

## AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE A AREA NO. 1
2. DESCRIPTION OF TERRAIN. Level to gently rolling
3. FAVORABLE INFLUENCES. Large lots, quiet, all utilities, school on 9th St, adequate transportation, park close. In direction of city trend.
4. DETRIMENTAL INFLUENCES. 3 miles from center of city - truck traffic? (There is an indication that the future may see East and West bound through truck traffic routed along Club Boulevard)
5. INHABITANTS: Professional - Business
- a. Type Executives ; b. Estimated annual family income \$ 3000 - \$8000
- c. Foreign-born None ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing slightly ; ~~decreasing~~ ; ~~static~~.
6. BUILDINGS:
- a. Type or types Single family ; b. Type of construction Frame & Brick Veneer ;
- c. Average age 10 - 15 years ; d. Repair Good
7. HISTORY:
- | YEAR       |                   | RANGE   |      | SALE VALUES        |      | RENTAL VALUES      |   |
|------------|-------------------|---------|------|--------------------|------|--------------------|---|
|            |                   |         |      | PREDOM-<br>INATING | %    | PREDOM-<br>INATING | % |
| 1929 level | \$6000 - \$12,000 | \$8,000 | 100% | \$50 - \$65        | \$55 | 100%               |   |
| 1933 low   | \$4000 - \$7,000  | \$5,500 | 68%  | \$45 - \$60        | \$45 | 80%                |   |
| current    | \$5000 - \$9000   | \$7,000 | 87%  | \$45 - \$60        | \$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 70 % ; b. Dwelling units 100 % ; c. Home owners 80 %
9. SALES DEMAND: a. Good ; b. \$6000 singles ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$50 - \$60 singles ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \$6000 singles ; b. Amount last year Mediocre
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: The better part of the area is that part extending from Maryland Avenue to Hillendale Road, along Club Boulevard. That part of the area on 9th Street and on Club Boulevard fronting Watts Hospital not quite as desirable as other part of area.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 21, 1937

(Over)

## AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE A AREA NO. 2
2. DESCRIPTION OF TERRAIN.  
Gently rolling
3. FAVORABLE INFLUENCES.  
Adequacy of every utility - schools - college
4. DETRIMENTAL INFLUENCES.  
None
5. INHABITANTS: College professors, professional,  
  - a. Type business executives ; b. Estimated annual family income \$ 3000 - \$8000
  - c. Foreign-born None ; None % ; d. Negro None ; None % ;  
(Nationality) (Yes or No)
  - e. Infiltration of None ; f. Relief families None ;
  - g. Population is increasing decreasing ; static.
6. BUILDINGS: Singles & Duplexes & apts.  
  - a. Type or types to Urban St. Beyond b. Type of construction Frame & Brick Veneer ;  
Urban zoned for singles
  - c. Average age 10 years ; d. Repair Good
7. HISTORY: 

SALE VALUES		RENTAL VALUES	
YEAR	RANGE	PREDOMINATING %	PREDOMINATING %
1929 level	<u>\$6500 - \$20,000</u>	<u>\$10,000</u>	<u>100%</u>
1933 low	<u>\$6000 - \$15,000</u>	<u>\$ 7,500</u>	<u>75%</u>
current	<u>\$6000 - \$18,000</u>	<u>\$ 9,500</u>	<u>95%</u>

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 80 % ; b. Dwelling units 100 % ; c. Home owners 90 % ;  
Vacant lots and None for sale
9. SALES DEMAND: a. Excellent ; b. \$9500 singles ; c. Activity is except vacant lots
10. RENTAL DEMAND: a. Excellent ; b. \$65 singles, duplexes, c. Activity is Good  
and apts.
11. NEW CONSTRUCTION: a. Types \$9000 singles & ; b. Amount last year Substantial  
duplexes
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: The southern part of this area is the older part and the section was started about 30 years ago. It is continuing northward-it being adjacent to the Women's College of Duke University is considered in its favor. Many of the faculty members of the college own homes in this area and others rent. There are several apartments and duplexes in the area and several duplexes have recently been built, but this has not had any detrimental effect on the area. The area probably has as little sales resistance as any in the city.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 21, 193 7

(Over)



## AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

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

2. DESCRIPTION OF TERRAIN.

Rolling3. FAVORABLE INFLUENCES. All utilities, bus transportation, close to city park, zoned for strictly residential single family4. DETRIMENTAL INFLUENCES. None5. INHABITANTS: Professional, Businessa. Type Executives; b. Estimated annual family income \$4000 - \$10000c. Foreign-born None; %; d. Negro None; %;  
(Nationality) (Yes or No)e. Infiltration of None; f. Relief families None;g. Population is increasing Slowly; ~~decreasing~~; ~~static~~

6. BUILDINGS:

a. Type or types Single family; b. Type of construction Brick veneer;c. Average age 12 yrs.; d. Repair Good

7. HISTORY:

## SALE VALUES

## RENTAL VALUES

YEAR	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$10000 - \$25000	\$12,000	100%	\$75 - \$100	\$80	100%
1933 low	\$7500 - \$15000	\$8000	65%	\$60 - \$75	\$55	70%
current	\$8500 - \$20000	\$10000	80%	\$70 - \$90	\$75	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 50 %; b. Dwelling units 100; c. Home owners 95 %9. SALES DEMAND: a. Fair; b. Vacant lots; c. Activity is Fair10. RENTAL DEMAND: a. Good; b. \$75 singles; c. Activity is Good11. NEW CONSTRUCTION: a. Types \$10000 singles; b. Amount last year Fair12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static14. CLARIFYING REMARKS: No houses have been lately offered for sale in this area. The surrounding section is not much built up. The eastern side has a rather steep slope.15. Information for this form was obtained from Leon W. Powell, RealtorDate May 22, 193 7

(Over)

## AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE A AREA NO. 4
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Adjoining Duke University - All city conveniences - zoned for single family
4. DETRIMENTAL INFLUENCES. Inadequate transportation - distance from business center
5. INHABITANTS: a. Type Professional men; b. Estimated annual family income \$10000 - \$25000  
 c. Foreign-born None; %; d. Negro None; %;  
 (Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families None; g. Population is increasing slowly; ~~decreasing~~; ~~static~~
6. BUILDINGS: a. Type or types Large singles; b. Type of construction Frame & Brick; c. Average age Two years; d. Repair Good
7. HISTORY: 

SALE VALUES			RENTAL VALUES		
YEAR	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %	
1929 level	<u>All vacant</u>	<u>100%</u>	<u>Nothing for rent</u>	<u>100%</u>	
<u>low</u>					
<u>current</u>					

Peak sale values occurred in - and were - % of the 1929 level.  
Peak rental values occurred in - and were - % of the 1929 level.
8. OCCUPANCY: a. Land 10 %; b. Dwelling units 100 %; c. Home owners 100 %
9. SALES DEMAND: a. Good; b. Vacant lots; c. Activity is Fair
10. RENTAL DEMAND: a. Nothing has been rented; b. -; c. Activity is -
11. NEW CONSTRUCTION: a. Types None in last year; b. Amount last year -
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: There are only four houses in this area. It is a recent development occupied by doctors. The homes are on very large lots, and are of the expensive type - \$12000 - \$20000. It adjoins the new Duke University grounds.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 22, 1937

(Over)



## AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE A AREA NO. 5
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Public park, restricted covenants and deeds, adequate utilities, zoned for single family, minimum lot 75 feet wide
4. DETRIMENTAL INFLUENCES. Distance to school, inadequate transportation, gas only in part
5. INHABITANTS: Professional men, business
  - a. Type Executives, college professors; b. Estimated annual family income \$4000 - \$50000
  - c. Foreign-born None; % None; d. Negro None; % None  
(Nationality) (Yes or No)
  - e. Infiltration of None; f. Relief families None
  - g. Population is increasing decreasing; static
6. BUILDINGS:
  - a. Type or types Single family; b. Type of construction Frame & Brick
  - c. Average age 10 years; d. Repair Good
7. HISTORY:
 

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$8000 - \$30000</u>	<u>\$12000 100%</u>	<u>\$60 - \$100</u>	<u>\$75 100%</u>
1933 low	<u>\$6000 - \$15000</u>	<u>\$8000 65%</u>	<u>\$50 - \$80</u>	<u>\$55 75%</u>
current	<u>\$8000 - \$25000</u>	<u>\$10000 80%</u>	<u>\$60 - \$90</u>	<u>\$70 90%</u>

