



Bronx A1

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.



Bronx A2

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.



Bronx B1

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.



Bronx B10

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.

Bronx B11



Bronx B2

Favorable:
Detrimental:
Clarifying Remarks:



Bronx B3

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** and **protected** by its elevation.

Bronx B4



Bronx B5

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 Avenue **subway** (city owned) has speeded up **transportation** in the area, and this section is one of the most active in now **multi-family construction**. The single houses along the Concourse are primarily of considerable 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 however is to **high rent** multi-units.



Bronx B6

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 completely 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 conversion does not appear imminent in the next few years. Shopping district is along Kingsbridge Road and Jerome Ave.

Bronx B7



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

Detrimental: **Nominal**

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.

Bronx B8



Bronx B9

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

Detrimental: **Nominal**

Clarifying Remarks: Land values for **multi-family** 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** expire in this area in 1940.



Bronx C1

Favorable: **Convenient** to Van Cortlandt **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.

Bronx C10



Bronx C11

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 **two-family** houses because of the large number **foreclosed**. Although no wholesale dumping of properties has been done in the neighborhood, it is well known that the overhand can be purchased at bargain prices, primarily from the banks. There is nothing particularly attractive about the section, but its recommended **zoning** is for **two-family** house building. Castle Hill and **Westchester** Aves. are the main shopping centers.



Bronx C12

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. **Inconvenient** 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.



Bronx C13

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.



Bronx C14

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

Detrimental: Distance to **central** New York.

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.



Bronx C15

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 inconvenient 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.

Bronx C16



Bronx C17

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.



Bronx C18

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.

Bronx C19



Bronx C2

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 quasi-philanthropic 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:

Bronx C20



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 surface **water**.

Bronx C21



Bronx C22

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 Jerry-built **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.



Bronx C23

Favorable: Adjacent to beaches with **good** swimming facilities.

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 occupancy. Local **industry** shipbuilding. Western side of island has newer and more **desirable** proportions.



8
Bronx C3

Favorable: **Good transportation.**
Convenient to stores, **schools**, etc.
Detrimental: Highly congregated.
Obsolescence. Elevated R.R. along Jerome Ave.
Clarifying Remarks: **Walk-up** apartments **rent** \$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**.

Bronx C4



Bronx C5

Favorable: **Convenient** to transportation, 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** and 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.

Bronx C6



Bronx C7

Favorable: Quiet **suburban** atmosphere 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.

Bronx C8



Bronx C9

Favorable: Fairly **desirable residential** section of modest **character**. **Convenient** to **transportation**, shopping centers, **schools**, etc. All city facilities.

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** point of view with the **multi-family** units **concentrated** south of **Westchester**. A fairly active **business** area is located along this street 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



Bronx D1

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 rent 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. **Multi-family** units represents 25% of the **residential** units in the area.

Bronx D2



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.

Bronx D3



Bronx D4

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 Bronx.



Bronx D5

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

Detrimental: Highly congested. Obsolete homes.

Clarifying Remarks: **Walk-up** apartments **rent** \$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.



Bronx D6

Favorable: **Good transportation**, shopping centers, etc. Near local employment
Detrimental: **Industrial** encroachment.
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 St.



Favorable: **None**

Detrimental: **Poor** house in dilapidated condition.

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

Bronx D7



Favorable:
Detrimental:
Clarifying Remarks:

Bronx E1