

MANATUNK - ROXBOROUGH

Section E

Ward 21

HOUSING INVENTORY

RESIDENTIAL UNITS:	9,797		
RESIDENTIAL STRUCTURES:	8,969	OWNER OCCUPIED UNITS:	5,595
ONE FAMILY STRUCTURES:	8,211	OWNER OCCUPIED UNITS MTGED:	3,112
TWO FAMILY STRUCTURES:	98	NEGRO OCCUPIED UNITS:	298
THREE FAMILY AND OVER:	1,488		

PERCENT OF LAND VACANT:	Almost 50%.
NEW CONSTRUCTION:	Very small amount.
PREDOMINANT TYPE OF STRUCTURE:	Row Houses and semi-detached.
PREDOMINANT AGE OF STRUCTURE:	Forty years and over.
PREDOMINANT TYPE OF CONSTRUCTION:	Brick and Stone.
CONDITION OF STRUCTURES:	Good.

LOCATION and DESCRIPTION

These two areas are unusual in some ways. Manayunk, all along the river front, was the site of very active industry, chiefly textile and steel and practically all of the inhabitants of both places were employed therein. Almost all of the mills have been closed for some years and most of the population has found employment in other parts. In spite of this, its population has remained more or less static, due partially to racial reasons and partly to religious ones. Transportation has not been any too good which has discouraged growth from the outside.

A.....Yellow area (Definitely Declining) running up the hill from Main Street. Inhabitants are mostly Polish and Italian with a very few Negroes. While houses on the average are very old, owner occupancy is high and properties on the whole are well maintained. One colored settlement bounded by Manayunk Avenue, Roxborough Avenue, Tower Street and Monastery Street, contains only very old houses in poor condition.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$3,000 - \$4,000	HIGH:	(100%)	\$25.00 - \$35.00
LOW:	(50-60%)	1,500 - 2,500	LOW:	(50%)	12.50 - 18.00
PRESENT:	(50-60%)	1,500 - 2,500	PRESENT:	(60%)	15.00 - 22.00
SALES:	A few.		OCCUPANCY:	Almost 100%.	
			DEMAND:	Good.	

B.....Blue area (Still Desirable) covers the upper section of Manayunk and all of Roxborough. The portion north to Parker Street is well built up and contains a large percentage of small two story row houses of fairly modern construction, although there are in addition a number of detached and semi-detached of older vintage. The location has two advantages - the ground is high, and it borders on Fairmount Park.

The section north of Parker Street is very little developed and contains a number of good class detached single dwellings. Practically all of the undeveloped land is in a few very strong hands, with no apparent intention to do any developing in the near future.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$4,000 - \$25,000	HIGH:	(100%)	\$35.00 - \$75.00
LOW:	(50-60%)	2,000 - 15,000	LOW:	(50-55%)	20.00 - 45.00
PRESENT:	(50-60%)	2,000 - 15,000	PRESENT:	(60-65%)	23.00 - 50.00
SALES:	Quite a few		OCCUPANCY:	Practically 100%	
			DEMAND:	very good.	