

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE B AREA NO. 6

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Close to main business district. All city conveniences. Close to schools, adequate transportation.

4. DETRIMENTAL INFLUENCES. Undesirable approach from three sides.

5. INHABITANTS: Professional, business
 a. Type executives, etc.; b. Estimated annual family income \$2000 - \$10000

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 & small Frame, brick, and
 a. Type or types singles; b. Type of construction brick veneer;

c. Average age 20 years; d. Repair Fair to good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RENTAL VALUES		
		PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$2000 - \$100,000	\$6000	100%	\$30 - \$65	\$50	100%
1933 low	\$2000 - \$100,000	\$4500	75%	\$25 - \$50	\$40	80%
current	\$2000 - \$100,000	\$5500	90%	\$30 - \$65	\$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 60 %; b. Dwelling units 98 %; c. Home owners 50 %

9. SALES DEMAND: a. Only fair; b. \$7000 - \$10000 singles c. Activity is Only fair

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

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

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: In this section are located the homes of some of the wealthiest families in the city, mostly on Duke Street and Hill Street. That part of the area along Vickers Avenue, Shepherd Street, and Arnett Avenue consists of the lower priced homes. The desirability of the section is largely maintained by the presence of these higher-priced homes, and it is hardly possible that any future development will be other than in the medium to lower-priced dwellings.

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

Date May 26, 1937