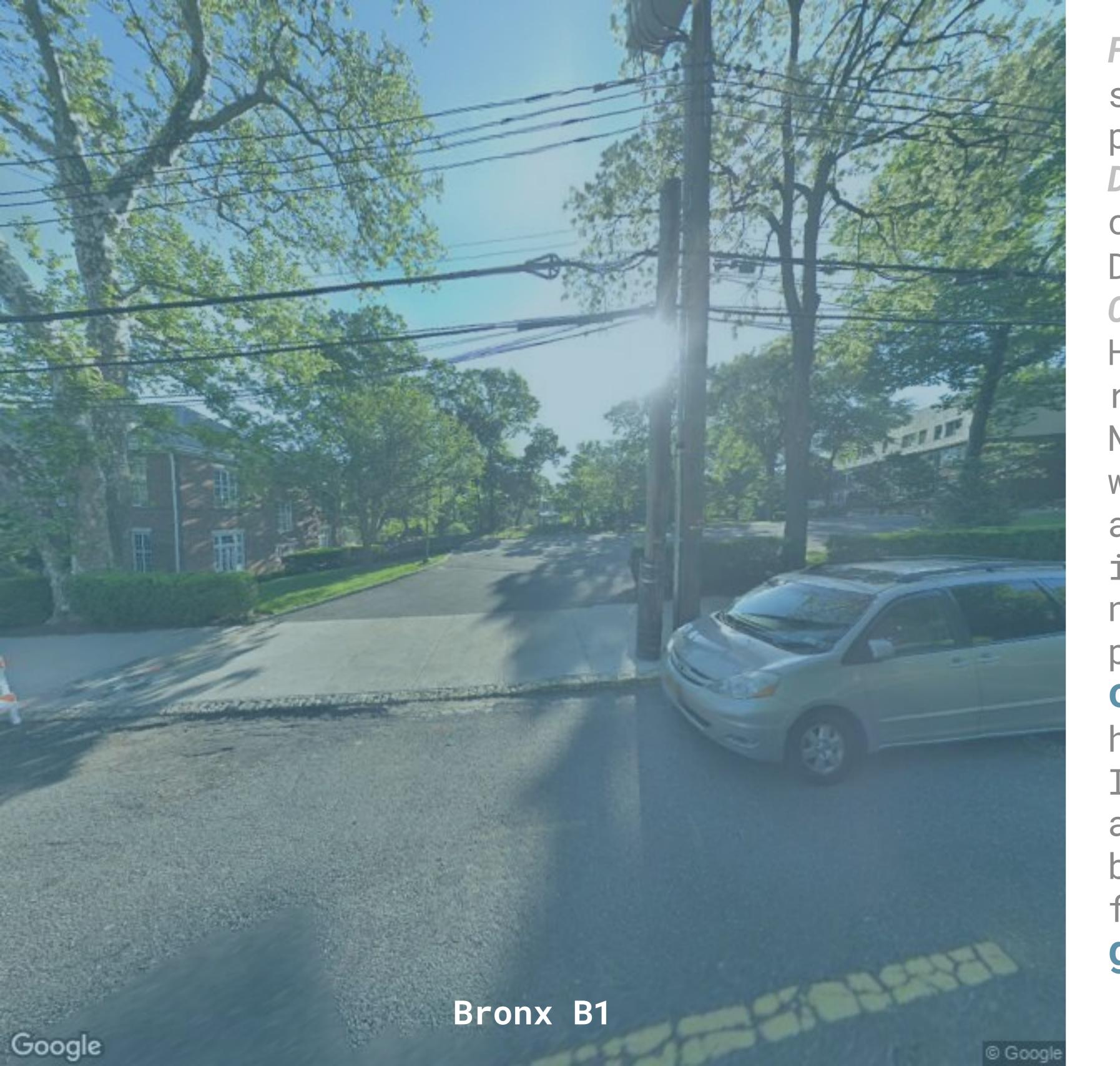


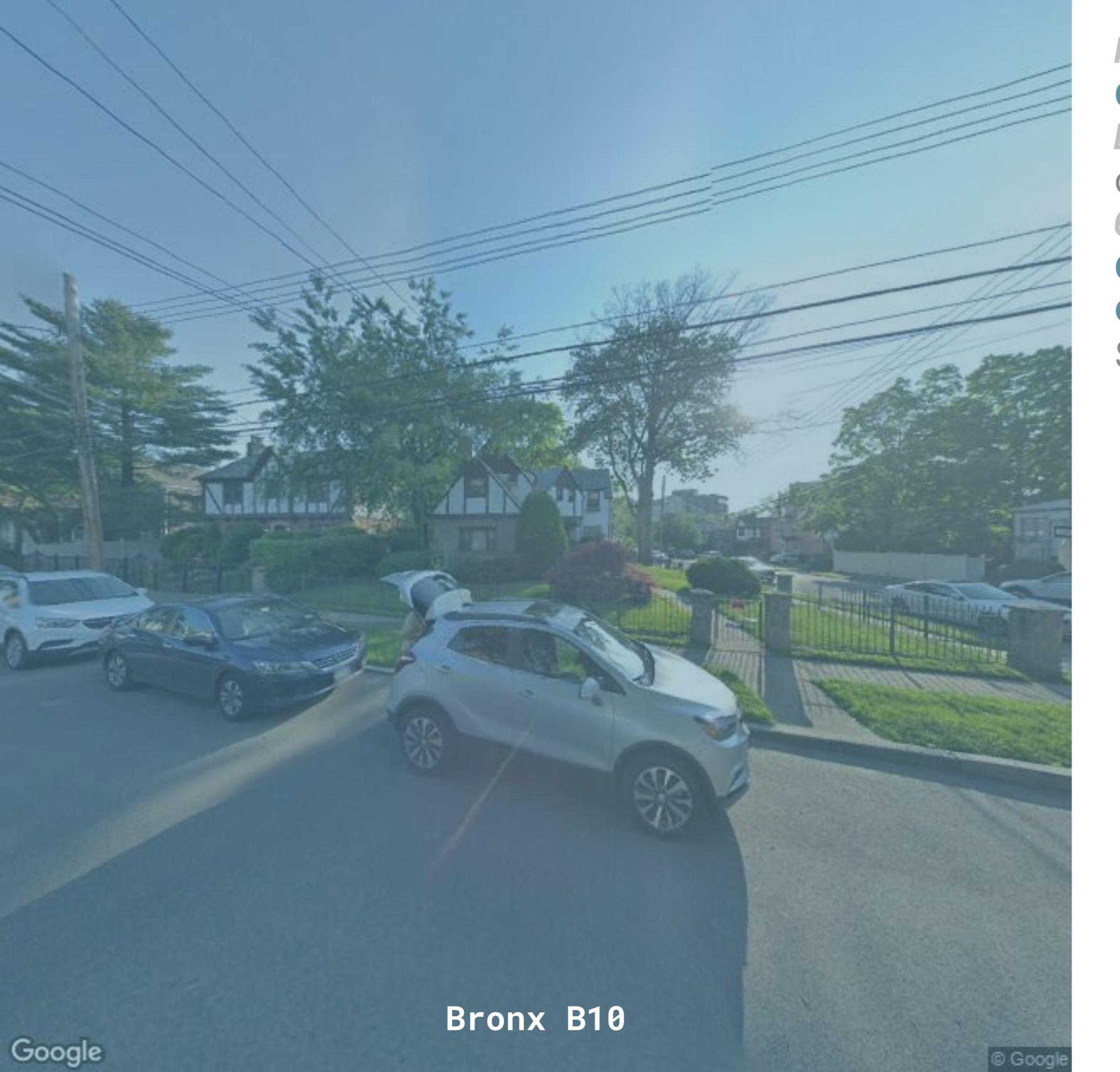
Favorable: Fine location overlooking the Hudson. Convenient to transportation. Henry Hudson parkway makes area very accessbile to New York center by automobile. Detrimental: There is a tuberculosis home near the southorn portion of this area. Clarifying Remarks: The major portion of this neighborhood is presently help up by wealthy people, many of whom have large estates overlooking the Hudson. The ultimate development of the area is for high grade homes and high rent garden apartments. The now construction was built to sell for \$25,000, but has subsequently failed to sell at 10% discount, only 6 houses having been absorbed to date.



Favorable: Highly restricted and well planned residential neighborhood of individual design and construction. The only section of its kind in New York City. Detrimental: Distance to New York business center. Somewhat inconvenient to subway. Clarifying Remarks: This is the finest development of a strictly residential character within all of New York City. The area is restricted as to plan, buyer, and cost. Because it is so well protected and had so little competition within New York, it warrants a first **grade** rating, although some of the houses are somewhat old. There are a few smaller houses in the area which would sell as **low** as \$12,000 to \$15,000.



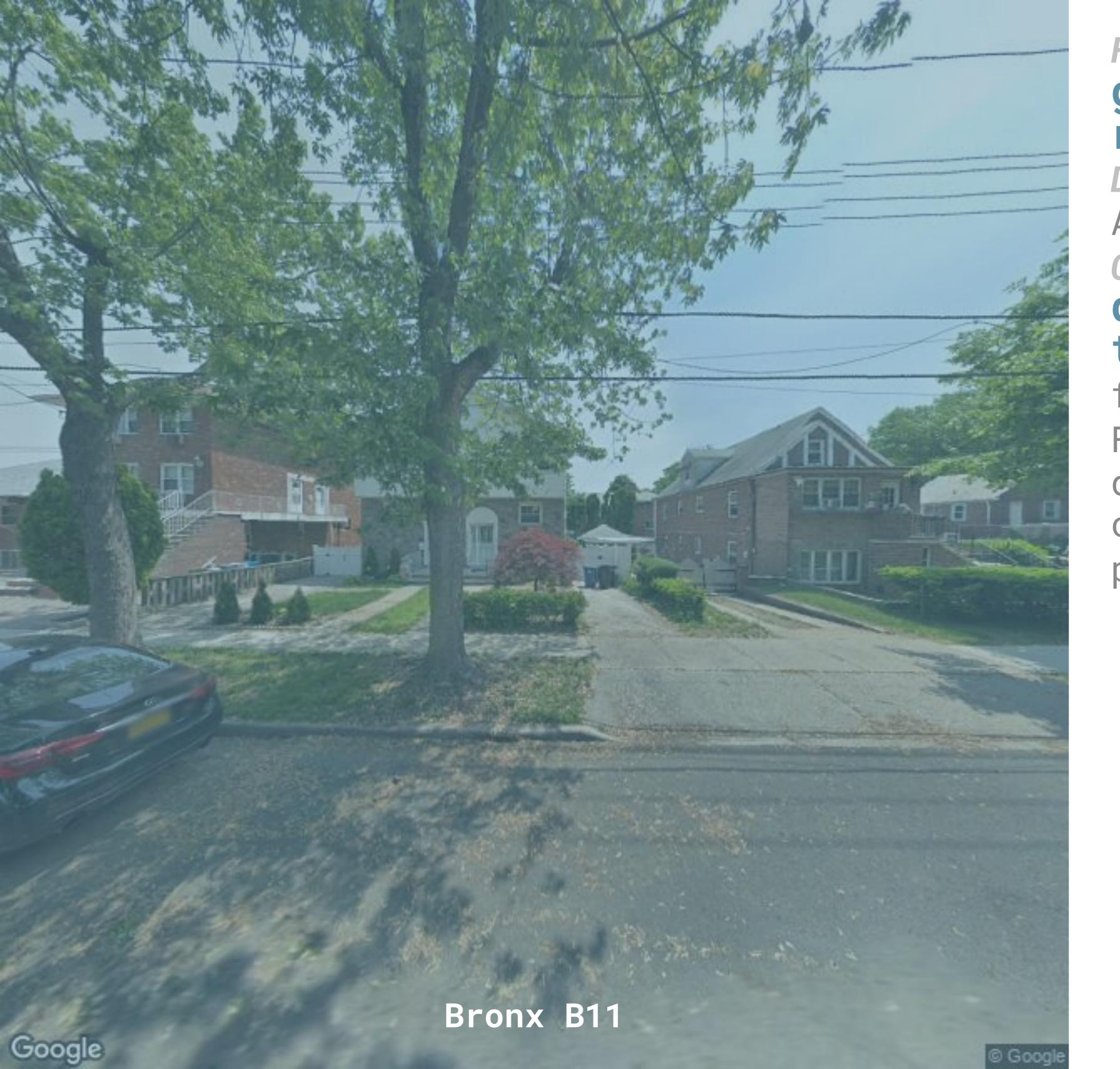
Favorable: Suburban atmosphere. Desirable section of modest homes. Henry Hudson parkway. Adjacent to Van cortlandt Park. Detrimental: Distance to New York business center. Inconvenient to shopping center. Double carfare to downtown New York. Clarifying Remarks: The recently opened Henry Hudson parkway and Bridge makes this area readily accessible by automobile to downtown New York. The future of this neighborhood will be favorably affected by this highway, although the prior development of the section is not very uniform. Land values are higher near Broadway on the cost because of potential multi-family use. The new construction is single-family brick houses on 25' lots selling for \$9000-10,000 In most cases the newer houses are also brick and because they are in better condition are bring best prices. The recommended zoning for the area is for development with high grade one-family houses.



