

FOX CHASE - CHELTENHAM - LAWDALE

HOLMESBURG - TACONY - WISSINOMING

Section H

Parts of Wards 35-41

HOUSING INVENTORY

RESIDENTIAL UNITS:	24,477		
RESIDENTIAL STRUCTURES:	24,028	OWNER OCCUPIED UNITS:	13,235
ONE FAMILY STRUCTURES:	22,738	OWNER OCCUPIED UNITS MTGED:	9,971
TWO FAMILY STRUCTURES:	147	NEGRO OCCUPIED UNITS:	220
THREE FAMILY AND OVER:	1,143		

PREDOMINANT TYPE OF STRUCTURE: Row Houses and semi-detached.

PREDOMINANT AGE OF STRUCTURE: Five to fifteen years.

PREDOMINANT TYPE OF CONSTRUCTION: Brick.

CONDITION OF STRUCTURES: Good.

Ward 35, particularly in the green areas (Best), but also in the blue (Still Desirable) is witnessing the greatest activity in new residential construction. Two story row, semi-detached and detached are being erected in substantial numbers throughout this Ward. With the exception of the small number of detached houses, the price range is approximately \$4,500. to \$8,950.

LOCATION and DESCRIPTION

A.....Yellow area (Definitely Declining). The portion bordering on the Delaware River and the Pennsylvania Railroad is mainly industrial, although the whole area between Frankford Avenue and the River is an old residential district. This has been an important industrial section for a great many years and has consequently been the residence of a large number of skilled workers in these plants. Houses are small and old - fifty years or more - many of frame construction. They are a mixture of two story row, semi-detached and detached. Included among the older units are a number of very cheaply constructed ones which were erected during the World War.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$2,000 - \$6,000	HIGH:	(100%) \$25.00 - \$60.00
LOW:	(50%)	1,000 - 3,000	LOW:	(60%) 15.00 - 35.00
PRESENT:	(50%)	1,000 - 3,000	PRESENT:	(60%) 15.00 - 35.00
SALES:		Nominal	OCCUPANCY:	Over 90%
			DEMAND:	Fair

B. .... Blue area (Still Desirable), lying between Torresdale and Frankford Avenues. A somewhat newer section with a substantial portion consisting of small two story row brick houses with garages and other modern equipment. The inhabitants are chiefly native mechanics and other skilled workers.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$5,500 - \$6,000	HIGH:	(100%) \$35.00 - \$65.00
LOW:	(40-65%)	2,000 - 4,000	LOW:	(60-65%) 22.00 - 40.00
PRESENT:	(40-65%)	2,000 - 4,000	PRESENT:	(70%) 25.00 - 45.00
SALES:		Nominal	OCCUPANCY:	95% minimum
			DEMAND:	Good - \$30.-\$40.

C. .... The remaining blue areas (Still Desirable) - to the north west. They are, for the most part, comparatively new sections of moderate class. This whole area "H" has witnessed the city's greatest development in recent years and these portions would undoubtedly deserve a better ~~grading except for the problem presented by a lack of sewers and the overburdening and overflowing of cesspools.~~ So far as these particular spots are concerned, there does not seem much prospect of early alleviation of this condition. While occupancy percentage is still high, sales are particularly hard to make.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$3,000 - \$10,000	HIGH:	(100%) \$50.00 - \$70.00
LOW:	(60-65%)	2,000 - 6,000	LOW:	(50-55%) 27.50 - 35.00
PRESENT:	(60-65%)	2,000 - 6,000	PRESENT:	(80%) 30.00 - 40.00
SALES:		Nominal	OCCUPANCY:	Practically 100%

D.....Green area (Best) following Roosevelt Boulevard and including most of Lawndale. This is practically an entirely new area within the past twenty years and the present site of substantial new construction. Buildings are in effect all modern and of good type ranging from very modest row houses to fairly substantial detached dwellings. Material is both stone and brick. Certain portions are restricted to detached and semi-detached dwellings only. A large part of this area is still undeveloped, but the portion lying south of Cottman Avenue in particular is equally desirable ground and is in process of steady development of similar desirable character. Inhabitants are predominantly native whites of good middle class including small business men, clerks and skilled laborers.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	Largely new area	HIGH:	(100%)	\$45.00 - \$70.00
LOW:	( ? )	\$3,000 - \$15,000	LOW:	(60%)	25.00 - 40.00
PRESENT:	( ? )	3,500 - 17,500	PRESENT:	(70%)	30.00 - 45.00
SALES:		Some activity	OCCUPANCY:		Approximately 100%
			DEMAND:		Excellent