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 65 %; b. Dwelling units 100 %; c. Home owners 95 %
9. SALES DEMAND: a. Good; b. \$10000 singles; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. \$75 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \$10000 singles; b. Amount last year Substantial
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: This is one of the best residential sections in Durham and has enjoyed a very healthy activity recently. The population is substantial and is composed of those with good incomes. Its distance from schools and business center does not detract from it.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 22, 1937

(Over)

## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE B AREA NO. 1
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. All utilities, adequate transportation, close to park
4. DETRIMENTAL INFLUENCES. Unpaved streets, distance to schools and community center
5. INHABITANTS:
- a. Type Clerical, professional; b. Estimated annual family income \$2500 - \$3500
- c. Foreign-born None; None %; d. Negro None; None %;  
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing decreasing; stationary
6. BUILDINGS:
- a. Type or types Small singles; b. Type of construction Frame & some brick; veneer
- c. Average age 12 years; d. Repair Good
7. HISTORY:
- | SALE VALUES |                 |               |      | RENTAL VALUES |               |      |  |
|-------------|-----------------|---------------|------|---------------|---------------|------|--|
| YEAR        | RANGE           | PREDOMINATING | %    | RANGE         | PREDOMINATING | %    |  |
| 1929 level  | \$4000 - \$8000 | \$6000        | 100% | \$30 - \$50   | \$40          | 100% |  |
| 1933 low    | \$3000 - \$6000 | \$4500        | 75%  | \$25 - \$45   | \$35          | 80%  |  |
| current     | \$3500 - \$8000 | \$5500        | 90%  | \$30 - \$50   | \$40          | 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 50 %; b. Dwelling units 100 %; c. Home owners 80 %
9. SALES DEMAND: a. Fair; b. \$5000 singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$40 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 Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slightly upward
14. CLARIFYING REMARKS: There is a golf course, well kept, almost adjoining this area. There has been quite a bit of activity in sale of vacant lots here in the past few months.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 22, 193 7

(Over)



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE B AREA NO. 2
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. All city conveniences, adequate transportation, close to small park, paved streets
4. DETRIMENTAL INFLUENCES. South of the area is occupied largely by cotton mill properties and people
5. INHABITANTS: Clerical - a. Type Some Professional; b. Estimated annual family income \$2500 - \$4000  
 c. Foreign-born None; %; d. Negro None; %;  
 (Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families None; g. Population is increasing decreasing; stationary
6. BUILDINGS: a. Type or types Small singles; b. Type of construction Frame - Brick Veneer; c. Average age 12 yrs.; d. Repair Good
7. HISTORY: 

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$5000 - \$9000	\$7000 100%	\$40 - \$60	\$50 100%
1933 low	\$4000 - \$7000	\$5500 75%	\$35 - \$50	\$40 80%
current	\$4500 - \$8000	\$6000 85%	\$35 - \$60	\$45 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 90 %; b. Dwelling units 100 %; c. Home owners 70 %
9. SALES DEMAND: a. Fair; b. \$6000 singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$45 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Small singles; b. Amount last year Fair
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Type of construction fairly uniform. The area to the south is largely made up of mill houses of cheap construction.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 22,193 7

(Over)

## AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE B AREA NO. 3
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Has all city conveniences, paved streets, close to schools and community business center, walking distance of main business district.
4. DETRIMENTAL INFLUENCES. Nothing particular; surrounding properties are old. Tendency to industrial development along railroad in area to the east.
5. INHABITANTS:
- a. Type Clerical, professional; b. Estimated annual family income \$2500 - \$5000
- c. Foreign-born None; %; d. Negro None; %;  
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing decreasing; stationary
6. BUILDINGS:
- a. Type or types Singles-Duplexes; b. Type of construction Frame - Brick Veneer;
- c. Average age 18 years; d. Repair Good
7. HISTORY:
- | YEAR       | SALE VALUES             |                    | RENTAL VALUES      |                  |
|------------|-------------------------|--------------------|--------------------|------------------|
|            | RANGE                   | PREDOMINATING %    | RANGE              | PREDOMINATING %  |
| 1929 level | <u>\$4000 - \$10000</u> | <u>\$7000 100%</u> | <u>\$35 - \$60</u> | <u>\$50 100%</u> |
| 1933 low   | <u>\$3000 - \$6000</u>  | <u>\$5000 70%</u>  | <u>\$30 - \$50</u> | <u>\$40 80%</u>  |
| current    | <u>\$4000 - \$10000</u> | <u>\$6000 85%</u>  | <u>\$30 - \$60</u> | <u>\$50 100%</u> |
- 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 65 %; b. Dwelling units 98 %; c. Home owners 50 %
9. SALES DEMAND: a. Good; b. Singles & duplexes; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. \$50 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles & Duplexes; b. Amount last year Substantial
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: The area is fairly uniform and occupied by a good type of substantial middle-class citizen. Cause for increase in predominating values is the fact that the past few years has seen quite a lot of new building in this area.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 22, 193 7