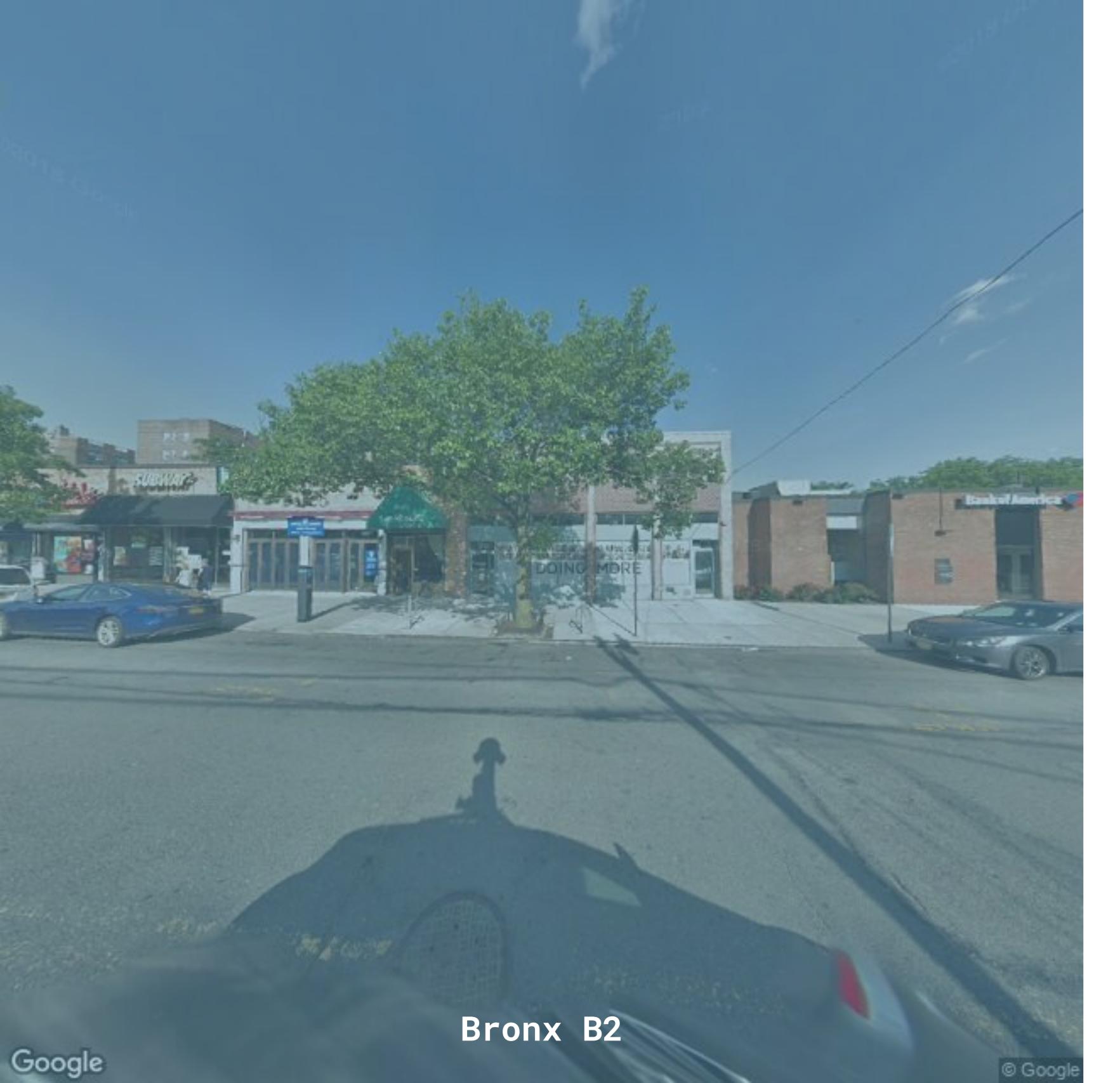
Favorable: New and modern houses in desirable neighborhood

Detrimental: Inconvenient to subway - double fare transportation

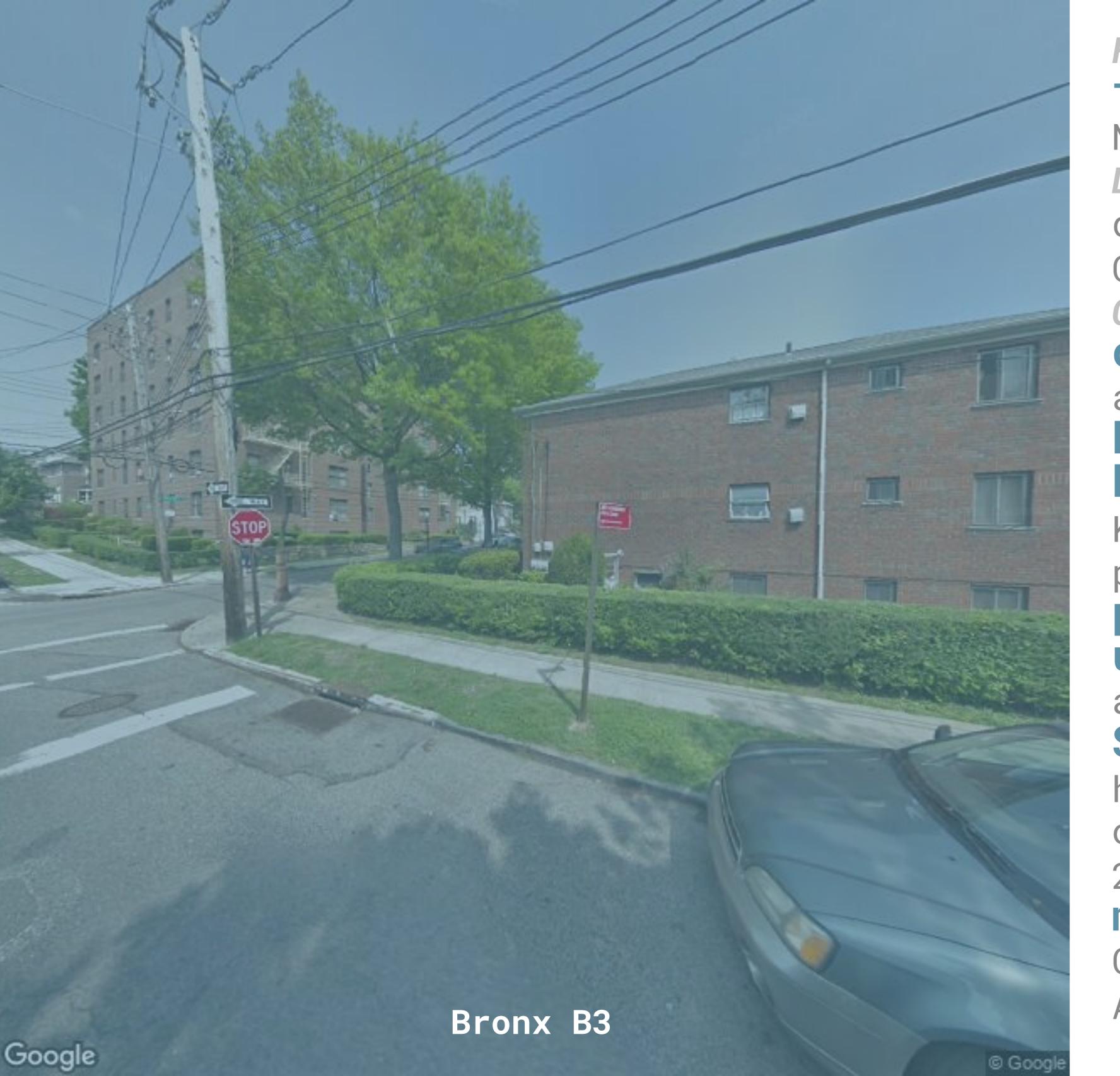
Clarifying Remarks: A small section of desirable homes well protected from encroachment. New construction selling \$10,000-15,000.



Favorable: Homogeneous neighborhood of good houses. Well planned and strictly residential section. Near Polham Bay Park. Detrimental: Poor transportation. Adjoining ground on north is low. Clarifying Remarks: This section is quite desirable but inconvenient to subway transportation. Double transportation fare from White Plains Ave. the Gould Foundation home for children is located directly southeast of this area and is considered objectionable by some people, particularly in the summer.



Favorable:
Detrimental:
Clarifying Remarks:

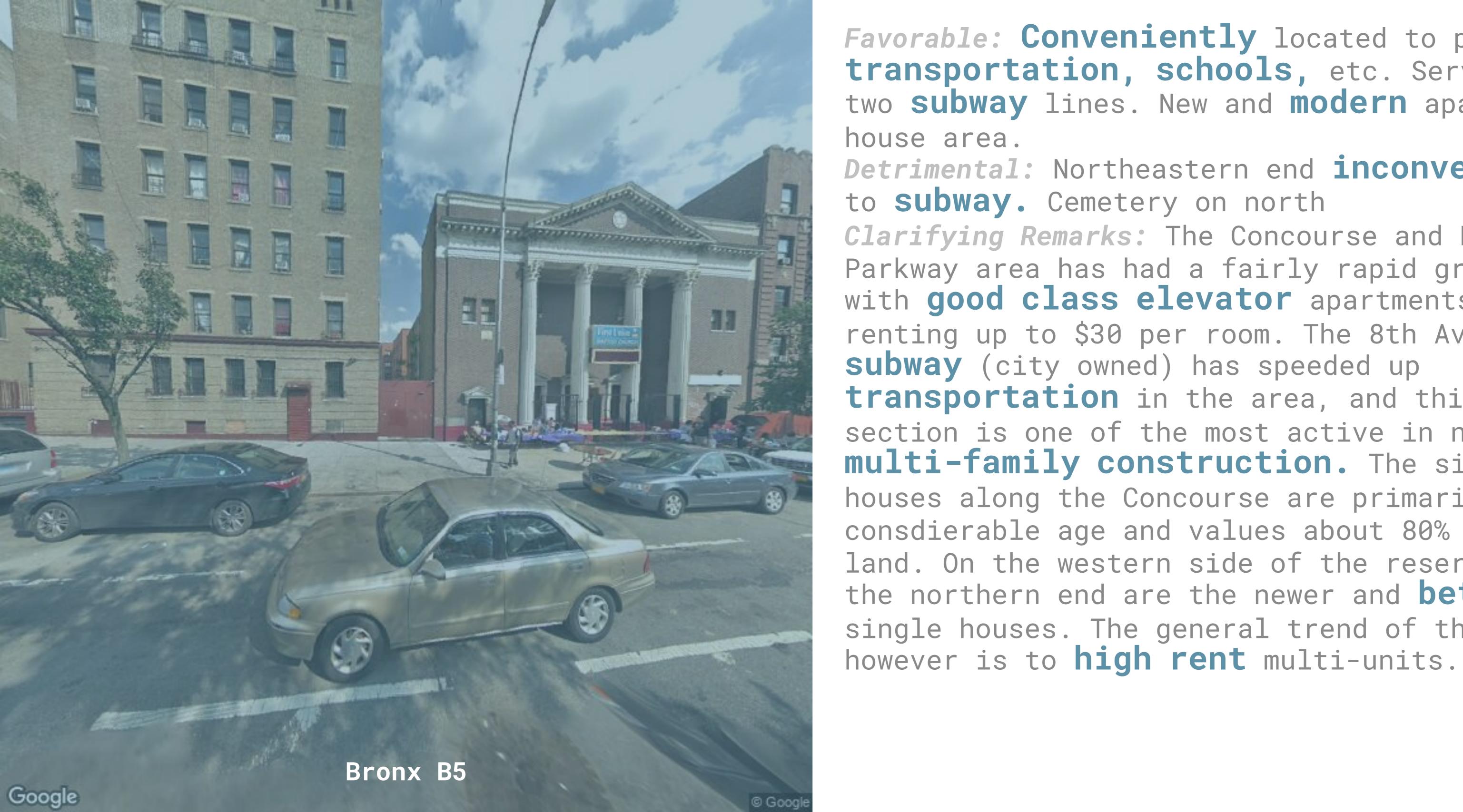


Favorable: Considered the best one and two-family residential section in North Bronx. Near Van Cortlandt Park. All city facilities Detrimental: Distance to New York business district. Some scattered old franco houses. Cemetery on souther edge.

