

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE B AREA NO. 5

2. DESCRIPTION OF TERRAIN.

Rolling

3. FAVORABLE INFLUENCES.

Close to schools and community business center, all city conveniences, adequate transportation

4. DETRIMENTAL INFLUENCES.

Surrounded by cotton mill section and undesirable neighborhoods. City not building in its direction.

5. INHABITANTS: Foremen, superintendents of

a. Type mills, clerical ; b. Estimated annual family income \$2000 - \$3500

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~~ ; ~~stagnant~~

6. BUILDINGS:

a. Type or types Small singles ; b. Type of construction Frame ;

c. Average age 5 years ; d. Repair Good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RENTAL VALUES	
		PREDOMINATING	%	RANGE	PREDOMINATING %
1929 level	\$3000 - \$6000	\$5000	100%	\$30 - \$45	\$40 100%
1933 low	\$3000 - \$5000	\$4000	80%	\$25 - \$40	\$35 90%
current	\$3000 - \$6000	\$5000	100%	\$30 - \$45	\$40 100%

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 75 % ; b. Dwelling units 100 % ; c. Home owners 60 %

9. SALES DEMAND: a. Good ; b. \$5000 singles ; c. Activity is Good

10. RENTAL DEMAND: a. Good ; b. \$40 singles ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types \$5000 singles ; b. Amount last year Substantial

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: This is an area of only two blocks in length and extending along Hyde Park Avenue. Its main objectionable feature is the surroundings; however, it is far ahead in value, desirability, and appearance of the adjacent neighborhoods.

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

Date May 24. 1937.



(Over)