u>100</u>	<u>100%</u>
1933-35 low	<u>3500-16,000</u>	<u>7,500</u>	<u>62</u>	<u>35-90</u>	<u>50</u>	<u>50</u>
July 1937 current	<u>4000-18,000</u>	<u>10,000</u>	<u>83</u>	<u>50-125</u>	<u>75</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 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Fair; b. Singles up to \$10,000; c. Activity is _____
10. RENTAL DEMAND: a. Good; b. Anything; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles - 10,000-15,000 b. Amount last year 15-20 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Dormont has a very good business section a post office branch and two branch banks. Brookline also has a branch bank and a shopping center on Brookline Blvd. Greatest danger of mine cave is in lower lying section.
15. Information for this form was obtained from J.C. Gilson - Property Mgt. Broker
Freshold Realty Co.

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Rosslyn Farms SECURITY GRADE B AREA NO. 23
Thornburg

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Considered a desirable residential section. A wooded section of good character. Good populace.

4. DETRIMENTAL INFLUENCES.

Poor transportation - isolated.

5. INHABITANTS:

a. Type Upper middle class ; b. Estimated annual family income \$ 3000 & over

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

e. Infiltration of Desirables ; f. Relief families None ;

g. Population is increasing Slowly ; decreasing ; static.

6. BUILDINGS:

a. Type or types Single ; b. Type of construction Brick & Stone ;

c. Average age 1-25 yrs. ; d. Repair Good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>8,000-20,000</u>	<u>15,000</u>	<u>100%</u>			<u>100%</u>
<u>1933-35</u> low	<u>4,500-10,000</u>	<u>7,500</u>	<u>50</u>	<u>Very few rental units</u>		
<u>July 1937</u> current	<u>5,000-12,000</u>	<u>8,000</u>	<u>53</u>	<u>50-125</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 60 % ; b. Dwelling units 100 % ; c. Home owners over 80 %

9. SALES DEMAND: a. Poor ; b. ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Few available ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles \$12,500 - 20,000 ; b. Amount last year 6 units

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building yes

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: Older houses not finding a ready market, but new houses are being built for specific individuals. Only about 200 houses in this section. Section east of Park Road is not up to the standard of the balance of Rosslyn Farms area.

15. Information for this form was obtained from R. E. Hesselbarth

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, Crafton, Ingram, and Sheridan SECURITY GRADE B AREA NO. 24

2. DESCRIPTION OF TERRAIN. Hilly, rolling down from hill top.

3. FAVORABLE INFLUENCES. Good transportation - desirable residential section

4. DETRIMENTAL INFLUENCES. Nominal except somewhat spotty.

5. INHABITANTS:
a. Type Jr. Execs. Clerks - RR Men; b. Estimated annual family income \$ 1500-7500
c. Foreign-born Nominal; %; d. Negro No; %;
(Nationality) (Yes or No)
e. Infiltration of Desirables; f. Relief families Nominal; %;
g. Population is increasing Yes; decreasing Yes; static.

6. BUILDINGS:
a. Type or types Singles-duplexes some apartments; b. Type of construction Brick - frame; %;
c. Average age 35-45 yrs.; d. Repair Fair to good

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	7000-16,000	10,000	100%	60-125	90	100%
1933-35 low	4500-9,000	6,000	60	35-70	50	55
July 1937 current	5000-12,000	7,000	70	40-90	60	67

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 65-70 %

9. SALES DEMAND: a. Fair; b. Singles 5,000-7000; c. Activity is Improving

10. RENTAL DEMAND: a. Good; b. Anything up to \$75; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles \$10,000; b. Amount last year 12 units

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

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

14. CLARIFYING REMARKS: Crafton has larger ground units and the section enjoys a good name, although part of the area is spotty. Many original owners still in the section, but younger generation is not locally. Properties on hill tops are generally considered more desirable than those on hillside.

15. Information for this form was obtained from T. K. Heselbarth

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh, Carnegie SECURITY GRADE 3 AREA NO. 25
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Desirable section of smaller houses of somewhat recent date. Good transportation. Local employment
4. DETRIMENTAL INFLUENCES. None except topography.
5. INHABITANTS:
 - a. Type Executives, local business men; b. Estimated annual family income \$ 2500 & up
 - c. Foreign-born Nominal %; d. Negro No %;
(Nationality) (Yes or No)
 - e. Infiltration of Desirables; f. Relief families Moderate;
 - g. Population is increasing _____; decreasing _____; static. Yes
6. BUILDINGS:
 - a. Type or types Singles; b. Type of construction Brick & Frame;
 - c. Average age 15-25 yrs.; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>8000-15000</u>	<u>\$10,500</u>	<u>100%</u>	<u>45-90</u>	<u>75</u>	<u>100%</u>
1933-35 low	<u>4500-8000</u>	<u>5,500</u>	<u>55</u>	<u>25-50</u>	<u>40</u>	<u>55</u>
July, 1937 current	<u>6000-10,000</u>	<u>7,500</u>	<u>70</u>	<u>35-60</u>	<u>50</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 80%; b. Dwelling units 100%; c. Home owners 75 %
9. SALES DEMAND: a. Poor; b. _____; c. Activity is Poor
10. RENTAL DEMAND: a. Good; b. Anything; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No; b. Amount last year No
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static.
14. CLARIFYING REMARKS: Most of the residents work locally

15. Information for this form was obtained from T.K. Heselbarth

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, Sewickley, Edgeworth SECURITY GRADE B AREA NO. 26
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Desirable suburban residential section within commuting distance of Pittsburgh.
4. DETRIMENTAL INFLUENCES. Section is somewhat spotty but its general character is good.

5. INHABITANTS:
- a. Type Upper middle class commuters; b. Estimated annual family income \$ 3000 & up
- c. Foreign-born No; % Nominal; d. Negro Nominal; % (Yes or No)
- e. Infiltration of Desirable; f. Relief families Nominal
- g. Population is increasing yes; decreasing static
6. BUILDINGS:
- a. Type or types Single; b. Type of construction Brick
- c. Average age 20 yrs; d. Repair Good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	6000-25,000	10,000	100%	20-125	75	100%
July 1937 low	4000-15,000	7,000	70	15-75	40	55
July 1933 current	5000-20,000	8,000	80	30-100	60	80

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 80 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Fair; b. Singles up to 10,000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Anything; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Nominal; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase somewhat limited; b. Home building Static
13. TREND OF DESIRABILITY NEXT 10-15 YEARS _____
14. CLARIFYING REMARKS: Property in this area is very well held; few were placed on the market during the depression. Negro employed as domestics.

15. Information for this form was obtained from T.K. Heselbarth

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Coraopolis SECURITY GRADE E AREA NO. 27

2. DESCRIPTION OF TERRAIN. Hilly to rolling

3. FAVORABLE INFLUENCES. Suburban atmosphere, near local employment.

4. DETRIMENTAL INFLUENCES. Neighborhood is very spotty. Distance to Pittsburgh

5. INHABITANTS: Executives, business men

a. Type white collar class ; b. Estimated annual family income \$ 1500-7500

c. Foreign-born Nominal ; % ; d. Negro Yes ; 1 % ;
(Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families Moderate ;

g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:

a. Type or types Singles ; b. Type of construction Brick & frame ;

c. Average age 30-40 yrs. ; d. Repair Fair to good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>8,000-25,000</u>	<u>10,000</u>	<u>100%</u>	<u>55-150</u>	<u>85</u>	<u>100%</u>
1933-35 low	<u>4,000-12,500</u>	<u>5,000</u>	<u>50</u>	<u>30-75</u>	<u>45</u>	<u>52</u>
July 1938 current	<u>5,000-15,000</u>	<u>6,500</u>	<u>85</u>	<u>40-100</u>	<u>55</u>	<u>85</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 75% ; b. Dwelling units 10% ; c. Home owners 75 %

9. SALES DEMAND: a. Poor ; b. ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything up to \$75 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types ; b. Amount last year Nominal

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

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

14. CLARIFYING REMARKS: This section is very spotty with negro scattered

through the best parts. Suburban section to the south, although not shown on map
is very good.

15. Information for this form was obtained from T.K. Hasselbarth

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Bellevue SECURITY GRADE C AREA NO. 2
2. DESCRIPTION OF TERRAIN. Hilly, sloping up from Ohio river, very little level ground.
3. FAVORABLE INFLUENCES. Good bus service - shopping center; good schools.
4. DETRIMENTAL INFLUENCES. Smoke, dirt and fog from river and mills and factories on Neville Island.
5. INHABITANTS:
 - a. Type White collar-skilled laborers; b. Estimated annual family income \$ 1200-2400
 - c. Foreign-born Mixture; 5 %; d. Negro Yes concentrated; 2 %;
(Nationality) (Yes or No)
 - e. Infiltration of slavish; f. Relief families moderately heavy;
 - g. Population is increasing slowly; decreasing _____; static.
6. BUILDINGS:
 - a. Type or types single-duplexes; b. Type of construction frame 65% brick 35%;
 - c. Average age 30 years; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>4500-8000</u>	<u>6000</u>	<u>100%</u>	<u>25-70</u>	<u>50</u>	<u>100%</u>
1933-34 low	<u>2000-5000</u>	<u>3500</u>	<u>58</u>	<u>15-35</u>	<u>25</u>	<u>50</u>
July 1937 current	<u>3000-6000</u>	<u>4000</u>	<u>67</u>	<u>25-50</u>	<u>37.50</u>	<u>75</u>

Peak sale values occurred in 1929 and were _____ % of the 1929 level.

Peak rental values occurred in _____ and were _____ % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 99 %; c. Home owners 80 %
9. SALES DEMAND: a. Fair; b. Singles ranging from 3,000 to 6,000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Anything up to 40%; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static with downward future
14. CLARIFYING REMARKS: Neighborhood has some very large homes now converted to duplexes and rental units. Streets in good condition.
15. Information for this form was obtained from W.A. Stoehr

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, No side SECURITY GRADE C AREA NO. 3
2. DESCRIPTION OF TERRAIN. Fairly level, sloping up from Ohio river.
3. FAVORABLE INFLUENCES. good transportation, good school.
4. DETRIMENTAL INFLUENCES. Some industry located in the sections.
5. INHABITANTS: Clarks, skilled & common labor ; b. Estimated annual family income \$ 1000 - 2000
 - c. Foreign-born Mixture ; 5 % ; d. Negro None ; None % ;
(Nationality) (Yes or No)
 - e. Infiltration of ; f. Relief families reasonably heavy ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-duplexes- ; b. Type of construction Frame 70% brick 30% ;
some rows
 - c. Average age 30 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$3000 to 8000</u>	<u>6000</u>	<u>100%</u>	<u>20-60</u>	<u>45</u>	<u>100%</u>
1933 low	<u>1600 to 5000</u>	<u>3500</u>	<u>58</u>	<u>10-30</u>	<u>20</u>	<u>45</u>
1937 current	<u>2000 to 6000</u>	<u>4500</u>	<u>75</u>	<u>15-40</u>	<u>30</u>	<u>67</u>

Peak sale values occurred in 1929 and were % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 85% ; b. Dwelling units 99% ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. From 2000 to 6000 ; c. Activity is Fair
singles & 2 family houses
10. RENTAL DEMAND: a. Good ; b. Anything available ; c. Activity is good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Pride of ownership is evident. Not much change in community.
15. Information for this form was obtained from W.A. Steehr.

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, Troy Hill SECURITY GRADE C AREA NO. 4

2. DESCRIPTION OF TERRAIN. Very hilly, comprised of 4 separate hills
and two valleys

3. FAVORABLE INFLUENCES. Near to business section; transportation fairly good
throughout.

4. DETRIMENTAL INFLUENCES. Bad odor from disposal plant and stockyards, spotty.

5. INHABITANTS: Factory workers 60%
a. Type White collar class 40%; b. Estimated annual family income \$ 1000-2000
c. Foreign-born Mixed; 20 %; d. Negro Yes; 1 of 1 %;
(Nationality) (Yes or No)

e. Infiltration of same type; f. Relief families Heavy in spots; g. Population is increasing _____; decreasing _____; static. Yes

6. BUILDINGS: Singles & doubles
a. Type or types & apartments; b. Type of construction Frame 65%, brick 35%; c. Average age 45 yrs.; d. Repair Fair

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>1500-12000</u>	<u>6500</u>	<u>100%</u>	<u>10-50</u>	<u>50</u>	<u>100%</u>
<u>1933</u> low	<u>1000-7500</u>	<u>4000</u>	<u>67</u>	<u>10-45</u>	<u>25</u>	<u>50</u>
<u>1937</u> current	<u>1000-10,000</u>	<u>5000</u>	<u>77</u>	<u>10-60</u>	<u>35</u>	<u>70</u>

Peak sale values occurred in 1929 and were _____ % of the 1929 level.

Peak rental values occurred in _____ and were _____ % of the 1929 level.

8. OCCUPANCY: a. Land 75 %; b. Dwelling units 99 %; c. Home owners 75 %

9. SALES DEMAND: a. Good in spots; b. Singles & doubles; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. Anything up to 45.00; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Some singles; b. Amount last year Some singles

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited in spots

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: This is a larger territory, people are mortgage conscious in
sections of Troy Hill, Spring Hill and Pineview, resulting in few foreclosures.