(Over)



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE B AREA NO. 4
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Close to main business district, schools, all city conveniences
4. DETRIMENTAL INFLUENCES. Negro section joining on south, encroachment of apartments and rooming houses and commercial district.
5. INHABITANTS: Merchants, clerical, pro-  
 a. Type professional, business execu- b. Estimated annual family income \$2500 - \$5000  
tives  
 c. Foreign-born None ; None % ; d. Negro None ; None % ;  
 (Nationality) (Yes or No)  
 e. Infiltration of None ; f. Relief families None ;  
 g. Population is increasing ; decreasing ; static.
6. BUILDINGS: Large singles, some  
 a. Type or types apartments ; b. Type of construction Frame & Brick Veneer ;  
 c. Average age 25 yrs. ; d. Repair Fair
7. HISTORY: 

SALE VALUES				RENTAL VALUES		
YEAR	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$6000 - \$10000	\$7000	100%	\$40 - \$60	\$50	100%
1933 low	\$4000 - \$7000	\$5000	75%	\$35 - \$50	\$40	80%
current	\$6000 - \$9000	\$7000	100%	\$40 - \$60	\$50	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 100 % ; b. Dwelling units 98 % ; c. Home owners 60 %
9. SALES DEMAND: a. None ; b. None ; c. Activity is None
10. RENTAL DEMAND: a. Good ; b. \$50 singles & apts. ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly downward
14. CLARIFYING REMARKS: This is one of the older good residential sections with many large homes. Encroachment of business district, however, will gradually change the grading. The type of adjacent neighborhood is also against it.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 24, 1937

(Over)

## AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE B AREA NO. 5
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Close to schools and community business center, all city conveniences, adequate transportation
4. DETRIMENTAL INFLUENCES. Surrounded by cotton mill section and undesirable neighborhoods. City not building in its direction.
5. INHABITANTS: Foremen, superintendents of  
 a. Type mills, clerical ; b. Estimated annual family income \$2000 - \$3500  
 c. Foreign-born None ; % ; d. Negro None ; % ;  
 (Nationality) (Yes or No)  
 e. Infiltration of None ; f. Relief families None ;  
 g. Population is increasing Slowly ; ~~decreasing~~ ; ~~stationary~~
6. BUILDINGS:  
 a. Type or types Small singles ; b. Type of construction Frame ;  
 c. Average age 5 years ; d. Repair Good
7. HISTORY: 

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOMINATING %		RANGE	PREDOMINATING %		
1929 level	\$3000 - \$6000	\$5000	100%	\$30 - \$45	\$40	100%	
1933 low	\$3000 - \$5000	\$4000	80%	\$25 - \$40	\$35	90%	
current	\$3000 - \$6000	\$5000	100%	\$30 - \$45	\$40	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 75 % ; b. Dwelling units 100 % ; c. Home owners 60 %
9. SALES DEMAND: a. Good ; b. \$5000 singles ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. \$40 singles ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \$5000 singles ; b. Amount last year Substantial
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: This is an area of only two blocks in length and extending along Hyde Park Avenue. Its main objectionable feature is the surroundings; however, it is far ahead in value, desirability, and appearance of the adjacent neighborhoods.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 24, 1937

(Over)



