

GERMANTOWN

Section F

Ward 22

HOUSING INVENTORY

RESIDENTIAL UNITS:	29,027		
RESIDENTIAL STRUCTURES:	24,522	OWNER OCCUPIED UNITS:	14,005
ONE FAMILY STRUCTURES:	22,043	OWNER OCCUPIED UNITS MTGED:	8,676
TWO FAMILY STRUCTURES:	426	NEGRO OCCUPIED UNITS:	2,184
THREE FAMILY AND OVER:	2,053		

PERCENT OF LAND VACANT:	Limited.
NEW CONSTRUCTION:	Active.
PREDOMINANT TYPE OF STRUCTURE:	Row, Semi-detached and Detached.
PREDOMINANT AGE OF STRUCTURE:	Five to fifty years and over.
PREDOMINANT TYPE OF CONSTRUCTION:	Brick and Stone.
CONDITION OF STRUCTURES:	Excellent.

LOCATION and DESCRIPTION

The so-called Germantown and Chestnut Hill section covers a large area in the north western part of the city. Its development along Germantown Avenue goes back to the earliest days of Philadelphia's history. Many of the original stone houses are still standing in good condition.

Germantown Avenue throughout its length is small business, with an active center at its junctions with Cheltenham Avenue.

In spite of its great age, it is still the most important residential area within the city limits, although the south eastern portion below Cheltenham Avenue is occupied, to a great degree, by Negroes, Italians and others of poorer class.

Its growth has been steady throughout the years although unlike the rest of the City it has been to a larger extent in the form of detached and semi-detached single dwellings rather than in row houses. More than 50% of residential structures in the area are in the former categories. Likewise a large percentage are of stone or brick construction as contrasted with almost universal brick in other sections.

Generally speaking, the section to the south east of Chelton Avenue represents the less desirable and undesirable portions, but even in this area are parts which retain decidedly good character.

Negro population is large although of better class and, while concentrated in the red areas chiefly, appears to a small degree in other sections. This has been the case for many years and the presence of a small group in a side street has not necessarily affected the neighboring major streets.

A.....Red areas (Hazardous) chiefly in the neighborhood of Chelton Avenue. The small sections to the north west represent Negro concentrations. Houses are mainly two story brick and stone row type with some frame. Average age is great - thirty-five to seventy years of age or more - and condition is fairly poor. Besides Negroes, population is largely Italian of the laboring class.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$3,000 - \$9,000	HIGH:	(100%) \$25.00 - \$65.00
LOW:	(35-50%)	1,000 - 4,500	LOW:	(50%) 12.50 - 35.00
PRESENT:	(35-50%)	1,000 - 4,500	PRESENT:	(60%) 15.00 - 40.00
SALES:		Nominal	OCCUPANCY:	90% minimum

B.....Yellow areas (2) (Definitely Declining), lying in the south eastern portion of the Germantown section. These are very old portions with quite a scattering of Negroes and Italians. While still retaining a very moderate degree of value, its outlook is not too encouraging. Rental demand is good with tendency to increase.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$2,000 - \$5,000	HIGH:	(100%) \$25.00 - \$45.00
LOW:	(50-65%)	1,000 - 3,000	LOW:	(60%) 15.00 - 25.00
PRESENT:	(50-65%)	1,000 - 3,000	PRESENT:	(60%) 15.00 - 25.00
SALES:		Nominal	OCCUPANCY:	98%

C.....Blue area (Still Desirable) comprises Germantown, Mt. Airy and Chestnut Hill. This embraces a wide range of detached, semi-detached and row houses, mostly all of substantial age, but with fairly modern equipment and well maintained. Inhabitants are Americans of better classes of moderate to substantial means. Scattered through the area are estates varying in size. Chestnut Hill and vicinity contains a number of very large ones. There are also quite a few large and pretentious apartments.

<u>VALUES</u>			<u>RENTALS</u>	
(Excluding large estates)				
HIGH:	(100%)	\$5,000 - \$50,000	HIGH:	(100%) \$50.00 - \$150.00
LOW:	(40-60%)	3,000 - 20,000	LOW:	(50-60%) 30.00 - 70.00
PRESENT:	(40-60%)	3,000 - 20,000	PRESENT:	(60-70%) 35.00 - 80.00
SALES:		Nominal	OCCUPANCY:	Practically 100%
			DEMAND:	Active.

D.....Green areas (3) (Best). Stenton Avenue to Boyer Street in Mt. Airy, and two adjacent to Fairmount Park. Modern developments of high type, largely detached single dwellings of stone and brick. Inhabitants are high type Americans of substantial means. The percentage of owner occupancy is high. Included in these areas are a number of high priced units. The section of Mt. Airy in the neighborhood of Gowen Avenue to Stenton Avenue has been the site for substantial and active residential building in the last twelve months or so. It has been limited to semi-detached and detached brick and stone houses of very good class ranging in price from about \$7,000. to \$20,000.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$6,000 - \$75,000	HIGH:	(100%) \$50.00 - \$200.00
LOW:	(40-60%)	3,600 - 28,000	LOW:	(50-70%) 35.00 - 100.00
PRESENT:	(50-65%)	4,000 - 30,000	PRESENT:	(60-75%) 40.00 - 150.00
SALES:		Few	OCCUPANCY:	Practically 100%
			DEMAND:	Very good