

NS FORM-8
8-26-37

AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE B AREA NO. 4
2. DESCRIPTION OF TERRAIN. Rolling and Mountainous
3. FAVORABLE INFLUENCES. All city conveniences - close to schools, churches and business center. Adequate transportation.
4. DETRIMENTAL INFLUENCES. Negro settlement in area - Sanitarium for those suffering nervous ailment, located on Caledonia Road (formerly Kenilworth Inn). Smoke from railroad.
5. INHABITANTS: Professional men - Business
 - a. Type men - Clerical - Railroad ; employees ; b. Estimated annual family income \$ 1500 up
 - c. Foreign-born None ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of None ; f. Relief families None ;
 - g. Population is increasing slowly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Large and small ; b. Type of construction Brick Veneer & Frame ;
singles
 - c. Average age 20 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4000 - 35,000</u>	<u>\$8,500</u>	<u>100%</u>	<u>\$35 - 100</u>	<u>60</u>	<u>100%</u>
1933 low	<u>3000 - 15,000</u>	<u>5,000</u>	<u>58</u>	<u>15 - 40</u>	<u>30</u>	<u>50</u>
current	<u>4000 - 15,000</u>	<u>6,000</u>	<u>70</u>	<u>30 - 60</u>	<u>45</u>	<u>75</u>

Peak sale values occurred in ¹⁹²⁵ 1926 and were 130 % of the 1929 level.

Peak rental values occurred in ¹⁹²⁵ 26 and were 130 % of the 1929 level.

8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100 %; c. Home owners 30 %
9. SALES DEMAND: a. Fair ; b. \$6000 Singles ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$45 singles ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Small singles ; b. Amount last year Mediocre
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Northern part upward - Southern part static to downward.
14. CLARIFYING REMARKS: Southern part of this area is known as "Old Kenilworth" and is about 80% developed. Northern part is known as Kenilworth addition and Fountainbleau and is only about 10% developed. Central Western portion is known as Forest Hills.

15. Information for this form was obtained from Wm. Coleman, Loan Service Field Representative and Hugh C. Hall, HOLC, Fee Property Appraiser.