Clarifying Remarks: Apartments are concentrated along Katonah Ave.; they are all good units. Viroo Ave. properties are below standard of teh area, and the better part of this section is southwest of Kopler Ave. where houses are newer and predominantly brick. A double carfare has protected this neighborhood from any undesirable infiltration and it continues as a desirable resdiential section. Scattered throughout are several old frame houses which are unattractive, but the bulk of the properties are in **good** condition. 238th St. properties west of Katonah Ave. are modern brick units. Main highways are Van Cortlandt Park East and Webster Ave. Katonah Ave. is the shopping center for the area.

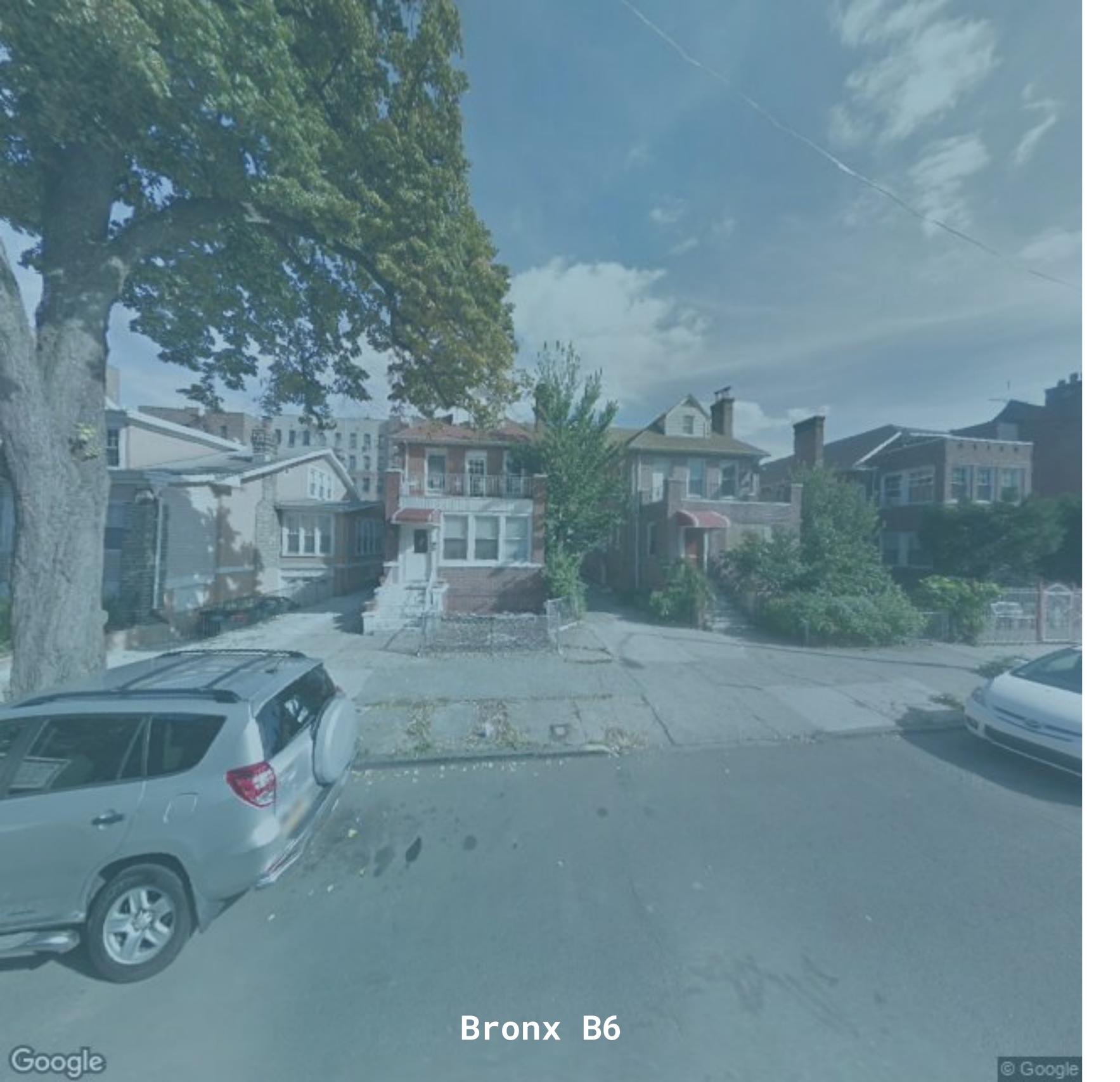


Favorable: New and modern houses fairley convenient to transportation. Detrimental: Distance to New York business center. Surrounded by poorer area. Clarifying Remarks: This small area consists of about 20 brick houses located on a hill overlooking Van Cortlandt Park. Although bordered on three sides by poorer properties, this section is quite desirable



Favorable: Conveniently located to parks, transportation, schools, etc. Served by two subway lines. New and modern apartment house area.

Detrimental: Northeastern end inconvenient to subway. Cemetery on north Clarifying Remarks: The Concourse and Mosholu Parkway area has had a fairly rapid growth with good class elevator apartments renting up to \$30 per room. The 8th Aveneue subway (city owned) has speeded up transportation in the area, and this section is one of the most active in n ow multi-family construction. The single houses along the Concourse are primarily of consdierable age and values about 80% for land. On the western side of the reservoir in the northern end are the newer and better single houses. The general trend of the area



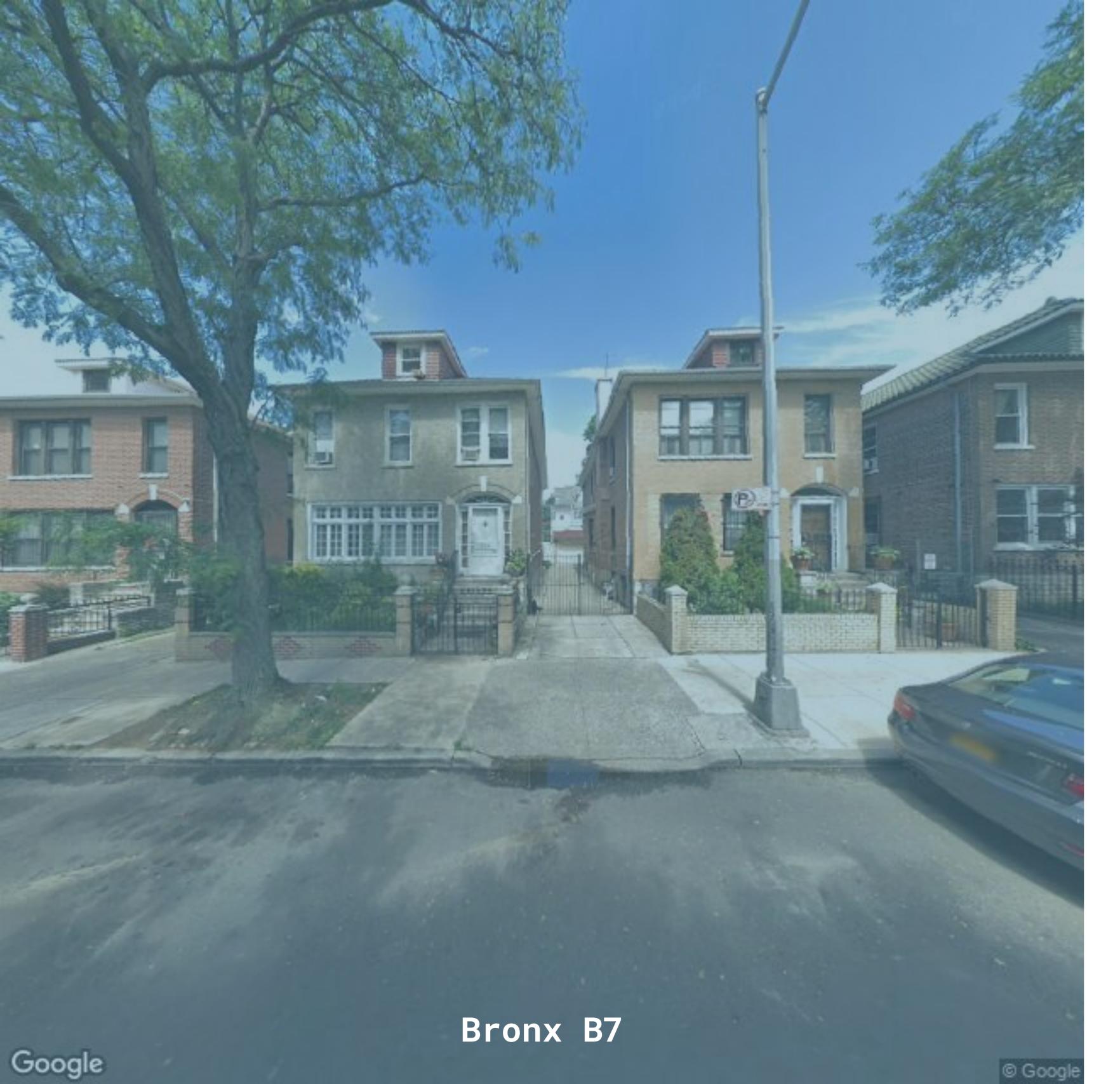
Favorable: Desirable neighborhood of substantial houses. Convenient to transportation, schools, shopping centers, etc.

Detrimental: Distance to New York business center.

Clarifying Remarks: Multi-family unites will undoubtedly replace the private homes eventually as ground values are such that only this type of housing is advisable.

Apartments rent for \$18-\$20 per room.

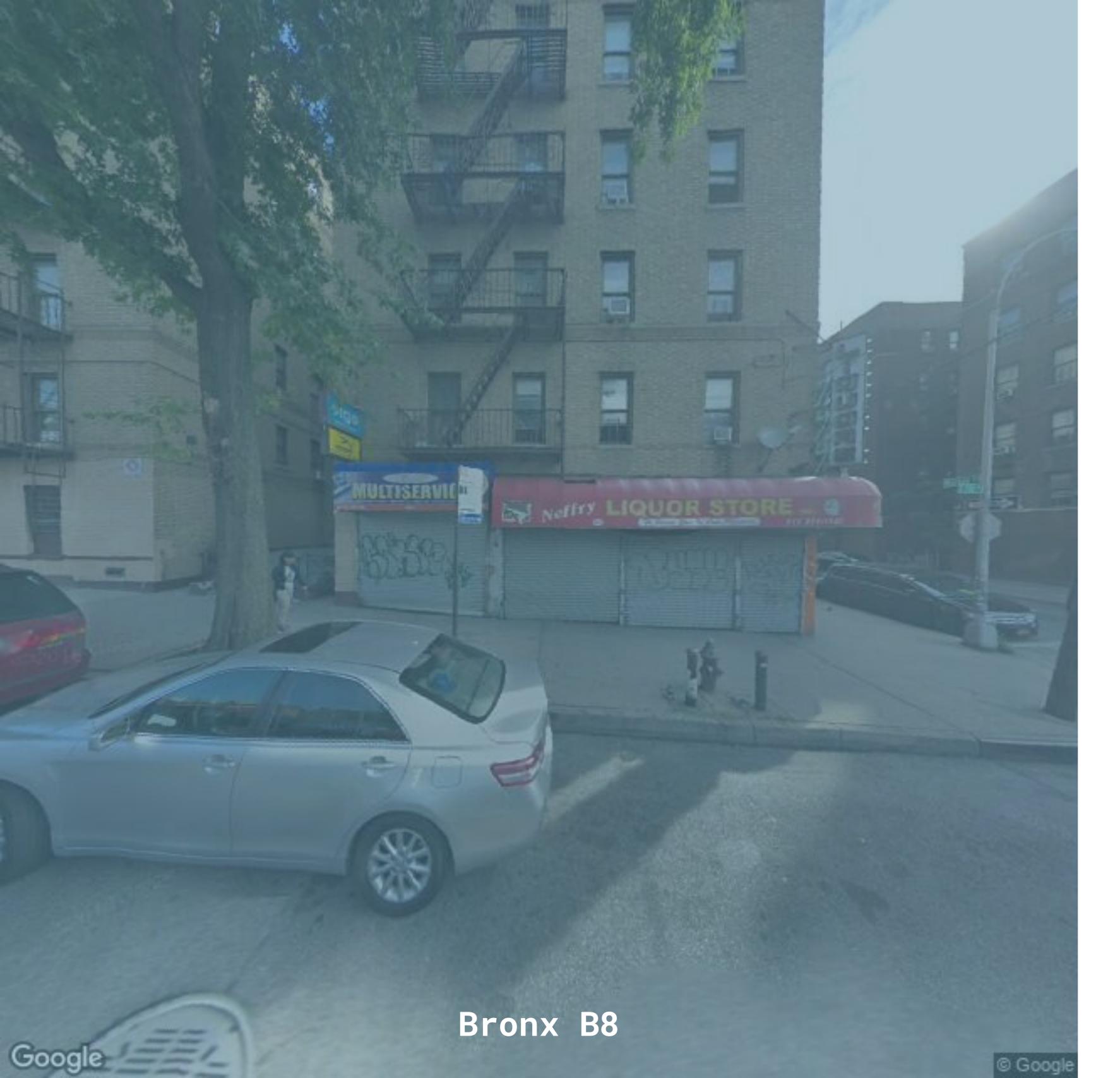
(Walk-up)



Favorable: Homogenous area of substantial houses with good class occupants.

