

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Executives, naval officers, professional \$4,000-15,000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:	PREDOMINATING	97 %	OTHER TYPE	2 %
a. Type and Size	1-family 2 sty, 7-10 rms		2-family 5/5 rm on Hampton Blvd.	
b. Construction	Frame - brick		Frame	
c. Average Age	15 years		6 years	
d. Repair	Good		Good	
e. Occupancy	98%		98%	
f. Owner-occupied	90%		5%	
g. 1935 Price Bracket	\$ 7500-11,000	% change	\$ 9250-12,000	% change
h. 1937 Price Bracket	\$ 7750-11,500	+4 %	\$ 9500-12,500	+4 %
i. 1939 Price Bracket	\$ 8000-12,000	+4 %	\$ 9500-12,500	0 %
j. Sales Demand	Fair to good		Fair	
k. Predicted Price Trend (next 6-12 months)	Firm		Firm	
l. 1935 Rent Bracket	\$ 65 - 85	% change	\$ 62.50-80	% change
m. 1937 Rent Bracket	\$ 70 - 90	+7 %	\$ 62.50-80	0 %
n. 1939 Rent Bracket	\$ 75 - 100	+9 %	\$ 65 - 85	+5 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Firm		Firm	

3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price 1-family \$7500-10,000 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 5

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 0 b. Institutions 12

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is the best residential section in Norfolk. A level area approximately 70% built up. It is park like in general appearance. Many of the streets are winding and attractive, but all are poorly lighted, which is a common fault in all Norfolk neighborhoods. The central portion of the area, known as Glencove, is the principal scene of present construction activity. A special assessment has been agreed upon for this area in consideration of street improvements, which will expire in 1946. All construction is sound and the population is stable, with excellent pride of home ownership evident in the maintenance of lawns and shrubbery. Hampton Boulevard, through the center of the area, is a thoroughfare to the Naval Operating Base and the Newport News ferry. There are several apartment houses on this street, of three and four room suites renting from \$45 to \$50 per unit per month, and a street car line which takes about 25 minutes to downtown Norfolk. The area is cool in summer because of prevailing winds from the southwest. The Norfolk Country Club and tennis courts are located within the area, and the golf course is approximately 1 mile northeast. Schools, churches, neighborhood stores convenient.

9. LOCATION Lockhaven, Glencove, Meadowbrook (Norfolk) SECURITY GRADE 1st AREA NO. A-1 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static

b. Class and Occupation Executives - professional - \$4000-6000

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING <u>100%</u>	OTHER TYPE <u>%</u>
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a. Type and Size 1-family 2 sty 7-room

b. Construction Frame - brick

c. Average Age 2 yrs.

d. Repair Good

e. Occupancy 95%

f. Owner-occupied 100%

g. 1935 Price Bracket

<u>\$ None built</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
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h. 1937 Price Bracket

<u>\$ 6000-10,000</u>	<u>- %</u>	<u>\$</u>	<u>%</u>
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i. 1939 Price Bracket

<u>\$ 6000-10,000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
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j. Sales Demand Fair - good

k. Predicted Price Trend (next 6-12 months) Firm

l. 1935 Rent Bracket

<u>\$ None rented</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
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m. 1937 Rent Bracket

<u>\$ -</u>	<u>%</u>	<u>\$</u>	<u>%</u>
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n. Rent Bracket

<u>\$ -</u>	<u>%</u>	<u>\$</u>	<u>%</u>
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o. Rental Demand

p. Predicted Rent Trend (next 6-12 months) 1-family Mostly built

3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price \$6000-10,000 How Selling to order

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 0

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 0 b. Institutions 0

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is one of the few new developments in the Norfolk-Portsmouth-Newport News area to warrant the highest classification. The neighborhood is now only approximately 20% built up but several new streets have been planned for. A special assessment has been agreed upon in consideration of street improvements in that part of the section known as Oak Grove, which will expire in 1948. The area is developing slowly, but sound construction of conforming types is being maintained and the area has all city facilities, which is not true of many other new developments. The few streets which have been completed are hard surfaced, but poorly lighted, which is a common fault in all Norfolk neighborhoods. There is a new high school adjacent to the north, and churches are convenient. Street car transportation is available on Granby Street about 20 minutes to downtown Norfolk. The population is stable and evidences good pride of home ownership in the maintenance of lawns and shrubbery.

9. LOCATION Talbot Park SECURITY GRADE 1st AREA NO. A-2 DATE Dec '39

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | PREDOMINATING | 100% | OTHER TYPE | % |
|------------------------------------------------|-------------------------|----------|------------|----------|
| a. Type and Size | 1-family 2 sty, 6-7 rms | | | |
| b. Construction | 50% frame 50% brick | | | |
| c. Average Age | 10 yrs. | | | |
| d. Repair | Good | | | |
| e. Occupancy | 90% | | | |
| f. Owner-occupied | 100% | | | |
| g. 1935 Price Bracket | \$ 5000-8000 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 5000-8000 | 0 % | \$ | % |
| i. 1939 Price Bracket | \$ 5000-8000 | 0 % | \$ | % |
| j. Sales Demand | Poor | | | |
| k. Predicted Price Trend
(next 6-12 months) | Static | | | |
| l. 1935 Rent Bracket | \$ No rentals | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ " " | % | \$ | % |
| n. Rent Bracket | \$ " " | % | \$ | % |
| o. Rental Demand | - | | | |
| p. Predicted Rent Trend
(next 6-12 months) | - | | | |

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a level area approximately 25% developed. The houses are of standard construction, set back from the streets with lawns and shrubbery in good condition indicating pride of home ownership. There are many pine trees throughout the neighborhood and the principal through street is parklike in appearance. A special assessment has been agreed upon in consideration of street improvements, which will expire in 1948. Transportation is available by street car on Granby Street, approximately 35 minutes to downtown Norfolk. The developers of this addition admit a lack of demand for the houses because it is comparatively remote and adjacent to very much poorer neighborhoods at Ocean View. These facts have resulted in sales resistance and new construction is not now active. Therefore the neighborhood does not warrant the best classification. There is a public golf course adjacent to the south.

Security Map of Greater Norfolk, Va.

e. Shifting or Infiltration None

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 25.00

This is a level area approximately 75% developed with small homes attractive to people of moderate income and while it will remain desirable for some time to come, the construction is only fair and the neighborhood as a whole is worthy of only a moderately good classification. The best part of the area lies west of Granby Street in a section known as Pamlico, where there are good streets, sidewalks, and curbs. Street lighting is poor, as is the case in all Norfolk neighborhoods. Houses are set back from the street on ample sized lots with front lawns of a generally good appearance. About 20% of the houses are reported as having no central heating plant. Street car transportation on Granby Street affords about 25 minutes transportation to downtown Norfolk. A public golf course is adjacent to the north. Schools, churches and neighborhood stores are convenient.

9. LOCATION Lonox & Pamlico SECURITY GRADE 2nd AREA NO. B-2 DATE Dec '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Navy - clerks - merchants - skilled mechanics \$1500-3000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:

	<u>PREDOMINATING</u>	<u>100%</u>	<u>OTHER TYPE</u>	<u>%</u>
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- a. Type and Size 1-family 2 sty, 6-7 rms
- b. Construction Frame
- c. Average Age 10 yrs.
- d. Repair Good
- e. Occupancy 98%
- f. Owner-occupied 75%
- g. 1935 Price Bracket \$ 2500-6500 %change \$ %change
- h. 1937 Price Bracket \$ 2750-6750 +9 % \$ %
- i. 1939 Price Bracket \$ 3000-6750 +3 % \$ %
- j. Sales Demand Fair
- k. Predicted Price Trend (next 6-12 months) Firm
- l. 1935 Rent Bracket \$ 30 - 50 %change \$ %change
- m. 1937 Rent Bracket \$ 30 - 50 0 % \$ %
- n. 1939 Rent Bracket \$ 30 - 50 0 % \$ %
- o. Rental Demand Fair
- p. Predicted Rent Trend (next 6-12 months) Firm

3. NEW CONSTRUCTION (past yr.) No. 12 Type & Price 1-family \$3500-6500 How Selling Mostly built to order

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 2

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 0 b. Institutions 2

6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a level area approximately 35% built up, with small homes of standard construction and a fairly stable population with evidence of good pride. The area has all city facilities except sewer. Schools, churches and neighborhood stores are considered convenient. Transportation is afforded by both street car and bus approximately 35 minutes to downtown Norfolk. It is restricted against colored people. The area is generally rural in character and the approach is poor. Surrounding neighborhoods are less desirable, although this will continue to be a desirable area for people of moderate income. New building is principally concentrated along Bay Shore Blvd., the main thoroughfare, and it is therefore known as a "strip" development. In addition to the adverse factors above mentioned, the neighborhood is too remote to warrant a higher classification than that of medium desirability.

9. LOCATION Bay View Beach (Norfolk) SECURITY GRADE Low 2nd AREA NO. B-3 DATE Dec 1939

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Clerks - Navy - Mechanics, - Skilled mechanics \$1500-2500
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:
- | | PREDOMINATING | 100 % | OTHER TYPE | % |
|---------------------------------------------|---------------------|----------|------------|----------|
| a. Type and Size | Bungalows - 5-6 rms | | | |
| b. Construction | Frame - brick | | | |
| c. Average Age | 5 years | | | |
| d. Repair | Good | | | |
| e. Occupancy | 96% | | | |
| f. Owner-occupied | 96% | | | |
| g. 1935 Price Bracket | \$ 3500-6250 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 3750-6500 | +5 % | \$ | % |
| i. 1939 Price Bracket | \$ 4000-6500 | +2 % | \$ | % |
| j. Sales Demand | Good | | | |
| k. Predicted Price Trend (next 6-12 months) | Firm | | | |
| l. 1935 Rent Bracket | \$ None | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ " | % | \$ | % |
| n. Rent Bracket | \$ " | % | \$ | % |
| o. Rental Demand | | | | |
| p. Predicted Rent Trend (next 6-12 months) | | | | |

3. NEW CONSTRUCTION (past yr.) No. 10 Type & Price Bungalows \$3500-5000 How Selling Well

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 0

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 0 b. Institutions 0

6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area includes Pinhurst, Restmere and Granby Park. In all it is approximately 40% developed with small homes of standard construction except in Restmere, where the new building is of poor quality. A majority of the streets thus far completed are hard surfaced but poorly lighted, which is a fault common with all Norfolk neighborhoods. The planning in general is good and the houses are set back from the street with front lawns in good condition. Schools, churches and neighborhood stores are convenient and street car transportation on Granby Street affords 20 minute service to downtown Norfolk. A special assessment has been agreed upon in this area, in consideration of street improvements, which will expire in 1945. This neighborhood will doubtless continue to be attractive for people of moderate income but recent construction has been of a cheaper grade, particularly in the portion known as Restmere, and the neighborhood as a whole does not warrant a better classification than that of medium residential desirability.