15. Information for this form was obtained from W.A. Stoehr

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Millvale SECURITY GRADE 0 AREA NO. 5
2. DESCRIPTION OF TERRAIN. All located in valley.
3. FAVORABLE INFLUENCES. Has its own shopping center; good transportation, rather an old community. Good school and high school.
4. DETRIMENTAL INFLUENCES. Subject to flood in 28 foot stage; sewer backage in business section.
5. INHABITANTS:
 - a. Type laborer, white collar & professional; b. Estimated annual family income \$1200-3600
 - c. Foreign-born Mostly German; 20 %; d. Negro No; (Yes or No) %;
 - e. Infiltration of Same type; f. Relief families relief load heavy in spots; average for community.
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles, duplexes some row houses; b. Type of construction Frame 60%, Brick 40%;
 - c. Average age 40 years; d. Repair Fair state considering age
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>2500-1000</u>	<u>6000</u>	<u>100%</u>	<u>15-75</u>	<u>56</u>	<u>100%</u>
<u>1933</u> low	<u>1500-5500</u>	<u>3500</u>	<u>53</u>	<u>10-35</u>	<u>25</u>	<u>45</u>
<u>1937</u> current	<u>2500 to 8000</u>	<u>4000</u>	<u>67</u>	<u>15-60</u>	<u>40</u>	<u>73</u>

Peak sale values occurred in 1929 and were % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 85 %; b. Dwelling units 99-100 %; c. Home owners 80 %
9. SALES DEMAND: a. Fair; b. Singles \$2500-5500 Duplexes; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Anything up to \$40.; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Some new singles; b. Amount last year Few
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat limited; b. Home building Somewhat limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to slightly downward.
14. CLARIFYING REMARKS:

15. Information for this form was obtained from W. A. Steehr

Date July, 1937 193

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh - Etna SECURITY GRADE C AREA NO. 7
2. DESCRIPTION OF TERRAIN. All located in valley and hillsides surrounding the valley.
3. FAVORABLE INFLUENCES. Good transportation; small town within itself; good railroad facilities; good employment center in good times.
4. DETRIMENTAL INFLUENCES. Smoke and dirt from steel mills.
5. INHABITANTS: : Professional and white collar 35%
 - a. Type Laborers 65% ; b. Estimated annual family income \$ 600-5000
 - c. Foreign-born Mixture ; 60 %; d. Negro No ; (Yes or No) %;
 - e. Infiltration of Same type ; f. Relief families Heavy ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Mixture ; b. Type of construction Frame 70% brick 30% ;
 - c. Average age 30-75 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	<u>\$2000-8000</u>	<u>\$4500</u>	<u>100%</u>	<u>15 to 60</u>	<u>45</u>	<u>100%</u>
<u>1933</u> low	<u>1000-4000</u>	<u>3000</u>	<u>67</u>	<u>10 to 30</u>	<u>25</u>	<u>55</u>
<u>1937</u> current	<u>1500-6000</u>	<u>3500</u>	<u>77</u>	<u>1937 10 to 40</u>	<u>30</u>	<u>67</u>

Peak sale values occurred in 1922 and were % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 99-100 ; c. Home owners 70 %
9. SALES DEMAND: a. Fair ; b. Singles & duplexes ; c. Activity is Fair
\$3000 range - \$4500
10. RENTAL DEMAND: a. Good ; b. Anything up to \$30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Very little-Singles ; b. Amount last year Few singles
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly downward
14. CLARIFYING REMARKS:
15. Information for this form was obtained from W. A. Storer

Date July 16 193 7

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh - Sharpsburg SECURITY GRADE C AREA NO. 8
2. DESCRIPTION OF TERRAIN. Fairly level
3. FAVORABLE INFLUENCES. Convenient to mills and factories, fair transportation, good schools.
4. DETRIMENTAL INFLUENCES. Smoke and dirt from nearby mills, factories, odors from river, subject to high water flood.
5. INHABITANTS:
 - a. Type Professional, business 50% ; b. Estimated annual family income \$ 600-5000
labor 50%
 - c. Foreign-born Mixture ; 40 % ; d. Negro Yes ; 1 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign ; f. Relief families Relief load, very heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles & duplexes ; b. Type of construction Frame 70% brick 30% ;
 - c. Average age 45 yrs. ; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$2000-\$8000</u>	<u>\$5000</u>	<u>100%</u>	<u>\$20-80</u>	<u>50</u>	<u>100%</u>
<u>1933-35</u> low	<u>1000-4000</u>	<u>3000</u>	<u>60</u>	<u>10-40</u>	<u>30</u>	<u>60</u>
<u>1937</u> current	<u>2000-6000</u>	<u>4000</u>	<u>80</u>	<u>20-60</u>	<u>40</u>	<u>80</u>

Peak sale values occurred in 1929 and were _____ % of the 1929 level.

Peak rental values occurred in _____ and were _____ % of the 1929 level.
8. OCCUPANCY: a. Land 80 % ; b. Dwelling units 100 % ; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Singles \$2000-5000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything to \$40. ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Brick singles ; b. Amount last year Few
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly downward
14. CLARIFYING REMARKS: A small old town in itself; more depreciation and obsolescence apparent year after year. Territory damaged by 1936 flood.
15. Information for this form was obtained from W. A. Stoehr

AREA DESCRIPTION

1. NAME OF CITY Lower Aspinwall- Sub Pittsburgh SECURITY GRADE C AREA NO. 9
2. DESCRIPTION OF TERRAIN. Entire area level ground extending back from Allegheny river.
3. FAVORABLE INFLUENCES. Good transportation, railroad, street car and bus.
4. DETRIMENTAL INFLUENCES. Partly flood in March, 1936.
5. INHABITANTS: Professional and Business
 a. Type & white collared class 40% ; b. Estimated annual family income \$ 600 to 3600
laboring & RR 60%
 c. Foreign-born Mixture ; 10 % ; d. Negro Yes ; 1 % ;
 (Nationality) (Yes or No)
 e. Infiltration of Foreign ; f. Relief families Moderate ;
 g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 a. Type or types Singles, duplexes ; b. Type of construction Frame 55%, brick 45% ;
& large converted homes.
 c. Average age 40 ; d. Repair Fair state
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$3000-8000</u>	<u>\$6000</u>	<u>100%</u>	<u>20-80</u>	<u>60</u>	<u>100%</u>
<u>1933</u> low	<u>2000-5000</u>	<u>4000</u>	<u>67</u>	<u>15-45</u>	<u>30</u>	<u>50</u>
<u>1935</u>						
<u>1937</u> current	<u>3000-6000</u>	<u>5000</u>	<u>83</u>	<u>20-60</u>	<u>45</u>	<u>75</u>

Peak sale values occurred in 1929 and were _____ % of the 1929 level.

Peak rental values occurred in _____ and were _____ % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 100 % ; c. Home owners 85 %
9. SALES DEMAND: a. Fair ; b. Singles \$5000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything up to \$50. ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat limited ; b. Home building Somewhat limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly downward
14. CLARIFYING REMARKS: Commercial section of "Aspinwall" located in this district on First Street.
15. Information for this form was obtained from W. A. Stoehr

Date July 19

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Oakmont Verona SECURITY GRADE C AREA NO. 10
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near employment which is now active
4. DETRIMENTAL INFLUENCES. One principal industry for local support.
5. INHABITANTS:
 - a. Type Skilled & Common labor ; b. Estimated annual family income \$ 1000-2500
 - c. Foreign-born Mixture ; 40 % ; d. Negro no ; no % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign ; f. Relief families Heavy ;
 - g. Population is increasing no ; decreasing no ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-zone Joint ; b. Type of construction frame & brick ;
home & business
 - c. Average age 15 - 40 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$2000-9000</u>	<u>\$6000</u>	<u>100%</u>	<u>20-60</u>	<u>40</u>	<u>100%</u>
<u>1933 low</u>	<u>1000-4500</u>	<u>3000</u>	<u>50</u>	<u>10-25</u>	<u>15</u>	<u>40</u>
<u>July 1937 current</u>	<u>1500-6000</u>	<u>3500</u>	<u>70</u>	<u>15-40</u>	<u>25</u>	<u>62</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 99-100 % ; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Singles \$2500-4500 ; c. Activity is Fair improving
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat Limited ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Oakmont properties are slightly better than Verona
15. Information for this form was obtained from W. S. Klemans

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Blawnox-Montrose SECURITY GRADE C AREA NO. 11
2. DESCRIPTION OF TERRAIN. Sloping to the North
3. FAVORABLE INFLUENCES. Good employment during mill activity, good roads.
4. DETRIMENTAL INFLUENCES. Smoke & dirt from factories;
5. INHABITANTS: White colored & executive 40%
 - a. Type Skilled labor & coal Minors 60% b. Estimated annual family income \$500 to 5000
 - c. Foreign-born Mixture; %; d. Negro No; %;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign; f. Relief families Moderate;
 - g. Population is increasing slightly; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles & duplexes; b. Type of construction Frame 60% brick 40%;
 - c. Average age 30; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$4000-12000</u>	<u>\$6000</u>	<u>100%</u>	<u>\$20-60</u>	<u>\$45</u>	<u>100%</u>
<u>1933-35</u> low	<u>3000- 7,000</u>	<u>3000</u>	<u>50</u>	<u>15-30</u>	<u>20</u>	<u>44</u>
<u>1937</u> current	<u>2500 10000</u>	<u>4500</u>	<u>75</u>	<u>15-45</u>	<u>30</u>	<u>67</u>

Peak sale values occurred in 1929 and were % of the 1929 level.

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. Fair; b. Singles around \$4000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Anything up to \$45; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year Few
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat restricted; b. Home building Somewhat restricted
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to slightly improving
14. CLARIFYING REMARKS: A few very expensive homes are located in this area. A large number of properties are "Company owned".
15. Information for this form was obtained from W.A. Steehr

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh- Morningside SECURITY GRADE C AREA NO. 12
2. DESCRIPTION OF TERRAIN. Sloping up from Butler St.
3. FAVORABLE INFLUENCES. Good transportation, convenient to employment and shopping center.
4. DETRIMENTAL INFLUENCES. None except age of property
5. INHABITANTS:
 - a. Type Skilled & common labor, clerks; b. Estimated annual family income \$ 1500-2500
 - c. Foreign-born Mixture; 35 %; d. Negro No; (Yes or No) %;
 - (Nationality)
 - e. Infiltration of Foreign; f. Relief families Moderately heavy;
 - g. Population is increasing slowly; decreasing _____; static.
6. BUILDINGS:
 - a. Type or types singles & duplexes; b. Type of construction Brick, some frame;
 - c. Average age 25-50 yrs.; d. Repair Fairly good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4000-12,000</u>	<u>6000</u>	<u>100%</u>	<u>35-70</u>	<u>45</u>	<u>100%</u>
1933-35 low	<u>2500-7000</u>	<u>3700</u>	<u>62</u>	<u>20-37.50</u>	<u>25</u>	<u>55</u>
July 1937 current	<u>3000-8000</u>	<u>4500</u>	<u>75</u>	<u>25-45</u>	<u>30</u>	<u>67</u>

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. Good; b. Singles \$3500-5000; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. Anything available; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles \$5000-5500; b. Amount last year 20-25 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes; b. Home building yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: This is considered a good working man's district with houses of modest character always in good demand. Section lies out of the flooded area.
15. Information for this form was obtained from John J. McKenna, Griffin & Co

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, Lawrenceville SECURITY GRADE C AREA NO. 13
2. DESCRIPTION OF TERRAIN. Hilly, sloping up from Butler Street.
3. FAVORABLE INFLUENCES. Near parks. Convenient to employment and commercial areas. Good transportation
4. DETRIMENTAL INFLUENCES. Obsolescence
5. INHABITANTS:
 - a. Type Skilled labor - Clerks ; b. Estimated annual family income \$ 1500-2500
 - c. Foreign-born Mixture-Polish 50 % ; d. Negro Yes ; 1 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign ; f. Relief families Moderately heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-Duplexes ; b. Type of construction Brick & Frame ;
 - c. Average age 25-50 yrs. ; d. Repair Fair to good
7. HISTORY:

YEAR	RANGE	SALE VALUES		RENTAL VALUES	
		PREDOMINATING	%	RANGE	PREDOMINATING %
1929 level	<u>4000 to 15000</u>	<u>6500</u>	<u>100%</u>	<u>50-75</u>	<u>50 100%</u>
<u>1933-35</u> low	<u>2500 to 9000</u>	<u>4000</u>	<u>62</u>	<u>30-45</u>	<u>30 60</u>
<u>July 1937</u> Current	<u>3000-to 10000</u>	<u>5000</u>	<u>75</u>	<u>35-50</u>	<u>35 70</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 100 % ; c. Home owners 40 %
9. SALES DEMAND: a. Good ; b. Singles 3500-6500 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward
14. CLARIFYING REMARKS: Considered a good workingman's district.
Buildings are old but substantially built. Diversified employment is nearby.

15. Information for this form was obtained from J.C. McKenna

Griffin & Co. Property Mgmt. Broker

Date _____ 193__

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, Schenley Hgts. SECURITY GRADE C AREA NO. 14
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Fairly desirable residential area. Well located, near park and Cultural center
4. DETRIMENTAL INFLUENCES. Obsolescence, steep ascent, very spotty only fair transportation Overcrowded.
5. INHABITANTS:
 - a. Type Clerks - small business Men ; b. Estimated annual family income \$ 1500-4000
 - c. Foreign-born Mixture ; 50 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Negro ; f. Relief families Heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame ;
 - c. Average age 25 yrs. ; d. Repair Fair, some poor, some good.
7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>\$3500-9000</u>	<u>6000</u>	<u>100%</u>	<u>30-75</u>	<u>50</u>	<u>100%</u>
<u>1933-35</u> low	<u>2000-4500</u>	<u>3000</u>	<u>50</u>	<u>15-40</u>	<u>25</u>	<u>50</u>
<u>July 1937</u> current	<u>2500-6000</u>	<u>4000</u>	<u>67</u>	<u>20-50</u>	<u>35</u>	<u>70</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 60 %
9. SALES DEMAND: a. Fair ; b. Singles up to \$4000-5000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is _____
11. NEW CONSTRUCTION: a. Types No ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Somewhat limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Many old houses in fairly good condition. This is a peer third grade area
15. Information for this form was obtained from Robert Murray

Date July

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, Liberty Ave. Area SECURITY GRADE C AREA NO. 15
2. DESCRIPTION OF TERRAIN. Level to slightly rolling
3. FAVORABLE INFLUENCES. Good transportation. Favorable topography
4. DETRIMENTAL INFLUENCES. Heavy taxes. Large houses difficult to sell.
5. INHABITANTS:
 - a. Type White collar class ; b. Estimated annual family income \$3000-10000
 - c. Foreign-born No ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Moderate ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick ;
 - c. Average age 40 yrs. ; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$5500-20,000</u>	<u>12000</u>	<u>100%</u>	<u>75-175</u>	<u>100</u>	<u>100%</u>
1937-38 low	<u>3000-10,000</u>	<u>6000</u>	<u>50</u>	<u>40-75</u>	<u>40</u>	<u>40</u>
July 1937 current	<u>4000-12,500</u>	<u>8000</u>	<u>67</u>	<u>50-125</u>	<u>60</u>	<u>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 100 % ; b. Dwelling units 100 % ; c. Home owners 75 %
9. SALES DEMAND: a. Fair ; b. Singles \$8,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: This is a high class rooming house section with many large houses having been converted to boarding houses. Land values are helping to hold up prices of properties. There are some old apartments with cheap rents which are attracting a less desirable element.
15. Information for this form was obtained from Robert Murray

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh SECURITY GRADE C AREA NO. 18
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Bounded on North by good section. Near shopping section. good transportation.
4. DETRIMENTAL INFLUENCES. Negro encroachment threatening. Congested area. Obsolescence.
5. INHABITANTS:
 - a. Type Small merchant ; b. Estimated annual family income \$ 1500-3000
 - c. Foreign-born None ; % ; d. Negro Yes ; 5 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Jewish ; f. Relief families Moderate ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame & Brick ;
 - c. Average age 30 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	RANGE	SALE VALUES		RENTAL VALUES		
		PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>3000-10,000</u>	<u>7500</u>	<u>100%</u>	<u>30-75</u>	<u>50</u>	<u>100%</u>
<u>1933-35</u> low	<u>1500-6000</u>	<u>4000</u>	<u>55</u>	<u>15-40</u>	<u>25</u>	<u>50</u>
<u>July 1937</u> current	<u>2000-7500</u>	<u>5000</u>	<u>67</u>	<u>20-55</u>	<u>30</u>	<u>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 100% ; b. Dwelling units 100% ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Singles \$4000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: A mediocre section at East Liberty.
15. Information for this form was obtained from Klemans