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE B AREA NO. 6
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Close to main business district. All city conveniences.  
Close to schools, adequate transportation.
4. DETRIMENTAL INFLUENCES. Undesirable approach from three sides.
5. INHABITANTS: Professional, business
  - a. Type executives, etc.; b. Estimated annual family income \$2000 - \$10000
  - c. Foreign-born None; None %; d. Negro None; None %;  
(Nationality) (Yes or No)
  - e. Infiltration of None; f. Relief families None;
  - g. Population is increasing; decreasing; static.
6. BUILDINGS: Large & small Frame, brick, and
  - a. Type or types singles; b. Type of construction brick veneer;
  - c. Average age 20 years; d. Repair Fair to good
7. HISTORY:
 

YEAR	RANGE	SALE VALUES		RENTAL VALUES	
		PREDOMINATING	%	PREDOMINATING	%
1929 level	\$2000 - \$100,000	\$6000	100%	\$30 - \$65	\$50 100%
1933 low	\$2000 - \$100,000	\$4500	75%	\$25 - \$50	\$40 80%
current	\$2000 - \$100,000	\$5500	90%	\$30 - \$65	\$50 100%

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 50 %
9. SALES DEMAND: a. Only fair; b. \$7000 - \$10000 singles c. Activity is Only fair
10. RENTAL DEMAND: a. Good; b. \$50 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: In this section are located the homes of some of the wealthiest families in the city, mostly on Duke Street and Hill Street. That part of the area along Vickers Avenue, Shepherd Street, and Arnett Avenue consists of the lower priced homes. The desirability of the section is largely maintained by the presence of these higher-priced homes, and it is hardly possible that any future development will be other than in the medium to lower-priced dwellings.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 26, 1937

(Over)

## 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 ; % 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

(Over)



## AREA DESCRIPTION

2-3-37 (For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE C AREA NO. 2
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Adequate transportation, western part adjoins Junior and Senior High School.
4. DETRIMENTAL INFLUENCES. Railroad track through southwestern part and industrial activity along the track. Large low-lying tract between railroad and Duke Street.
5. INHABITANTS: Mill workers, mechanics,  
 a. Type clerks, etc.; b. Estimated annual family income \$600 - \$2000  
 c. Foreign-born None; %; d. Negro None; %;  
 (Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families None; %;  
 g. Population is increasing slowly; ~~decreasing~~; ~~static~~
6. BUILDINGS:  
 a. Type or types Small singles; b. Type of construction Frame;  
 c. Average age 15 years; d. Repair Fair
7. HISTORY:
- | YEAR       | SALE VALUES     |                 |      | RENTAL VALUES  |                 |      |
|------------|-----------------|-----------------|------|----------------|-----------------|------|
|            | RANGE           | PREDOMINATING % |      | RANGE          | PREDOMINATING % |      |
| 1929 level | \$2000 - \$5000 | \$3500          | 100% | \$20 - \$40    | \$35            | 100% |
| 1933 low   | \$1750 - \$4000 | \$3000          | 80%  | \$17.50 - \$35 | \$25            | 25%  |
| current    | \$2000 - \$5000 | \$3300          | 90%  | \$20 - \$35    | \$30            | 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 30 %; b. Dwelling units 100 %; c. Home owners 30 %
9. SALES DEMAND: a. Fair; b. \$3000 singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$30 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \$3500 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: New construction along Roxboro Road and Club Boulevard, these two streets being about the best in the area.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 25, 193 7

(Over)

## 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:
- | YEAR       | SALE VALUES            |                    | RENTAL VALUES      |                  |
|------------|------------------------|--------------------|--------------------|------------------|
|            | RANGE                  | PREDOMINATING %    | RANGE              | PREDOMINATING %  |
| 1929 level | <u>\$2000 - \$6000</u> | <u>\$4000</u> 100% | <u>\$15 - \$50</u> | <u>\$30</u> 100% |
| 1933 low   | <u>\$1500 - \$5000</u> | <u>\$3000</u> 80%  | <u>\$15 - \$40</u> | <u>\$25</u> 80%  |
| current    | <u>\$1500 - \$5000</u> | <u>\$3500</u> 90%  | <u>\$15 - \$40</u> | <u>\$30</u> 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

(Over)