9. LOCATION Academy Terrace SECURITY GRADE Low AREA NO. B-4 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Retired Navy officers - executives - professionals \$1,000-15,000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 100 % OTHER TYPE %
- a. Type and Size 1-family 2 sty. 6-10 rms
- b. Construction Frame, some brick
- c. Average Age 15 yrs.
- d. Repair Good
- e. Occupancy 100%
- f. Owner-occupied 85%
- g. 1935 Price Bracket \$ 8000-10,000 %change \$ %change
- h. 1937 Price Bracket \$ 8000-10,000 0 % \$ %
- i. 1939 Price Bracket \$ 8000-10,000 0 % \$ %
- j. Sales Demand Fair
- k. Predicted Price Trend (next 6-12 months) Static
- l. 1935 Rent Bracket \$ 65 - 85 %change \$ %change
- m. 1937 Rent Bracket \$ 70 - 90 +6 % \$ %
- n. 1939 Rent Bracket \$ 75 - 100 +9 % \$ %
- o. Rental Demand Good
- p. Predicted Rent Trend (next 6-12 months) Firm

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price 1-family \$10,000 How Selling Built to order

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 1

5. SALE OF HOME PROPERTIES (1 yr.) a. HOLC 0 b. Institutions 0

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939.) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Next to Lockhaven and Meadowbrook (A-1) this is considered to be one of the best residential neighborhoods in Norfolk. There is a poor approach to the area, however, and practically no new construction has taken place in recent years, although it is approximately only 50% developed. Most of the shore front has been occupied and the area has probably reached the peak of its desirability. Schools, churches and neighborhood stores are considered to be convenient. Street car transportation is available on Hampton Blvd. approximately one-half mile distant, and takes about 25 minutes to downtown Norfolk. The area is cool in summer because of prevailing winds from the southwest. The population is stable and evidences good pride of home ownership in the maintenance of lawns, gardens and shrubbery. There is practically no through traffic. Titustown (D-1) adjacent to the north is not detrimental because of the sparsely settled area between and further because it offers a convenient supply of domestic help.

9. LOCATION Algonquin Park (Norfolk) SECURITY GRADE 2nd AREA NO. B-5 DATE Dec '39

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | PREDOMINATING | 100 % | OTHER TYPE | % |
|------------------------------------------------|-----------------------|----------|------------|----------|
| a. Type and Size | 1-family 6-8 rooms | | | |
| b. Construction | 75% frame - 25% brick | | | |
| c. Average Age | 20 yrs. | | | |
| d. Repair | Good | | | |
| e. Occupancy | 95% | | | |
| f. Owner-occupied | 85% | | | |
| g. 1935 Price Bracket | \$ 4500-8500 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 4500-8500 | 0 % | \$ | % |
| i. 1939 Price Bracket | \$ 4500-8500 | 0 % | \$ | % |
| j. Sales Demand | Fair | | | |
| k. Predicted Price Trend
(next 6-12 months) | Firm | | | |
| l. 1935 Rent Bracket | \$ 45 - 70 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 45 - 70 | 0 % | \$ | % |
| n. 1939 Rent Bracket | \$ 45 - 70 | 0 % | \$ | % |
| o. Rental Demand | Fair | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm | | | |

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 - \$32,000 b. Institutions 25

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 6 - \$32,400 b. Institutions 30

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 25.00

This area (including Edgewater and Morningside) is level, and approximately 50% built up. It is fairly well developed in its eastern portion around Hampton Blvd., which is a thoroughfare to the Naval Operating Base and the Newport News ferry. The extreme western portion is now sparsely settled, although there are a number of large old houses and estates along the water front. Transportation is available by street car and bus approximately 20 minutes to downtown Norfolk. Schools, churches and neighborhood stores are convenient. Existing construction is sound and the population is stable. Practically all of the water front, which borders three sides of the area, is desirable. Streets are hard surfaced but poorly lighted, which is a common fault with all Norfolk neighborhoods. There is a U.S. Government hospital at the northern end of Hampton Blvd. and at the southern boundary there is a new apartment group containing 172 units and renting for approximately \$15.00 per room per month, although some units are rented furnished at a higher figure. The Norfolk branch of William and Mary College is near by and an athletic stadium known as Foreman Field is adjacent. Certain parts of the area are subject to a special assessment which has been agreed upon in consideration of street improvements, and will expire in 1944. Although a few new houses are being built in various parts of the area; it has generally reached the peak of its desirability and due to general age and obsolescence is not worthy of the highest grade.

9. LOCATION Larchmont (Norfolk) SECURITY GRADE 2nd AREA NO. B-6 DATE Dec '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation White collar - business men - Navy personnel - \$2000-4000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:
- | | PREDOMINATING | 100% | OTHER TYPE | % |
|---------------------------------------------|--------------------|----------|------------|----------|
| a. Type and Size | 1-family 5-6 rooms | | | |
| b. Construction | Frame | | | |
| c. Average Age | 2 yrs. | | | |
| d. Repair | Good | | | |
| e. Occupancy | 98% | | | |
| f. Owner-occupied | 50% | | | |
| g. 1935 Price Bracket | \$ None built | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 5000-7000 | - % | \$ | % |
| i. 1939 Price Bracket | \$ 5000-7000 | 0 % | \$ | % |
| j. Sales Demand | Fair | | | |
| k. Predicted Price Trend (next 6-12 months) | Firm | | | |
| l. 1935 Rent Bracket | \$ None | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 50 - 65 | 0 % | \$ | % |
| n. 1939 Rent Bracket | \$ 50 - 65 | 0 % | \$ | % |
| o. Rental Demand | | | | |
| p. Predicted Rent Trend (next 6-12 months) | | | | |

3. NEW CONSTRUCTION (past yr.) No. 65 Type & Price Bungalows \$5000-7000 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 0

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 1 - \$4300 b. Institutions 0

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The portion of this area known as Belvedere lies south of Afton St. and is 100% built up. The upper portion, about 40% built up, is known as Ellsworth and Cromwell. While Belvedere has a very desirable appearance, it is unworthy of the best classification for the reason that most of the houses have been built with very low foundations with insufficient ventilation to dry out foundation timbers, which gives rise to possible difficulties from dampness and termites. The resulting sales resistance has caused the developers to offer the houses either for sale or for rent furnished or unfurnished and this has attracted such people as those temporarily attached to the Naval Operating Base and other transient families, so that the population is comparatively unstable. A somewhat better class of construction prevails in Cromwell and Ellsworth. The development is well planned, parklike in appearance and attractively landscaped. Most streets are winding and there are few sidewalks. The streets are poorly lighted, a fault common in all Norfolk neighborhoods. No sewers have been installed, but the area has all other city facilities. Lots are ample in size, many being 75 by 150 feet, and the waterfront sites are the most desirable. Schools, churches and neighborhood stores are convenient, and 20 minute transportation to downtown Norfolk is available on Granby Street.

9. LOCATION Belvedere (Norfolk) SECURITY GRADE 2nd AREA NO. B-7 DATED Dec '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static

b. Class and Occupation Business executives - professional \$5000-10,000

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
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a. Type and Size 1-family 2 sty, 6-8 rms

b. Construction Frame - brick

c. Average Age 10 years

d. Repair Good

e. Occupancy 100%

f. Owner-occupied 90%

g. 1935 Price Bracket \$ 8000-11,000 % change \$ % change \$

h. 1937 Price Bracket \$ 8000-11,000 0 % \$ % \$

i. 1939 Price Bracket \$ 8000-11,000 0 % \$ % \$

j. Sales Demand Poor

k. Predicted Price Trend (next 6-12 months) Firm

l. 1935 Rent Bracket \$ 70 - 80 % change \$ % change \$

m. 1937 Rent Bracket \$ 70 - 80 0 % \$ % \$

n. 1939 Rent Bracket \$ 75 - 85 +6 % \$ % \$

o. Rental Demand Good (none offered)

p. Predicted Rent Trend (next 6-12 months) Firm

3. NEW CONSTRUCTION (past yr.) No. 4 Type & Price 1-family \$11,000 How Selling Built to order

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 4

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 2 - \$12,100 b. Institutions 3

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 40% built up with high class residences of substantial construction on good sized lots. Water front sites are the most desirable. A bridge at Willow Wood Drive connects the area with Belvedere (B-7), from which point 20 minute transportation by street car is afforded to downtown Norfolk. Willow Wood Drive is the only through street and there is little through traffic in the area. All city facilities are available except gas. Streets are in good condition but poorly lighted, a fault common with all Norfolk neighborhoods. There is good pride of home ownership evidenced in the maintenance of lawns and shrubbery and the population is stable. The area adjacent to the east, known as Lakehurst, is low, unimproved and not desirable. It is unlikely that new construction of a conforming type will proceed eastward and therefore Lakewood has reached the peak of its desirability. While it will continue to be an attractive neighborhood for several years to come, it is not now worthy of the best classification.