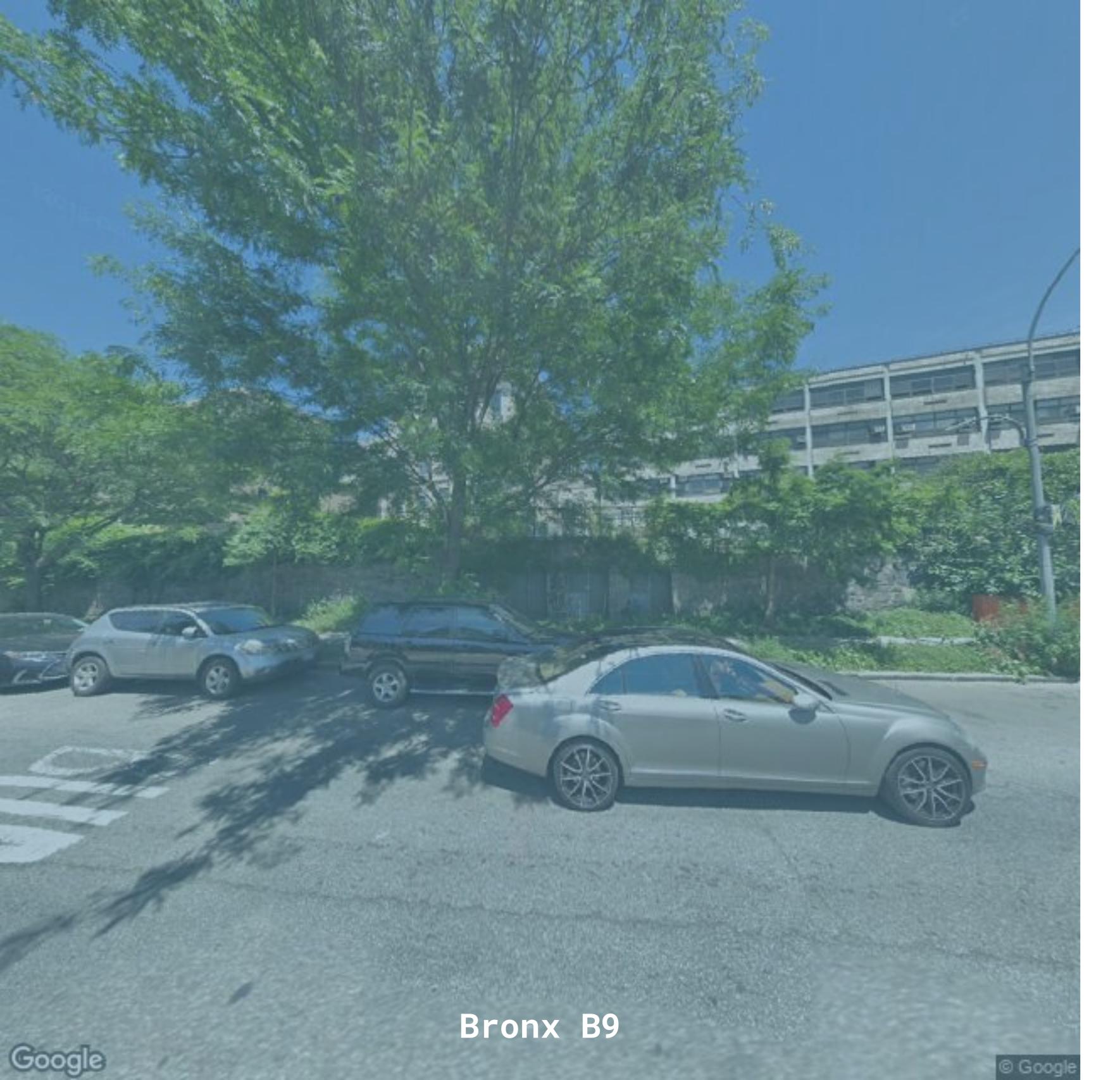
Convenient to transportation, shopping centers, schools, etc. All city facilities. Detrimental: Nominal other than distance to New York business center.

Clarifying Remarks: A small area of one and two family houses comletely surrounded by apartments; the houses are well maintained and well held, and the neighborhood enjoys a good reputation. Although its ultimate future will probably be for apartment use, this converstion does not appear imminent in the next few years. Shopping district is along Kingsbridge Road and Jerome Ave.



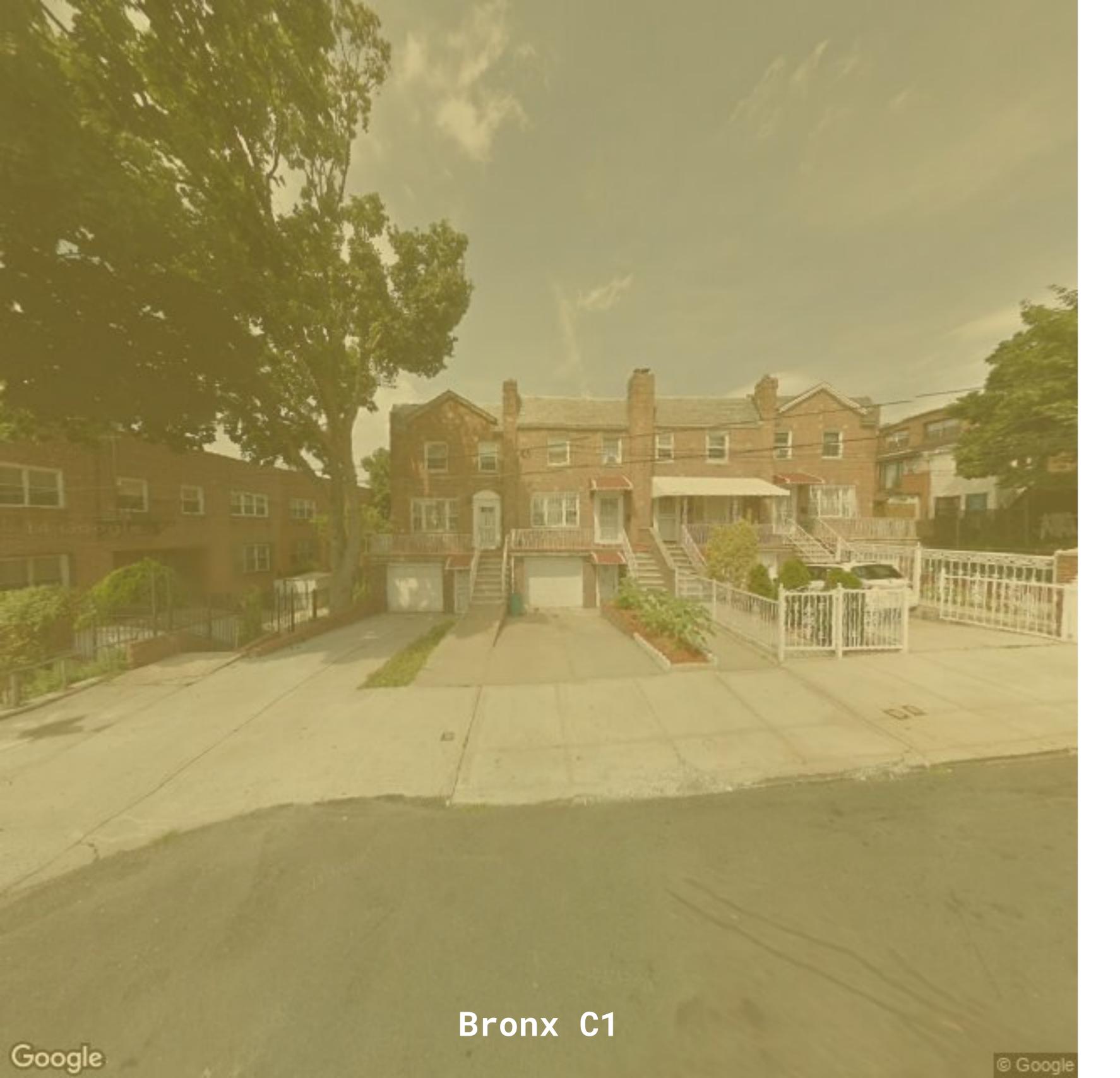
Favorable: Desirable apartment house neighborhood. Convenient to transportation, shopping centers, etc.

Clarifying Remarks: Walk-up apartments rent \$14-16 per room. Elevator apartments rent \$18-20 per room. The private homes in this neighborhood are held at high prices in anticipation of apartment house use of the land, but the maximum builders will pay for land is \$8000 per lot with 25 foot frontage. The closer properties are to the Grand Concourse the more desirable they become.



Favorable: Desirable neighborhood of substansial houses favorably affected by proximity to New York University. All city facilities. Fairly convenient to subway. Detrimental: Nominal

Clarifying Remarks: Land values for multifamily building are such that the section will eventually be given over to this use. The neighborhood has a **good** reputation and will probably be one of the first sections to feel an increase in prices. Elevator apartments rent \$16-25 per room. Walk-up apartments rent \$12-15 per room. There are few 4-family houses on Loring Place valued about \$12,500; rent about \$10 per room. These units will eventually be replaced by modern apartments. Restrictions expiré in this area in 1940.



Park, schools, etc. All city facilities
Detrimental: Distance to New York business
center. Scattered business near Broadway
and along R. R.

Clarifying Remarks: Walk-up apartments rent for \$11-12 per room, elevator apartments \$13.50-\$15 per room. the southern end of this neighborhood is inconvenient to transportation. Altogether this is a rather mediocre neighborhood, poorly located and unattractive.



Favorable: Nominal

Detrimental: Inconvenient to subway.

Double fare transportation from

Westchester Ave.

Clarifying Remarks: The new construction has failed to sell primarily because it is so poorly located away from the subway. This area may be favorably influenced by the Bronx-Long Island Bridge, but it is not considered very desirable at present, because of its isolation. Walk-up apartments rent from \$12-15 per room. Local business is concentrated along Castlo Hill Ave. near Westchester Ave.



Favorable: Fairly desirable residential section of two-family houses. Convenient to transportation, schools, etc.

Detrimental: Distance to New York business center.

Clarifying Remarks: Walk-ups rent \$14-15 per room. Shrinkage has been heavy in twofamily houses because of the large number foreclosed. Although no wholesale dumping of properties has been done in the neighborhood, it is wel known that the overhand can be purchased at bargain prices, primarily from the banks. There is nothing particularly attractive aboutt the section, but its recommended zoning is for twofamily house building. Castle Hill and Westchester Aves. are the main shopping centers.



Favorable: Whitestone Bridge to Long Island under construction. Convenient to Pelham Bay Park.

Detrimental: Distance to New York business center. Low ground in part, much not suitable for good development. Inconvient to transportation. Cemetery in the northwest corner.

Clarifying Remarks: Originally developed with cottage type houses. Although located near the Sound, the bathing is not a favorable influence because the water is not clean. Its general appearance and appeal precludes it from ever being better than a third class area. Much of the vacant ground is not suitable for good development because it lies so low. Walk-up apartments rent \$10-15 per room. Northern corner is best part of the area.



Favorable: Convenient to Polham Bay Park and Long Island Sound. Fairly desirable neighborhood.

Detrimental: Inconvenient to subway. Some poor ground.

Clarifying Remarks: There is a fair number of substantial houses in this so-called country club district, but the ground is not too good and many houses sit below the street level. Area is most inconvenient to transportation with little prospect of improvement. Because it is located near the sound, it is desirable to many people, although the water is not recommended for bathing purposes. Apartments rent \$12-15 per room.



