

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE D AREA NO. 6
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. All city conveniences, adequate transportation, schools located in area, also community business center.
4. DETRIMENTAL INFLUENCES. Industrial area along railroad tracks on North and West.
5. INHABITANTS: Clerks, mechanics,
 a. Type laborers, domestics; b. Estimated annual family income \$300. - \$2500.
 c. Foreign-born None; %; d. Negro Yes; 90%;
 (Nationality) (Yes or No)
 e. Infiltration of Negro population slowly increasing; f. Relief families Many; %;
 g. Population is increasing; decreasing; static.
6. BUILDINGS: Small singles and
 a. Type or types some large singles; b. Type of construction Frame;
 c. Average age 30 years; d. Repair Fair to Poor
7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$1000. - \$5000.	\$2000. 100%	\$10. - \$35.	\$20. 100%
1933 low	\$ 800. - \$4000.	\$1500. 70%	\$8. - \$25.	\$15. 70%
current	\$1000.- \$4000.	\$ 1750. 85%	\$10. - \$30.	\$17.50 85%

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 15 %
9. SALES DEMAND: a. None; b. -; c. Activity is None
10. RENTAL DEMAND: a. Good; b. \$15. - \$25. singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Some 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: White population largely on McMannen Street for about 2 blocks South of railroad and some on South Street, and on McMannen Street are several fairly nice homes. This was formerly a good white residential street but negroes are gradually taking up the area.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 25, 1937.

(Over)