9. LOCATION Lakewood (Norfolk) SECURITY GRADE 2nd AREA NO. B-8 DATE Dec '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
- b. Class and Occupation Business men - Jr. executives \$2500-5000
- c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
- e. Shifting or Infiltration _____ None _____

2. BUILDINGS:
- | | PREDOMINATING | 100% | OTHER TYPE | % |
|---------------------------------------------|-------------------------|----------|------------|----------|
| a. Type and Size | 1-family 2 sty, 6-7 rms | | | |
| b. Construction | Frame - brick | | | |
| c. Average Age | 15 yrs. | | | |
| d. Repair | Fair - good | | | |
| e. Occupancy | 98% | | | |
| f. Owner-occupied | 90% | | | |
| g. 1935 Price Bracket | \$ 6000-10,000 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 5500- 9,500 | -6 % | \$ | % |
| i. 1939 Price Bracket | \$ 5000- 9,000 | -6 % | \$ | % |
| j. Sales Demand | Poor | | | |
| k. Predicted Price Trend (next 6-12 months) | Static | | | |
| l. 1935 Rent Bracket | \$ 45 - 60 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 45- 60 | 0 % | \$ | % |
| n. 1939 Rent Bracket | \$ 45 - 60 | 0 % | \$ | % |
| o. Rental Demand | Fair | | | |
| p. Predicted Rent Trend (next 6-12 months) | Firm | | | |

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price 3-1-40 - How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 - \$15,600 b. Institutions 10

5. SALE OF HOME PROPERTIES (1 yr.) a. HOLC 2 - \$13,900 b. Institutions 10

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA: A level area approximately 75% built up. There is a good outlook to the north from Mayflower Rd., which is landscaped and desirable. Houses are well spaced and of sound construction. The population is stable and there is evidence of good pride in the appearance of gardens and shrubbery. Streets are hard surfaced and have sidewalks but are poorly lighted, a fault common with all Norfolk neighborhoods. There is little through traffic. Schools and churches are convenient and neighborhood stores are reasonably near. Fifteen minutes transportation to downtown Norfolk is afforded by bus. Much of the northern end of this area is filled in land and inclined to be damp and requiring the installation of piling prior to construction to assure sound foundations. At times when a high tide is attended with a strong northeast wind, the water overflows Mayflower Rd. The waterfront to the west is undesirable, being muddy and unsightly at low tide. Also the outlook to Area C-8 is poor. An orphanage is located on Massachusetts Ave. near Gosnold, and there is a large nursing home on Gosnold Avenue. These influences cause sales resistance and have resulted in a declining level of market prices since 1935. General residential desirability is therefore adversely affected and the area is worthy of only a moderately good grade.

9. LOCATION Colonial Place (Norfolk) SECURITY GRADE 2nd AREA NO. B-9 DATE Dec '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Decreasing Static Yes
- b. Class and Occupation Business men - some professional \$2000-5000
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration None
2. BUILDINGS:

	PREDOMINATING <u>95 %</u>	OTHER TYPE <u>5 %</u>
a. Type and Size	<u>1-family 2 sty, 6-10 rms</u>	<u>Duplex 4-5 rm conver-</u> <u>sions</u>
b. Construction	<u>Frame</u>	<u>Frame</u>
c. Average Age	<u>20 yrs.</u>	<u>20 yrs.</u>
d. Repair	<u>Good</u>	<u>Good</u>
e. Occupancy	<u>98%</u>	<u>98%</u>
f. Owner-occupied	<u>95%</u>	<u>75%</u>
g. 1935 Price Bracket	<u>\$ 4000-6000</u> %change <u> </u>	<u>\$ 4000-6000</u> %change <u> </u>
h. 1937 Price Bracket	<u>\$ 4000-6000</u> <u>0 %</u>	<u>\$ 4000-6000</u> <u>0 %</u>
i. 1939 Price Bracket	<u>\$ 4000-6500</u> <u>+5 %</u>	<u>\$ 4000-6000</u> <u>0 %</u>
j. Sales Demand	<u>Poor</u>	<u>Poor</u>
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>	<u>Static</u>
l. 1935 Rent Bracket	<u>\$ 40 - 60</u> %change <u> </u>	<u>\$ 30 - 50</u> %change <u> </u>
m. 1937 Rent Bracket	<u>\$ 40 - 60</u> <u>0 %</u>	<u>\$ 30 - 50</u> <u>0 %</u>
n. 1939 Rent Bracket	<u>\$ 40 - 60</u> <u>0 %</u>	<u>\$ 30 - 50</u> <u>0 %</u>
o. Rental Demand	<u>Fair</u>	<u>Fair</u>
p. Predicted Rent Trend (next 6-12 months)	<u>Firm</u>	<u>Firm</u>
3. NEW CONSTRUCTION (past yr.) No. 6 Type & Price Bungalows \$4000 How Selling Well
4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 6
5. SALE OF HOME PROPERTIES (1 yr.) a. HOLC 4 - \$15,200 b. Institutions 3
6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 90% built up. Streets are paved and in good condition but poorly lighted, a fault common with all Norfolk neighborhoods. A street car line circles through the area, affording 15 minute transportation to downtown Norfolk. Schools, churches and neighborhood stores are convenient. A fairly stable population, with evidence of good pride of home ownership. Majority of the houses are set back from the street with front lawns and shrubbery. The waterfront is desirable and Lafayette Park is adjacent to the south. Granby St. at the western boundary is a thoroughfare to Ocean View, but there is little traffic through the area. Three small apartment buildings having three to five room suites, rent for from \$40 to \$50 per unit per month. In common with the majority of neighborhoods east of Granby Street, lack of demand is reported in this area because it is not in the direction of the city's growth. Age and obsolescence indicate that the area has reached its peak and is unworthy of a better classification than that of medium desirability.

9. LOCATION Riverview (Norfolk) SECURITY GRADE 2nd AREA NO. B-10 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____

b. Class and Occupation Business men - some executives and professional \$1000-10,000

c. Foreign Families 25 % Nationalities Jewish d. Negro 0 %

e. Shifting or Infiltration _____ Jewish, slowly _____

2. BUILDINGS:

	PREDOMINATING <u>100 %</u>	OTHER TYPE _____ %
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a. Type and Size 1 family 2 sty, 6-8 rms

b. Construction Frame - brick

c. Average Age 17 years

d. Repair Good

e. Occupancy 97%

f. Owner-occupied 85%

g. 1935 Price Bracket \$ 5000-10,000 % change _____ \$ _____ % change _____

h. 1937 Price Bracket \$ 5000-10,000 0 % \$ _____ %

i. 1939 Price Bracket \$ 6000-11,000 +13% \$ _____ %

j. Sales Demand Fair

k. Predicted Price Trend (next 6-12 months) Firm

l. 1935 Rent Bracket \$ 40 - 75 % change _____ \$ _____ % change _____

m. 1937 Rent Bracket \$ 45 - 80 +9 % \$ _____ %

n. 1939 Rent Bracket \$ 50 - 85 +8 % \$ _____ %

o. Rental Demand Good

p. Predicted Rent Trend (next 6-12 months) Firm

3. NEW CONSTRUCTION (past yr.) No. 15 Type & Price 1-family \$6000-9000 How Selling Built to order
3-1-40

4. OVERHANG OF HOME PROPERTIES: a. HOLC 4 - \$45,300 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 4 - \$23,100 b. Institutions 2

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a well established neighborhood approximately 90% developed. Construction is sound and the population stable. Schools, churches and neighborhood stores are convenient and ten minute bus transportation is afforded to downtown Norfolk. Houses are well spaced and landscaped. Streets are in good condition but poorly lighted, a fault common with all Norfolk neighborhoods. There are a number of shade trees and the area as a whole has charm and appeal. The peak of growth has been reached, however, and while the neighborhood will be still desirable for many years to come, it is unworthy of the highest grade. Railroad terminals and a switching yard to the southwest are detrimental influences because of noise. Similar disturbances arise from railroad tracks on 23rd St. to the north, which carry coal to the loading docks at Lambert's Point (Area D-3). A small part of this area is subject to a special assessment which has been agreed upon in consideration of street improvements, but it will expire in 1942.

9. LOCATION West Ghent (Norfolk) SECURITY GRADE 2nd AREA NO. B-11 DATE Dec '39

Security Map of Greater Norfolk, Va.

b. Class and Occupation Business men - executives - wealthy \$3500-15,000

e. Shifting or Infiltration.....None

a. Type and Size 1-family 2 sty. 6-10 rms 2-family 6/6 rms

b. Construction Frame - brick Brick, some frame

c. Average Age 25 yrs. 15 yrs.

d. Repair Good Good

e. Occupancy 98% 98%

f. Owner-occupied	95%	95%
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g. 1935 Price Bracket	\$ 6500-15,000	% change	\$ 6500-15,000	% change
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h. 1937 Price Bracket \$ 6500-15,000 0 % \$ 6500-15,000 0 %

i. 1939 Price Bracket \$ 6500-15,000 0 % \$ 6500-15,000 0 %

j. Sales Demand	Fair	Fair
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k. Predicted Price Trend (next 6-12 months)	Firm	Firm

1. 1935 Rent Bracket \$ 50 - 75 % change \$ 35 - 65 % change

m. 1937 Rent Bracket \$ 50 - 75 0 % \$ 37.50 - 70 +8 %

n.	1939	Rent Bracket	\$ 50 - 80	+4 %	\$ 40 - 75	+7 %
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o. Rental Demand Good Good

p. Predicted Rent Trend (next 6-12 months)	Firm	Firm
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3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -
3-1-40

4. OVERHANG OF HOME PROPERTIES: a. HOLC 4 - \$35,200 b. Institutions 25

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 1 - \$10,000 b. Institutions 50

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 25.00

An established neighborhood approximately 95% developed with fairly large houses of sound construction and attractively landscaped. Streets and sidewalks are in good condition, tree shaded but poorly lighted, a fault in common with all Norfolk neighborhoods. Stockley Gardens, one of the principal streets, is wide and parklike. The area is close in and ten minute transportation is afforded by bus to downtown Norfolk. Schools, churches and neighborhood stores are convenient and the population is stable. A Town Club and the Women's Club are located in the southern part of the area, where there is also a yacht basin known as The Hague. Age and obsolescence preclude a better classification than that of a desirable residential neighborhood, but it will probably continue to enjoy its present stability due to the high character, wealth and position of many of the inhabitants.