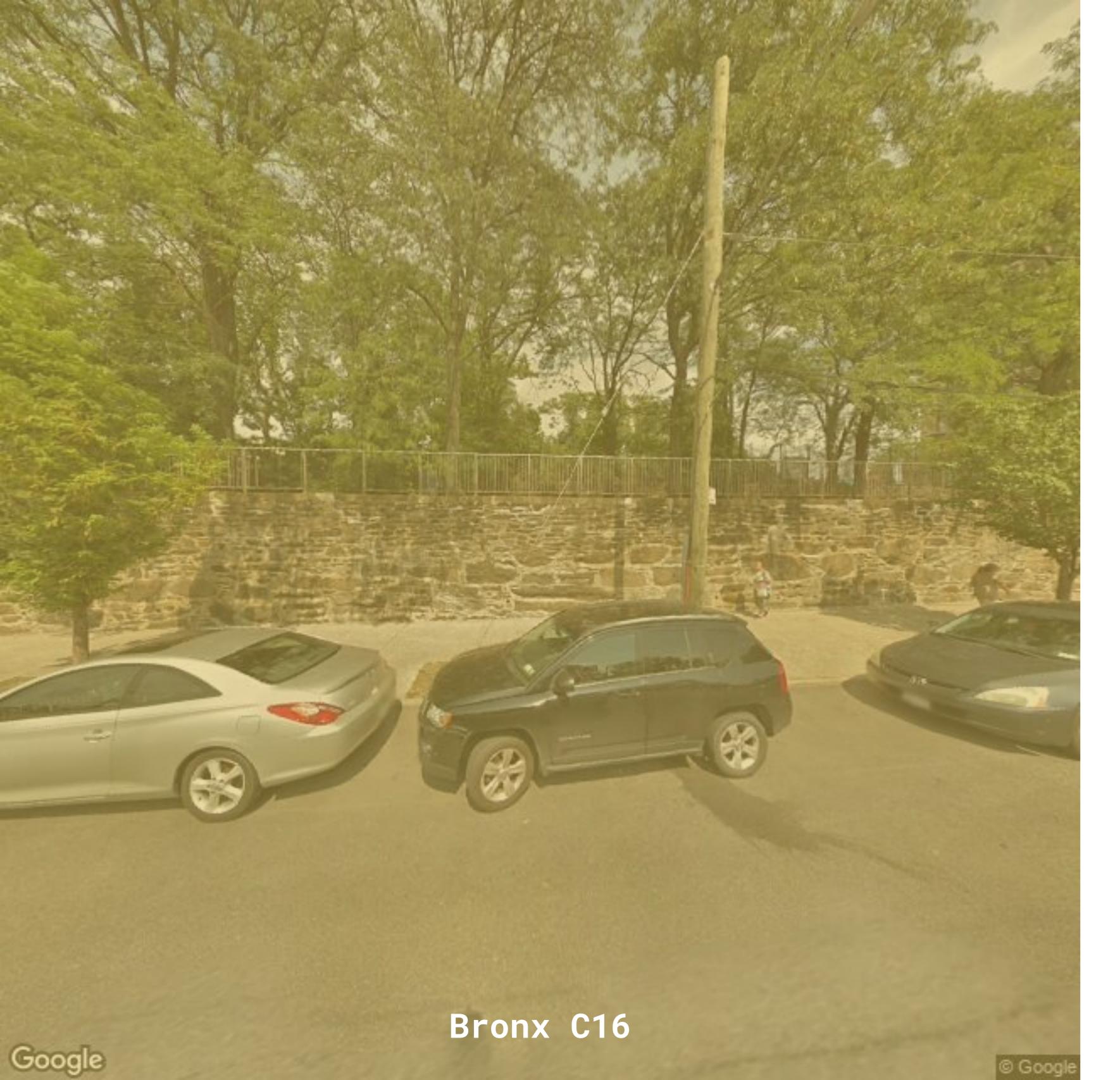
Favorable: Convenient to subway, schools, shopping center, etc. Desirable neighborhood of fairly good houses. Near Pelham Bay Park.

Clarifying Remarks: Southern end of this area is adjacent to a large cemetery which is not favorable. The ground in the neighborhood is very good which occasioned its development prior to areas closer to center New York. Apartment rentals are \$12-15 per room.



Favorable: Nominal other than near employment in New Haven R.R. shops and yards Detrimental: Inconvenient to subway except near Westchester Ave. Low ground. R.R. yards.

Clarifying Remarks: This is a mediocre neighborhood poorly located with little improvement anticipated. Although in the vicinity of the Metropolitan Ins. Co. project, little, if any, favorable influences will be felt in this area. Apartments rent for \$10-12 per room.



Favorable: Convenient to Bronx Park, transportation, schools, etc. Considered desirable residential neighborhood of modest character.

Detrimental: Eastern half invonvenient to subway.

Clarifying Remarks: The elevator apartments in this area are renting for \$14-15 per room, located along Pelham Parkway near White Plains Ave. Frontages on the parkway are considered very valuable for apartment house sites.

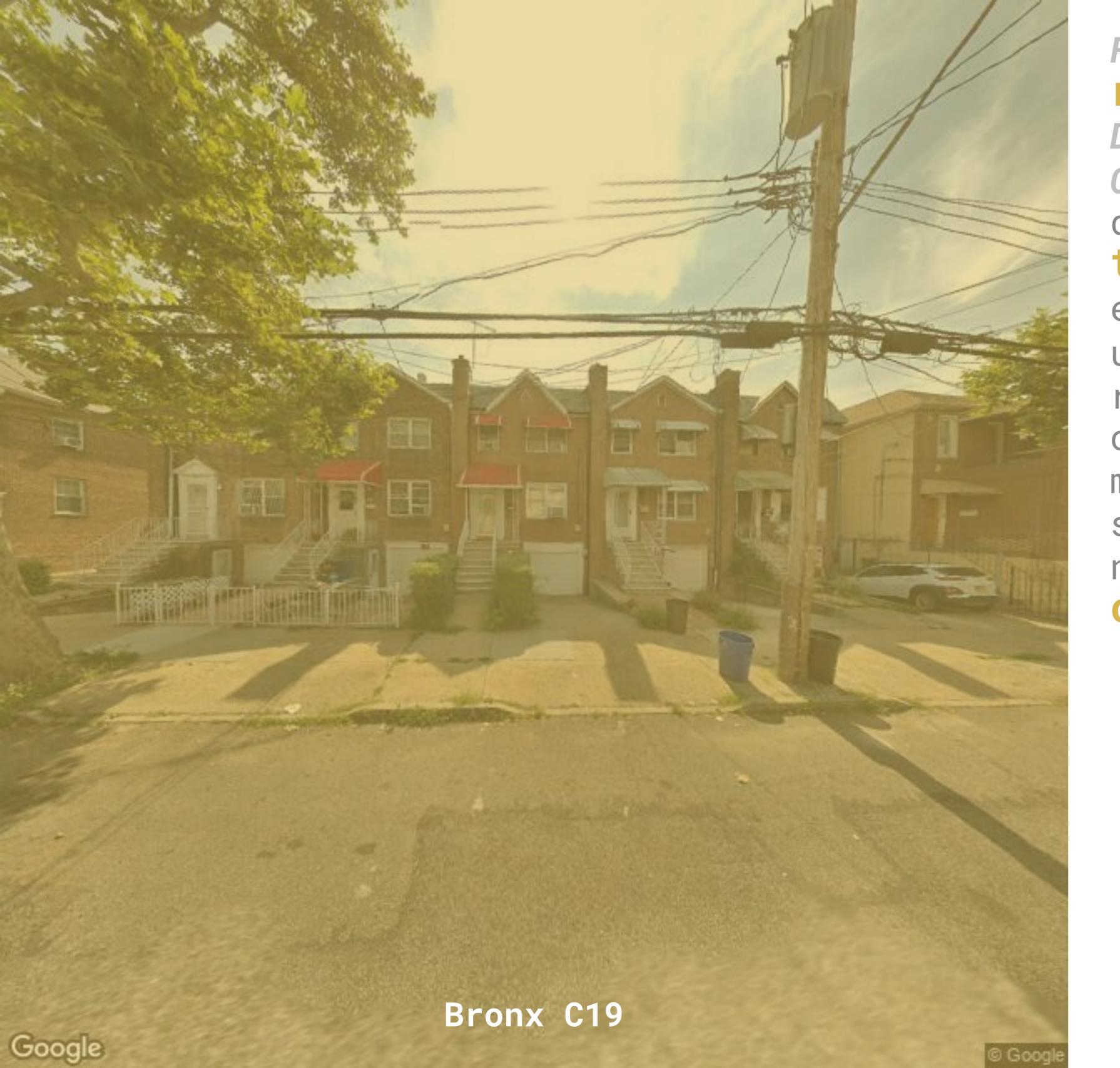


Favorable: All city facilities. Convenient to transportation, stores, schools, etc. Detrimental: Some unpaved streets. Distance to New York business center. Noise from elevated R.R. along White Plains Ave. Clarifying Remarks: Because of location convenient to subway, stores, etc. this section has had a good experience in occupancy and rentals. The better single family units show less shrinkage because of the limited number of these units. There are a few walk-up apts. in the neighborhood of fairly good character renting \$10-15 per room. A good demand exists for apartments, but financing is not available for their construction in this area. Considerable small business is centered on 233rd near White Plains Ave. and doing White Plains Ave. The recommended zoning for the area is two-family houses and medium rent apts.



Favorable: Near Bronx Park. Convenient to transportation, shopping centers, schools, etc. All city facilities. Detrimental: Elevated R.R. along White Plains Road. Neighborhood has communistic reputation.

Clarifying Remarks: Elevator apartments in the neighborhood are renting for \$10-15 per room; 3 large units now being built. The main streets in the area are White Plains Rd., Boston Rd., Bronx Park East, Gun Hill Rd. The recommended zoning for the portion east of White Plains Ave. is for medium to high rent garden apartments, with balance for 2-family houses and medium rent apartments. New construction sold \$6500-8500.



Favorable: Desirable strictly suburban residential section of modest homos. Detrimental: Poor transportation Clarifying Remarks: This area could easily develop into a better grade if transportation were improved. The proposed extension of the 8th Ave. subway will undoubtedly make the area develop very rapidly when completed. One of the few areas open for single family construction on a modest scale. Now construction is of brick selling \$6000-\$8000. Although schools are not convenient, plans for their construction are under way.



Favorable: Nominal

Detrimental: Inconvenient to subway transportation. Only trolley and bus transportation

Clarifying Remarks: Although the apartments in this section are comparatively new and modern, the area is not as desirable as other apartment house sections primarily because subway transportation is not readily accessible and no plans for its provision are in process. The private homes are of substantial age and valued primarily for conversion of the land. Walk-up apartments rent about \$12 per room; elevators \$15-18. Boscobel and University Aves. are the shopping centers for the area. Section improves above Boscobel Ave. and the better two-family houses are in this area.



Favorable: This area consists of a low cost multi-family project financed by the New York State Housing Authority. It is quasiphilanthropic in nature and the experience of the development has been good. Rentals average about \$10 per room and vacancy has been virtually nil.

Detrimental:

Clarifying Remarks:

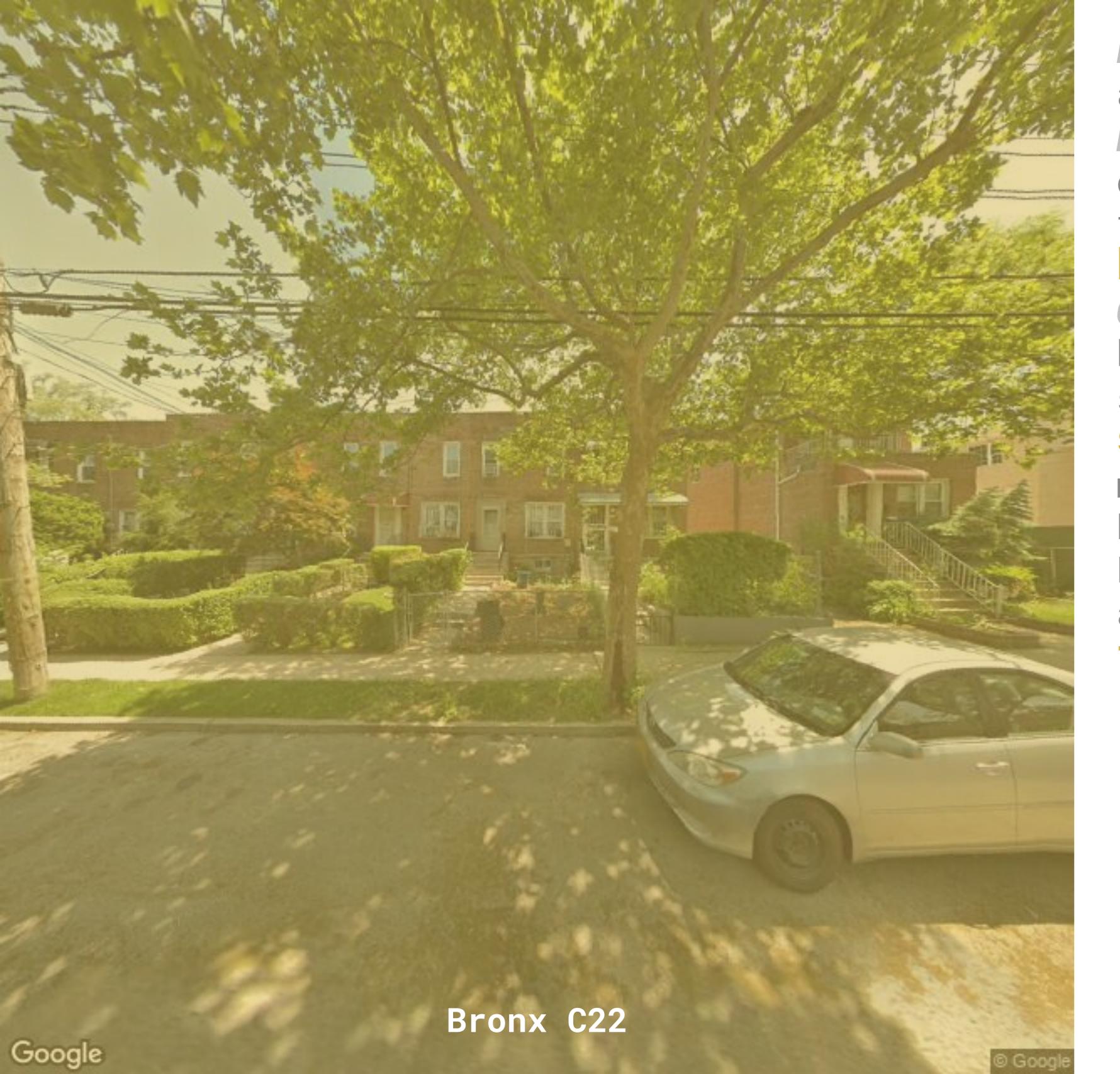


Favorable: Nominal

Detrimental: Poor ground-poor

transportation

Clarifying Remarks: This is a very sparsely settled area isolated without transportation or conveniences. The ground is not suitable for good development and in many spots there is considerable



Favorable: Fairly desirable residential area of one and two family houses.

