## 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.
	values within the area, Bolling gh" or "low" yellow. c. For neighborhoods which are mixed
3.	FAVORABLE INFLUENCES.  All city conveniences, adequate transportation, schools located in area, also community business center.
4.	DETRIMENTAL INFLUENCES. The work cases in will be bessible to distrik by indicating
	xbless a sug p as note 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)  Negro population e. Infiltration ofslowly increasing; f. Relief families Many
	g. Population is increasing the control of the cont
6.	BUILDINGS: Small singles and a. Type or typessome large singles; b. Type of construction Frame
	c. Average age 30 years; d. Repair Fair to Poor
	iominating" house or rental unit. Explain the history of other types of property under tem 14, CLARIFYING REMARKS, if necessary.
7.	HISTORY: SALE VALUES PREDOM— PREDOM— PREDOM—
	YEAR RANGE INATING % RANGE INATING %
	1929 level \$1000 \$5000. \$2000. 100% \$10 \$35. \$20. 100%
	1933 <sub>10w</sub> \$ 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.
	OCCUPANCY: a. Land 60 %: b. Dwelling units 98 %; c. Home owners 15 %
	SALES DEMAND: a. None was; b
	RENTAL DEMAND: a. Good ; b. \$15 \$25. singles ; c. Activity is Good
	NEW CONSTRUCTION: a. Types Some small duplexes; b. Amount last year Mediocre
2.	AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
	TREND OF DESIRABILITY NEXT 10-15 YEARS Static
	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.
	Foint out the major features which are advantageous and affect the area favorably from a residential standpoint; mention special or unusual things, such as parks, recreation centercential standpoint; mention and the type; soning and restrictions; schools, church business centers (gas, water, electricity, sewer, telephone considered to be installed; who
; <b>.</b>	Information for this form was obtained from Leon W. Powell. Realtor
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