9. LOCATION Beech-wood Place SECURITY GRADE 2nd AREA NO. B-12 DATE Dec '39
(Norfolk)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slow Decreasing Static
- b. Class and Occupation Navy personnel - merchants - clerks \$1500-3000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING	95 %	OTHER TYPE	%
a. Type and Size	1-family 2 sty, 4-15 rms			
	Mixed types			
b. Construction	Frame			
c. Average Age	30 yrs.			
d. Repair	Poor to fair			
e. Occupancy	50% (higher in summer months)			
f. Owner-occupied	40%			
g. 1935 Price Bracket	\$ 1000-1500	% change	\$	% change
h. 1937 Price Bracket	\$ 1000-1500	0 %	\$	%
i. 1939 Price Bracket	\$ 1000-1500	0 %	\$	%
j. Sales Demand	Poor			
k. Predicted Price Trend (next 6-12 months)	Static			
	15% higher in summer			
l. 1935 Rent Bracket	\$ 20 - 35 "	% change	\$	% change
m. 1937 Rent Bracket	\$ 20 - 35 "	0 %	\$	%
n. 1939 Rent Bracket	\$ 20 - 35 "	0 %	\$	%
o. Rental Demand	Poor (Good in summer months)			
p. Predicted Rent Trend (next 6-12 months)	Firm			

3. NEW CONSTRUCTION (past yr.) No. 12 Type & Price Bungalows \$3500-4000 How Selling Fair - some built to rent

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 15

5. SALE OF HOME PROPERTIES (1 yr.) a. HOLC 8 - \$26,200 b. Institutions 10

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a long narrow strip of land at the northern extremity of Norfolk, approximately 50% built up. Ocean View Ave. is the principal thoroughfare and leads to the Old Point Comfort ferry. Occupancy and the demand for rental units is very much improved in summer months. 35 minute transportation is afforded by street car to downtown Norfolk. Few streets other than the principal thoroughfare are paved and all are poorly lighted, a fault common with all Norfolk neighborhoods. Many of the structures on Ocean View Ave. are small hotels and summer boarding houses. The terrain is higher toward the western end but at the narrowest point toward the east it is low and flooded at times when high tide is accompanied by a strong northeast wind, thus entirely cutting off the section until ebb tide. There are a few small developments of good character, but the area as a whole is remote, sparsely settled, treeless and unlikely to develop as a homogeneous desirable neighborhood.

9. LOCATION Willoughby Spit (Norfolk) SECURITY GRADE Low AREA NO. C-1 DATE Dec '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing _____ Static _____
 b. Class and Occupation White collar, Navy people \$1000-1500
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____

2. BUILDINGS:	PREDOMINATING <u>40</u> %	OTHER TYPE <u>40</u> %
a. Type and Size	<u>1-family 2 sty, 5-6 rms</u>	<u>Bungalows 4-5 rms</u>
b. Construction	<u>Frame</u>	<u>Frame</u>
c. Average Age	<u>18 yrs.</u>	<u>14 yrs.</u>
d. Repair	<u>Fair</u>	<u>Fair</u>
e. Occupancy	<u>85%</u>	<u>85%</u>
f. Owner-occupied	<u>60%</u>	<u>60%</u>
g. 1935 Price Bracket	<u>\$ 2500-4500</u> % change	<u>\$ 1500-2500</u> % change
h. 1937 Price Bracket	<u>\$ 2750-4750</u> +7 %	<u>\$ 1750-2750</u> +13 %
i. 1939 Price Bracket	<u>\$ 3000-5000</u> +7 %	<u>\$ 1750-3000</u> +6 %
j. Sales Demand	<u>Fair</u>	<u>Fair</u>
k. Predicted Price Trend (next 6-12 months)	<u>Up slowly</u>	<u>Firm</u>
l. 1935 Rent Bracket	<u>\$ 30 - 40</u> % change	<u>\$ 20 - 25</u> % change
m. 1937 Rent Bracket	<u>\$ 30 - 40</u> 0 %	<u>\$ 20 - 25</u> 0 %
n. 1939 Rent Bracket	<u>\$ 30 - 40</u> 0 %	<u>\$ 20 - 25</u> 0 %
o. Rental Demand	<u>Fair (good in summer)</u>	<u>Fair</u>
p. Predicted Rent Trend (next 6-12 months)	<u>Firm</u>	<u>Firm</u>

3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price Bungalows \$2500-3500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 2 - \$6000 b. Institutions 25

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939.) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 35% built up, being very sparsely settled toward the southwest. An amusement park is located at the northeast end on Ocean View Ave. Schools, churches and neighborhood stores convenient. Older houses located on Ocean View Ave., a principal thoroughfare with considerable amount of traffic. Traffic is also hazardous on Maple Ave. and First View St. A mixture of types of property generally throughout the area from small bungalows poorly constructed to modern apartment houses renting at approximately \$35 per unit per month. Transportation is afforded by both bus and street car approximately 25 minutes to downtown Norfolk. About 20% of the structures are multi-family, some of which are conversions. Occupancy is improved during the summer months when bungalows and other units find a good rental demand. Streets other than thoroughfares are only in fair condition, but all streets are poorly lighted.

9. LOCATION Ocean View (Norfolk) SECURITY GRADE Low 3rd AREA NO. C-2 DATE Dec '39

Security Map of Greater Norfolk, Va.

b. Class and Occupation. Navy personnel - mechanics - clerks

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration.....None

a. Type and Size	Bungalows - 2 sty. 4-6 rms	2-4 family, mixed types
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b. Construction Frame Frame

c. Average Age 15 yrs. 15 yrs.

d. Repair	Poor to fair	Poor to fair
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e. Occupancy 75% 75%

f. Owner-occupied	50%	25%
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g. 1935 Price Bracket	\$ 2000-5000	%change	\$ 1500-5000	%change
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h. 1937 Price Bracket \$ 2000-5000 0 % \$ 1500-5000 0 %

i. 1939	Price Bracket	\$ 2000-5000	0 %	\$ 1500-5000	0 %
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j. Sales Demand	Fair	Poor
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k. Predicted Price Trend (next 6-12 months)	Firm	Static
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1. 1935 Rent Bracket	\$ 15 - 30	% change	\$ 15 - 25	% change
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m. 1937 Rent Bracket \$ 15 - 30 0 % \$ 15 - 25 0 %

n.	<u>1939</u>	Rent Bracket	\$ 15 - 30	0 %	\$ 15 - 25	0 %
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o. Rental Demand	Fair (good in summer)	Fair
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p. Predicted Rent Trend (next 6-12 months)	Firm	Firm
	Some 2-family summer bungalows	Built to

3. NEW CONSTRUCTION (past yr.) No. 60 Type & Price \$2500 How Selling rent or on order

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 4 - \$16,300 b. Institutions 5

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 25% built up, although Ocean View Ave. west of Cape View Ave. is well developed. There are many small hotels, summer cottages and tourist homes on Ocean View Ave. which is a thoroughfare and practically the only hard surfaced street. Other streets are dirt surfaced and all are poorly lighted. A few new houses of sound construction two and one-half story one-family type on Ocean View Ave. between Grove and Beaumont Streets, but elsewhere houses are comparatively old and poorly constructed. There are no sidewalks and the beach is unimproved. Neighborhood stores at Chesapeake Street and Ocean View Ave. There are a number of small cheap bungalows along Chesapeake Ave. built on sand dunes. Sewer construction on Ocean View Ave. only. Primarily a summer residential section. Population generally unstable. Comparatively poor pride. Certain water front property on Ocean View Ave. from Grove St. east to the City line bears special assessments agreed upon between the City and property owners to run for 20 yrs. from 1923. Bus transportation 25 minutes from downtown. Schools considered convenient.

9. LOCATION Ocean View (Norfolk) SECURITY GRADE 3rd AREA NO. C-3 DATE Dec '39 Low

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
 b. Class and Occupation Clerks - mechanics - small business men - Navy people \$1500
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____

2. BUILDINGS: PREDOMINATING 80 % OTHER TYPE 20 %
- | | | |
|------------------------------------------------|-----------------------------------|-----------------------------------|
| a. Type and Size | <u>1-1½ story bungalows 5 rms</u> | <u>2 story 1-family 5-6 rms</u> |
| b. Construction | <u>Frame, few brick</u> | <u>Frame</u> |
| c. Average Age | <u>17 years</u> | <u>20 years</u> |
| d. Repair | <u>Fair</u> | <u>Fair</u> |
| e. Occupancy | <u>98%</u> | <u>98%</u> |
| f. Owner-occupied | <u>60%</u> | <u>60%</u> |
| g. 1935 Price Bracket | <u>\$ 2750-3750</u> %change _____ | <u>\$ 3000-4500</u> %change _____ |
| h. 1937 Price Bracket | <u>\$ 2750-3750</u> 0 % | <u>\$ 3000-4500</u> 0 % |
| i. 1939 Price Bracket | <u>\$ 2750-3750</u> 0 % | <u>\$ 3000-4500</u> 0 % |
| j. Sales Demand | <u>Fair</u> | <u>Fair</u> |
| k. Predicted Price Trend
(next 6-12 months) | <u>Firm</u> | <u>Firm</u> |
| l. 1935 Rent Bracket | <u>\$ 25 - 35</u> %change _____ | <u>\$ 30 - 40</u> %change _____ |
| m. 1937 Rent Bracket | <u>\$ 25 - 35</u> 0 % | <u>\$ 30 - 40</u> 0 % |
| n. 1939 Rent Bracket | <u>\$ 25 - 35</u> 0 % | <u>\$ 30 - 40</u> 0 % |
| o. Rental Demand | <u>Good</u> | <u>Good</u> |
| p. Predicted Rent Trend
(next 6-12 months) | <u>Firm</u> | <u>Firm</u> |

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price Bungalows \$3500 How Selling Built to order

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 1 - \$3800 b. Institutions 10

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 50% developed with small homes of fair construction. Streets running east and west are wide and have a good gravel surface. Others are dirt surfaced. There are only two through streets toward the east, being Glenwood Ave. and Forrest Ave., although there is little traffic. There are no sidewalks and streets are poorly lighted. The area has gas and water but only a few streets are sewered. Twenty-five minutes to downtown Norfolk by street car on Hampton Blvd., which is a thoroughfare to the U.S. Naval Operating Base and the Newport News ferry. Population is only fairly stable, being largely composed of Navy personnel. The Standard Oil Company has leased the property from Hampton Blvd. westward to the waterfront directly opposite this area. There is some evidence of pride in the good maintenance of property, but there are few shade trees in the area and it is generally of poor appearance. Schools and churches are remote.