Detrimental: Sewer assessments still outstanding. Many unpaved streets. Distance to subway and distance to New York business center

Clarifying Remarks: Heavy shrinkage in Jerrybuilt two-family units. New construction selling \$5500-\$8250; is being placed on small lots, but is finding a fairly ready market. The main streets in this area are Bayehestor Ave., East 233rd St., and White Plains Rd. The recommended zoning for this area is for medium rent and value one family houses.



Favorable: Adjacent to beaches with good swimming faciliates.

Detrimental: Distance to New York business center and lack of good transportation. Summer time congestion. 15 traffic fare. Clarifying Remarks: Proportions on this island are primarily cottage type houses which are being gradually improved and used for your round occumpancy. Local industry shipbuilding. Western side of island has newer and more desirable proportions.



Favorable: Good transportation.
Convenient to stores, schools, etc.

Detrimental: Highly congregated.

Obsolescence. Elevated R.R. along Jerome

Ave.

\$12-15 per room. Elevator apartments rent \$20-30 per room. Several new apartments have recently been built on western edge of this area. Houses along north side of Claremont Park are in good condition and quite desirable.



Favorable: Good transportation, schools, etc. Fairly desirable apartment house section.

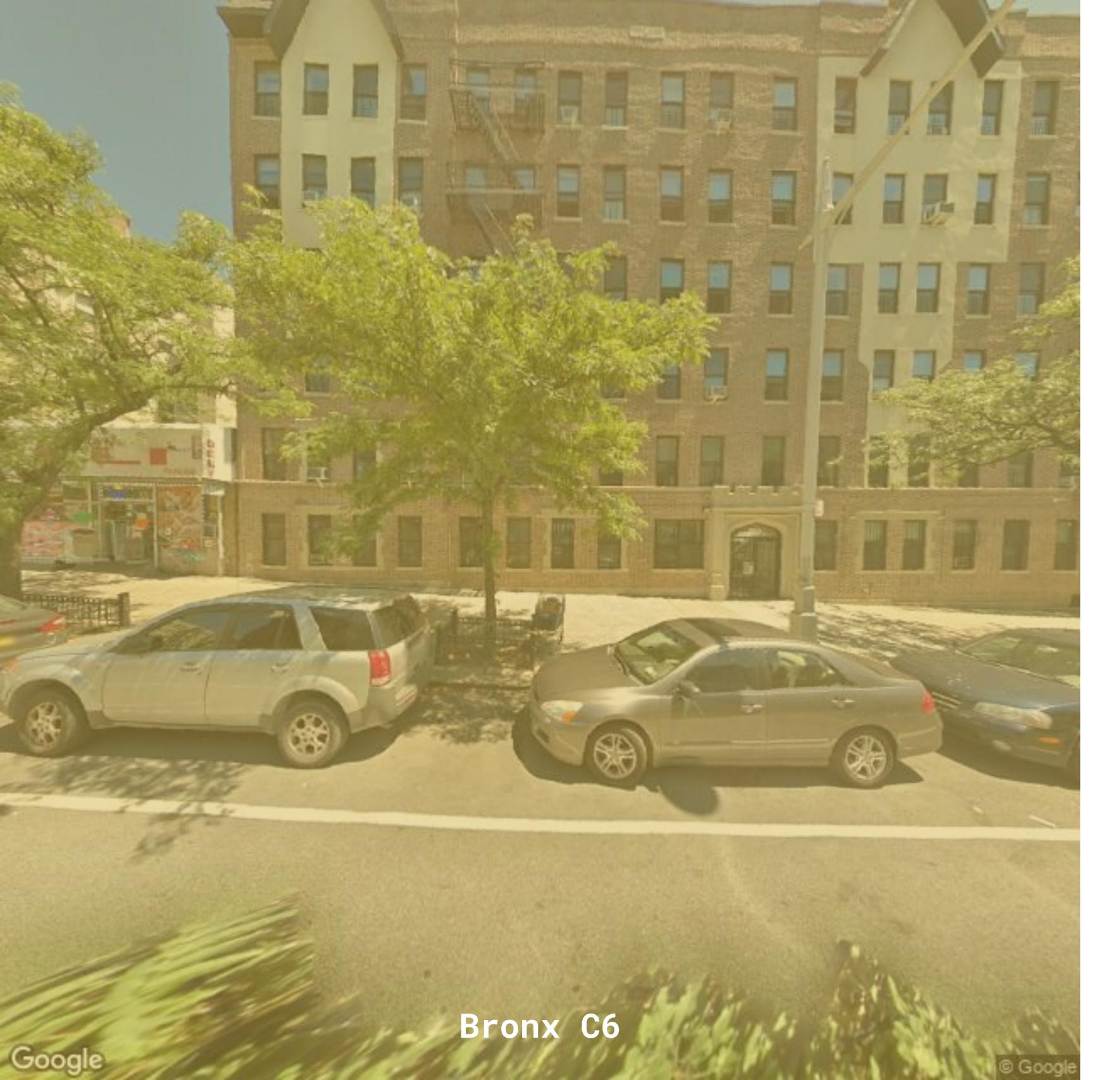
Detrimental: Congostod.

Clarifying Remarks: Walk-up apartments rant \$12-\$15 per room. Elevator apartments rant \$20-\$30 per room. Several now apartments have recently been built on western edge of this area. Houses along north side of Claramont Park are in good condition and quite desirable.



Favorable: Convenient to trasnportation, shopping centers, schools, etc. Claremont Park

Detrimental: Detrimental Influences.
Borders on a poor area. Congested.
Clarifying Remarks: Walk-ups rent \$12-\$14
per room. Proportions bordering on the west side of Claremont Park are quite desirable adn in good condition. The section is favorably located for apartment house building and continues to have this conversion taking place. Morris and Webster Aves. are the main shopping centers.



Favorable: Fairly desirable section of two-family houses.

Detrimental: Inconvenient to subways.

Completely surrounded by industry and land
zoned for commercial use.

Clarifying Remarks: Walk-ups rent \$10-\$12 per room. Elevator apartments rent \$15-\$18 per room. Local business along Hunts Point Ave. This is rather a mediocre neighborhood with only limited prospects of improvements.



Favorable: Quiet suburban atomosphere with minimum of traffic. City is filling in the northwest corner for a playground. Detrimental: Inconvenient to subway and shopping centers. Low ground on both sides. Clarifying Remarks: Although this neighborhood is inconvenient to the subway except by bus at additional fare the section is considered fairly desirable to those who want a more quiet and suburban atmosphere. A low cost housing project owned by Metropolitan Insurance Co. is located between Randall and Lacombo Aves. and Commonwealth and Rosedale Aves. The apartments rent for about \$10 per room. Main shopping center is on Sound View Ave.



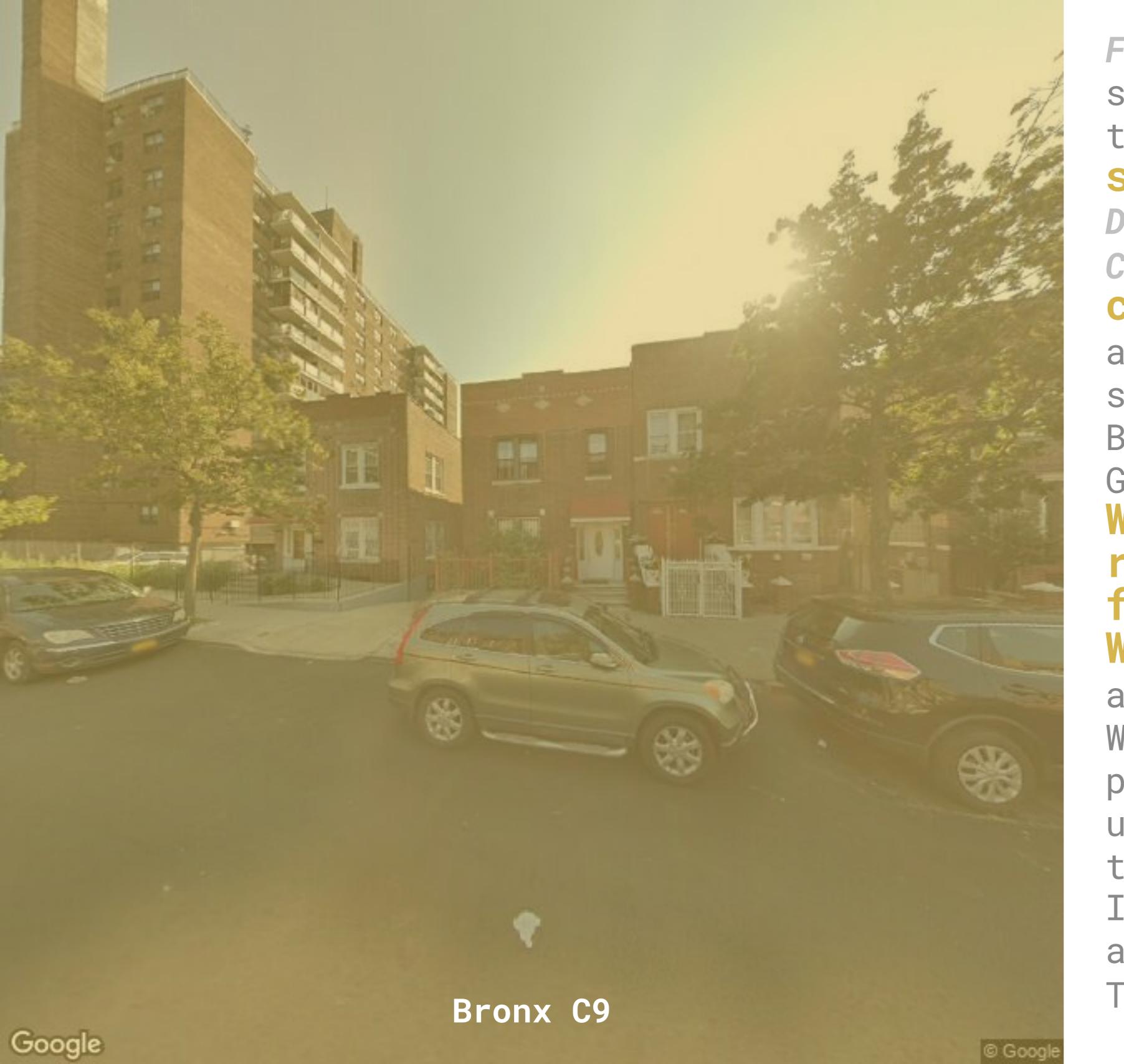
Favorable: Convenient to subway, shopping centers, schools, etc.