2-3-37

## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE C AREA NO. 4
2. DESCRIPTION OF TERRAIN.  
Rolling
3. FAVORABLE INFLUENCES.  
All city conveniences, adequate transportation in eastern portion
4. DETRIMENTAL INFLUENCES.  
Railroad and industrial development on north, also inadequate transportation in western portion
5. INHABITANTS: Mechanics, mill workers,  
 a. Type clerks, laborers; b. Estimated annual family income \$600 - \$2500  
 c. Foreign-born None; None %; d. Negro Yes; 5 %;  
 (Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families Few;  
 g. Population is increasing; decreasing; static.
6. BUILDINGS:  
 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	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	\$2000 - \$7500	3000	100%	\$15 - \$50	\$25	100%	
1933 low	\$1500 - \$6000	2500	80%	\$15 - \$40	\$20	80%	
current	\$2000 - \$6000	3000	100%	\$15 - \$40	\$25	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 30 %; 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. \$25 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward
14. CLARIFYING REMARKS: Best portion on west is Erwin Road and on south Duke University Road - Chapel Hill Street, Burch Street, and west end of Wilkerson Street.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 25, 1937

(Over)

## AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE C AREA NO. 5
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. All city conveniences, fair transportation
4. DETRIMENTAL INFLUENCES. Cemetery on north, and old amusement park
5. INHABITANTS: Mechanics, tobacco workers,  
 a. Type Clerks; b. Estimated annual family income \$ 600 - \$2500  
 c. Foreign-born None %; d. Negro Yes %; 1 %;  
 (Nationality) (Yes or No)  
 e. Infiltration of None %; f. Relief families Few %;  
 g. Population is increasing Slowly; ~~decreasing~~ usual
6. BUILDINGS: Small singles and  
 a. Type or types duplexes; b. Type of construction Frame;  
 c. Average age 12 - 15 years; d. Repair Fair
7. HISTORY: 

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$1800 - \$6000	\$2500 100%	\$20 - \$40	\$25 100%
1933 low	\$1200 - \$4500	\$1800 70%	\$15 - \$35	\$20 80%
current	\$1800 - \$5000	\$2250 85%	\$15 - \$40	\$25 100%

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 20 %; b. Dwelling units 98 %; c. Home owners 50 %
9. SALES DEMAND: a. Fair; b. \$2250 singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$25 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: Best portion along Chapel Hill Road and part of James Street
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 25, 193 7

(Over)



## AREA DESCRIPTION

2-3-37 (For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE C AREA NO. 6
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Close to main business district. All city conveniences
4. DETRIMENTAL INFLUENCES. Industrial development along north and east. Inadequate transportation
5. INHABITANTS: Mechanics and laborers ; b. Estimated annual family income \$ 600 - \$2000
- c. Foreign-born None ; % ; d. Negro Yes ; 15 % ;  
(Nationality) (Yes or No)
- e. Infiltration of Negroes - Gradual ; f. Relief families Few ;
- g. Population is increasing ; decreasing ; static.
6. BUILDINGS:
- a. Type or types Small singles ; b. Type of construction Frame ;
- c. Average age 25 years ; d. Repair Poor
7. HISTORY:
- | YEAR       | RANGE           | SALE VALUES   |      | RENTAL VALUES |           |
|------------|-----------------|---------------|------|---------------|-----------|
|            |                 | PREDOMINATING | %    | PREDOMINATING | %         |
| 1929 level | \$1500 - \$5000 | \$2000        | 100% | \$15 - \$40   | \$25 100% |
| 1933 low   | \$1000 - \$4000 | \$1600        | 80%  | \$15 - \$30   | \$20 80%  |
| current    | \$1500 - \$4000 | \$2000        | 100% | \$15 - \$35   | \$25 100% |
- 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 80 % ; b. Dwelling units 98 % ; c. Home owners 10 %
9. SALES DEMAND: a. Fair ; b. For rental units ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$25 singles ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
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: Northern part is gradually being taken over by negroes. Southern part along Duke Street is considerably better.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 25, 1937

(Over)

## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE C AREA NO. 7
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Adequate transportation, all city conveniences, negro college located in area.
4. DETRIMENTAL INFLUENCES. Lack of uniformity in properties, unpaved streets
5. INHABITANTS: Negro professional men, insurance  
 a. Type men, mechanics, laborers; b. Estimated annual family income \$ 500 - \$10000  
 c. Foreign-born None; %; d. Negro Yes; 100 %;  
 (Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families Few; station  
 g. Population is increasing Slowly; decreasing; station
6. BUILDINGS: Large singles and  
 a. Type or types small singles; b. Type of construction Frame  
 c. Average age 20; d. Repair Good to poor
7. HISTORY: 