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - Belmar SECURITY GRADE C AREA NO. 17
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Nominal
4. DETRIMENTAL INFLUENCES. Only fair transportation. Future of this section is very uncertain. Negro encroachment threatening.
5. INHABITANTS:
 - a. Type Clerks-Mechanics-Labor ; b. Estimated annual family income \$ 800-2000
 - c. Foreign-born Italian ; 25 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Italian & Negro ; f. Relief families Heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick ;
 - c. Average age 15-35 yrs. ; d. Repair Fair to poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4000-11,000</u>	<u>7,500</u>	<u>100%</u>	<u>35-65</u>	<u>55</u>	<u>100%</u>
1933-35 low	<u>2500-6,000</u>	<u>3,750</u>	<u>50</u>	<u>20-35</u>	<u>25</u>	<u>45</u>
July 1937 current	<u>3000-7,000</u>	<u>4,000</u>	<u>55</u>	<u>25-40</u>	<u>35</u>	<u>65</u>

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 99 % ; c. Home owners 25 %
9. SALES DEMAND: a. Fair ; b. Singles \$3500-4000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Singles \$30-35 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat limited b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward
14. CLARIFYING REMARKS: A modest development originally intended for small home owner. Foreclosures were heavy in this sections. About 60% of the owner-occupied homes are mortgaged. A poor third grade section.
15. Information for this form was obtained from Ralph George

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - Brushton SECURITY GRADE C AREA NO. 18
2. DESCRIPTION OF TERRAIN. Level- hilly at Eastern end.
3. FAVORABLE INFLUENCES. Nominal
4. DETRIMENTAL INFLUENCES. Heavy obsolescence, surrounded by two poorer areas.
5. INHABITANTS:
 - a. Type Skilled labor-clerks ; b. Estimated annual family income \$ 1200-1800
 - c. Foreign-born Mixture ; 10 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Negro ; f. Relief families Heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles 2 story rows ; b. Type of construction Brick - frame ;
porch front
 - c. Average age 30-45 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4500-10,000</u>	<u>7,000</u>	<u>100%</u>	<u>45-75</u>	<u>60</u>	<u>100%</u>
<u>1934-36</u> low	<u>2500- 5,500</u>	<u>4,000</u>	<u>57</u>	<u>25-40</u>	<u>30</u>	<u>50</u>
<u>July 1937</u> current	<u>3000- 6,000</u>	<u>4,500</u>	<u>65</u>	<u>30-55</u>	<u>45</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 100 % ; b. Dwelling units 100 % ; c. Home owners 50 %
9. SALES DEMAND: a. Fair ; b. Singles \$350-4500 ; c. Activity is Peer
10. RENTAL DEMAND: a. Good ; b. Singles \$30-40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: A section lying in part between two very poor areas. Depreciation is expected to continue very fast because of this influence. About 60% of the owner-occupied houses are mortgaged.
15. Information for this form was obtained from J.R. Willison

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - Oakland SECURITY GRADE 0 AREA NO. 19
2. DESCRIPTION OF TERRAIN. Level to rolling
3. FAVORABLE INFLUENCES. Good transportation. Well located section. Near park and colleges.
4. DETRIMENTAL INFLUENCES. Smoke from Steel mills along river. Somewhat spotty throughout.
5. INHABITANTS:
 - a. Type White collar class-skilled; b. Estimated annual family income \$ 3000-5000
labor
 - c. Foreign-born Mixture; 30 %; d. Negro No; _____ %;
(Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families Moderate;
 - g. Population is increasing _____; decreasing _____; static. Yes
6. BUILDINGS:
 - a. Type or types Singles; b. Type of construction Brick - some frame;
 - c. Average age 10-40 yrs.; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>8000-13,000</u>	<u>10,000</u>	<u>100%</u>	<u>50-90</u>	<u>65</u>	<u>100%</u>
<u>1933-35</u> low	<u>5000-7500</u>	<u>6,500</u>	<u>65</u>	<u>30-55</u>	<u>40</u>	<u>60</u>
<u>July '37</u> current	<u>5000-9000</u>	<u>7,000</u>	<u>70</u>	<u>40-65</u>	<u>50</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 100 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Fair; b. Singles 6000-7000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Anything; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly downward.
14. CLARIFYING REMARKS: Property south of Bates avenue is of better character than those north of this street.
15. Information for this form was obtained from Robert Murray, Asst. to St. Mgr. in charge
of sales.

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Wilkinsburg SECURITY GRADE C AREA NO. 20

2. DESCRIPTION OF TERRAIN. Level to rolling

3. FAVORABLE INFLUENCES. Good transportation, old but well established residential area with good business section.

4. DETRIMENTAL INFLUENCES. Obsolescence

5. INHABITANTS:

a. Type Jr. Execs. Skilled labor ; b. Estimated annual family income \$1500-3500

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

e. Infiltration of None ; f. Relief families moderate ;

g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:

a. Type or types Single-few rows ; b. Type of construction Brick - Frame ;

c. Average age 10-30 yrs. ; d. Repair Fair to good.

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>5000-15,000</u>	<u>9500</u>	<u>100%</u>	<u>40-100</u>	<u>65</u>	<u>100%</u>
<u>1933-35</u> low	<u>3000-8,000</u>	<u>5000</u>	<u>55</u>	<u>25-6.</u>	<u>35</u>	<u>55</u>
<u>July 1937</u> current	<u>3500-10,000</u>	<u>6000</u>	<u>65</u>	<u>30-75</u>	<u>45</u>	<u>70</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 100 % ; c. Home owners 50 %

9. SALES DEMAND: a. Fair ; b. Singles \$5000-7500 ; c. Activity is Improving

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

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

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

14. CLARIFYING REMARKS: About 50% of the workers are employed in industrial plants and mills along the Monogahela river. The Central part of Wilkinsburg is considered slightly better than the balance of the section.

15. Information for this form was obtained from J. R. Willison

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - Greenfield SECURITY GRADE C AREA NO. 21
2. DESCRIPTION OF TERRAIN. Hilly to rolling
3. FAVORABLE INFLUENCES. Good transportation, near employment, better class of working men.
4. DETRIMENTAL INFLUENCES. Old houses in fair condition.
5. INHABITANTS:
 - a. Type Skilled mechanics-clerks ; b. Estimated annual family income \$1800-3000
 - c. Foreign-born Mixture ; 5 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Moderate ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Single-duplexes ; b. Type of construction Brick - Frame ;
 - c. Average age 10-25 yrs ; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$5000-12,000</u>	<u>\$6,700</u>	<u>100%</u>	<u>50-85</u>	<u>55</u>	<u>100%</u>
<u>1933-35</u> low	<u>3,500-7,000</u>	<u>4,000</u>	<u>60</u>	<u>32.50-55</u>	<u>35</u>	<u>65</u>
<u>July 1937</u> current	<u>4,200-9,500</u>	<u>5,500</u>	<u>85</u>	<u>37.50-65</u>	<u>45</u>	<u>80</u>

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 100 % ; c. Home owners 50-55 %
9. SALES DEMAND: a. Fair ; b. Singles - \$5,500 ; c. Activity is Improving
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: The section is holding up very well. Considered a desirable residential area for workers in this area. Not attractive to outsiders.
15. Information for this form was obtained from W. O. Hornberger-Realtor

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Swissvale SECURITY GRADE C AREA NO. 22
2. DESCRIPTION OF TERRAIN. Level to rolling
3. FAVORABLE INFLUENCES. Near employment. Exceptionally good schools. Fairly desirable residential section.
4. DETRIMENTAL INFLUENCES. Nominal
5. INHABITANTS:
- a. Type Skilled labor-local business ; b. Estimated annual family income \$2000-3000
men
- c. Foreign-born Italian ; 5 % ; d. Negro No ; _____ % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Moderate ;
- g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
- a. Type or types Singles-duplexes ; b. Type of construction Brick-some frame ;
few rows
- c. Average age 20-50 yrs. ; d. Repair Fair - some good
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|--------------------------|----------------------|--------------------|-------------|---------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$4000-12,000</u> | <u>7,000</u> | <u>100%</u> | <u>35-65</u> | <u>50</u> | <u>100%</u> |
| <u>1933-35</u> low | <u>2500- 7,000</u> | <u>4,000</u> | <u>57</u> | <u>20-40</u> | <u>30</u> | <u>60</u> |
| <u>July 1937</u> current | <u>3000- 9,000</u> | <u>5,500</u> | <u>80</u> | <u>25-50</u> | <u>40</u> | <u>80</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 90 % ; b. Dwelling units 100 % ; c. Home owners 60 %
\$4000-
9. SALES DEMAND: a. Poor ; b. Singles-new 5000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles 5000-6000 ; b. Amount last year 6-8 units - 1937
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat limited ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly downward
14. CLARIFYING REMARKS: Building prices on new construction has increased about 25% in 12 months of \$1200 per unit. Occupants with improved income are anxious to move out. Sales demand is from foreign element in Braddeck and Rankin. Local workers dependent on steel mill activity - Shayer Avenue section is the 5th avenue of this area with values ranging up to \$15,000. There is a strong church influence in the area.
15. Information for this form was obtained from H. H. McCulloch

AREA DESCRIPTION

1. NAME OF CITY No. Braddeck SECURITY GRADE C AREA NO. 23
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Similar in character to Swissvale except slightly further out from the center of Pittsburgh.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
 - a. Type _____ ; b. Estimated annual family income \$ _____
 - c. Foreign-born Italian ; 10-15% ; d. Negro _____ ; _____ % ;
(Nationality) (Yes or No)
 - e. Infiltration of _____ ; f. Relief families _____ ;
 - g. Population is increasing _____ ; decreasing _____ ; static.
6. BUILDINGS:
 - a. Type or types _____ ; b. Type of construction _____ ;
 - c. Average age _____ ; d. Repair _____
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	_____	_____	100%	_____	_____	100%
low	_____	_____	_____	_____	_____	_____
current	_____	_____	_____	_____	_____	_____

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 _____ % ; b. Dwelling units _____ % ; c. Home owners _____ %
9. SALES DEMAND: a. _____ ; b. _____ ; c. Activity is _____
10. RENTAL DEMAND: a. _____ ; b. _____ ; c. Activity is _____
11. NEW CONSTRUCTION: a. Types _____ ; b. Amount last year 6-8
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase _____ ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS _____
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from H. H. McCulloch

AREA DESCRIPTION

1. NAME OF CITY Sub- Pittsburgh-Outside SECURITY GRADE C AREA NO. 24
Duquesne

2. DESCRIPTION OF TERRAIN.

Level on hill top overlooking Monongahela River.

3. FAVORABLE INFLUENCES.

Near employment - fairly new and desirable residential well removed from smoke from mills.

4. DETRIMENTAL INFLUENCES.

One industry town.

5. INHABITANTS:

a. Type Skilled labor-local business men b. Estimated annual family income \$ 1200-3600

c. Foreign-born Mixture ; 25 % ; d. Negro No ; % ;
(Nationality) (Yes or No)

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

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

6. BUILDINGS:

a. Type or types singles ; b. Type of construction Brick & frame ;

c. Average age 10-20 yrs. ; d. Repair Fairly good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$3000-12,000</u>	<u>\$7,500</u>	<u>100%</u>	<u>30-60</u>	<u>45</u>	<u>100%</u>
<u>1933-35</u> low	<u>1800-7,000</u>	<u>4,000</u>	<u>58</u>	<u>15-28</u>	<u>25</u>	<u>55</u>
<u>July 1937</u> current	<u>2000-9,000</u>	<u>6,000</u>	<u>75</u>	<u>25-50</u>	<u>40</u>	<u>90</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 50 % ; b. Dwelling units 100 % ; c. Home owners 75 %

9. SALES DEMAND: a. Fair ; b. Singles 5,000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: A Small section outside Duquesne city limits.

15. Information for this form was obtained from Edw. H. Fahey.

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh - Duquesne SECURITY GRADE C AREA NO. 25
2. DESCRIPTION OF TERRAIN. Sloping steeply up the hill from Duquesne Road
3. FAVORABLE INFLUENCES. Near employment. The best residential section of the city.
considered quite desirable.
4. DETRIMENTAL INFLUENCES. Topography - obsolescence.
5. INHABITANTS:
 - a. Type Skilled labor-local business; b. Estimated annual family income \$ 1200-3600
 - c. Foreign-born mixture; 25 %; d. Negro yes; 1 %;
(Nationality) (Yes or No)
 - e. Infiltration of foreign; f. Relief families heavy;
 - g. Population is increasing _____; decreasing _____; static. yes
6. BUILDINGS:
 - a. Type or types Single-few rows & duplexes; b. Type of construction brick & frame;
 - c. Average age 10-40 yrs.; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2,500-12,000</u>	<u>6,500</u>	<u>100%</u>	<u>30-60</u>	<u>45</u>	<u>100%</u>
1933-35 low	<u>1,500- 7,000</u>	<u>3,500</u>	<u>55</u>	<u>15-25</u>	<u>20</u>	<u>45</u>
July 1937 current	<u>2,000-10,000</u>	<u>5,000</u>	<u>75</u>	<u>25-50</u>	<u>40</u>	<u>90</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 90 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Fair; b. Singles 2000-4000; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Anything; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Somewhat limited; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static if mill operates
14. CLARIFYING REMARKS: About 15 houses have been built in 1937 to sell for \$3500 to \$4500; all for specific individuals. This is a heavily congested area as is most of Duquesne
15. Information for this form was obtained from Edw. H. Fahey

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh Duquesne SECURITY GRADE C AREA NO. 26
2. DESCRIPTION OF TERRAIN. Sloping steeply up from Duquesne Road
3. FAVORABLE INFLUENCES. Near employment - fairly desirable residential section with some good houses.
4. DETRIMENTAL INFLUENCES. Section is quite spotty. Smoke and Dirt from mills.
5. INHABITANTS:
 - a. Type Skilled labor ; b. Estimated annual family income \$ 1200-3000
 - c. Foreign-born mixture ; 50 % ; d. Negro Yes ; 2% % ;
(Nationality) (Yes or No)
 - e. Infiltration of foreign-negro ; f. Relief families heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles - rows ; b. Type of construction Frame & Brick ;
 - c. Average age 20-40 yrs. ; d. Repair Poor to fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>3,000-10,000</u>	<u>7,000</u>	<u>100%</u>	<u>30-60</u>	<u>40</u>	<u>100%</u>
<u>1933-35</u> low	<u>1,500- 5,000</u>	<u>4,000</u>	<u>57</u>	<u>15-30</u>	<u>20</u>	<u>50</u>
<u>July 1937</u> current	<u>2,500-7,500</u>	<u>5,500</u>	<u>80</u>	<u>25-50</u>	<u>35</u>	<u>90</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 75 % ; b. Dwelling units 100 % ; c. Home owners 40 %
9. SALES DEMAND: a. Fair ; b. Singles 2500-4000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward if mills move
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from Edw. H. Fahey