9. LOCATION Glenwood Park SECURITY GRADE 3rd AREA NO. C-4 DATE Dec '39
 (Norfolk)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Merchants - clerks - skilled mechanics \$2500-3000
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____

2. BUILDINGS:
- | | PREDOMINATING | 100 % | OTHER TYPE | % |
|---------------------------------------------|-----------------------------|----------|------------|----------|
| a. Type and Size | 1-family 2 sty. & bungalows | | | |
| b. Construction | Frame - brick | | | |
| c. Average Age | 4 years | | | |
| d. Repair | Good | | | |
| e. Occupancy | 90% | | | |
| f. Owner-occupied | 90% | | | |
| g. 1935 Price Bracket | \$ 4000-5000 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 4000-5000 | 0 % | \$ | % |
| i. 1939 Price Bracket | \$ 4000-5000 | 0 % | \$ | % |
| j. Sales Demand | Poor | | | |
| k. Predicted Price Trend (next 6-12 months) | Static | | | |
| l. 1935 Rent Bracket | \$ No rentals | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ " " | % | \$ | % |
| n. Rent Bracket | \$ " " | % | \$ | % |
| o. Rental Demand | - | | | |
| p. Predicted Rent Trend (next 6-12 months) | - | | | |

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price Bungalows \$5500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 0

5. SALE OF HOME PROPERTIES (1 yr.) a. HOLC 0 b. Institutions 0

6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The area as outlined is level and approximately 20% developed with small homes well spaced and set back from the street. Only one street has been cut through and developed (Foreman Drive) and no new construction is now taking place. The area is treeless and the outlook unattractive so that it cannot be classified as a desirable neighborhood. There are about six two story brick houses on the east side of Granby St. approximately ten years old in about the \$7500 class, some of which cater to tourist trade. Granby St. is the principal thoroughfare to Ocean View and affords street car transportation about 20 minutes to downtown Norfolk. Schools, churches and neighborhood stores are reasonably near. A special assessment has been agreed upon for this area in consideration of street improvements and it will expire in 1949.

9. LOCATION Granby Shores (Norfolk) SECURITY GRADE 3rd AREA NO. C-5 DATE Dec '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Decreasing Static Yes
 b. Class and Occupation Navy personnel - mechanics \$1200-1500
 c. Foreign Families 0 % Nationalities - d. Negro 0 %
 e. Shifting or Infiltration None

2. BUILDINGS:

	<u>PREDOMINATING</u> <u>100</u> %	<u>OTHER TYPE</u> <u> </u> %
a. Type and Size	<u>1-family 2 sty. 6 rms</u>	<u> </u>
b. Construction	<u>Frame</u>	<u> </u>
c. Average Age	<u>20 yrs.</u>	<u> </u>
d. Repair	<u>Fair</u>	<u> </u>
e. Occupancy	<u>98%</u>	<u> </u>
f. Owner-occupied	<u>50%</u>	<u> </u>
g. 1935 Price Bracket	<u>\$ 2000-2500</u> % change <u> </u>	<u>\$</u> <u> </u> % change <u> </u>
h. 1937 Price Bracket	<u>\$ 2000-2500</u> <u>0</u> %	<u>\$</u> <u> </u> % <u> </u>
i. 1939 Price Bracket	<u>\$ 2000-2500</u> <u>0</u> %	<u>\$</u> <u> </u> % <u> </u>
j. Sales Demand	<u>Poor</u>	<u> </u>
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>	<u> </u>
l. 1935 Rent Bracket	<u>\$ 25 - 30</u> % change <u> </u>	<u>\$</u> <u> </u> % change <u> </u>
m. 1937 Rent Bracket	<u>\$ 25 - 30</u> <u>0</u> %	<u>\$</u> <u> </u> % <u> </u>
n. 1939 Rent Bracket	<u>\$ 25 - 30</u> <u>0</u> %	<u>\$</u> <u> </u> % <u> </u>
o. Rental Demand	<u>Good</u>	<u> </u>
p. Predicted Rent Trend (next 6-12 months)	<u>Firm</u>	<u> </u>

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 5

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 1 - \$2500 b. Institutions 10

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 50% built up with small homes on thirty-foot lots. Practically all of these houses were brought from Pennington on the York River on barges, (where they were originally built as a Government development) and were set up here on new foundations. Construction is only fair and interior walls are mostly composition board. Only the two center streets of the area have been improved. All streets poorly lighted. The area lies between the two best residential sections in Norfolk, but is not itself desirable. Street car transportation on Hampton Blvd. (Area A-1). Schools, churches and neighborhood stores considered convenient. Fair pride is evident in the good maintenance of property, and the population is fairly stable.

9. LOCATION Riverfront (Norfolk) SECURITY GRADE 3rd AREA NO. C-6 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
 b. Class and Occupation Merchants - clerks - mechanics \$2500-3500
 c. Foreign Families 0 % Nationalities - d. Negro 0 %
 e. Shifting or Infiltration None
2. BUILDINGS:

	PREDOMINATING	80 %	OTHER TYPE	20 %
a. Type and Size	<u>1-family 2 sty., 6 rms</u>		<u>Bungalows 5 rms</u>	
b. Construction	<u>Frame, few brick</u>		<u>Frame</u>	
c. Average Age	<u>20 yrs.</u>		<u>20 yrs.</u>	
d. Repair	<u>Fair</u>		<u>Fair</u>	
e. Occupancy	<u>95%</u>		<u>95%</u>	
f. Owner-occupied	<u>60%</u>		<u>60%</u>	
g. 1935 Price Bracket	<u>\$ 2000-3500</u>	<u>% change</u>	<u>\$ 1800-3000</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 2250-3750</u>	<u>+9 %</u>	<u>\$ 2000-3250</u>	<u>+9 %</u>
i. 1939 Price Bracket	<u>\$ 2250-4000</u>	<u>+8 %</u>	<u>\$ 2000-3500</u>	<u>+5 %</u>
j. Sales Demand	<u>Fair</u>		<u>Fair</u>	
k. Predicted Price Trend (next 6-12 months)	<u>Firm</u>		<u>Firm</u>	
l. 1935 Rent Bracket	<u>\$ 30 - 45</u>	<u>% change</u>	<u>\$ 25 - 35</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 30 - 45</u>	<u>0 %</u>	<u>\$ 25 - 35</u>	<u>0 %</u>
n. 1939 Rent Bracket	<u>\$ 30 - 45</u>	<u>0 %</u>	<u>\$ 25 - 35</u>	<u>0 %</u>
o. Rental Demand	<u>Good</u>		<u>Good</u>	
p. Predicted Rent Trend (next 6-12 months)	<u>Firm</u>		<u>Firm</u>	
3. NEW CONSTRUCTION (past yr.) No. 10 Type & Price Bungalows \$4000 How Selling Moderately
4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 5
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 1 - \$4000 b. Institutions 10
6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 50% built up with soundly constructed homes on 50 ft. lots. Streets and sidewalks are in good condition, but all streets are poorly lighted, a fault common in all Norfolk neighborhoods. It is adjacent to the west of Foreman Field, used by the Norfolk Branch of William and Mary College. Schools, churches and neighborhood stores are convenient. The outlook at the waterfront is desirable but there is a likelihood of obnoxious odors arising from the water, especially at low tide, because of sewerage disposal in the Elizabeth River. Transportation is afforded by both bus and street car approximately 20 minutes to downtown Norfolk. A somewhat better class of homes has been built during the past few years, but in general, age and obsolescence preclude a desirable classification. Lambert's Point (Area D-3) adjacent to the south, is undesirable.

9. LOCATION Edgemere (Norfolk) SECURITY GRADE 3rd AREA NO. C-7 DATE Nov '39

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- About 10% of the structures are apartment buildings of mixed types. A level area approximately 90% built up. The majority of streets are hard surfaced, but all are poorly lighted. All city facilities. The poorest part of the area lies between Hampton Boulevard and the railroad spur, where there are a number of industrial establishments including a coal yard and a lumber yard, and where the houses are mostly small bungalows renting for \$10 to \$12 a month. Ample transportation is afforded by bus and street car. Hampton Boulevard and Colley Ave. are principal thoroughfares and both are business streets. The southern portion of the area is also less desirable because of proximity to a semi-industrial section and railroad tracks on 23rd Street. Generally the neighborhood is congested, old and declining in desirability. Population is fairly stable.

