

LOGAN - FERN ROCK - OAK LANE - OLNEY

Section G

Old Ward 42

HOUSING INVENTORY

RESIDENTIAL UNITS:	40,908		
RESIDENTIAL STRUCTURES:	37,917	OWNER OCCUPIED UNITS:	22,333
ONE FAMILY STRUCTURES:	35,128	OWNER OCCUPIED UNITS MTGED:	16,731
TWO FAMILY STRUCTURES:	487	NEGRO OCCUPIED UNITS:	234
THREE FAMILY AND OVER:	2,303		

PREDOMINANT TYPE OF STRUCTURE: Row Houses.
PREDOMINANT AGE OF STRUCTURE: Five to twenty-five years.
PREDOMINANT TYPE OF CONSTRUCTION: Brick.
CONDITION OF STRUCTURES: Good.

LOCATION and DESCRIPTION

A.....The green area (Best) of this section represents largely construction within the past twenty years consisting chiefly of modern small two story row houses. This area in recent years has seen the second greatest residential growth on a modest scale of any portion of the city. A material percentage has been constructed even since 1929 and 1930, most of which has occurred along the city line to the west of Oak Lane section. For this reason, many of the houses show much smaller shrinkage in value than the average. Development to the north west along Stenton Avenue is somewhat older and on a somewhat larger scale. Inhabitants are chiefly of the white collar class and, for the most part, are Americans. The central portion from the city boundary south to Tabor Road is mainly modern small construction of the standard row type with the inhabitants predominantly Jewish of better class. The remaining small green area, known as Olney, is still largely German although tending somewhat to become Jewish like-wise.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$5,000 - \$12,000	HIGH:	(100%) \$45.00 - \$70.00
LOW:	(50%)	2,750 - 7,500	LOW:	(55-60%) 27.50 - 45.00
PRESENT:	(60%)	3,000 - 8,000	PRESENT:	(65%) 30.00 - 50.00
SALES:		Moderate number	OCCUPANCY:	Practically 100%
			DEMAND:	Good - \$40.-\$45.

B.....Blue area (Still Desirable) extending north from Wingbocking Street to Roosevelt Boulevard and Tabor Road. This is similar in general type to the portion immediately above; this district is somewhat older and contains more three story row houses. It is predominantly Jewish of the better class. Portions of the area east of 12th Street are filled ground and some serious settling has occurred.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$4,000 - \$10,000	HIGH:	(100%) \$50.00 - \$75.00
LOW:	(60%)	2,500 - 6,000	LOW:	(55%) 27.50 - 40.00
PRESENT:	(60%)	2,500 - 6,000	PRESENT:	(60%) 30.00 - 45.00
SALES:		Nominal	OCCUPANCY:	Practically 100%
			DEMAND:	Good - \$35.-\$42.50

C.....Three small sections, red (Hazardous), yellow (Definitely Declining) and blue (Still Desirable) bordering on Wister Street, are really a part of Germantown and fall within the same categories as their contiguous neighborhoods.