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Mifflin Twp. SECURITY GRADE C AREA NO. 27
outside Duquesne
2. DESCRIPTION OF TERRAIN.
Hilly
3. FAVORABLE INFLUENCES.
More space around houses. Good elevation. Good rental demand
4. DETRIMENTAL INFLUENCES.
No paved streets. Sewers partially lacking poor transportation, Heavy taxes, steep ascent from Duquesne
5. INHABITANTS:
 - a. Type Skilled & common labor ; b. Estimated annual family income \$ 1000-2000
 - c. Foreign-born Mixture ; 40 % ; d. Negro No ; (Yes or No) % ;
(Nationality)
 - e. Infiltration of Foreign ; f. Relief families Heavy ;
 - g. Population is increasing slowly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick & Frame ;
 - c. Average age 20-25 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$3000-8000</u>	<u>\$6000</u>	<u>100%</u>	<u>25-45</u>	<u>35</u>	<u>100%</u>
<u>1933-35</u> low	<u>1500-4000</u>	<u>3000</u>	<u>50</u>	<u>12-20</u>	<u>15</u>	<u>43</u>
<u>July 1937</u> current	<u>2500-6000</u>	<u>4500</u>	<u>75</u>	<u>25-40</u>	<u>35</u>	<u>100</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 40 % ; b. Dwelling units 100 % ; c. Home owners 40 %
9. SALES DEMAND: a. Poor ; b. ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static if improvements are put in.
14. CLARIFYING REMARKS: This section will not bring the prices that Duquesne properties will.
Section is enjoying overflow of housing demand from Duquesne.
15. Information for this form was obtained from Edw. H. Fahey

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Homestead SECURITY GRADE C AREA NO. 28
2. DESCRIPTION OF TERRAIN. Hilly - sloping up from 8th avenue
3. FAVORABLE INFLUENCES. Near employment, near Park and library. Good class of populace.
4. DETRIMENTAL INFLUENCES. Obsolescence
5. INHABITANTS:
 - a. Type Skilled labor- clerk ; b. Estimated annual family income \$ 1200-3500
 - c. Foreign-born Mixture ; 30 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign ; f. Relief families Moderate ;
 - g. Population is increasing ; decreasing ; static. yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame - brick ;
 - c. Average age 15-35 yrs ; d. Repair Fair, some good.
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$8000-3500</u>	<u>10,500</u>	<u>100%</u>	<u>45-85</u>	<u>75</u>	<u>100%</u>
<u>1933-35</u> low	<u>6000-17500</u>	<u>6,500</u>	<u>62</u>	<u>30-45</u>	<u>40</u>	<u>55</u>
<u>July 1937</u> current	<u>6500-25000</u>	<u>7,500</u>	<u>72</u>	<u>30-75</u>	<u>50</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 100 % ; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Brick singles \$6500-7000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building somewhat limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly downward.
14. CLARIFYING REMARKS: Many mill superintendents and better paid office employees live here.
15. Information for this form was obtained from J.C. Kuhn

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Homestead SECURITY GRADE C AREA NO. 29
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Near employment. Good class of people
4. DETRIMENTAL INFLUENCES. Obsolescence
5. INHABITANTS: Skilled labor
 - a. Type local business people ; b. Estimated annual family income \$ 1200-3500
 - c. Foreign-born Mixture 25 %; d. Negro No %;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign ; f. Relief families Moderate ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Brick - frame ;
 - c. Average age 15-30 yrs. ; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>7500-20,000</u>	<u>10,500</u>	<u>100%</u>	<u>45-85</u>	<u>70</u>	<u>100%</u>
1933-35 low	<u>4000-10,000</u>	<u>6,500</u>	<u>62</u>	<u>30-45</u>	<u>35</u>	<u>50</u>
July 1937 current	<u>4500-13,000</u>	<u>7,500</u>	<u>72</u>	<u>30-75</u>	<u>50</u>	<u>70</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 100 %; c. Home owners 85 %
9. SALES DEMAND: a. Fair ; b. Brick singles 6500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Brick singles \$8500; b. Amount last year 2 or 3 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from J.C.Kuhn - Property Mgmt. Broker.

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Munhall SECURITY GRADE C AREA NO. 30
2. DESCRIPTION OF TERRAIN. Level on top of hill
3. FAVORABLE INFLUENCES. Near employment. Good elevation and well planned development.
4. DETRIMENTAL INFLUENCES. Poor transportation. Steep ascent to section.
5. INHABITANTS:
 - a. Type Skilled labor ; b. Estimated annual family income \$1500-2000
 - c. Foreign-born mixture ; 75 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign ; f. Relief families Moderate ;
 - g. Population is increasing slowly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types singles ; b. Type of construction Brick ;
 - c. Average age 4-15 yrs. ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>8000-12000</u>	<u>9500</u>	<u>100%</u>	<u>55</u>	<u>55</u>	<u>100%</u>
<u>1933-35</u> low	<u>5500-8000</u>	<u>6500</u>	<u>70</u>	<u>30</u>	<u>30</u>	<u>55</u>
<u>July 1937</u> current	<u>6500-9500</u>	<u>7500</u>	<u>80</u>	<u>40</u>	<u>40</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 75 % ; b. Dwelling units 100 % ; c. Home owners 90 %
9. SALES DEMAND: a. Fair ; b. Singles 6500-7000 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Brick singles 7500-8500 ; b. Amount last year 10 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Entire area dependent on mill activity.

J.C. Kuhn

15. Information for this form was obtained from

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh SECURITY GRADE C AREA NO. 31

2. DESCRIPTION OF TERRAIN. Hilly

3. FAVORABLE INFLUENCES. Suburban atmosphere - near employment.

4. DETRIMENTAL INFLUENCES. Unpaved streets, only fair transportation.

5. INHABITANTS:

a. Type Skilled labor ; b. Estimated annual family income \$1500-2500
c. Foreign-born Mixture ; 70 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
e. Infiltration of Foreign ; f. Relief families moderately heavy ;
g. Population is increasing ; decreasing ; static. yes

6. BUILDINGS:

a. Type or types Singles ; b. Type of construction Brick & frame ;
c. Average age 8-15 yrs. ; d. Repair Good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>6000-10,000</u>	<u>7000</u>	<u>100%</u>	<u>30-60</u>	<u>50</u>	<u>100%</u>
<u>1933-35</u> low	<u>4000-6,500</u>	<u>4500</u>	<u>65</u>	<u>20-35</u>	<u>25</u>	<u>50</u>
<u>July 1937</u> current	<u>4500-8500</u>	<u>5500</u>	<u>80</u>	<u>25-45</u>	<u>40</u>	<u>80</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 70 % ; b. Dwelling units 100 % ; c. Home owners 85 %

9. SALES DEMAND: a. Fair ; b. Singles 5000-6000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Vacant ground is too hilly for development.

15. Information for this form was obtained from Jas. C. Kuhn

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Munhall SECURITY GRADE C AREA NO. 32

2. DESCRIPTION OF TERRAIN. Hilly

3. FAVORABLE INFLUENCES. Suburban atmosphere

4. DETRIMENTAL INFLUENCES. Some unpaved streets. Only fair transportation. Some cheap construction.

5. INHABITANTS:

a. Type Skilled labor-clerks ; b. Estimated annual family income \$ 1200-2500
c. Foreign-born Mixture ; 25 % ; d. Negro No ; (Yes or No) % ;
(Nationality)
e. Infiltration of Foreign ; f. Relief families Moderate ;
g. Population is increasing slowly ; decreasing ; static.

6. BUILDINGS:

a. Type or types Singles ; b. Type of construction Frame & Brick ;
c. Average age 10-20 yrs. ; d. Repair Fair to good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$5500-13,500</u>	<u>7,500</u>	<u>100%</u>	<u>30-65</u>	<u>50</u>	<u>100%</u>
1933-35 low	<u>3000-7000</u>	<u>4,500</u>	<u>60</u>	<u>20-35</u>	<u>25</u>	<u>50</u>
July 1937 current	<u>4000-9500</u>	<u>5,500</u>	<u>72</u>	<u>25-50</u>	<u>40</u>	<u>80</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 75 % ; b. Dwelling units 100 % ; c. Home owners 85 %

9. SALES DEMAND: a. Good ; b. Singles 5000 ; c. Activity is Good

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types ; b. Amount last year

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: Streets east of Ellsworth have no sewers.

15. Information for this form was obtained from Jas. A. Kuhn.

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-St.Clair-Knoxville SECURITY GRADE C AREA NO. 33

2. DESCRIPTION OF TERRAIN. Hilly-sloping down from Brownsville Road, section.

3. FAVORABLE INFLUENCES. Nominal

4. DETRIMENTAL INFLUENCES. Many unpaved streets. Topography is not readily appreciable to residential building. Section is very spotty with much cheap construction of considerable age.

5. INHABITANTS: Clerks, skilled labor &
a. Type common labor; b. Estimated annual family income \$1000-2000
c. Foreign-born Mixture; 40 %; d. Negro Yes; (Yes or No) %;
(Nationality)
e. Infiltration of None; f. Relief families heavy; (Yes or No) %;
g. Population is increasing (Yes or No); decreasing (Yes or No); static Yes

6. BUILDINGS:
a. Type or types General mixture; b. Type of construction frame-brick; (Yes or No) %;
c. Average age 30-45 yrs.; d. Repair fair to poor

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	2000-7000	5000	100%	20-75	45	100%
1933-35 low	1000-4000	2500	50	12-40	25	57
July 1937 current	1500-5000	3500	70	15-50	30	67

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 85 %; b. Dwelling units 99 %; c. Home owners 60 %

9. SALES DEMAND: a. Fair; b. Singles 1500-4000; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. Anything; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles 4000; b. Amount last year Very few

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Mortgage funds are available at 40-50% of appraisal. A good portion of these properties are built on the hillside and valley bottoms. Negro concentrated in St.Clair Section is very spotty throughout. Many houses need paint and minor repairs.

15. Information for this form was obtained from Gerald A. Born

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-Overbrook SECURITY GRADE C AREA NO. 34
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Surrounding territory is good and new development appears to be better in this section.
4. DETRIMENTAL INFLUENCES. None except topography, some question of undermining.
5. INHABITANTS:
 - a. Type White collar-skilled labor ; b. Estimated annual family income \$ 1200-2500
 - c. Foreign-born mixture ; 30 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Desirables ; f. Relief families moderate ;
 - g. Population is increasing slowly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame & Brick ;
 - c. Average age 12-20 yrs. ; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$3500-7500</u>	<u>\$5000</u>	<u>100%</u>	<u>\$30-65</u>	<u>50</u>	<u>100%</u>
<u>1933-35</u> low	<u>2000-4000</u>	<u>2500</u>	<u>50</u>	<u>20-40</u>	<u>30</u>	<u>60</u>
<u>July 1937</u> current	<u>2500-5000</u>	<u>3500</u>	<u>70</u>	<u>25-50</u>	<u>40</u>	<u>80</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 50 % ; b. Dwelling units 99 % ; c. Home owners 75 %
100
9. SALES DEMAND: a. Fair ; b. Singles \$3000-5000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Brick singles \$6000 ; b. Amount last year 20 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building Yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to slightly upward.
14. CLARIFYING REMARKS: The least developed section which is close to the commercial area of Pittsburgh.

W.S. Klemans

15. Information for this form was obtained from

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Castle Shannon SECURITY GRADE C AREA NO. 35
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Fairly new residential area surrounded by good sections. Good Transportation.
4. DETRIMENTAL INFLUENCES. Dust from Coal mine. Undermining of ground. No sewers on Southern hills edge
5. INHABITANTS:
 - a. Type Skilled labor & coal miners ; b. Estimated annual family income \$ 1200-2500
 - c. Foreign-born Mixture ; 40 %; d. Negro Yes ; 10 %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame & Brick ;
 - c. Average age 8-25 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>2000-10,000</u>	<u>6000</u>	<u>100%</u>	<u>30-75</u>	<u>50</u>	<u>100%</u>
<u>1933-35</u> low	<u>1000-5000</u>	<u>3000</u>	<u>50</u>	<u>15-40</u>	<u>25</u>	<u>50</u>
current	<u>1500-6500</u>	<u>4000</u>	<u>67</u>	<u>20-50</u>	<u>35</u>	<u>70</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 80 %; b. Dwelling units 99 %; c. Home owners 75 %
9. SALES DEMAND: a. Fair ; b. Singles \$3500-4000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Brick single 4000- ; b. Amount last year 6 units
5000
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Coal operations have stayed development of the section.
15. Information for this form was obtained from W.S. Klerans, Property Appr. HOLC Pittsburgh

Date July 7 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh- Beechview SECURITY GRADE C AREA NO. 36
2. DESCRIPTION OF TERRAIN. Hilly, sloping up from W. Liberty Road.
3. FAVORABLE INFLUENCES. Direct transportation through tubes to Pittsburgh business district.
4. DETRIMENTAL INFLUENCES. Houses on small lots not well planned.
5. INHABITANTS:
 - a. Type Mechanics-clerks-RR men ; b. Estimated annual family income \$ 1200-2500
 - c. Foreign-born Italian ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of Jewish-Italian ; f. Relief families Moderately heavy ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Single ; b. Type of construction Brick ;
 - c. Average age 30 yrs ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>5000-12,500</u>	<u>7,500</u>	<u>100%</u>	<u>40-65</u>	<u>50</u>	<u>100%</u>
1933-35 low	<u>3500- 8,500</u>	<u>5,000</u>	<u>67</u>	<u>25-35</u>	<u>25</u>	<u>50</u>
July '37 current	<u>4000-10,000</u>	<u>6,000</u>	<u>80</u>	<u>35-50</u>	<u>40</u>	<u>80</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 100 % ; c. Home owners 60-65 %
9. SALES DEMAND: a. Poor ; b. Singles up to \$5000 ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything \$40 ; c. Activity is good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year No
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building No
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Strong Catholic influence in this area. Advance in rentals must be predicted on reconditioning.

J.C.Gilson, Freehold Realty.