SALE VALUES				RENTAL VALUES		
YEAR	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %		
1929 level	\$1500 - \$10000	\$3000 100%	\$12 - \$35	\$25	100%	
1933 low	\$1000 - \$7500	\$2000 70%	\$10 - \$30	\$20	80%	
current	\$1000 - \$8000	\$2500 80%	\$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 80 %; b. Dwelling units 100 %; c. Home owners 60 %
9. SALES DEMAND: a. Fair; b. \$2500 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: In this section live most of the negroes with better incomes. There are some nice residences in the area but where you find one good one there is likely to be adjoining it on either or both sides a house of much lower grade in quality.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 25, 1937

(Over)



1. NAME OF CITY Durham, N. C. SECURITY GRADE D AREA NO. 1
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Adequate transportation, city conveniences
4. DETRIMENTAL INFLUENCES. Ditch running through area, trash dump located in area
5. INHABITANTS:
- a. Type Laborers, domestics; b. Estimated annual family income \$ 300 - \$1000
- c. Foreign-born None; (Nationality) %; d. Negro Yes; (Yes or No) 100 %;
- e. Infiltration of None; f. Relief families Many;
- g. Population is increasing; decreasing; static.
6. BUILDINGS:
- a. Type or types Shacks; b. Type of construction Frame;
- c. Average age 15 years; d. Repair Poor
7. HISTORY:
- | YEAR       | SALE VALUES    |                 | RENTAL VALUES |                 |
|------------|----------------|-----------------|---------------|-----------------|
|            | RANGE          | PREDOMINATING % | RANGE         | PREDOMINATING % |
| 1929 level | \$750 - \$2500 | \$1250 100%     | \$10 - \$20   | \$15 100%       |
| 1933 low   | \$500 - \$2000 | \$1000 80%      | \$8 - \$15    | \$10 70%        |
| current    | \$500 - \$2000 | \$1000 80%      | \$8 - \$20    | \$12 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 75 %; b. Dwelling units 98 %; c. Home owners 15 %
9. SALES DEMAND: a. None; b. None; c. Activity is None
10. RENTAL DEMAND: a. Fair; b. \$12 singles; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
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: This area occupied by negroes mostly of lower class. There are a few fairly decent houses on Club Boulevard.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 25, 1937

(Over)

## AREA DESCRIPTION

2-3-37 (For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE D AREA NO. 22. DESCRIPTION OF TERRAIN. Rolling3. FAVORABLE INFLUENCES. All city conveniences, adequate transportation4. DETRIMENTAL INFLUENCES. Railroad track through center of area, many unpaved streets5. INHABITANTS:  
a. Type Laborers & Domestics; b. Estimated annual family income \$ 300 - \$1000  
c. Foreign-born None; %; d. Negro Yes; 80 %;  
(Nationality) (Yes or No)e. Infiltration of Negroes gradually; f. Relief families Many; filling up areag. Population is increasing; decreasing; static.6. BUILDINGS:  
a. Type or types Small singles; b. Type of construction Frame;  
c. Average age 25 years; d. Repair Poor

7. HISTORY:

YEAR	RANGE	SALE VALUES		RENTAL VALUES	
		PREDOM- INATING	%	PREDOM- INATING	%
1929 level	\$1000 - \$4000	\$2000	100%	\$10 - \$35	\$20 100%
1933 low	\$750 - \$3000	\$1500	80%	\$8 - \$25	\$15 70%
current	\$750 - \$3500	\$1750	90%	\$8 - \$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 30 %; b. Dwelling units 98 %; c. Home owners 15 %9. SALES DEMAND: a. None; b. -; c. Activity is None10. RENTAL DEMAND: a. Fair; b. \$15 - \$20 singles; c. Activity is Fair11. NEW CONSTRUCTION: a. Types None; b. Amount last year None12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static14. CLARIFYING REMARKS: Best part of the area is the western part around Dowd Street and on it.15. Information for this form was obtained from Leon W. Powell, RealtorDate May 25, 193 7

