

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

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

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Adequate transportation, community business center located on 9th Street near the railroad track, schools and churches in area.

4. DETRIMENTAL INFLUENCES. Cotton mill located in area, railroad track adjoins on south.

5. INHABITANTS: Cotton mill workers, mechanics
 a. Type Clerks, etc.; b. Estimated annual family income \$ 600 - \$2000

c. Foreign-born None; %; d. Negro Yes; 10 %;
 (Nationality) (Yes or No)

e. Infiltration of None; f. Relief families none;

g. Population is ~~increasing~~; ~~decreasing~~; static.

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

c. Average age 18 years; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$1500 - \$4000	\$2500 100%	\$12 - \$35	\$20 100%
1933 low	\$1000 - \$3000	\$2000 80%	\$8 - \$25	\$17.50 75%
current	\$1200 - \$3500	\$2250 90%	\$10 - \$30	\$22.50 90%

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 98 %; c. Home owners 25 %

9. SALES DEMAND: a. Fair; b. \$2250 singles; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. \$22.50 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 Limited; b. Home building Limited

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: There are two cotton mills located along the railroad tracks and probably 50% of the residences in the area are owned by the mill people and rented to their employees. This applies largely to the western side of the area, west of Broad Street.

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

Date May 25, 1937