

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Rittenhouse Square Sect. Phila SECURITY GRADE C AREA NO. 16

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Near commercial area - High class inhabitants - Availability

4. DETRIMENTAL INFLUENCES. Encroachment of undesirable element from South.

5. INHABITANTS:

a. Type Business man - better class; b. Estimated annual family income \$ Over \$5,000.

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

e. Infiltration of no; f. Relief families no;

g. Population is increasing ; decreasing ; Static.

6. BUILDINGS:

a. Type or types 3 & 4 story rows; b. Type of construction Stone facing - brownstone

c. Average age 50 - 75; d. Repair good

7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES		
	RANGE	PREDOM- INATING %	RANGE	PREDOM- INATING %	%
1929 level	<u>\$0,000 - 100,000</u>	<u> </u> 100%	<u> </u>	<u> </u>	<u>100%</u>
1934-36 low	<u> </u>	<u> </u>	<u>few rentals</u>	<u> </u>	<u> </u>
June 1937 current	<u>\$25,000 - \$50,000</u>	<u>-</u> <u>50</u>	<u> </u>	<u> </u>	<u> </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. ; c. Activity is poor

10. RENTAL DEMAND: a. good; b. for few units avail-; c. Activity is good
able.

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 - possibly down

14. CLARIFYING REMARKS:

Good many apartments of high calibre located here. Highest type residential section in town - many occupants maintaining homes here for occupancy during Season.

15. Information for this form was obtained from James H. Livezly.

Date June 8, 193 7