

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE C AREA NO. 3

2. DESCRIPTION OF TERRAIN.

Rolling

3. FAVORABLE INFLUENCES.

Adequate transportation - all city conveniences - school in area - also community business center.

4. DETRIMENTAL INFLUENCES.

Cotton mill on Maple Street on western side of area - industrial development along railroad track in center of area and also on western side - unpaved streets.

5. INHABITANTS: Mill workers, mechanics

a. Type clerks; b. Estimated annual family income \$600 - \$2000

c. Foreign-born Yes 1/10 or 1% %; d. Negro Yes 5 %;
(Nationality) (Yes or No)

e. Infiltration of None; f. Relief families Few %;

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

6. BUILDINGS: Small duplexes

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

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

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOMINATING		RANGE	PREDOMINATING	
			%			%
1929 level	\$2000 - \$6000	\$4000	100%	\$15 - \$50	\$30	100%
1933 low	\$1500 - \$5000	\$3000	80%	\$15 - \$40	\$25	80%
current	\$1500 - \$5000	\$3500	90%	\$15 - \$40	\$30	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 20 %

9. SALES DEMAND: a. Poor; b. \$3500 singles; c. Activity is Poor

10. RENTAL DEMAND: a. Good; b. \$35 singles; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Small duplexes; 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: Western part of area close to main business district. Many old large houses. Properties on Cleveland, Roxboro, Markham, and Holloway is better portion. Eastern part is in East Durham and not thickly populated.

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

Date May 25, 1937