Detrimental: Low ground. Poor

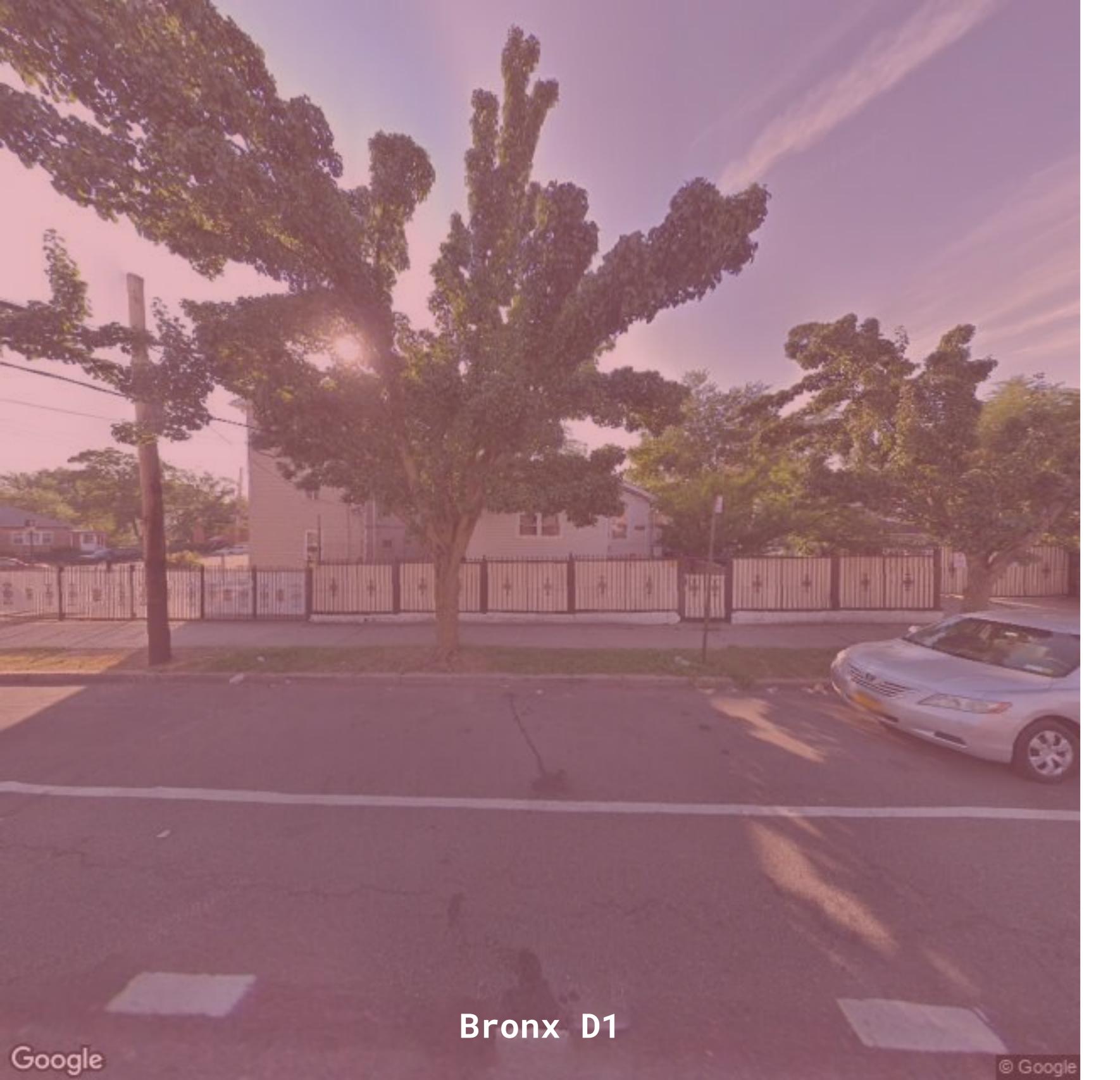
construction.

Clarifying Remarks: Properties on Noble Ave. in the first block south of Westchester

Ave. have been condemned because of the poor ground which showed considerable water underneath. Many houses on other streets at the same level have settled badly and are badly out of line with cracked walls and sagging inside floors and stairways. Four 4-family houses were recently sold on Ftoloy Ave. for \$5500 cash each. Westchester is the main shopping center. Multi-family-20% of the total residential properties.



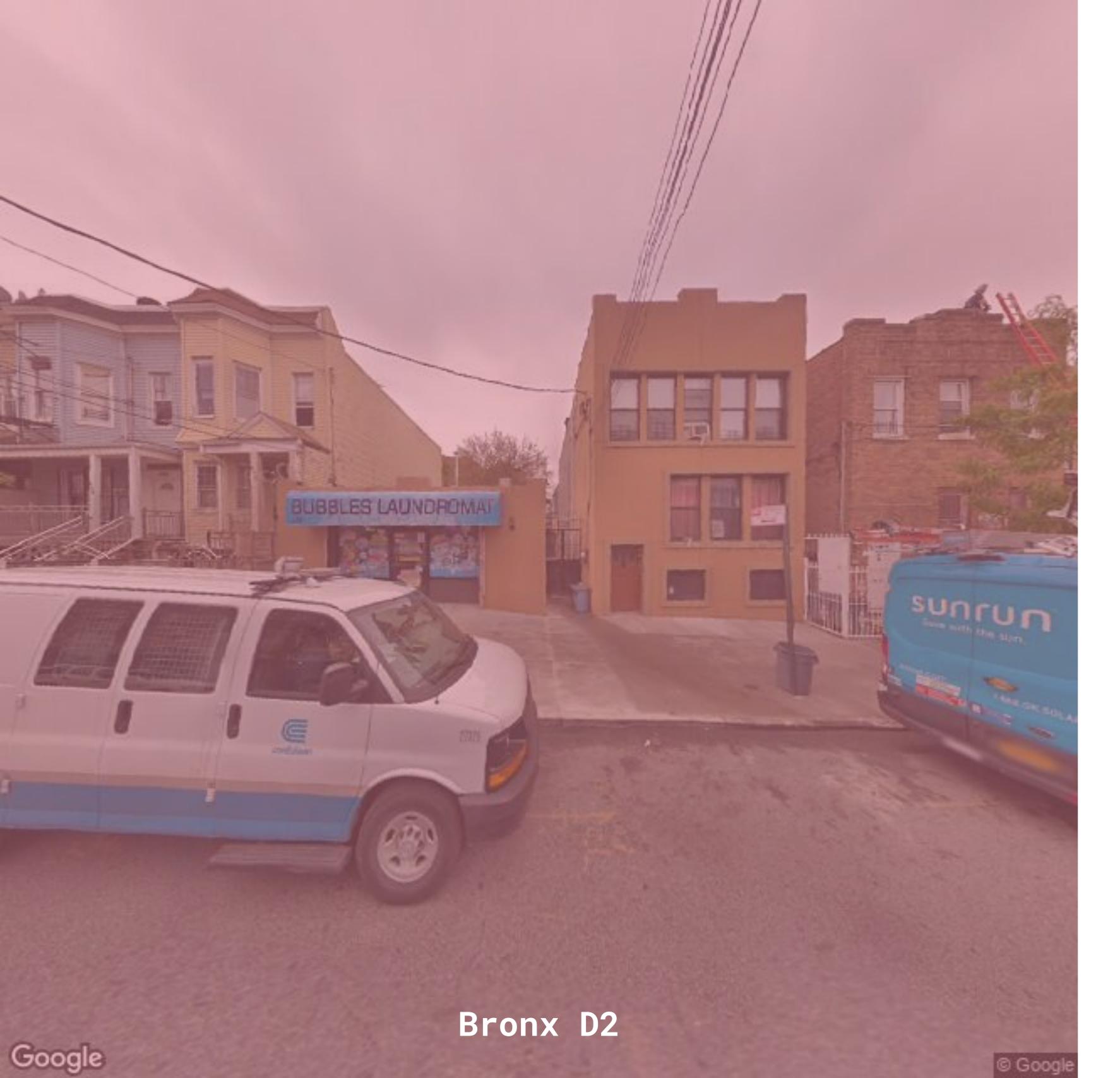
Favorable: Fairly desirable residential section of modest character. Conveninet to transportation, shopping centers, schools, etc. All city facilitates. Detrimental: Heavy foreclosures Clarifying Remarks: A well located area convenient to subway transportation along West-poorly and some of the houses have settled, particularly on the west side of Bronx River Ave. where the land was filled. Generally speaking, the north side of Westchester Ave. is more desirable from a residential poi9nt of view with the multifamily units concentrated south of Westchester. A fairly active business area is located along this stroot from Wheeler Ave. to Motcalf. Plans under way provide for the widening of Motcalf to join up with Eastern Blv. to make connection with the entrance to the now Bronx-Whitestone-Long Island Bridge under construction. Walkup apts rent \$15-\$16 rm. Westchester Ave. & Tremont Aves. are the main shopping centers



Favorable: Nominal

Detrimental: Negro infiltration. Distance to New York business center. Elevated along White Plains Avenue.

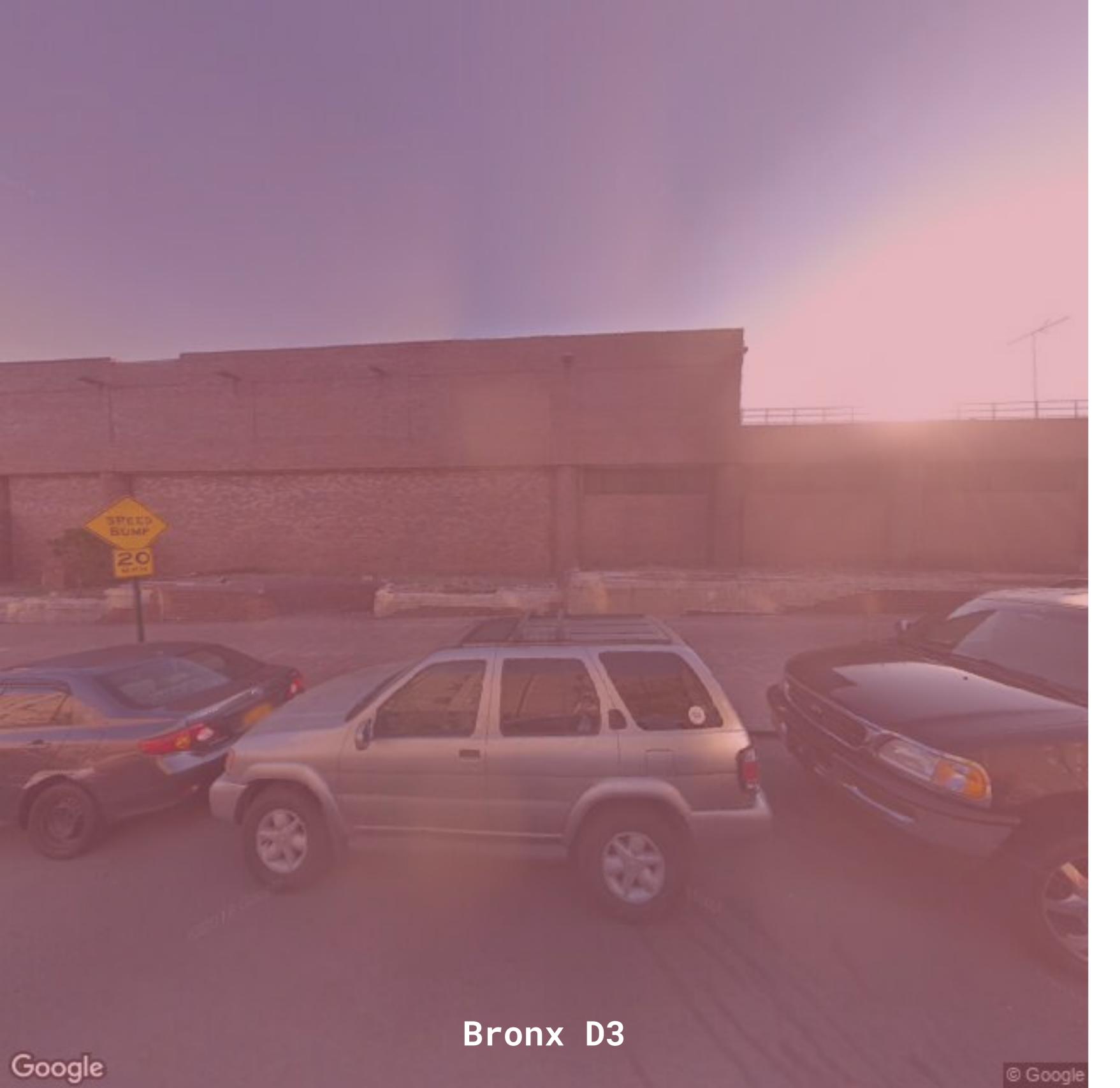
Clarifying Remarks: Area improves as it approaches 233rd St. on the north. Negro concentrated at present on 216th, 233rd, and 229th St. A low cost housing development has been created on Boston Road between Eastchester and Wilson AVe. The recommended zoning for the area is for two-family houses and medium rant garden apartments.



Favorable: Convenient to transportation, schools, etc. Near Bronx Park.