15. Information for this form was obtained from _____

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Duquesne Heights SECURITY GRADE C AREA NO. 37
2. DESCRIPTION OF TERRAIN. Hilly-Steeply up from river
3. FAVORABLE INFLUENCES. Good transportation, near employment, good elevation.
4. DETRIMENTAL INFLUENCES. Heavy obsolescence, houses too close together.
5. INHABITANTS:
 - a. Type Clerks-skilled labor ; b. Estimated annual family income \$ 1200-4000
 - c. Foreign-born Nominal ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families moderately ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Single-few duplexes ; b. Type of construction Frame ;
 - c. Average age 30 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>5500-12,000</u>	<u>7500</u>	<u>100%</u>	<u>40-85</u>	<u>55</u>	<u>100%</u>
<u>1933-35</u> low	<u>3000-6500</u>	<u>4000</u>	<u>55</u>	<u>25-45</u>	<u>30</u>	<u>55</u>
<u>July 1937</u> current	<u>4000-8000</u>	<u>5000</u>	<u>67</u>	<u>30-60</u>	<u>40</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 100 % ; b. Dwelling units 100 % ; c. Home owners 55 %
9. SALES DEMAND: a. Fair ; b. Singles \$4000-5000 ; c. Activity is Poor improving
10. RENTAL DEMAND: a. Good ; b. Anything up to \$50 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes B&L ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Thrifty class of people in this locality many old German families. Houses in the Buell foundation section are definitely better than the rest of the section. Oneida St. south of Virginia.
15. Information for this form was obtained from T.K. Heselbarth

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, Elliott, Part of Sheraden SECURITY GRADE C AREA NO. 38

2. DESCRIPTION OF TERRAIN. Hilly

3. FAVORABLE INFLUENCES. Good transportation, near employment areas.

4. DETRIMENTAL INFLUENCES. Obsolescence setting in in parts of the area, slowly going foreign.

5. INHABITANTS:
a. Type Clerks-skilled mechanics; b. Estimated annual family income \$ 1200-5000
c. Foreign-born Mixture; 3-5 %; d. Negro No; (Nationality) (Yes or No) %;
e. Infiltration of Foreign; f. Relief families heavy; %;
g. Population is increasing Yes; decreasing static; static. Yes

6. BUILDINGS:
a. Type or types Singles-some duplexes; b. Type of construction Frame-brick; %;
c. Average age 40 yrs.; d. Repair Fair, some few are good

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	<u>5500-12,500</u>	<u>7500</u>	<u>100%</u>	<u>40-85</u>	<u>55</u>	<u>100%</u>	
1933-35 low	<u>3000-6500</u>	<u>4000</u>	<u>55</u>	<u>25-45</u>	<u>30</u>	<u>55</u>	
July 1937 current	<u>4000-8000</u>	<u>5000</u>	<u>67</u>	<u>30-60</u>	<u>40</u>	<u>73</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 100%; c. Home owners 50%

9. SALES DEMAND: a. Fair; b. Singles 4000-5000; c. Activity is improving

10. RENTAL DEMAND: a. Good; b. Anything up to \$50; c. Activity is good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes B&L; b. Home building _____

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly downward

14. CLARIFYING REMARKS: Lorenz Ave. to Chartier Ave. are business. Strahle Place houses are good and fairly new ranging in price up to \$9000. Ordinary section of modest homes.

15. Information for this form was obtained from T. K. Haselbarth

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY McKees Rocks SECURITY GRADE C AREA NO. 39
2. DESCRIPTION OF TERRAIN. Hilly, in a valley between hills.
3. FAVORABLE INFLUENCES. Near employment, fairly desirable residential area for better paid local workers.
4. DETRIMENTAL INFLUENCES. Mixture of older houses in fair condition.

5. INHABITANTS: Skilled labor, office
a. Type employees, Mechanics.; b. Estimated annual family income \$ 2000-4000
c. Foreign-born Mixture; 20 %; d. Negro No; _____ %;
(Nationality) (Yes or No)
e. Infiltration of Foreign; f. Relief families heavy; _____;
g. Population is increasing _____; decreasing _____; static. yes

6. BUILDINGS:
a. Type or types Rows, singles-; b. Type of construction brick; _____;
predominate
c. Average age 25 yrs.; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4000-15,000</u>	<u>7500</u>	<u>100%</u>	<u>35-65</u>	<u>50</u>	<u>100%</u>
<u>1933-35</u> low	<u>2500-9000</u>	<u>4500</u>	<u>60</u>	<u>22-40</u>	<u>30</u>	<u>60</u>
<u>July 1937</u> current	<u>3000-10,000</u>	<u>5000</u>	<u>67</u>	<u>30-50</u>	<u>40</u>	<u>80</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 90 %; b. Dwelling units 100 %; c. Home owners 50-55 %
9. SALES DEMAND: a. Poor; b. Singles-Units \$5000; c. Activity is Will improve
10. RENTAL DEMAND: a. Good; b. Anything up to \$50; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Yes; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to slightly downward
14. CLARIFYING REMARKS: Outside city limits of McKees Rocks. Good demand for units from workers locally, R.R. shops, many industries located nearby.

15. Information for this form was obtained from T. K. Heselbarth

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Ambridge SECURITY GRADE C AREA NO. 40
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Near employment
4. DETRIMENTAL INFLUENCES. Very spotty with entire area dependent on local mills which reopened only in early 1936.
5. INHABITANTS:
 - a. Type skilled labor ; b. Estimated annual family income \$ 1000-3000
 - c. Foreign-born Mixture ; 30% ; d. Negro Yes ; 5 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame brick- ;
 - c. Average age 15-20 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>4500-12000</u>	<u>7500</u>	<u>100%</u>	<u>35-65</u>	<u>50</u>	<u>100%</u>
<u>1933-35</u> low	<u>2500-6500</u>	<u>4000</u>	<u>55</u>	<u>17.50-35</u>	<u>25</u>	<u>50</u>
<u>July 1937</u> current	<u>3500-8000</u>	<u>5500</u>	<u>75</u>	<u>27.50-50</u>	<u>35</u>	<u>70</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 75% ; b. Dwelling units 10% ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Singles 4000-5000 ; c. Activity is improving
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Bldg. & loan assns. which normally financed this section are not in position to lend any volume of mortgage money.
15. Information for this form was obtained from M. Colbert- Property Mgmt. Div. HOLC

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh, Coraopolis SECURITY GRADE C AREA NO. 41
2. DESCRIPTION OF TERRAIN. Hilly, sloping along hillside
3. FAVORABLE INFLUENCES. Near local employment- good shopping district. Suburban atmosphere. Local mills operating.
4. DETRIMENTAL INFLUENCES. Obsolescence - distance to Pittsburgh.
5. INHABITANTS: Skilled labor - clerks
 - a. Type _____ ; b. Estimated annual family income \$ 1200-4000
 - c. Foreign-born Mixture 10 %; d. Negro Yes %;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families _____ ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame & Brick ;
 - c. Average age 35-40 yrs. ; d. Repair Fair to good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>5000-12,000</u>	<u>7000</u>	<u>100%</u>	<u>35-80</u>	<u>50</u>	<u>100%</u>
<u>1933-35</u> low	<u>2500-6000</u>	<u>3500</u>	<u>50</u>	<u>20-40</u>	<u>25</u>	<u>50</u>
<u>July 1937</u> current	<u>3500-7500</u>	<u>4500</u>	<u>65</u>	<u>25-60</u>	<u>35</u>	<u>70</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 90 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward slowly.
14. CLARIFYING REMARKS: As is typical of small towns, this entire area is very spotty with good and bad properties intermingled. It is not uncommon to find negro houses adjacent to much better units.
15. Information for this form was obtained from T. K. Heselbarth

AREA DESCRIPTION

1. NAME OF CITY Carnegie SECURITY GRADE C AREA NO. 42

2. DESCRIPTION OF TERRAIN. Hilly

3. FAVORABLE INFLUENCES. Good transportation, out of noise, near local employment.

4. DETRIMENTAL INFLUENCES. Obsolescence

5. INHABITANTS:

a. Type Skilled labor-clerks ; b. Estimated annual family income \$ 1200-2500
c. Foreign-born Mixture ; 10 % ; d. Negro Yes ; 1-2 % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Moderately heavy ;
g. Population is increasing _____ ; decreasing _____ ; static. Yes

6. BUILDINGS:

a. Type or types Singles-some duplex ; b. Type of construction Frame & Brick ;
c. Average age 20-40 yrs. ; d. Repair Fairly good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>5500-15,000</u>	<u>9000</u>	<u>100%</u>	<u>30-60</u>	<u>45</u>	<u>100%</u>
<u>1933-35</u> low	<u>3000-8000</u>	<u>5000</u>	<u>55</u>	<u>18-35</u>	<u>25</u>	<u>55</u>
<u>July 1937</u> current	<u>4000-10000</u>	<u>6000</u>	<u>67</u>	<u>25-50</u>	<u>35</u>	<u>80</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 90 % ; b. Dwelling units 100 % ; c. Home owners 45 %

9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types No ; b. Amount last year None

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Section was very bad during the low of the market, but has had definite improvement since 1935. Second generation moving out of the area on Washington, Buckwood and Broadway. Between Ridge and Buckwood for two blocks on each side of Trimble St. are located the best houses in the city ranging in price up to \$50,000. Most of the houses are of considerable age, however, with a very limited demand for resale at present these are occupied by local business men and plant executives.

15. Information for this form was obtained from _____

T.K.Heselbarth

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, No side SECURITY GRADE D AREA NO. 1

2. DESCRIPTION OF TERRAIN. Low lying territory along Allegheny and Ohio rivers part flood land.

3. FAVORABLE INFLUENCES. None from standpoint of home ownership.

4. DETRIMENTAL INFLUENCES. Dirt, filth, smoke etc, low type community. One of the toughest sections of Pittsburgh.

5. INHABITANTS:

a. Type Very mixed; b. Estimated annual family income \$ 0 to 1000
c. Foreign-born Mixed; %; d. Negro Yes; 20 %;
(Nationality) (Yes or No)
e. Infiltration of Everything; f. Relief families Most families on relief;
g. Population is increasing; decreasing Yes; static.

6. BUILDINGS:

a. Type or types Mixed dilapidated; b. Type of construction Brick 80% frame 20%;
c. Average age 100 yrs.; d. Repair poor - dilapidated

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>2500-15000</u>	<u>7500</u>	<u>100%</u>	<u>15-100</u>	<u>40</u>	<u>100%</u>
<u>1933-35</u> low	<u>1000-8500</u>	<u>3500</u>	<u>45</u>	<u>8-55</u>	<u>15</u>	<u>38</u>
<u>July</u> current	<u>1000-8500</u>	<u>3500</u>	<u>45</u>	<u>10-75</u>	<u>25</u>	<u>62</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 90 %; b. Dwelling units 99 %; c. Home owners 25 %
to 100%

9. SALES DEMAND: a. None; b. _____; c. Activity is Poor

10. RENTAL DEMAND: a. Good; b. _____; c. Activity is Fair

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Heavily downward

14. CLARIFYING REMARKS: This is one of the older sections of Pittsburgh which is gradually being taken over for commercial purposes. Some 800 properties are reported condemned by the city. These were damaged by recent flood etc. Generally speaking this section is classed as the lower or undesirable type. Most of property located there can be purchased for ground value.

W. A. Stoehr

15. Information for this form was obtained from _____

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, No. side SECURITY GRADE D AREA NO. 2
2. DESCRIPTION OF TERRAIN. Fairly level
3. FAVORABLE INFLUENCES. Good transportation, shopping center, within walking distance downtown Stores and offices. Near employment of diversified character.
4. DETRIMENTAL INFLUENCES. Old district. No room for residential expansion. Future commercial.
5. INHABITANTS:
 - a. Type Mixed ; b. Estimated annual family income \$ 1000-5000
 - c. Foreign-born German-Bohemian 40 % ; d. Negro Yes ; 3 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign ; f. Relief families Heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-duplexes & apartments-some rows. ; b. Type of construction brick 45% frame 55% ;
 - c. Average age 60 yrs. ; d. Repair Fair
7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	<u>2500-11500</u>	<u>6500</u>	<u>100%</u>	<u>10-70</u>	<u>55-</u>	<u>100%</u>
<u>1933-34</u> low	<u>1000-6000</u>	<u>3500</u>	<u>53</u>	<u>10-35</u>	<u>30</u>	<u>55</u>
<u>1937</u> current	<u>1500-7500</u>	<u>4000</u>	<u>63</u>	<u>10-50</u>	<u>40</u>	<u>72</u>

Peak sale values occurred in 1929 and were _____ % of the 1929 level.

Peak rental values occurred in _____ and were _____ % of the 1929 level.
8. OCCUPANCY: a. Land 98 % ; b. Dwelling units 98 % ; c. Home owners 65 %
9. SALES DEMAND: a. Fair ; b. Singles-duplexes ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year Very little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase very limited ; b. Home building very limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward trend leaning to commercial. in hope of conversion bus.
14. CLARIFYING REMARKS: Land values are holding section up at present/ District of Charles & Strauss Sts. is about 40% colored; about 20 % undesirable white population. Some very fine homes still occupied by original owners.
15. Information for this form was obtained from W.A. Stoehr

AREA DESCRIPTION

(Etna) Sharpsberg

1. NAME OF CITY Sub-Pittsburgh SECURITY GRADE D AREA NO. 3

2. DESCRIPTION OF TERRAIN. Level territory

3. FAVORABLE INFLUENCES. Near employment

4. DETRIMENTAL INFLUENCES. Subject to floods- Mills, factories, railroads, smoke, dirt, etc.

5. INHABITANTS:

a. Type Laboring class. ; b. Estimated annual family income \$ 600 to 1800

c. Foreign-born Mixture ; 50 % ; d. Negro Yes ; 3 % ;
(Nationality) (Yes or No)

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

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

6. BUILDINGS:

a. Type or types Singles & rows ; b. Type of construction Brick 50% frame 40% ;

c. Average age 65 yrs ; d. Repair Poor

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>2000-6000</u>		<u>100%</u>	<u>10-40</u>	<u>25</u>	<u>100%</u>
<u>1933-35</u> low	<u>1000-3000</u>		<u>50</u>	<u>10-15</u>	<u>15</u>	<u>60</u>
<u>1937</u> current	<u>1500-3500</u>		<u>60</u>	<u>10-30</u>	<u>20</u>	<u>80</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 80 % ; b. Dwelling units 100 % ; c. Home owners 20 %

9. SALES DEMAND: a. None ; b. _____ ; c. Activity is _____

10. RENTAL DEMAND: a. Fair ; b. Anything up to 30 ; c. Activity is Fair

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Restricted ; b. Home building Restricted

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Area is subject to floods, old buildings being torn down. Fast becoming commercial and industrial territory. Generally speaking, properties can be purchased for ground value.

