

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE B AREA NO. 4

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Close to main business district, schools, all city conveniences

4. DETRIMENTAL INFLUENCES. Negro section joining on south, encroachment of apartments and rooming houses and commercial district.

5. INHABITANTS: Merchants, clerical, professional, business executives; b. Estimated annual family income \$2500 - \$5000

c. Foreign-born None %; d. Negro None %; (Nationality) (Yes or No)

e. Infiltration of None; f. Relief families None

g. Population is increasing; decreasing; static.

6. BUILDINGS: Large singles, some

a. Type or types apartments; b. Type of construction Frame & Brick Veneer

c. Average age 25 yrs.; d. Repair Fair

7. HISTORY: SALE VALUES RENTAL VALUES

YEAR	RANGE	PREDOMINATING		PREDOMINATING	
		RANGE	%	RANGE	%
1929 level	\$6000 - \$10000	\$7000	100%	\$40 - \$60	\$50 100%
1933 low	\$4000 - \$7000	\$5000	75%	\$35 - \$50	\$40 80%
current	\$6000 - \$9000	\$7000	100%	\$40 - \$60	\$50 100%

Peak sale values occurred in 1929 and were 100% of the 1929 level.

Peak rental values occurred in 1929 and were 100% of the 1929 level.

8. OCCUPANCY: a. Land 100%; b. Dwelling units 98%; c. Home owners 60%

9. SALES DEMAND: a. None; b. None; c. Activity is None

10. RENTAL DEMAND: a. Good; b. \$50 singles & apts.; c. Activity is Good

11. NEW CONSTRUCTION: a. Types None; b. Amount last year None

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly downward

14. CLARIFYING REMARKS: This is one of the older good residential sections with many large homes. Encroachment of business district, however, will gradually change the grading. The type of adjacent neighborhood is also against it.

15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 24, 1937