

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

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

2. DESCRIPTION OF TERRAIN.

Rolling

3. FAVORABLE INFLUENCES.

Close to school

4. DETRIMENTAL INFLUENCES.

Inadequate transportation, railroad track along north, unpaved streets

5. INHABITANTS: Mill workers, laborers,

a. Type mechanics; b. Estimated annual family income \$ 300 - \$1000

c. Foreign-born None; %; d. Negro Yes; 20 %;

(Nationality) (Yes or No)

e. Infiltration of Negro population increasing slightly f. Relief families Many;

g. Population is increasing; decreasing; static.

6. BUILDINGS:

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

c. Average age 20 years; d. Repair Poor

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOMINATING %		RANGE	PREDOMINATING %	
		INATING	%		INATING	%
1929 level	\$750 - \$2500	\$1500	100%	\$8 - \$20	\$15	100%
1933 low	\$500 - \$1500	\$1000	70%	\$8 - \$15	\$10	70%
current	\$750 - \$2500	\$1250	80%	\$8 - \$20	\$12.50	80%

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 50 %; b. Dwelling units 100 %; c. Home owners 15 %

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

10. RENTAL DEMAND: a. Fair; b. \$12.50 singles; c. Activity is Fair

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: This is a section composed largely of cheaply built shacks - very poor class of tenants

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

Date May 25, 193 7