

SOMERTON - BUSTLETON - TORRESDALE

Section I

Parts of Wards 35-41

Housing Inventory

RESIDENTIAL UNITS:	1,772		
RESIDENTIAL STRUCTURES:	1,768	OWNER OCCUPIED UNITS:	1,034
ONE FAMILY STRUCTURES:	1,688	OWNER OCCUPIED UNITS MTGED:	491
TWO FAMILY STRUCTURES:	5	NEGRO OCCUPIED UNITS:	26
THREE FAMILY AND OVER:	75		

PREDOMINANT TYPE OF STRUCTURE:	Detached.
PREDOMINANT AGE OF STRUCTURE:	Wide variation.
PREDOMINANT TYPE OF CONSTRUCTION:	Wood.
CONDITION OF STRUCTURES:	Good.

LOCATION and DESCRIPTION

A.....Torresdale - yellow area (Definitely Declining) lying between Frankford Avenue and Delaware River. It is a continuation of the older industrial and modest residential district from Section "H", although much more sparsely settled. Dwellings are mixed in character - row, semi-detached and detached which are low in value. The inhabitants are mixed, being mostly Poles, Lithuanians and Slavs.

B.....Bustleton - predominantly Still Desirable in the extreme north eastern section of Philadelphia. It is a small rural town within the City limits, and most of the houses have vegetable gardens for their own use. There are a few homes of high quality and well kept, but near it will be found a poor house, store, garage, etc. It is a typical small town. The inhabitants are mostly retired farmers and clerks. The predominant type of house is about 50 years old and one family detached of frame construction.

	<u>VALUES</u>		<u>RENTALS</u>
HIGH:	(100%)	\$6,000 - \$25,000	HIGH: (100%) \$20.00 - \$70.00
LOW:	(50%)	3,000 - 12,500	LOW: (85%) 16.00 - 55.00
PRESENT:	(60%)	3,500 - 15,000	PRESENT: (90%) 18.00 - 60.00
SALES:		Quite a few	OCCUPANCY: 100%

Not over 10% - 15% of units are rental units.

C.....Somerton (Predominantly Still Desirable) is a suburb in the extreme north east section of Philadelphia, situated entirely within the city limits. Bustleton Avenue is the main business section of the town and is the main thoroughfare between Philadelphia and the many little towns to the north. Hence, much of the business done in the town is with those who must pass through it on their way to and from Philadelphia where they work. Bustleton Avenue being, in the earlier days of Philadelphia, one of the more important roads to the north was settled long before any of the side streets were thought of. Many of the old houses - 50 to 100 years old - have been altered for business establishments. Those that have not, will probably eventually. For that reason the property has maintained its value through the years. The red area (hazardous) to the south has been built within the last twenty years, but was poorly constructed and has not been well taken care of since that time. The blue section (Still Desirable) to the north west is the newest section of the town. Houses in this section are of frame and brick construction and have all been built within the last 20 years. They cost, when new, between \$6,000. and \$10,000. However, there is still about 80% of the land vacant.

The blue section to the north east is the best section of the town. Houses here range between \$10,000. and \$15,000. in today's market and are all under twenty years of age and very well cared for. They are located on rolling, wooded land and are occupied by business men who work in Philadelphia proper. The cross-hatched area next to it has not been developed and there are no streets cut through.

Houses throughout Somerton range from \$5,000. to \$15,000. with few in the lower class. There have been few sales because little of the homes are for sale. The town is about 90% owner occupied. There is only one rental unit vacant in the town and \$125.00 per month is asked for it. All houses are two story, one family, detached. There is no sewerage but well constructed and maintained cesspools.