About 10% of the structures are apartment buildings of mixed types. A level area approximately 90% built up. The majority of streets are hard surfaced, but all are poorly lighted. All city facilities. The poorest part of the area lies between Hampton Boulevard and the railroad spur, where there are a number of industrial establishments including a coal yard and a lumber yard, and where the houses are mostly small bungalows renting for \$10 to \$12 a month. Ample transportation is afforded by bus and street car. Hampton Boulevard and Colley Ave. are principal thoroughfares and both are business streets. The southern portion of the area is also less desirable because of proximity to a semi-industrial section and railroad tracks on 23rd Street. Generally the neighborhood is congested, old and declining in desirability. Population is fairly stable.

22

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes

b. Class and Occupation Clerks - mechanics - merchants - \$1500-2500

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration Somewhat poorer class Jewish moving in

2. BUILDINGS: PREDOMINATING 90 % OTHER TYPE 10 %

a. Type and Size 1-family 2 sty, 6 rms Duplex 5/5 rms

b. Construction Frame Frame

c. Average Age 20 yrs. 20 yrs.

d. Repair Fair Fair

e. Occupancy 95% 95%

f. Owner-occupied 60% 60%

g. 1935 Price Bracket \$ 3500-5000 % change \$ 4000-5500 % change

h. 1937 Price Bracket \$ 3500-5000 0 % \$ 4000-5500 0 %

i. 1939 Price Bracket \$ 3500-5000 0 % \$ 4000-5500 0 %

j. Sales Demand Poor Poor

k. Predicted Price Trend (next 6-12 months) Static Static

l. 1935 Rent Bracket \$ 35 - 45 % change \$ 30 - 35 % change

m. 1937 Rent Bracket \$ 35 - 45 0 % \$ 30 - 35 0 %

n. 1939 Rent Bracket \$ 35 - 45 0 % \$ 35 - 40 +16 %

o. Rental Demand Good Good

p. Predicted Rent Trend (next 6-12 months) Firm Firm

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -
3-1-40

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 - \$5000 b. Institutions 10

5. SALE OF HOME PROPERTIES (1 yr.) a. HOLC 1 - \$4000 b. Institutions 15

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939.) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 75% built up. The eastern edge of the area adjacent to Easthaven Inlet is vacant lowland, usually wet and unsightly. The eastern extremities of the avenues from New Jersey to Carolina, inclusive, are very sparsely settled. There is a large school building at Virginia Ave. near Colonial Ave. The western portion of the area, including Newport Ave. is more desirable. Generally it is one of the older residential neighborhoods and is comparatively congested, many of the houses being built on 25-foot lots. Streets are well paved and there are sidewalks. Street lighting is poor. There are many shade trees throughout the area and lawns and shrubbery are in good condition, evidencing pride of home ownership. There are no neighborhood stores within the area, but the shopping district is not far distant, being at 35th St. in area C-8. Transportation by bus about 15 minutes to downtown Norfolk. There are street cars on Granby Street just east of the area. The undeveloped portion in the eastern part of this area (known as Crusier Place) bears a special assessment agreed upon between the City and property owners in consideration of filling and bulkheading work, and averaging about \$1500 per lot from 1922.

9. LOCATION Colonial Place SECURITY GRADE 3rd AREA NO. C-9 DATE Dec '39
(Norfolk)

AREA DESCRIPTION

Security Map of Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
 b. Class and Occupation Municipal employees - Navy people - clerks \$2000
 c. Foreign Families 0 % Nationalities - d. Negro 0 %
 e. Shifting or Infiltration _____ None _____

2. BUILDINGS:	PREDOMINATING 65 %	OTHER TYPE 25 %
a. Type and Size	1-family 2 sty 6-8 rms	2-4 family 5-6 rms
b. Construction	Frame - some brick	Conversions Frame - some brick
c. Average Age	25 yrs.	25 yrs.
d. Repair	Fair	Fair
e. Occupancy	95%	97%
f. Owner-occupied	50%	50%
g. 1935 Price Bracket	\$ 1800-3500 %change	\$ 2500-5000 %change
h. 1937 Price Bracket	\$ 2000-3750 +8 %	\$ 2500-5000 0 %
i. 1939 Price Bracket	\$ 2000-4000 +4 %	\$ 2500-5000 0 %
j. Sales Demand	Fair	Fair
k. Predicted Price Trend (next 6-12 months)	Firm	Firm
l. 1935 Rent Bracket	\$ 25 - 40 %change	\$ 20 - 35 %change
m. 1937 Rent Bracket	\$ 25 - 40 0 %	\$ 22.50-37.50 +9 %
n. 1939 Rent Bracket	\$ 25 - 40 0 %	\$ 25 - 40 +8 %
o. Rental Demand	Good	Good
p. Predicted Rent Trend (next 6-12 months)	Firm	Firm

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price 1-2 family \$3500-5000 Built on order
 3-1-40
 4. OVERHANG OF HOME PROPERTIES: a. HOLC 15 - \$68,400 b. Institutions 75
 5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 11 - \$43,000 b. Institutions 50
 6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

One of the older residential sections of Norfolk, approximately 90% built up with old fashioned houses on narrow lots and therefore more or less congested. About 10% of the structures are brick and frame multi-family dwellings renting at \$25 to \$30 per unit per month without heat, and \$40 to \$45 with heat. Some of these modern apartments are for six to twelve families and are located at the northern extremity on Granby St. Restrictions have long since expired and places of business, including gasoline stations, are scattered throughout the area. There is a considerable amount of traffic on Colonial Ave., Granby St., Monticello Ave. and Church St. Neighborhood stores are scattered throughout the area, although there is a concentration of them on 35th St. The southern portion of the area is adjacent to a semi-industrial district and railroad tracks on 23rd Street. Lafayette Park and the water front to the east are desirable features. A majority of the streets are paved and have sidewalks, but are poorly lighted.

Part of Kensington
 Place, Park Place and

9. LOCATION Villa Heights SECURITY GRADE 3rd AREA NO. C-10 DATE Dec '39
 (Norfolk)

Security Map of Greater Norfolk, Va.

b. Class and Occupation Business people - white collar - clerks - merchants \$2500

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration.....None

a. Type and Size 1-family 2 sty 6-7 rms Bungalows 5 rms

1. Construction	Frame - few brick	Frame
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c. Average Age 30 years 25 years

d. Repair	Fair - good	Fair - good
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e. Occupancy 90% 95%

f. Owner-occupied	60%	75%
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g. 1935 Price Bracket	\$ 3000-7000	% change	\$ 2500-4000	% change
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h. 1937 Price Bracket	\$ 2750-6750	-5 %	\$ 2250-3750	-8 %
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i. 1939 Price Bracket \$ 2500-6500 -5% \$ 2250-3500 -4%

j. Sales Demand	Poor	Poor
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k. Predicted Price Trend (next 6-12 months) Weak Weak

I. 1935 Rent Bracket	\$ 25 - 60	% change	\$ 20 - 35	% change
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m. 1937 Rent Bracket	\$ 25 - 50	-12%	\$ 20 - 32.50	-5%
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n.	1939	Rent Bracket	\$ 25 - 50	0%	\$ 20 - 32.50	0%
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o. Rental Demand	Fair in Lafayette	Fair
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p. Predicted Rent Trend (next 6-12 months)	Firm	Firm

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -

4. OVERHANG OF HOME PROPERTIES: a. ³⁻¹⁻⁴⁰HOLC 10 - \$71,000 b. Institutions 50

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 7 - \$34,800 b. Institutions 25

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 85% developed. The demand for rentals and the occupancy is better in Lafayette Residence Park than it is in Winona. The area as a whole has an attractive appearance and there is evidence of pride in the maintenance of lawns and shrubbery. There are a number of shade trees throughout the area. However it lies in the eastern section of Norfolk and away from the line of growth, which is north and west. This results in sales resistance and therefore both sales prices and rents have declined. No bus transportation is available, although there is a street car line on Lafayette Blvd. about 15 minutes to downtown Norfolk. It is several miles to high school, but grade schools are convenient. Lafayette Blvd. is a thoroughfare, but there is little traffic elsewhere in the section. Streets are generally well paved, but poorly lighted. All city facilities. The approach along Chapel Street in Norfolk (which becomes Cottage Hill Rd. at this area) is very poor. The only other entrance directly from Norfolk is 26th St. which becomes Lafayette Blvd. Estimated occupancy of units in Winona is 75% and although this part of the area contains some pretentious houses, especially along the waterfront, there is little demand for these.

9. LOCATION Winona and Lafayette SECURITY GRADE 3rd AREA NO. C-11 DATE Nov '39
Residence Park

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Skilled mechanics - Navy people - merchants - clerks \$2000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:
- | | PREDOMINATING | OTHER TYPE |
|---------------------------------------------|--------------------------------|-------------------------------|
| a. Type and Size | <u>Bungalows 5-6 rms</u> | <u>1-family 2 sty 6-7 rms</u> |
| b. Construction | <u>Frame</u> | <u>Frame</u> |
| c. Average Age | <u>15 yrs.</u> | <u>15 yrs.</u> |
| d. Repair | <u>Fair - good</u> | <u>Fair</u> |
| e. Occupancy | <u>97%</u> | <u>97%</u> |
| f. Owner-occupied | <u>70%</u> | <u>50%</u> |
| g. 1935 Price Bracket | <u>\$ 1800 - 3500 % change</u> | <u>\$ 2250- 1500 % change</u> |
| h. 1937 Price Bracket | <u>\$ 2000 - 3750 +0 %</u> | <u>\$ 2250- 1250 -4 %</u> |
| i. 1939 Price Bracket | <u>\$ 2000- 4000 +4 %</u> | <u>\$ 2250 -4250 0 %</u> |
| j. Sales Demand | <u>Fair</u> | <u>Fair</u> |
| k. Predicted Price Trend (next 6-12 months) | <u>Firm</u> | <u>Firm</u> |
| l. 1935 Rent Bracket | <u>\$ 20 - 35 % change</u> | <u>\$ 25 - 40 % change</u> |
| m. 1937 Rent Bracket | <u>\$ 20 - 35 0 %</u> | <u>\$ 25 - 40 0 %</u> |
| n. 1939 Rent Bracket | <u>\$ 25 - 37.50 +1h %</u> | <u>\$ 25 - 40 0 %</u> |
| o. Rental Demand | <u>Good</u> | <u>Fair</u> |
| p. Predicted Rent Trend (next 6-12 months) | <u>Upward</u> | <u>Firm</u> |

3. NEW CONSTRUCTION (past yr.) No. 30 Type & Price Bungalows \$3250-4000 How Selling Moderately
4. OVERHANG OF HOME PROPERTIES: a. HOLC 8 - \$25,000 b. Institutions 20
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 22 - \$65,200 b. Institutions 50
6. MORTGAGE FUNDS: Ample FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area appeals to people of moderate income and the population is stable, with good pride of home ownership on many of the streets. Lafayette Blvd. and Ballentine Blvd. are principal thoroughfares but there is little traffic through the area otherwise. There is a large playground in the area, adjacent to the schoolhouse. Churches, a theatre and neighborhood stores are convenient. A majority of the area has all city facilities, most of which were installed during the past year. Transportation affords 25 minute service to Norfolk by both bus and street car. The area is located at the extreme eastern edge of Norfolk City and not in line with the city's growth. Only about half of the streets are hard surfaced and have sidewalks, and all are poorly lighted, a fault common with all Norfolk neighborhoods. These adverse features, coupled with advancing age and obsolescence, indicate that as a whole, the area is definitely declining in desirability.

