

SOUTH PHILADELPHIA

Section B

Wards 1-26-36-39-48

SECURITY GRADE: Hazardous.

HOUSING INVENTORY

RESIDENTIAL UNITS:	57,753		
RESIDENTIAL STRUCTURES:	54,241	OWNER OCCUPIED UNITS:	27,389
ONE FAMILY STRUCTURES:	46,630	OWNER OCCUPIED UNITS MTGED:	17,681
TWO FAMILY STRUCTURES:	1,522	NEGRO OCCUPIED UNITS:	6,457
THREE FAMILY AND OVER:	6,089		

LOCATION and DESCRIPTION

The southern central portion of the city, lying between the two Rivers, and bounded on the north by Washington Avenue from the Schuylkill to Broad Street and by Ellsworth and Wharton Streets from Broad to the Delaware. *Why carve it that way?*

The three sides bounded by the two rivers are entirely industrial.

While this section is not so old as the more central ones, the greatest period of construction being about 1890 - 1905, it is an extremely poor part of the city. Houses are preponderantly small two story row type containing five to seven rooms with about 5,000 - almost 10% of all residential structures - of the small combination store and dwelling category.

The small area shown in Blue in the center is a special development of the Girard Estate and consists of modern one family row houses renting for about \$40.00 per month. They are largely occupied by Naval officers from the U. S. Navy Yard on League Island to the south.

The population of this district is quite uniformly a mixture of Italians, Jews and Negros.

A.....The portion from Broad Street east to fifth is predominantly Italian:

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$3,000 - \$6,000	HIGH:	(100%) \$30.00 - \$42.00
LOW:	(15-45%)	500 - 2,500	LOW:	(52%) 17.50 - 25.00
PRESENT:	(15-45%)	500 - 2,500	PRESENT:	(60%) 20.00 - 28.00
SALES:		Nominal	OCCUPANCY:	93%
			OCCUPANCY HABITABLE UNITS:	95%
			DEMAND:	Fairly good for better houses.

B.....East of Fifth Street is chiefly Jewish.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$3,000 - \$6,000	HIGH:	(100%) \$30.00 - \$42.00
LOW:	(15-45%)	500 - 2,500	LOW:	(65%) 20.00 - 28.00
PRESENT:	(15-45%)	500 - 2,500	PRESENT:	(70%) 22.00 - 30.00
SALES:		Nominal	OCCUPANCY:	93%
			OCCUPANCY HABITABLE UNITS:	95%
			DEMAND:	Quite good for better houses.

C.....Schuylkill River on the west to 24th Street between Wharton and Moore is Italian and Negro and from 24th Street to 18th Street is a heavy Negro concentration.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$3,000 - \$5,500	HIGH:	(100%) \$27.00 - \$32.00
LOW:	(15-20%)	500 - 1,200	LOW:	(55%) 14.00 - 20.00
PRESENT:	(15-20%)	500 - 1,200	PRESENT:	(60%) 16.00 - 22.00
SALES:		Nominal	OCCUPANCY:	93%
			OCCUPANCY HABITABLE UNITS:	95%
			DEMAND:	Fairly good with considerable crowding in Negro units.

D.....A comparatively small section at the southern end, lying between Wolf Street Bigler, 12th and 18th, is in somewhat better shape than the balance of the area. Inhabitants are a mixture of Italians, natives of Italian decent and some Jewish of better laboring class. Home ownership is substantial and properties are well maintained. All are five and six room brick row houses varying in age from 20 to 40 years. Some of the newer ones were erected by the U. S. Government for people attached to the League Island Navy Yard. There is a controversy at present between City and Government authorities as to whether these are taxable. ~~If this section were more favorably located it would deserve a better rating, but South Philadelphia is generally held in such poor esteem and the surrounding territory is so poor that it must be classed with the rest of the area.~~

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$5,500 - \$8,500	HIGH:	(100%)	\$55.00 - \$60.00
LOW:	(50%)	1,700 - 3,500	LOW:	(55%)	18.00 - 35.00
PRESENT:	(45-60%)	2,000 - 4,000	PRESENT:	(65%)	22.00 - 40.00
SALE:		A few at from \$2300. to \$3500.	OCCUPANCY:		97%
			DEMAND:		Very active at present levels with some real estate brokers reporting wanting lists.

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PREDOMINANT TYPE OF STRUCTURE: Row.

PREDOMINANT AGE OF STRUCTURE: Thirty years and over.

PREDOMINANT TYPE OF CONSTRUCTION: Brick.

CONDITION OF STRUCTURES: Fairly poor.