15. Information for this form was obtained from W. A. Stoehr

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Oakmont, Verona SECURITY GRADE D AREA NO. 4 & 5
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near employment - cheap rents
4. DETRIMENTAL INFLUENCES. Flood hazard yearly to some degree. Poor housing.
5. INHABITANTS:
 - a. Type Laborers- Steel Mills ; b. Estimated annual family income \$ 1000-1500
 - c. Foreign-born Mixture ; 60 % ; d. Negro Yes ; 20 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign ; f. Relief families heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame ;
 - c. Average age 30-50 yrs. ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>1500-8000</u>	<u>4000</u>	<u>100%</u>	<u>20-40</u>	<u>30</u>	<u>100%</u>
1933-35 low	<u>800 -4000</u>	<u>2000</u>	<u>50</u>	<u>10-20</u>	<u>15</u>	<u>50</u>
July, 1937 current	<u>1000-5000</u>	<u>2500</u>	<u>62</u>	<u>15-30</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 95 % ; b. Dwelling units 99= % ; c. Home owners 70 %
9. SALES DEMAND: a. Fair ; b. Singles \$2000-4000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No ; b. Amount last year No
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building No
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Entirely dependent on local mills which only recently reopened.
15. Information for this form was obtained from W. S. Klemen

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Oakmont, Verona SECURITY GRADE D AREA NO. 4 & 5

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Near employment - cheap rents

4. DETRIMENTAL INFLUENCES. Flood hazard yearly to some degree. Poor housing.

5. INHABITANTS:

a. Type Laborers- Steel Mills ; b. Estimated annual family income \$ 1000-1500

c. Foreign-born Mixture ; 60 % ; d. Negro Yes ; 20 % ;
(Nationality) (Yes or No)

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

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

6. BUILDINGS:

a. Type or types Singles ; b. Type of construction Frame ;

c. Average age 30-50 yrs. ; d. Repair Poor

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>1500-8000</u>	<u>4000</u>	<u>100%</u>	<u>20-40</u>	<u>30</u>	<u>100%</u>
<u>1933-35</u> low	<u>800 -4000</u>	<u>2000</u>	<u>50</u>	<u>10-20</u>	<u>15</u>	<u>50</u>
<u>July, 1937</u> current	<u>1000-5000</u>	<u>2500</u>	<u>62</u>	<u>15-30</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 95 % ; b. Dwelling units 99= % ; c. Home owners 70 %

9. SALES DEMAND: a. Fair ; b. Singles \$2000-4000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building No

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Entirely dependent on local mills which only recently reopened.

15. Information for this form was obtained from W. S. Klemen

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-Butler St. Area SECURITY GRADE D AREA NO. 6
2. DESCRIPTION OF TERRAIN. Level- along Allegheney River
3. FAVORABLE INFLUENCES. Good transportation, near employment of diversified nature.
4. DETRIMENTAL INFLUENCES. Old homes in poor condition, subject to floods, smoke and noise from mills.
5. INHABITANTS:
 - a. Type Labore rs ; b. Estimated annual family income \$ 1000
 - c. Foreign-born Mixture ; 75 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign ; f. Relief families heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. yes
6. BUILDINGS:
 - a. Type or types Rows, some singles and duplexes ; b. Type of construction Brick & Frame ;
 - c. Average age 50-60 yrs. ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>3000-7000</u>	<u>4000</u>	<u>100%</u>	<u>20-32</u>	<u>25</u>	<u>100%</u>
<u>1933-35</u> low	<u>1500-3500</u>	<u>2000</u>	<u>50</u>	<u>12-20</u>	<u>15</u>	<u>60</u>
<u>July 1937</u> current	<u>1500-3500</u>	<u>2000</u>	<u>50</u>	<u>15-25</u>	<u>18</u>	<u>75</u>

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 95 % ; c. Home owners 25 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No ; b. Amount last year No
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS /Downward rather fast.
14. CLARIFYING REMARKS: No demand for house purchase since flood. Property near Butler St. between 40th and 47th avenues is considered slightly better than the balance of this section. There is a number of joint home and business properties on Butler St. Where vacancy is heavy in upstairs units. Many are in vandalized condition. Small industry is sprinkled throughout the area. Mills have moved out of the section and have taken much skilled labor with them.
15. Information for this form was obtained from _____

John J. McKenna

Date July

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh SECURITY GRADE D AREA NO. 7
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Good transportation in Southern end. Near employment
4. DETRIMENTAL INFLUENCES. Poor class of small houses in poor condition.
5. INHABITANTS:
 - a. Type Labor-mechanics ; b. Estimated annual family income \$ 800-1500
 - c. Foreign-born Italian ; 20 % ; d. Negro Yes ; 10-15 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Italian Negro ; f. Relief families heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. yes
6. BUILDINGS:
 - a. Type or types Singles-rows ; b. Type of construction Brick & frame ;
 - c. Average age 35 yrs. ; d. Repair Poor
7. HISTORY:

YEAR	RANGE	SALE VALUES		RENTAL VALUES	
		PREDOM- INATING	%	PREDOM- INATING	%
1929 level	<u>1800 to 7500</u>	<u>4500</u>	<u>100%</u>	<u>30-60</u>	<u>40</u> <u>100%</u>
<u>1933-35</u> low	<u>900 to 4000</u>	<u>2500</u>	<u>55</u>	<u>17-30</u>	<u>20</u> <u>50</u>
current	<u>1000 to 4500</u>	<u>2800</u>	<u>60</u>	<u>20-35</u>	<u>27</u> <u>67</u>

Peak sale values occurred in 1926 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 98 % ; b. Dwelling units 100 % ; c. Home owners 25-30 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything @ \$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 ; b. Home building no
limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: This is a good 4th grade section. Some Polish people built here about 4 yrs. ago along Kincaid.
15. Information for this form was obtained from Ralph George.

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, East Liberty SECURITY GRADE D AREA NO. 8
2. DESCRIPTION OF TERRAIN. level
3. FAVORABLE INFLUENCES. Good transportation, near employment.
4. DETRIMENTAL INFLUENCES. Obsolescence. Poor condition of structures, lower class populace.
5. INHABITANTS:
 - a. Type Labor ; b. Estimated annual family income \$ 800-1200
 - c. Foreign-born Greek-Italian; 30 %; (Nationality) d. Negro Yes ; 30 %; (Yes or No)
 - e. Infiltration of Italian-negro ; f. Relief families Very heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-rows ; b. Type of construction Brick - frame ;
 - c. Average age 40-50 yrs. ; d. Repair Poor
7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	<u>2000-11,500</u>	<u>Singles</u> <u>6000</u>	<u>100%</u>	<u>25-90</u>	<u>40</u>	<u>100%</u>
1933-31 low	<u>900 - 6000</u>	<u>2500</u>	<u>43</u>	<u>13-45</u>	<u>20</u>	<u>50</u>
July 1936 current	<u>1000- 7500</u>	<u>3500</u>	<u>58</u>	<u>15-60</u>	<u>22</u>	<u>55</u>

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 100 %; b. Dwelling units 99 %; c. Home owners 15-20 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair to good ; b. Anything 15-25 ; c. Activity is Fair to good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Very ; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Land values on Penn. Ave. in E. Liberty between Frankstown & Highland Ave. range from \$10,000 to \$15,000; it is the shopping center for the entire East End District. Chain stores and mail order houses located here. Larimer Ave. is the shopping center for Italian population. Eastern end of this section is best. No market for row houses. Single houses average \$1500-5000, about 60% of the owner-occupied homes are mortgaged.
15. Information for this form was obtained from Ralph George

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-Brushton SECURITY GRADE D AREA NO. 9
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near employment in E. Liberty district.
4. DETRIMENTAL INFLUENCES. Concentration of foreign and negro. Houses in poor condition.
5. INHABITANTS:
 - a. Type Labor ; b. Estimated annual family income \$800-1500
 - c. Foreign-born Italian ; 50 % ; d. Negro Yes ; 50 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign negro ; f. Relief families Very heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-few rows ; b. Type of construction Brick-some frame ;
 - c. Average age 30-40 yrs. ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4000-7500</u>	<u>6000</u>	<u>100%</u>	<u>30-70</u>	<u>50</u>	<u>100%</u>
1933-35 low	<u>2000-3500</u>	<u>3000</u>	<u>50</u>	<u>15-35</u>	<u>25</u>	<u>50</u>
July 1937 current	<u>2500-4500</u>	<u>3500</u>	<u>60</u>	<u>20-40</u>	<u>30</u>	<u>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 100 % ; b. Dwelling units 100 % ; c. Home owners 40-50 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything 20-30 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase no ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Many original owner selling on liberal terms in order to get out of the section.
15. Information for this form was obtained from J. R. Willison-Property mgmt. broker

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh, Hill Dist. SECURITY GRADE D AREA NO. 10

2. DESCRIPTION OF TERRAIN. Hilly

3. FAVORABLE INFLUENCES. Near center of town-near Civic center Park.

4. DETRIMENTAL INFLUENCES. Concentration of negro and undesirables, very congested.

5. INHABITANTS:

a. Type Labor ; b. Estimated annual family income \$1000-3000
c. Foreign-born mixture ; 20 % ; d. Negro Yes ; 50 % ;
(Nationality) (Yes or No)
e. Infiltration of Negro ; f. Relief families Heavy ;
g. Population is increasing _____ ; decreasing _____ ; static Yes

6. BUILDINGS:

a. Type or types Rows-tenements-apts; b. Type of construction Frame & brick ;
duplexes-singles
c. Average age 30-60 yrs. ; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>1500-10,000</u>	<u>4500</u>	<u>100%</u>	<u>20-75</u>		<u>100%</u>
1933-35 low	<u>1000- 6,000</u>	<u>3000</u>	<u>67</u>	<u>10-30</u>		
July 1937 current	<u>1000- 6000</u>	<u>3000</u>	<u>67</u>	<u>10-50</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 35 %

9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is _____

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building No

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward fast.

14. CLARIFYING REMARKS: Considerable Jewish throughout the 5th Ave. Section. Demolition for tax purposes and poor condition. Values of residential structures is expected to continue down. Rentals have about reached a peak now. Northeast corner is the best of the entire section: North of Webster and East of Morgan. The poorest area in the territory bounded by 5th Ave., Congress St., Bedford & Erin St. has been mentioned for slum clearance.

15. Information for this form was obtained from W.S. Klemans

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-Hazelwood-Glenwood SECURITY GRADE D AREA NO. 11

2. DESCRIPTION OF TERRAIN. Sloping up the hill from the river

3. FAVORABLE INFLUENCES. Good transportation. Near employment, practically no foreign. Good business section.

4. DETRIMENTAL INFLUENCES. Old houses in fair condition.

5. INHABITANTS: Skilled mechanics-clerks

a. Type _____; b. Estimated annual family income \$ 1500-2400

c. Foreign-born Mixture; 10 %; d. Negro Yes; 3 %;
(Nationality) (Yes or No)

e. Infiltration of None; f. Relief families Moderate;

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

6. BUILDINGS:

a. Type or types Singles-few rows; b. Type of construction Brick & frame;

c. Average age 20-35 yrs.; d. Repair Fair

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4500-9000</u>	<u>5200</u>	<u>100%</u>	<u>35-70</u>	<u>45</u>	<u>100%</u>
1933-35 low	<u>3000-6000</u>	<u>3500</u>	<u>67</u>	<u>22.50-45</u>	<u>30</u>	<u>67</u>
July 1937 current	<u>3500-7000</u>	<u>4000</u>	<u>77</u>	<u>27.50-60</u>	<u>37.50</u>	<u>90</u>

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 45 %

9. SALES DEMAND: a. Fair; b. Singles \$5000; c. Activity is Fair-improving

10. RENTAL DEMAND: a. Good; b. Anything; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: Few negro in section. Practically a small town within the city.

15. Information for this form was obtained from H. O. Hornberger-Realtor

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh - Glenwood SECURITY GRADE D AREA NO. 12

2. DESCRIPTION OF TERRAIN. Level, only slightly above river level.

3. FAVORABLE INFLUENCES. Good transportation. Near employment of diversified nature.
Good local business section.

4. DETRIMENTAL INFLUENCES. Flood hazard. Obsolescence.

5. INHABITANTS:

a. Type Skilled & common labor ; b. Estimated annual family income \$ 1200-1800
c. Foreign-born Mixture ; 60 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)
e. Infiltration of Foreign-negro ; f. Relief families very heavy ;
g. Population is increasing ; decreasing ; static. yes.

6. BUILDINGS:

a. Type or types Singles-rows ; b. Type of construction Frame-few brick ;
c. Average age 35-50 yrs. ; d. Repair Poor

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>3200-5000</u>	<u>4000</u>	<u>100%</u>	<u>20-45</u>	<u>25</u>	<u>100%</u>
<u>1933-35</u> low	<u>1500-3000</u>	<u>2500</u>	<u>62</u>	<u>15-30</u>	<u>17.50</u>	<u>67</u>
<u>July 1937</u> current	<u>1500-3000</u>	<u>2500</u>	<u>62</u>	<u>20-42.50</u>	<u>25</u>	<u>100</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 25 %

9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Negro concentrated in the northern end of the area. Most of the row houses are held for investment. Values are not expected to increase but to continue their decline still further. Demand for these cheap rental units has been responsible for the entire area.

15. Information for this form was obtained from H.O. Hornberger

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Rankin SECURITY GRADE D AREA NO. 13

2. DESCRIPTION OF TERRAIN. Sloping up from the river - steeply up from Braddock Ave.

3. FAVORABLE INFLUENCES. Near employment, cheap rents.

4. DETRIMENTAL INFLUENCES. Old houses in poor condition, many houses have no bath, smoke & noise from industry.

5. INHABITANTS:
a. Type labor ; b. Estimated annual family income \$ 1200-2000
c. Foreign-born Mixture ; 50 % ; d. Negro Yes ; 50 % ;
(Nationality) (Yes or No)
e. Infiltration of Foreign-negro ; f. Relief families Heavy ;
g. Population is increasing ; decreasing slowly ; static.

6. BUILDINGS:
a. Type or types Singles ; b. Type of construction Frame & Brick ;
c. Average age 50-75 yrs. ; d. Repair Poor

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>2000-7500</u>	<u>4000</u>	<u>100%</u>	<u>13-40</u>	<u>27.50</u>	<u>100%</u>
1933-35 low	<u>1500-5000</u>	<u>2800</u>	<u>70</u>	<u>10-25</u>	<u>15</u>	<u>60</u>
July 1937 current	<u>1500-5500</u>	<u>3000</u>	<u>75</u>	<u>15-35</u>	<u>25</u>	<u>90</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 30 %

9. SALES DEMAND: a. Very poor ; b. _____ ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything available ; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building No

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: A poor section housing workers with limited incomes.

