

NORTH PHILADELPHIA (EAST OF BROAD)

KENSINGTON - FRANKFORD - BRIDESBURG

Section J

Wards 37-20-43-19-17-33-31-18-25-23-45

HOUSING INVENTORY

RESIDENTIAL UNITS:	107,444		
RESIDENTIAL STRUCTURES:	98,708	OWNER OCCUPIED UNITS:	50,617
ONE FAMILY STRUCTURES:	84,863	OWNER OCCUPIED UNITS MTGFD:	27,084
TWO FAMILY STRUCTURES:	1,781	NEGRO OCCUPIED UNITS:	5,386
THREE FAMILY AND OVER:	12,064		

PREDOMINANT TYPE OF STRUCTURE: Row - semi-detached.
PREDOMINANT AGE OF STRUCTURE: Forty years and over.
PREDOMINANT TYPE OF CONSTRUCTION: Brick.
CONDITION OF STRUCTURES: Poor.

LOCATION and DESCRIPTION

A.....Red (Hazardous), north of main business section to North Philadelphia at Lehigh Avenue between Broad Street and Delaware River, also including Kensington. This area is very old, mainly obsolete and consisting almost entirely of two, three and four story brick row houses, averaging in age from fifty years or more. Demolition has been heavy particularly in Ward 20 and the number of structures unfit for habitation is large. In addition to the water front being all industry, there are a substantial number of small plants engaged in light manufacturing scattered throughout the section.

North of Fairmount to York between Broad and Front Streets is occupied by Polish, Italians, Jewish and Negro with the latter predominating from Broad to 8th Streets. East of Front Street is Kensington and while it is densely populated, it is essentially an industrial area, including a number of textile mills. Population is mixed laboring class, including a large Polish colony along the water front.

	<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$2,000 - \$10,000	HIGH:	(100%)	\$25.00 - \$40.00
LOW:	(25-40%)	500 - 4,000	LOW:	(40-65%)	10.00 - 30.00
PRESENT:	(25-40%)	500 - 4,000	PRESENT:	(40-65%)	10.00 - 30.00
SALES:		Nominal	OCCUPANCY:		Over 90%
			DEMAND:		Fairly good

B.....Yellow area (Definitely Declining) - Bridesburg - lying in the north eastern part of this section along the Delaware River. The main line of the Pennsylvania Railroad between Philadelphia and New York Traverses this area and is almost solidly lined with industrial plants of various kinds which are likewise scattered throughout the section. Included are the Frankford Arsenal on the river and a large sewage disposal plant adjacent. Houses are of substantial age being thirty-five years or more. They are a mixture of small two story brick, semi-detached and row houses as well as frame, detached units. Inhabitants are mainly workers and laborers in local industries.

	<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$2,000 - \$6,000	HIGH:	(100%)	\$15.00 - \$40.00
LOW:	(50%)	1,000 - 3,000	LOW:	(65%)	10.00 - 25.00
PRESENT:	(50%)	1,000 - 3,000	PRESENT:	(65%)	10.00 - 25.00
SALES:		Nominal	OCCUPANCY:		95%
			DEMAND:		Quite Good

C.....Yellow area (Definitely Declining) - North of Lehigh and Kensington to Wingohocking and east of Broad Street. This area is heavily dotted with light industries. The tracks of both the Pennsylvania Railroad and the Reading Railroad are lined with miscellaneous plants. In addition, this section contains a large number of the city's textile and hosiery mills. Consequently, its residents are mainly workers in these industries, most of which require skilled workers - largely women - who are normally well paid.

Houses are practically all of substantial age and of very modest two story brick row type.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$3,000 - \$5,000	HIGH:	(100%) \$25.00 - \$45.00
LOW:	(50-60%)	1,500 - 3,000	LOW:	(55%) 13.00 - 27.50
PRESENT:	(50-60%)	1,500 - 3,000	PRESENT:	(60%) 15.00 - 30.00
SALES:		Nominal	OCCUPANCY:	95%
			DEMAND:	Quite Good

D.....Blue areas (Still Desirable) - Frankford and Bridesburg. Houses are chiefly modern and fairly modern five and six room, brick, row type. Inhabitants are mostly native whites of white collar and skilled mechanic class.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$3,500 - \$7,000	HIGH:	(100%) \$35.00 - \$40.00
LOW:	(50-60%)	2,000 - 3,500	LOW:	(55-60%) 22.50- 35.00
PRESENT:	(50-60%)	2,000 - 3,500	PRESENT:	(60-65%) 25.00 - 40.00
SALES:		A few	OCCUPANCY:	Practically 100%
			DEMAND:	Very Good

E.....Green area (Best) at extreme north eastern end of section - really a part of the Roosevelt Boulevard development. New since 1926 - 1928. Modern semi-detached and row, porch-front houses which are small but of good type. The inhabitants are of good class native whites with modest incomes.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$5,000 - \$8,000	HIGH:	(100%) \$40.00 - \$65.00
LOW:	(50%)	2,500 - 4,000	LOW:	(55-65%) 25.00 - 40.00
PRESENT:	(60%)	3,000 - 4,500	PRESENT:	(65-75%) 30.00 - 45.00
SALES:		Fair	OCCUPANCY:	Practically 100%
			DEMAND:	Good