

# CLARIFYING REMARKS

Transcripts of *CLARIFYING REMARKS* from 20 area descriptions in Brooklyn, by security grade

%5 **high class** apartments principally along shore - 2-6 rms at \$20-23 per room. An area of substantially built homes adaptable to future **modernization** to place them on a competitive basis with new offerings. **New high school** proposed for Crescent Athletic Club property between 83rd and 85th St. at Shore Rd. 20% **high class** apartments 2-6 renting \$20-40 per rm. 35% converted singles for occupancy by 4-10 families in 1-3 rm suites both furnished and unfurnished. Degree of **modernization** varies from makeshift to completely **modern** units. Some are **boarded up**. Due to quality apartment construction, land values are rising to absorb value of obsolete improvements. A very **desirable** section for **small families** and unmarried business people. Hotels and private clubs. 15% brick apartments 3-6 rms. renting \$10-14 per room. Several old singles on large plots well kept. Streets off Jamaica Ave. are dead end and houses are **neat** substantial row brick construction. Larger detached homes atop hill adjacent Highland Park which has been recently **improved** and **beautified**. **Shopping** and neighborhood **stores** on Jamaica Ave. \*Not heated (20% more if heated) 60% brick and frame 3-4 story walkup apartments average 40 yrs. old, 4-6 rms. renting \$5-8 per room. People are **frugal**, home loving type. Fewer than average **foreclosures**. 35% apartments **semi-modern** brick 3-5 rms renting \$7-10 per room. Some **modern** apartment construction adjoining Linden Blvd. to the south. 55% brick 5-8 family apartments renting \$10-14 per room and **high class** elevator apartments renting \$20-35 per rm. Some converted singles at \$17-20 per rm for 2 rms and bath. \*Vanderbilt Ave. and waverly Ave. are **poorer** than the average and family incomes here range from \$1200-2000. Garages and rooming houses. The favorable influence of a trend to **high class** apts. and **modernization** of old structures is expected to gradually improve the section. 25% apartments 3-4 story, 6-8 family walkups 30-40 yrs. old, 4-6 rms. renting \$4-6 per room, except on Bushwick Ave. where more **modern** apartments rent from \$14-18 per room. Bushwick Ave. is a principal thoroughfare. **Business** along the avenues. Broadway is an important **shopping** center. **German residents** keep homes **neat** and **orderly**. 15% brick 6-8 family apts. with business on ground floor. Some 4-6 story modern apartments renting \$8-18 per room. This was formerly part of **aristocratic** Park Slope area. Rows of large singles obsolete type. High conversion or **modernization** cost. Price a controlling factor in demand. Principal **business** streets are 5th Ave. and 7th Ave. 30% apartments 6-8 family with **stores** renting \$8-11 per room. Some **modern** apartments along New York Ave. and Brooklyn Ave. renting \$12-18 per room. Formerly a fine residential section of brick and stone singles but area is being **adversely affected** by **infiltration** of **lower grade people** from the north. Property owners anxious to sell but demand is poor. 15% brick apartments 6-8 family, 4-6 rms renting \$7-9 per rm. **Newer** buildings to the south. Older but sound construction to the north. 65% **old** frame and brick, **cold water**, tenements some with **stores** 4-6 rooms renting \$5-\$7 per room. **Heterogeneous** properties and **mixed population** types. 10% frame - some brick - 50 year old tenements, some with **stores** - **cold water** walk up - poor condition renting \$4-\$6 per room. About 10% of houses **boarded up**. Many **multi-family** houses have violations of the revised building law. 65% brick **"old law"** and **semi-modern** apartments 3-5 room units renting \$7-\$10 per room. These row buildings give the neighborhood its character. While usually of substantial construction, inhabitants are **untidy** and buildings present a very **poor appearance**. High **foreclosure** experience. About 5% of buildings are **boarded up**. **Poorest** part near the railroad and industry to the East. Pitkin Avenue an important **shopping** center 65% frame and brick, 6-8 family, **cold water** tenements 40-60 years old renting \$5-\$9 per room. Some 12-20 family 5 story walk up 25-30 years old 3-5 rooms renting \$4-\$5 per room. P.W.A. **slum** clearance project completed E. of Leonard Street. 50% frame (some brick) 50 years old 3-4 story tenements 4-6 rooms some with **stores** renting \$3-\$6 per room. About 10% of the houses are **boarded up**. From 40% to 50% of the structures have violations of the revised building law. An area of **poor properties** and **shifting population** of **questionable character** and occupation. 55% frame (some brick) 30-40 years old 6-8 families; tenements renting \$3-\$7 per room. Heavy **foreclosure** experience. Many **"old law"** **unimproved** houses. 40% brick 6-16 family tenements 35-50 years old renting from \$3.50 to \$8 per room. About 5% of the houses **boarded up**. Some flats are heated in which case rents are about 10% -- 15% higher. Old type row construction principally. Heavy **foreclosure** experience. 3% brick (some frame) tenements 4-6 rooms renting \$6-\$12 per room. A semi-**slum** type area which **adversely affects** the **better area (C-3) to the N.W.** Light manufacturing - auto accessories sales and shows rooms on Atlantic Avenue. For the most part 2, 3 & 4 family houses are converted singles. Heavy **foreclosure** experience. 30% brick 6-8 family tenements 4-8 rooms some with **stores** renting \$6-\$9 per room. Some more **modern** units at \$10-\$15 per room. **Colored infiltration** a definitely **adverse influence** on neighborhood **desirability** although **Negroes** will buy properties at fair prices and usually rent rooms. There is a proposal to remove the elevated structure on Fulton Street. 35% brick and frame 30-40 years old tenements renting \$7-\$9 per room. More **modern** construction in the S.E. end of the area toward Greenwood Cemetery. Row houses for the most part. Heavy **foreclosure** experience. Some houses **boarded up**.

NOTE: key phrase emphasis added by me

Source: <https://dsl.richmond.edu/panorama/redlining>