15. Information for this form was obtained from H.H. McGulloch

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY (Sub-) Pittsburgh-Braddock SECURITY GRADE D AREA NO. 14
2. DESCRIPTION OF TERRAIN. Sloping up from the river
3. FAVORABLE INFLUENCES. Near employment-very good local shopping center.
4. DETRIMENTAL INFLUENCES. Old houses. Overcrowded. Topography.
5. INHABITANTS:
 - a. Type Steel mill workers ; b. Estimated annual family income \$ 1500-3000
 - c. Foreign-born Mixture-Polish 60 %; d. Negro Yes ; 30 %;
(Nationality) (Yes or No)
 - e. Infiltration of Polish ; f. Relief families Heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. yes.
6. BUILDINGS:
 - a. Type or types Singles-duplexes- ; b. Type of construction 1200-2500 ;
rows-flats
 - c. Average age 40-60 yrs ; d. Repair Poor some fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>3000-12,500</u>	<u>6000</u>	<u>100%</u>	<u>18-55</u>	<u>40</u>	<u>100%</u>
1933-35 low	<u>2000-6500</u>	<u>3500</u>	<u>58</u>	<u>12-35</u>	<u>25</u>	<u>62</u>
July 1937 current	<u>2500-8000</u>	<u>4500</u>	<u>75</u>	<u>15-40</u>	<u>35</u>	<u>87</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 %
9. SALES DEMAND: a. Fair ; b. Few units offered ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited , b. Home building No
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: There is no room for expansion in the city of Braddock with the result there is a tremendous demand for business as the local steel plants are running over 80% of capacity. Values placed on houses by people living in the area are not commensurated with their real worth, but because of the limited ground available prices on present units remain high. The section between N.Holland Ave, 5th St. from Corey to Holland Ave is the best of the section.
15. Information for this form was obtained from _____
Hare, Realtor in Braddock

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-E. Pittsburgh SECURITY GRADE D AREA NO. 15

2. DESCRIPTION OF TERRAIN. Hilly

3. FAVORABLE INFLUENCES. near employment

4. DETRIMENTAL INFLUENCES. Old houses in poor condition

5. INHABITANTS:

a. Type Mill workers ; b. Estimated annual family income \$1200-2000

c. Foreign-born Mixture ; 50 % ; d. Negro Yes ; 40 % ;
(Nationality) (Yes or No)

e. Infiltration of foreign ; f. Relief families heavy ;

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

6. BUILDINGS:

a. Type or types Singles ; b. Type of construction Frame & Brick ;

c. Average age 50-60 yrs. ; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>3000-10,000</u>	<u>6000</u>	<u>100%</u>	<u>18-55</u>	<u>40</u>	<u>100%</u>
1933-35 low	<u>1800-5000</u>	<u>3000</u>	<u>50</u>	<u>12-35</u>	<u>25</u>	<u>62</u>
July 1937 current	<u>2500-6500</u>	<u>4500</u>	<u>75</u>	<u>15-45</u>	<u>35</u>	<u>87</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 90 % ; b. Dwelling units 100 % ; c. Home owners 30 %

9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Bessemer Terrace to Ridge Ave. Between Grandview Ave. and Western Ave. has property better than the balance of the section.

15. Information for this form was obtained from Hare, Realtor in Braddock

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh Duquesne SECURITY GRADE D AREA NO. 16

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Near employment, values holding up because of possibility of selling to Carnegie Steel Co.

4. DETRIMENTAL INFLUENCES. Houses in very poor condition Smoke and noise from mills.

5. INHABITANTS:

- a. Type Labor - mill workers ; b. Estimated annual family income \$ 1000-1500
c. Foreign-born mixture ; 60 % ; d. Negro Yes ; 40 % ;
(Nationality) (Yes or No)
e. Infiltration of Foreign-negro ; f. Relief families heavy ;
g. Population is increasing ; decreasing ; static. yes

6. BUILDINGS:

- a. Type or types Rows-singles ; b. Type of construction Frame ;
c. Average age 40-50 yrs. ; d. Repair Poor

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$3000-6500</u>	<u>4000</u>	<u>100%</u>	<u>20-30</u>	<u>25</u>	<u>100%</u>
<u>1933-35</u> low	<u>None sold</u>			<u>10-15</u>	<u>12.50</u>	<u>50</u>
<u>July 1937</u> current	<u>2000-5000</u>	<u>3000</u>	<u>75</u>	<u>20-30</u>	<u>25</u>	<u>100</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 100 % ; c. Home owners 15 %

9. SALES DEMAND: a. Poor ; b. Speculative buying ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building _____

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward except as follows:

14. CLARIFYING REMARKS: Speculators are taking options on properties in hope that Carnegie will buy. There has been some demolition in the section. One of the few level spots in the vicinity.

Edw. H. Rahey

15. Information for this form was obtained from _____

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh, Duquesne SECURITY GRADE D AREA NO. 17
2. DESCRIPTION OF TERRAIN. Sloping steeply up from Duquesne Rd.
3. FAVORABLE INFLUENCES. Near employment.
4. DETRIMENTAL INFLUENCES. Smoke and dirt from the steel mills. Poor houses in poor condition.
5. INHABITANTS:
 - a. Type Labor Mill workers ; b. Estimated annual family income \$ 1000-1500
 - c. Foreign-born mixture, 50 % ; d. Negro Yes ; 15 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign-negro ; f. Relief families Heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles-rows ; b. Type of construction Brick & frame ;
 - c. Average age 35-50 yrs. ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>3000-6500</u>	<u>4000</u>	<u>100%</u>	<u>20-40</u>	<u>25</u>	<u>100%</u>
<u>1933-35</u> low	<u>None sold</u>			<u>10-20</u>	<u>12.50</u>	<u>50</u>
<u>July 1937</u> current	<u>2000-5000</u>	<u>3000</u>	<u>75</u>	<u>20-35</u>	<u>25</u>	<u>100</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 100 % ; c. Home owners 20 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: The only support for the entire Duquesne section is the one Carnegie mill locally.
15. Information for this form was obtained from Edw. H. Fahey.

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh Duquesne SECURITY GRADE D AREA NO. 18
2. DESCRIPTION OF TERRAIN. Hilly
3. FAVORABLE INFLUENCES. Cheap rent- near employment
4. DETRIMENTAL INFLUENCES. Poor location - inaccessible-poor transportation.
5. INHABITANTS:
 - a. Type labor-mill workers ; b. Estimated annual family income \$ 1000-1500
 - c. Foreign-born Mixture ; 50 % ; d. Negro Yes ; 20 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign-negro ; f. Relief families Heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Poor ;
 - c. Average age 25-40 Yrs. ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>5000-7000</u>	<u>4500</u>	<u>100%</u>	<u>20-40</u>	<u>25</u>	<u>100%</u>
<u>1933-35</u> low	<u>No market</u>			<u>10-20</u>	<u>12.50</u>	<u>50</u>
<u>July 1937</u> current	<u>2000-5000</u>	<u>3000</u>	<u>67</u>	<u>20-35</u>	<u>25</u>	<u>100</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 80 % ; b. Dwelling units 100 % ; c. Home owners 20 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Part of the section is outside Duquesne city limits.
15. Information for this form was obtained from Edw. H. Fahey

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Outside SECURITY GRADE D AREA NO. 19
2. DESCRIPTION OF TERRAIN.
Duquesne
Level on top of hill back of section G.
3. FAVORABLE INFLUENCES. Away from smoke from steel mill.
4. DETRIMENTAL INFLUENCES. Poor property-close to slag dump.
5. INHABITANTS:
 - a. Type Labor ; b. Estimated annual family income \$1,000-1,500
 - c. Foreign-born mixture ; 50 % ; d. Negro Yes ; 35 % ;
(Nationality) (Yes or No)
 - e. Infiltration of foreign ; f. Relief families heavy ;
 - g. Population is increasing ; decreasing ; static. yes
6. BUILDINGS:
 - a. Type or types Singles-shacks ; b. Type of construction Frame ;
 - c. Average age 20 yrs. ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>1500-6000</u>	<u>4500</u>	<u>100%</u>	<u>15-35</u>	<u>25</u>	<u>100%</u>
<u>1933-35</u> low	<u>No Market</u>			<u>10-20</u>	<u>15</u>	<u>60</u>
<u>July 1937</u> current	<u>1000-4000</u>	<u>3000</u>		<u>15-35</u>	<u>25</u>	<u>100</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 50 % ; b. Dwelling units 100 % ; c. Home owners 20 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building No
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____
15. Information for this form was obtained from Edw.H. hey Property Mgmt. Broker

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Homerville SECURITY GRADE D AREA NO. 20

2. DESCRIPTION OF TERRAIN. Hilly

3. FAVORABLE INFLUENCES. Good elevation, very active section.

4. DETRIMENTAL INFLUENCES. Poor transportation

5. INHABITANTS:

a. Type Common & skilled labor ; b. Estimated annual family income \$1000-2000

c. Foreign-born Mixture ; 40 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)

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

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

6. BUILDINGS:

a. Type or types Singles ; b. Type of construction Frame ;

c. Average age 15-40 yrs. ; d. Repair Poor-some fairly good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>1500-6500</u>	<u>4000</u>	<u>100%</u>	<u>20-56</u>	<u>35</u>	<u>100%</u>
<u>1933-35</u> low	<u>800-3500</u>	<u>2000</u>	<u>50</u>	<u>15-35</u>	<u>20</u>	<u>65</u>
<u>July '37</u> current	<u>1000-5000</u>	<u>3000</u>	<u>75</u>	<u>15-40</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 35 % ; b. Dwelling units 100 % ; c. Home owners 80 %

9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Singles \$4500 ; b. Amount last year 10-12 units

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

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

14. CLARIFYING REMARKS: There is considerable changing of occupants in this section.

Houses on Duquesne Blvd. near Outlook Ave. are very good.

15. Information for this form was obtained from Jas. C. Kuhn

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Homestead SECURITY GRADE D AREA NO. 21

2. DESCRIPTION OF TERRAIN. Level - sloping slightly up from the river

3. FAVORABLE INFLUENCES. Near employment- convenient to shopping district on 8th Ave.

4. DETRIMENTAL INFLUENCES. Smoke from steel mills. Houses are overcrowded, mixture of population.

5. INHABITANTS:

a. Type Common & skilled labor ; b. Estimated annual family income \$ 800-1800

c. Foreign-born Mixture ; 50% ; d. Negro Yes ; 35 % ;
(Nationality) (Yes or No)

e. Infiltration of Negro ; f. Relief families Heavy ;

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

6. BUILDINGS:

a. Type or types Row-singles ; b. Type of construction Frame - brick ;

c. Average age 50-60 yrs. ; d. Repair Poor

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>2000-15,000</u>	<u>7,500</u>	<u>100%</u>	<u>30-75</u>	<u>60</u>	<u>100%</u>
<u>1933-35</u> low	<u>No market</u>			<u>10-25</u>	<u>20</u>	<u>33</u>
<u>July 1937</u> current	<u>1000-7500</u>	<u>3,500</u>	<u>45</u>	<u>20-50</u>	<u>40</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 90 % ; b. Dwelling units 100 % ; c. Home owners 30 %

9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building _____

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Many houses have two and three families living in two or three rooms. Rents were not collectable when mills were shut down. Considerable demolition 1933-35 to save taxes. Good possibility of ground between river and RR being purchased by industry. Property south of 8th Avenue is slightly better.

15. Information for this form was obtained from J. C. Kuhn

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Homestead SECURITY GRADE D AREA NO. 22

2. DESCRIPTION OF TERRAIN. Hilly, sloping up from 8th Avenue.

3. FAVORABLE INFLUENCES. Good elevation, near employment

4. DETRIMENTAL INFLUENCES. Obsolescence. Poor class of populace

5. INHABITANTS:

a. Type Common & skilled labor ; b. Estimated annual family income \$ 800-2000

c. Foreign-born Mixture ; 50 % ; d. Negro Yes ; 15 % ;
(Nationality) (Yes or No)

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

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

6. BUILDINGS:

a. Type or types Singles-few rows ; b. Type of construction Brick & frame ;

c. Average age 10-40 yrs. ; d. Repair Fair

7. HISTORY:

YEAR	RANGE	SALE VALUES			RENTAL VALUES		
		PREDOM- INATING	%		PREDOM- INATING	%	
1929 level	<u>4000-15000</u>	<u>Brick</u> <u>10,000</u>	<u>100%</u>	<u>Frame</u> <u>7500</u>	<u>40-75</u>	<u>50</u>	<u>100%</u>
<u>1933-35</u> low	<u>2000-7000</u>	<u>5,000</u>	<u>40-50</u>	<u>3000</u>	<u>20-40</u>	<u>25</u>	<u>50</u>
<u>July 1937</u> current	<u>2500-9000</u>	<u>6,000</u>	<u>60</u>	<u>4500</u>	<u>25-50</u>	<u>35</u>	<u>70</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 70 %

9. SALES DEMAND: a. Fair ; b. Brick singles 4000- ; c. Activity is fair-improving
7000

10. RENTAL DEMAND: a. good ; b. Anything ; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: This is a good 4th grade section. Entire area depends on mill activity.

15. Information for this form was obtained from J.C. Kuhn

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-New Homestead SECURITY GRADE D AREA NO. 23
2. DESCRIPTION OF TERRAIN. Hilly - level top of hill.
3. FAVORABLE INFLUENCES. Good elevation overlooking river, near employment suburban atmosphere.
4. DETRIMENTAL INFLUENCES. Section is very spotty, cheap construction, no sewers or paving in some parts.
5. INHABITANTS:
 - a. Type skilled & common labor ; b. Estimated annual family income \$ 800-2000
 - c. Foreign-born Mixture ; 40 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Negro ; f. Relief families Heavy ;
 - g. Population is increasing slowly ; decreasing _____ ; static.
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame & brick ;
 - c. Average age 15-40 yrs. ; d. Repair Poor-some fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>1500-7500</u>	<u>3500</u>	<u>100%</u>	<u>15-50</u>	<u>30</u>	<u>100%</u>
1933-35 low	<u>800-3500</u>	<u>1500</u>	<u>43</u>	<u>10-25</u>	<u>15</u>	<u>50</u>
July 1937 current	<u>1000-5000</u>	<u>2500</u>	<u>70</u>	<u>10-35</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 35 % ; b. Dwelling units 100 % ; c. Home owners 75 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles \$4500 ; b. Amount last year 5-6 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Valley section marked Hays is very crowded
15. Information for this form was obtained from _____

J.C.Kuhn

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh-Lincoln Place. SECURITY GRADE D AREA NO. 24

2. DESCRIPTION OF TERRAIN. Hilly

3. FAVORABLE INFLUENCES. Suburban atmosphere

4. DETRIMENTAL INFLUENCES. Fair transportation Isolated section of poor houses

5. INHABITANTS:

a. Type Labor ; b. Estimated annual family income \$ 1000-1500
c. Foreign-born Mixture ; 30 %; d. Negro No ; (Yes or No) %;
(Nationality)
e. Infiltration of Foreign ; f. Relief families Heavy ;
g. Population is increasing Yes ; decreasing Yes ; static. Yes

6. BUILDINGS:

a. Type or types Singles ; b. Type of construction Frame-brick ;
c. Average age 15-30 yrs. ; d. Repair Poor to fair

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>2000-8500</u>	<u>\$5000</u>	<u>100%</u>	<u>20-50</u>	<u>35</u>	<u>100%</u>
<u>1933-35</u> low	<u>1000-4500</u>	<u>2500</u>	<u>50</u>	<u>15-30</u>	<u>20</u>	<u>60</u>
<u>July 1937</u> current	<u>1500-6000</u>	<u>3500</u>	<u>70</u>	<u>15-40</u>	<u>30</u>	<u>85</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 50 %; b. Dwelling units 99 %; c. Home owners 75 %

9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Fair

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from Jas. C. Kuhn

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub Pittsburgh SECURITY GRADE D AREA NO. 25

2. DESCRIPTION OF TERRAIN. Hilly

3. FAVORABLE INFLUENCES. Suburban atmosphere

4. DETRIMENTAL INFLUENCES. Poor transportation, isolated section of poor houses.

5. INHABITANTS:

a. Type Labor; b. Estimated annual family income \$ 1000-1500
c. Foreign-born Mixture; 50 %; d. Negro Nominal; _____ %;
(Nationality) (Yes or No)
e. Infiltration of Foreign; f. Relief families Heavy; _____;
g. Population is increasing X; decreasing _____; static. Yes

6. BUILDINGS:

a. Type or types Singles; b. Type of construction Frame & brick; _____;
c. Average age 15-40 yrs.; d. Repair Poor

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>1500-8000</u>	<u>4000</u>	<u>100%</u>	<u>20-50</u>	<u>35</u>	<u>100%</u>
<u>1933-35</u> low	<u>800-4000</u>	<u>2000</u>	<u>50</u>	<u>15-30</u>	<u>20</u>	<u>70</u>
<u>July 1937</u> current	<u>1000-5000</u>	<u>2500</u>	<u>6200</u>	<u>15-35</u>	<u>25</u>	<u>77</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 40 %; b. Dwelling units 99 %; c. Home owners 75 %
100

9. SALES DEMAND: a. Poor; b. _____; c. Activity is Poor

10. RENTAL DEMAND: a. Good; b. Anything; c. Activity is Fair

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No; b. Home building _____

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Housing demand from Homestead has overflowed into this section.