(Over)



## AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE D AREA NO. 3
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. All city conveniences, adequate transportation
4. DETRIMENTAL INFLUENCES. Cotton mill and other industrial plants located on railroad
5. INHABITANTS: Mill workers, mechanics,  
 a. Type laborers ; b. Estimated annual family income \$300 - \$2000  
 c. Foreign-born None ; % ; d. Negro Yes ; 40 % ;  
 (Nationality) (Yes or No)  
 e. Infiltration of Negro population ; f. Relief families Many ;  
increasing slowly  
 g. Population is increasing ; decreasing ; static.
6. BUILDINGS:  
 a. Type or types Small singles ; b. Type of construction Frame ;  
 c. Average age 25 years ; d. Repair Poor
7. HISTORY: 

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOMINATING %		RANGE	PREDOMINATING %		
1929 level	<u>\$1000 - \$5000</u>	<u>\$2500</u>	<u>100%</u>	<u>\$10 - \$35</u>	<u>\$20</u>	<u>100%</u>	
1933 low	<u>\$800 - \$4000</u>	<u>\$2000</u>	<u>80%</u>	<u>\$8 - \$25</u>	<u>\$15</u>	<u>70%</u>	
current	<u>\$1000 - \$4000</u>	<u>\$2250</u>	<u>90%</u>	<u>\$10 - \$30</u>	<u>\$17.50</u>	<u>80%</u>	

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 85 % ; b. Dwelling units 95 % ; c. Home owners 30 %
9. SALES DEMAND: a. None ; b. None ; c. Activity is None
10. RENTAL DEMAND: a. Fair ; b. \$17.50 singles ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Northwest part of area occupied by negroes. At junction of Angier and Main is large cotton mill. Mills also located on railroad track north of Main Street.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 25, 193 7

(Over)

## 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: 

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	<u>\$750 - \$2500</u>	<u>\$1500</u>	<u>100%</u>	<u>\$8 - \$20</u>	<u>\$15</u>	<u>100%</u>
1933 low	<u>\$500 - \$1500</u>	<u>\$1000</u>	<u>70%</u>	<u>\$8 - \$15</u>	<u>\$10</u>	<u>70%</u>
current	<u>\$750 - \$2500</u>	<u>\$1250</u>	<u>80%</u>	<u>\$8 - \$20</u>	<u>\$12.50</u>	<u>80%</u>

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

(Over)



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE D AREA NO. 5
2. DESCRIPTION OF TERRAIN.  
Rolling
3. FAVORABLE INFLUENCES.  
Adequate transportation, city conveniences
4. DETRIMENTAL INFLUENCES.  
Adjoining cemetery, ditch through part of area
5. INHABITANTS:  
a. Type Laborers, domestics; b. Estimated annual family income \$ 300 - \$900  
c. Foreign-born None; None %; d. Negro Yes; 100 %;  
(Nationality) (Yes or No)  
e. Infiltration of None; f. Relief families Many; Many %;  
g. Population is increasing; decreasing; static.
6. BUILDINGS:  
a. Type or types Small singles; b. Type of construction Frame; Frame %;  
c. Average age 25 years; d. Repair Poor
7. HISTORY: SALE VALUES RENTAL VALUES
- | YEAR       | RANGE           | PREDOMINATING | %    | RANGE       | PREDOMINATING | %    |
|------------|-----------------|---------------|------|-------------|---------------|------|
| 1929 level | \$1000 - \$3000 | \$2000        | 100% | \$10 - \$25 | \$20          | 100% |
| 1933 low   | \$750 - \$2500  | \$1500        | 70%  | \$8 - \$20  | \$15          | 70%  |
| current    | \$800 - \$3000  | \$1750        | 85%  | \$10 - \$25 | \$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. None; c. Activity is None
10. RENTAL DEMAND: a. Fair; b. \$15 - \$17.50 singles; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Eastern side of this area lies immediately adjoining area occupied by white people, and the same is true of the northern side. A large ditch is on the eastern side. Northern portion most desirable.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 25, 193 7

(Over)

2-3-37

## AREA DESCRIPTION

(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: SALE VALUES RENTAL VALUES
- | YEAR       | 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, 193 7.

(Over)