9. LOCATION Ballentine Place & Lafayette Annex (Norfolk) SECURITY GRADE 3rd AREA NO. C-12 DATE Dec '39

Security Map of Greater Norfolk, Va.

b. Class and Occupation Railroad and dock labor - mechanics \$1200-1800

e. Shifting or Infiltration.....None

a. Type and Size 1-family 2 stv 6 rms

b. Construction Frame - brick

c. Average Age 25 yrs.

d. Repair Fair

e. Occupancy 97%

f. Owner-occupied	35%
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g. 1935 Price Bracket	\$ 2500 - 4000	% change	\$	% change
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h. 1937 Price Bracket	\$ 2500 - 4000	0%	\$	%
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i.	1939	Price Bracket	\$ 2500 - 4000	0%	\$	%
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j. Sales Demand	Fair
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k. Predicted Price Trend (next 6-12 months)	Firm	

1. 1935 Rent Bracket	\$ 20 - 35	% change	\$	% change
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m. 1937 Rent Bracket	\$ 25 - 35	0 %	\$	%
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n.	1939	Rent Bracket	\$ 25 - 40	+8 %	\$	%
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o. Rental Demand Good

p. Predicted Rent Trend (next 6-12 months) _____ Firm _____

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -
3-1-40

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 2 - \$12,000 b. Institutions 5

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 1 - \$2800 b. Institutions 6

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 25.00

A very sparsely settled level area, approximately 20% built up. About 10% of the structures are brick apartment houses for from two to six families renting at \$20 per month for five rooms without heat and up to \$40 per month with heat. It is adjacent to the railroad yards to the west, which is undesirable because of noise, smoke, etc. Bus transportation on Redgate Ave. about 10 minutes to downtown Norfolk. All city facilities. Majority of the streets in the southern portion are dirt surfaced, and all streets have poor lighting. There is also some industry adjacent to the south and west, including a lumber yard and the Norfolk Sash Company.

9. LOCATION Part of West Ghent SECURITY GRADE 3rd AREA NO. C-13 DATE Nov '39
(Norfolk)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
- b. Class and Occupation White collar - clerks - merchants \$2000
- c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
- e. Shifting or Infiltration _____ None _____

2. BUILDINGS: PREDOMINATING 40 % OTHER TYPE 30 %
- | | | |
|---------------------------------------------|-----------------------------------|------------------------------------------|
| a. Type and Size | <u>1-family 2 sty 7-8 rms</u> | <u>Duplex 5-6 rms (some conversions)</u> |
| b. Construction | <u>Frame - brick</u> | <u>Frame - brick</u> |
| c. Average Age | <u>20 years</u> | <u>20 years</u> |
| d. Repair | <u>Fair - good</u> | <u>Fair - good</u> |
| e. Occupancy | <u>98%</u> | <u>98%</u> |
| f. Owner-occupied | <u>55%</u> | <u>55%</u> |
| g. 1935 Price Bracket | <u>\$ 2500-6500</u> %change _____ | <u>\$ 5000-10,000</u> %change _____ |
| h. 1937 Price Bracket | <u>\$ 2500-6500</u> <u>0 %</u> | <u>\$ 5000-10,000</u> <u>0 %</u> |
| i. 1939 Price Bracket | <u>\$ 2500-6500</u> <u>0 %</u> | <u>\$ 5000-10,000</u> <u>0 %</u> |
| j. Sales Demand | <u>Fair</u> | <u>Fair</u> |
| k. Predicted Price Trend (next 6-12 months) | <u>Upward</u> | <u>Upward</u> |
| l. 1935 Rent Bracket | <u>\$ 20 - 50</u> %change _____ | <u>\$ 22.50 - 50</u> %change _____ |
| m. 1937 Rent Bracket | <u>\$ 25 - 55</u> <u>+11%</u> | <u>\$ 25 - 55</u> <u>+13 %</u> |
| n. 1939 Rent Bracket | <u>\$ 25 - 60</u> <u>+6%</u> | <u>\$ 25 - 60</u> <u>+6 %</u> |
| o. Rental Demand | <u>Good</u> | <u>Good</u> |
| p. Predicted Rent Trend (next 6-12 months) | <u>Firm</u> | <u>Firm</u> |

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price 3-1-40 - How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC 4 - \$30,800 b. Institutions 75

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 8 - \$34,900 b. Institutions 150

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

South of Princess Anne Road this area constitutes one of the older residential sections of Norfolk. Houses are closely built on comparatively small lots. North of Princess Anne Road is newer, but the trend is toward apartment houses, particularly along Colley Ave. and around Hampton Boulevard. About 30% of the structures in the area are estimated to be this type and units rent for \$10 to \$12 per month per room. It is a level area about 95% built up. The streets are all hard surfaced but poorly lighted. Restrictions have expired and small business establishments and filling stations are scattered through the area, but particularly along Colley Ave. and West Olney Road. There are railroad yards adjacent to the southwest as well as to the north along 23rd St. A poor area known as Atlantic City (D-4) is adjacent to the south. There are many churches in the area. Schools and neighborhood stores are convenient. Transportation by bus about 10 minutes to downtown Norfolk. All city facilities. Some pride of home ownership is evident and population is stable. Special agreed upon assessments now in effect on certain streets in this area will expire in 1943 and 1948.

9. LOCATION Part of Ghont (Norfolk) SECURITY GRADE 3rd AREA NO. C-111 DATE Dec '39

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- e. Shifting or Infiltration.....None

- | | | |
|-----------------------------------------------|--------|--------|
| p. Predicted Rent Trend
(next 6-12 months) | Upward | Upward |
|-----------------------------------------------|--------|--------|

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 25.00

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

One of the older residential sections of Norfolk, being practically 100% built up, with old fashioned houses on narrow lots. There are many rooming houses along the principal streets and a number of conversions from old one-family houses to units for two, three or more families. Population is comparatively unstable and the steady encroachment of business resulting from expired restrictions is causing a decline in residential desirability. Small business establishments, including gasoline stations, are scattered throughout the area but particularly along the thoroughfares such as Colonial Ave., Princess Anne Road; and West Olney Road. There are a number of churches on Colonial Ave. and school facilities are adequate. Neighborhood stores scattered through the area. About 20% of the structures are four to six-family brick and frame apartments, renting \$25 to \$30 per month for two to three room suites. Streets are well paved and have sidewalks, but are poorly lighted. Transportation by bus about five minutes to downtown Norfolk.

Low

9. LOCATION Part of Ghent SECURITY GRADE 3rd AREA NO. C-5 DATE Dec '39

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | PREDOMINATING | 90 % | OTHER TYPE | % |
|------------------------------------------------|----------------------|----------|------------|----------|
| a. Type and Size | 1-family mixed types | 6-20 rms | | |
| b. Construction | Brick - frame | | | |
| c. Average Age | 60 yrs. | | | |
| d. Repair | Poor - fair | | | |
| e. Occupancy | 95% | | | |
| f. Owner-occupied | 20% | | | |
| g. 1935 Price Bracket | \$ 2000-3000 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 2000-3000 | 0 % | \$ | % |
| i. 1939 Price Bracket | \$ 2000-3000 | 0 % | \$ | % |
| j. Sales Demand | None | | | |
| k. Predicted Price Trend
(next 6-12 months) | Static | | | |
| l. 1935 Rent Bracket | \$ 25 - 50 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 25 - 50 | 0 % | \$ | % |
| n. 1939 Rent Bracket | \$ 25 - 50 | 0 % | \$ | % |
| o. Rental Demand | Poor | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Static | | | |

- ## 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

9. LOCATION York & Butto St. SECURITY GRADE 3rd AREA NO. C-16 DATE Nov '39
Section (Norfolk)

Security Map of Greater Norfolk, Va.

b. Class and Occupation Navy yard workers - mechanics - clerks - \$1500-2500

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration.....None

PREDOMINATING 95 %

OTHER TYPE	5	%
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a. Type and Size 1-family 2 sty 5-7 rms

2-family 5 rm conversions

b. Construction	Frame

Frame

c. Average Age 25 yrs.