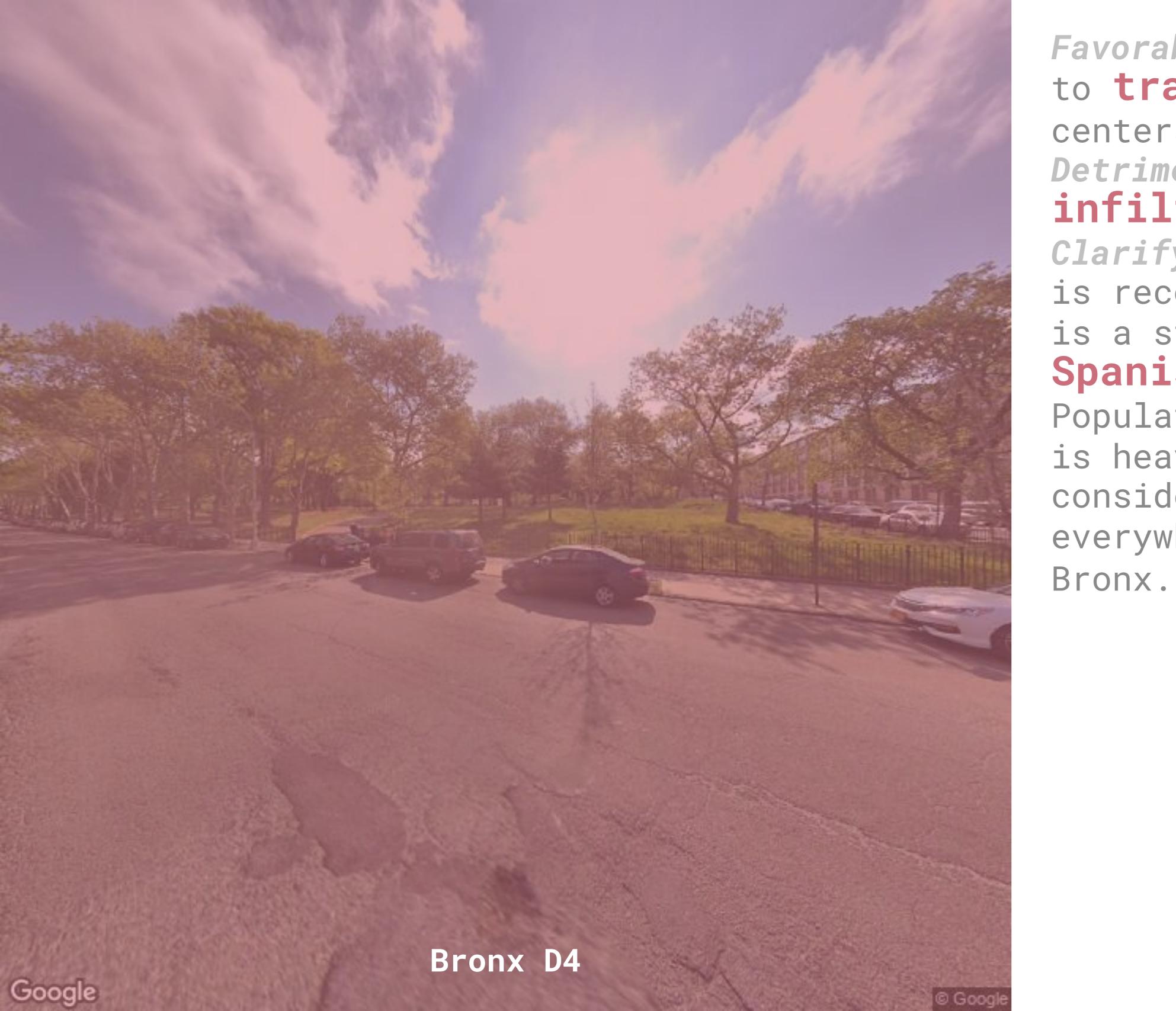
Detrimental: Street markets. Congested. Old obsolete houses.

Clarifying Remarks: Washington Ave. properties between 180th and 184th Sts. are fairly desirable and slightly better than the balance of the area. Walk-up apartments rent \$6-8 per room. There is considerable small business scattered throughout the section with a concentration in the northwest corner. The New York Central R.R. tracks run through an open cut along Park Ave. Multifamily units represents 25% of the residential units in the area.



Favorable: Adjacent to two large parks Detrimental: Congested. Lower class encroachments

Clarifying Remarks: Main shopping center for this neighborhood is along Southern Blvd. and Boston Road. This section is surrounded by a poorer area and getting a steady infiltration of lower class Italian from adjacent areas. Walk-up apartmetns rent \$6-8 per room.



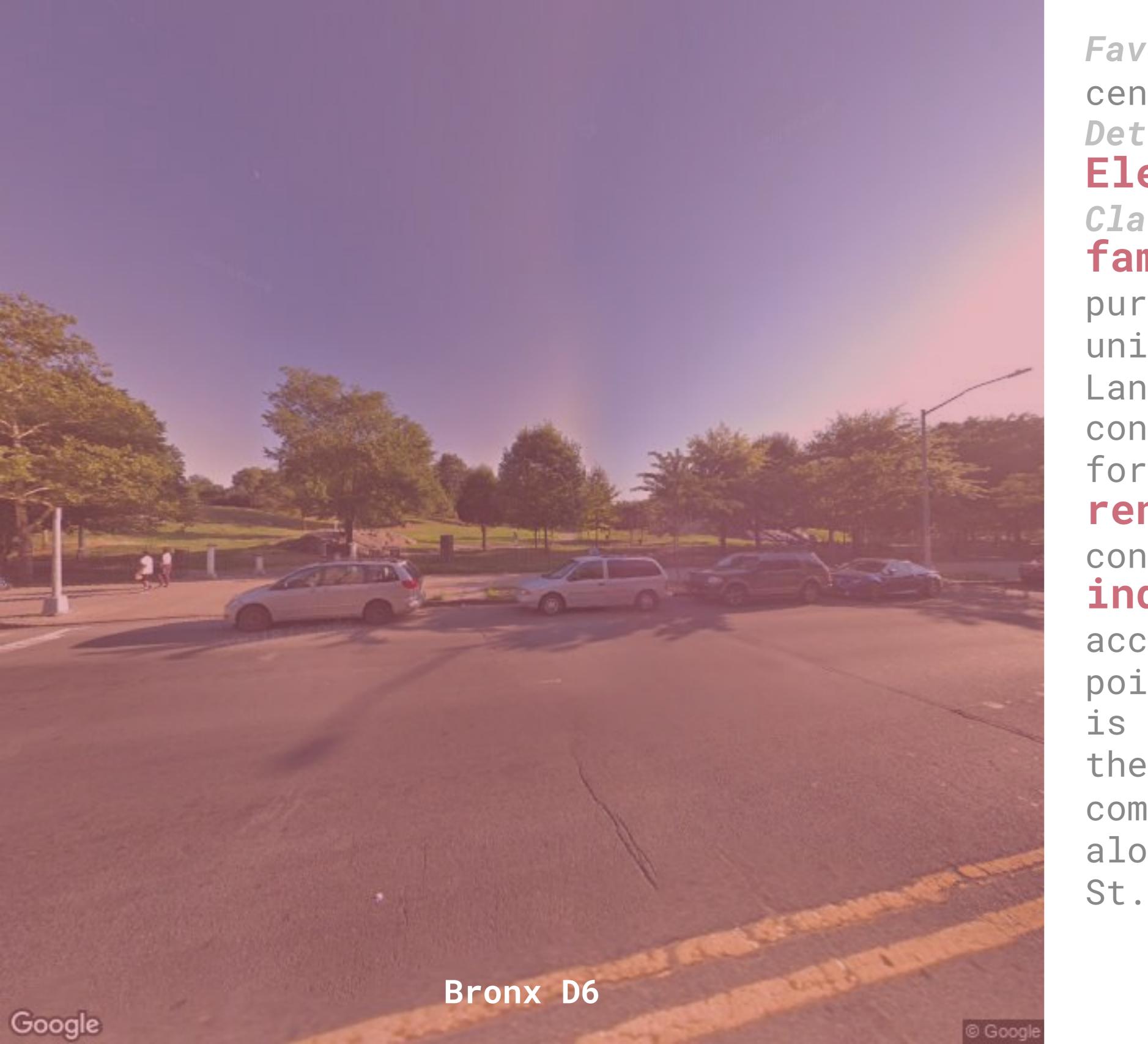
Favorable: Near Grotona Park. Convenient to transportation, schools, shopping centers, etc. All city facilities. Detrimental: Negro and Puerto Rican infiltration. Obsolete homes. Clarifying Remarks: Most of this neighborhood is recommended for rehabilitation. There is a steady infiltration of negro, Spanish and Puerto Rican into the area. Population is very unstable and relief load is heavy. Section is very congested with considerable small business scattered everywhere. One of the poorest areas in the



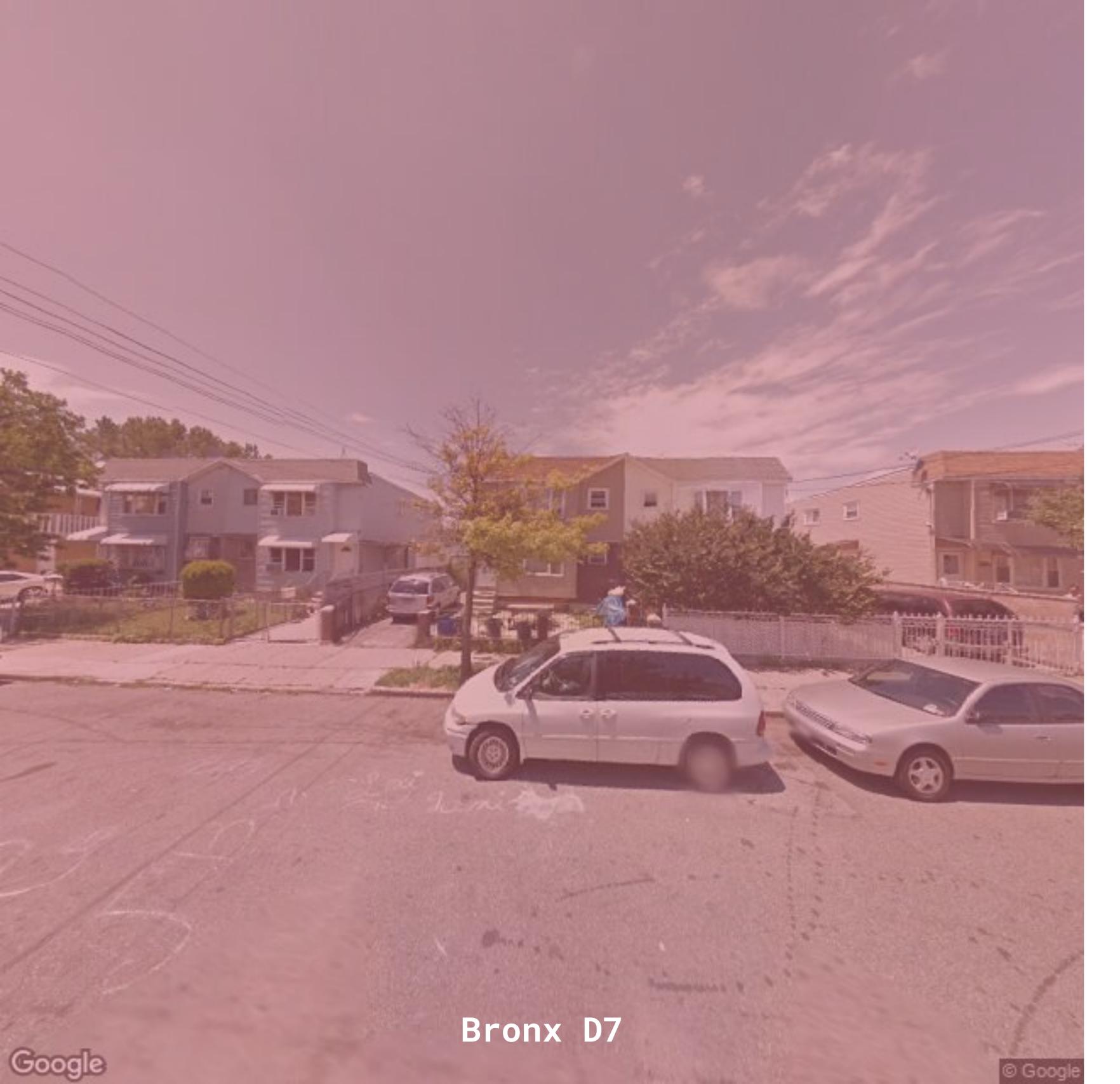
Favorable: Good transportation, schols, shopping centers, etc. Convenient to Bronx Park. All city faciliates.

Detrimental: Highly congested. Obsolete homes.

\$6-\$8 per room. Area is adjacent to a business and commercial section along the Bronx River and has considerable small business scattered throughout particularly along Westchester Ave. and Southern Blvd. and Boston Road.



Favorable: Good transportation, shopping centers, etc. Near local employment Detrimental: Industrial enchroachment. Elevated R.R. Heavy traffic. High congested Clarifying Remarks: Many of the single family houses are used for rooming house purposes. Vacancy in single houses is in units which are in the main not rentable. Land value is considered primarily consequential where location is adaptable for multi-family use. Walk-up apartments rent for \$7-\$9 per room. The recently constructed Tri-boro Bridge is attracting new industry into this area because of its accessibility to markets on Long Island and points north. The western and southern part is recommended for rehabilitation. One of the most active outlying business and commercial centers is located in this section along 3rd Ave. between 146th St. and 160th



Favorable: None

Detrimental: Poor house in dilapidated

condition.

Clarifying Remarks: A sparsely settled section with many shack type houses on low ground.



Favorable:
Detrimental:
Clarifying Remarks: