

JENKINTOWN, WYNCOTE, GLENSIDE

COUNTY: Montgomery

GRADE: Still desirable to best.

LOCATION: North of City Line from two to three miles along the Philadelphia and Reading Railroad.

DESCRIPTION: Rather old residential section including several small concentrations of negroes and embracing a few areas of old houses. There is also scattered through this area some large homes and estates.

INHABITANTS: Mixture. - Executives, Clerks, Mechanics, Laborers, some negroes. Mostly Americans.

FAVORABLE FEATURES: Continues as desirable residential section. Transportation includes train, bus, and trolley.

DETRIMENTAL FEATURES: Some obsolete properties. Negro settlements.

PERCENT OF LAND VACANT: 20%.

NEW CONSTRUCTION: About fifteen to twenty houses. \$8,500 - \$15,000.

PREDOMINANT TYPE OF STRUCTURE: One-family units.

PREDOMINANT AGE OF STRUCTURE: One to fifty years.

PREDOMINANT TYPE OF CONSTRUCTION: Stone and frame.

CONDITION OF STRUCTURES: Fairly good.

	<u>VALUES</u>	<u>RENTALS</u>
HIGH: (100%)	\$3,000 - \$50,000	HIGH: (100%) \$30.00 - \$100.00
LOW: (75%)	2,250 - 37,500	LOW: (75%) 23.00 - 75.00
PRESENT: (85%)	2,600 - 40,000	PRESENT: (85%) 26.00 - 85.00
OWNER OCCUPANCY:	70%	RENTAL OCCUPANCY: 98%
PRESENT DEMAND:	5,000 - 10,000	PRESENT DEMAND: 25.00 - 30.00
SALES:	Fair.	The demand is for rentals in low priced units.

JENKINTOWN, WYNCOTE, GLENSIDE  
(Continued)

Standard Pressed Steel have a plant in Jenkintown employing four hundred men, working in three shifts on a twenty-four hour day.

The Philadelphia and Electric Company power plant unit is also in Jenkintown.

This boro has the first sizable business district north of the City Line.