15. Information for this form was obtained from Jas. C. Kuhn

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-Carson St. Section SECURITY GRADE D AREA NO. 26

2. DESCRIPTION OF TERRAIN. Level to hilly-sloping up from river.

3. FAVORABLE INFLUENCES. Close to employment, cheap rents.

4. DETRIMENTAL INFLUENCES. Very poor neighborhood - smoke and soot from mills-flood a. a.

5. INHABITANTS:
a. Type Labor-skilled & unskilled; b. Estimated annual family income \$ 800-1800
c. Foreign-born Mixture, 50 %; d. Negro Yes; 20 %;
(Nationality) (Yes or No)
e. Infiltration of Undesirable; f. Relief families heavy;
g. Population is increasing _____; decreasing _____; static. Yes

6. BUILDINGS:
a. Type or types 3 story rows-
some singles; b. Type of construction brick & frame;
c. Average age 50-75 yr.; d. Repair Poor

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>1500-11,000</u>	<u>5000</u>	<u>100%</u>	<u>25-80</u>	<u>35</u>	<u>100%</u>
1934-36 low	<u>700-5000</u>	<u>2000</u>	<u>40</u>	<u>12.50-50</u>	<u>20</u>	<u>60</u>
July 1937 current	<u>800-8000</u>	<u>3500</u>	<u>70</u>	<u>15-60</u>	<u>30</u>	<u>85</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 35 %

9. SALES DEMAND: a. Poor; b. _____; c. Activity is Poor

10. RENTAL DEMAND: a. Good; b. Anything up to 20; c. Activity is Good

11. NEW CONSTRUCTION: a. Types No; b. Amount last year None

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No; b. Home building no

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: A very spotty section with some fair property on some streets. Some demolition for reducing taxes. Most of this section lies at the foot of the hill along the Monongahela river. About 45% of the owner-occupied homes are mortgaged. All alleys built with rows. 17th to 22nd on Sarah, Jane & Mary are good class Polish. German settlement on St. Pauls off South 18th St.

15. Information for this form was obtained from Gerald A. Born

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Pittsburgh-West End. SECURITY GRADE D AREA NO. 27

2. DESCRIPTION OF TERRAIN Lies in bottom of valley-sloping up from river.

3. FAVORABLE INFLUENCES. Good transportation, near employment.

4. DETRIMENTAL INFLUENCES. Old property in poor condition, concentration of negro & foreigners.

5. INHABITANTS:

a. Type Laborers ; b. Estimated annual family income \$ 800-1500

c. Foreign-born Mixture ; 40 % ; d. Negro Yes ; 20 % ;
(Nationality) (Yes or No)

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

g. Population is increasing ; decreasing Slowly ; static.

6. BUILDINGS:

a. Type or types Singles-some concentrated houses ; b. Type of construction Frame ;

c. Average age 60 yrs. ; d. Repair Poor

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>2000-6000</u>	<u>4500</u>	<u>100%</u>	<u>18-50</u>	<u>30</u>	<u>100%</u>
<u>1933-35</u> low	<u>1000-3000</u>	<u>3250</u>	<u>50</u>	<u>12-30</u>	<u>20</u>	<u>67</u>
<u>July 1937</u> current	<u>1200-4000</u>	<u>3000</u>	<u>67</u>	<u>15-40</u>	<u>25</u>	<u>83</u>

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 100 % ; c. Home owners 20 %

9. SALES DEMAND: a. Poor ; b. ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything up to \$25 ; c. Activity is Fair

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building No

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward for residential purposes.

14. CLARIFYING REMARKS: Demolition in the section. Developing into light manufacturing.

Main St. is commercial. Many slum houses held for income purposes. Other houses are not expected to increase over present valuations. most of the dwelling units are overcrowded.

15. Information for this form was obtained from T. K. Heselbarth

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY McKees Rocks SECURITY GRADE D AREA NO. 20

2. DESCRIPTION OF TERRAIN. Level-low

3. FAVORABLE INFLUENCES. Near employment of well diversified character.

4. DETRIMENTAL INFLUENCES. Subject to flood - poor housing

5. INHABITANTS:

a. Type Labor ; b. Estimated annual family income \$ 800-2000

c. Foreign-born Mixture ; 80 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)

e. Infiltration of Foreign-negro ; f. Relief families very heavy ;

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

6. BUILDINGS:

a. Type or types Rows-singles ; b. Type of construction Frame & brick ;

c. Average age 50-75 yrs. ; d. Repair Poor

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>2000-5500</u>	<u>4000</u>	<u>100%</u>	<u>20-60</u>	<u>40</u>	<u>100%</u>
<u>1933-35</u> low	<u>1000-4000</u>	<u>3000</u>	<u>75</u>	<u>12-30</u>	<u>20</u>	<u>50</u>
<u>July 1938</u> current	<u>1200-4200</u>	<u>3200</u>	<u>80</u>	<u>15-40</u>	<u>25</u>	<u>62</u>

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 100 % ; c. Home owners 20 %

9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward in fair demand

14. CLARIFYING REMARKS: Little demand for housing since the 1936 flood-values are not expected to improve from the present low level. Rents have increased as rapidly as other section because of uncertainty of receivership at Pressed Steel Car Co.

15. Information for this form was obtained from T.K.Heselbarth Property Mngmt. Broker.

Date July 193 7

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh SECURITY GRADE D AREA NO. 29
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near employment
4. DETRIMENTAL INFLUENCES. Smoke & soot from mills.
5. INHABITANTS:
 - a. Type Labor ; b. Estimated annual family income \$ 1000
 - c. Foreign-born Italian & Slav, 75 % ; d. Negro Yes ; 10 % ;
(Nationality) mixture (Yes or No)
 - e. Infiltration of Foreign ; f. Relief families Heavy ;
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types Twins-singles ; b. Type of construction Frame - Brick ;
 - c. Average age 30 yrs-& over ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>1500-6000</u>	<u>5000</u>	<u>100%</u>	<u>15-50</u>	<u>35</u>	<u>100%</u>
low	<u>750-3000</u>	<u>2500</u>	<u>50</u>	<u>8-25</u>	<u>15</u>	<u>45</u>
July '38 current	<u>1000-4000</u>	<u>3200</u>	<u>64</u>	<u>10-35</u>	<u>25</u>	<u>70</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 100 % ; c. Home owners 65 %
9. SALES DEMAND: a. Poor ; b. ; c. Activity is
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is
11. NEW CONSTRUCTION: a. Types N ; b. Amount last year
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Always in demand if local mills operate. Diversified employment nearby.
15. Information for this form was obtained from J.C.R. Kelley

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Ambridge SECURITY GRADE D AREA NO. 30

2. DESCRIPTION OF TERRAIN. Similar in character to the other two sections of Ambridge colored red.

3. FAVORABLE INFLUENCES. Same as D 31, except some newer homes.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

a. Type _____; b. Estimated annual family income \$ _____

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

e. Infiltration of _____; f. Relief families _____;

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

6. BUILDINGS:

a. Type or types _____; b. Type of construction _____;

c. Average age _____; d. Repair _____

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	_____	_____	100%	_____	_____	100%
low	_____	_____	_____	_____	_____	_____
current	_____	_____	_____	_____	_____	_____

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 _____%; b. Dwelling units _____%; c. Home owners _____%

9. SALES DEMAND: a. _____; b. _____; c. Activity is _____

10. RENTAL DEMAND: a. _____; b. _____; c. Activity is _____

11. NEW CONSTRUCTION: a. Types _____; b. Amount last year _____

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS _____

14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from Colbert

Date _____ 193 _____

AREA DESCRIPTION

1. NAME OF CITY Ambridge SECURITY GRADE D AREA NO. 31

2. DESCRIPTION OF TERRAIN. Level - rolling

3. FAVORABLE INFLUENCES. Near employment

4. DETRIMENTAL INFLUENCES. Houses very close together, concentration of foreign & negro.

5. INHABITANTS:

- a. Type Labor-Mill workers ; b. Estimated annual family income \$ 1000-2400
c. Foreign-born Mixture ; 50 % ; d. Negro Yes ; % ;
(Nationality) (Yes or No)
e. Infiltration of Negro-fast ; f. Relief families heavy ;
g. Population is increasing ; decreasing ; static. yes

6. BUILDINGS:

- a. Type or types singles ; b. Type of construction frame . brick ;
c. Average age 15-20 yrs ; d. Repair Poor

7. HISTORY:

		SALE VALUES		RENTAL VALUES		
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4000-1200</u>	<u>7500</u>	<u>100%</u>	<u>30-60</u>	<u>45</u>	<u>100%</u>
<u>1933-35</u> low	<u>1500-4000</u>	<u>3000</u>	<u>40</u>	<u>15-25</u>	<u>20</u>	<u>45</u>
<u>July '37</u> current	<u>2500-6000</u>	<u>4500</u>	<u>60</u>	<u>20-40</u>	<u>30</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 75 % ; b. Dwelling units 99 % ; c. Home owners 60 %

9. SALES DEMAND: a. Fair ; b. Singles \$3000-4000 ; c. Activity is Improving slightly

10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Industry started again in 1936. Building & Loan Assns. had heavy foreclosures throughout . A strictly industrial section attracting only laboring classes. Negro coming in from Leetsdale to get closer to local employment.

15. Information for this form was obtained from J. C. R. Kelly

AREA DESCRIPTION

1. NAME OF CITY Leetsdale SECURITY GRADE D AREA NO. 32
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near employment - Poor transportation to work.
4. DETRIMENTAL INFLUENCES. Concentration of foreign and negro in poor housing
5. INHABITANTS:
 - a. Type Mill workers-skilled labor ; b. Estimated annual family income \$ 1000-2400
 - c. Foreign-born Mixture ; 40 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families Heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Singles ; b. Type of construction Frame & Brick ;
 - c. Average age 15-20 yrs. ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4000-9000</u>	<u>7000</u>	<u>100%</u>	<u>25-55</u>	<u>40</u>	<u>100%</u>
<u>1933-35</u> low	<u>2000-4000</u>	<u>3000</u>	<u>43</u>	<u>10-25</u>	<u>20</u>	<u>50</u>
<u>July 1937</u> current	<u>2500-6000</u>	<u>4000</u>	<u>57</u>	<u>15-40</u>	<u>30</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 75 % ; b. Dwelling units 99 % ; c. Home owners 60 %
100
9. SALES DEMAND: a. Fair ; b. Singles-3000-4000 ; c. Activity is Improving slightly
10. RENTAL DEMAND: a. Good ; b. Anything ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase no ; b. Home building _____
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Completely dependent on local industry.
15. Information for this form was obtained from Colbert

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Coraopolia SECURITY GRADE D AREA NO. 33

2. DESCRIPTION OF TERRAIN: Sloping up from the river

3. FAVORABLE INFLUENCES. Near employment.

4. DETRIMENTAL INFLUENCES. Low ground - poor houses - concentration of foreign & negro

5. INHABITANTS:

a. Type labor; b. Estimated annual family income \$ 800-1500
c. Foreign-born Mixture; 50 %; d. Negro Yes; 25 %;
(Nationality) (Yes or No)
e. Infiltration of None; f. Relief families Heavy;
g. Population is increasing _____; decreasing _____; static. yes

6. BUILDINGS:

a. Type or types Single-some rows; b. Type of construction Frame - brick;
c. Average age 35-50 yrs; d. Repair Poor.

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>3000-5500</u>	<u>4000</u>	<u>100%</u>	<u>20-50</u>	<u>40</u>	<u>100%</u>
<u>1933-34</u> low	<u>1500-3000</u>	<u>2000</u>	<u>50</u>	<u>10-25</u>	<u>20</u>	<u>50</u>
<u>July '37</u> current	<u>2000-4000</u>	<u>3000</u>	<u>75</u>	<u>15-25</u>	<u>25</u>	<u>62</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 80 %; b. Dwelling units 98 %; c. Home owners 25 %

9. SALES DEMAND: a. Poor; b. _____; c. Activity is Poor

10. RENTAL DEMAND: a. Good; b. Anything; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No; b. Home building _____

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Standard Steel Spring Co. strike of 4 months settled early in 1937
has held up recovery which will soon come up to other comparable sections nearby.

15. Information for this form was obtained from T. K. Heselbarth

Date July 1937

AREA DESCRIPTION

1. NAME OF CITY Sub-Pittsburgh-Carnegie SECURITY GRADE D AREA NO. 34
2. DESCRIPTION OF TERRAIN. Bottom of valley - sloping up the hillside
3. FAVORABLE INFLUENCES. Good transportation, local employment, convenient to shopping center.
4. DETRIMENTAL INFLUENCES. Section lies poorly, overcrowding of housing.
5. INHABITANTS:
 - a. Type Laborers ; b. Estimated annual family income \$ 800-1500
 - c. Foreign-born Mixture ; 40 % ; d. Negro Yes ; 40 % ;
(Nationality) (Yes or No)
 - e. Infiltration of Foreign-negro ; f. Relief families heavy ;
 - g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
 - a. Type or types Single-duplexes-Mixture b. Type of construction Frame-brick ;
 - c. Average age 40-60 yrs. ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>4000-7000</u>	<u>5000</u>	<u>100%</u>	<u>20-50</u>	<u>30</u>	<u>100%</u>
<u>1933-35</u> low	<u>2000-3500</u>	<u>2500</u>	<u>50</u>	<u>10-25</u>	<u>15</u>	<u>50</u>
<u>July 1937</u> current	<u>2500-4000</u>	<u>3000</u>	<u>60</u>	<u>15-35</u>	<u>25</u>	<u>83</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 100 % ; c. Home owners 25-30 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Good ; b. Anything available ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No ; b. Home building No
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: Arch Street section ; particularly bad.
15. Information for this form was obtained from T. K. Heselbarth