25 yrs.

d. Repair Fair

Fair

e. Occupancy 95%

95%

f. Owner-occupied	60%
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110%

g. 1935 Price Bracket \$ 2300-5000 % change

\$ 2000-4000	% change
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\$ 2,000-5,000	+1 %
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\$ 2000-1,000 0 %

i. 1939 Price Bracket \$ 2500-5000 +1 %

\$ 2000-4000	0 %
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j. Sales Demand	Fair
-----------------	------

Poor

k. Predicted Price Trend (next 6-12 months) Firm

Firm

1. 1935 Rent Bracket	\$ 30 - 40	% change
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\$	25 - 35	% change
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m. 1937 Rent Bracket \$ 30 - 40 %

\$ 25 - 35 0 %

n. 1939 Rent Bracket \$ 30 - 10 0 %

\$ 25-35 0 %

o. Rental Demand Fair

Fair

p. Predicted Rent Trend (next 6-12 months) Firm

Firm

Built to

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price 1-fam. \$4500 How Selling order

4. OVERHANG OF HOME PROPERTIES: a. HOLC 4 - \$16,900 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 3 - \$12,500 b. Institutions 30

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 25.00

A level area approximately 40% improved. The approach is bad, being through old and congested sections of Norfolk. The only direct entrance from Norfolk is via Brambleton Ave. to Kimball Terrace.

Chesterfield Heights property is the best portion of the area. Here the houses are of standard construction, set back from the street, and evidence good pride of home ownership. A majority of the streets are hard surfaced, although street lighting is poor. It is sparsely settled, although desirable toward the waterfront. The demand for houses and rental units is poor, but some improvement has been shown over the past twelve months. There is a grade school in the area, but it is necessary to travel by school-bus to high school. Churches are convenient. All city facilities, except that Riverside Park has no sewers. There is a municipal golf course adjacent to the north. The area between Chesterfield Heights and Riverside Park is vacant and may be crossed only via Westminster Ave. On the whole, residential desirability is declining.

Chesterfield Hts., Riverside,
and part of Riverside Park

9. LOCATION (Norfolk) SECURITY GRADE 3rd AREA NO. C-17 DATE Nov '39

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- b. Class and Occupation White collar workers - merchants - some professional \$2500

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 95 % OTHER TYPE 5 %

a. Type and Size 1-family 2 sty 6-8 rms Bungalows 5 rms

b. Construction	Frame	Frame
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c. Average Age 20 yrs. 20 yrs.

d. Repair Good Good

e. Occupancy	95%	95%
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f. Owner-occupied	70%	70%
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g. 1935 Price Bracket	\$ 2000-1,000	% change	\$ 2000-3,000	% change
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h. 1937 Price Bracket	\$ 2000-4,000	0	%	\$ 2000-3000	0	%
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i.	<u>1939</u>	Price Bracket	\$ 2000-4000	0 %	\$ 2000-3000	0 %
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j. Sales Demand	Fair	Fair
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k. Predicted Price Trend (next 6-12 months) Static Static

1. 1935 Rent Bracket	\$ 20 - 35	% change	\$ 20 - 25	% change
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m. 1937 Rent Bracket \$ 20 - 35 0 % \$ 20 - 25 0 %

n.	1939	Rent Bracket	\$ 20 - 35	0 %	\$ 20 - 25	0 %
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o. Rental Demand	Fair	Fair
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p. Predicted Rent Trend (next 6-12 months)	Static	Static

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 0 b. Institutions 10

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 25.00

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area about 50% built up. The streets are well paved and have sidewalks, but are poorly lighted. Transportation to Norfolk by trolley car, ordinarily a 10¢ fare from other sections of Norfolk, requires the payment of 2¢ toll fare over the bridge to Main Street. The toll for automobiles over this bridge is 10¢. The area may be reached by automobile over a toll free bridge at foot of Brambleton Ave. (Area D-8) about $1\frac{1}{2}$ miles to the east, but this is an indirect route. All city facilities. Good pride of home ownership is evidenced in the maintenance of lawns and shrubbery. There are a number of shade trees throughout the area. Majority of houses are set back from the street. Adequate schools and churches as well as convenient neighborhood shopping centers. Building restrictions have expired. The population is stable. The neighborhood is not adversely affected by the adjacent negro areas, but the proximity of industry to the north and east has an adverse influence on nearby streets, and on the whole age and obsolescence indicate definitely declining desirability.

9. LOCATION Berkley (Norfolk) SECURITY GRADE 3rd AREA NO. C-18 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing _____ Static _____
 b. Class and Occupation White collar workers - skilled mechanics - some professional
 c. Foreign Families 0 % Nationalities _____ - _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____
2. BUILDINGS:

	PREDOMINATING <u>50</u> %	OTHER TYPE <u>50</u> %
a. Type and Size	<u>1-family 2 sty 6-8 rms</u>	<u>Bungalows 5-6 rms</u>
b. Construction	<u>Frame</u>	<u>Frame</u>
c. Average Age	<u>25 yrs.</u>	<u>18 yrs</u>
d. Repair	<u>Good</u>	<u>Good</u>
e. Occupancy	<u>96%</u>	<u>96%</u>
f. Owner-occupied	<u>75%</u>	<u>75%</u>
g. 1935 Price Bracket	<u>\$ 2500-5000</u> % change	<u>\$ 1800-2800</u> % change
h. 1937 Price Bracket	<u>\$ 2500-5000</u> <u>0</u> %	<u>\$ 1900-2900</u> <u>+ 1%</u>
i. <u>1939</u> Price Bracket	<u>\$ 2500-5000</u> <u>0</u> %	<u>\$ 2000-3000</u> <u>+ 1%</u>
j. Sales Demand	<u>Fair</u>	<u>Fair</u>
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>	<u>Firm</u>
l. 1935 Rent Bracket	<u>\$ 20 - 32.50</u> % change	<u>\$ 20 - 27.50</u> % change
m. 1937 Rent Bracket	<u>\$ 20 - 32.50</u> <u>0</u> %	<u>\$ 20 - 27.50</u> <u>0</u> %
n. <u>1939</u> Rent Bracket	<u>\$ 20 - 32.50</u> <u>0</u> %	<u>\$ 20 - 27.50</u> <u>0</u> %
o. Rental Demand	<u>Fair</u>	<u>Fair</u>
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>	<u>Static</u>
3. NEW CONSTRUCTION (past yr.) No. 12 Type & Price Bungalows \$2500-3000 How Selling Well
4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 5
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 0 b. Institutions 6
6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area about 40% built up. The majority of the streets are hard surfaced and have sidewalks, but street lighting is poor. All city facilities. Shade trees on some of the streets and houses set back from sidewalks with front lawns, add to the attractiveness of the neighborhood. A majority of the homes are built on 40-foot lots. The northern portion is older. While the southern part of the area is somewhat newer, small bungalows have been built on thirty-foot lots. Comparatively good pride is evident from the maintenance of property. There is a bus line through the area, requiring about 15 minutes to the downtown section of Norfolk proper. Neighborhood stores, schools, and churches are convenient. Population is stable. Approach to the area is bad, being through some of the older and more congested section of Norfolk proper. Campostella Road, Wilson Road and Springfield Ave. are thoroughfares. Having long since reached its peak, general age and obsolescence of the older dwellings coupled with the new building of small bungalows, the neighborhood as a whole has begun to decline in residential desirability.

9. LOCATION Berkley-Campostella Heights (Norfolk) SECURITY GRADE 3rd AREA NO. C-19 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Unskilled labor - skilled mechanics - Ford factory workers
\$1200
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:
- | | PREDOMINATING | OTHER TYPE |
|---------------------------------------------|--------------------------|--------------------------|
| a. Type and Size | 1-family 2 sty 5-6 rms | Bungalows 5 rms |
| b. Construction | Frame | Frame |
| c. Average Age | 20 yrs. | 15 yrs. |
| d. Repair | Fair | Fair |
| e. Occupancy | 100% | 100% |
| f. Owner-occupied | 75% | 75% |
| g. 1935 Price Bracket | \$ 2000-2500 %change | \$ 2000-2500 %change |
| h. 1937 Price Bracket | \$ 2000-2500 0 % | \$ 2000-2500 0 % |
| i. 1939 Price Bracket | \$ 2000-2500 0 % | \$ 2000-2500 0 % |
| j. Sales Demand | Fair | Fair |
| k. Predicted Price Trend (next 6-12 months) | Static | Static |
| l. 1935 Rent Bracket | \$ 22.50 - 27.50 %change | \$ 22.50 - 27.50 %change |
| m. 1937 Rent Bracket | \$ 22.50 - 27.50 0 % | \$ 22.50 - 27.50 0 % |
| n. 1939 Rent Bracket | \$ 22.50 - 27.50 0 % | \$ 22.50 - 27.50 0 % |
| o. Rental Demand | Good | Good |
| p. Predicted Rent Trend (next 6-12 months) | Upward | Upward |

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price 1-family 2 sty \$3000 Built to order

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 2 - \$5500 b. Institutions 12

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a level area about 25% built up. No definite plan has been followed in the location of the houses and there are only a few paved streets, but no sidewalks. Street lighting is poor. There is some smoke and odor from a junk yard nearby. There is a grade school in the area, but high school is several miles distant. Neighborhood stores are convenient. The population is stable and evidences some pride of home ownership. The Ford Motor Co. plant is adjacent to the east, affording convenient opportunity for employment. Transportation by bus to the downtown section of Norfolk proper about 15 minutes. Being sparsely settled with comparatively old houses the area as a whole cannot be classified as desirable.

9. LOCATION Berkley -Newton Pk. SECURITY GRADE 3rd AREA NO. C-20 DATE Nov 139
(Norfolk)

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | 100 % | OTHER TYPE | % |
|------------------------------------------------|--|----------------------|----------|------------|----------|
| a. Type and Size | | 1-family mixed types | 4-6 rms | | |
| b. Construction | | Frame | | | |
| c. Average Age | | 25 yrs. | | | |
| d. Repair | | Poor - fair | | | |
| e. Occupancy | | 95% | | | |
| f. Owner-occupied | | 25% | | | |
| g. 1935 Price Bracket | | \$ 800-1500 | % change | \$ | % change |
| h. 1937 Price Bracket | | \$ 800-1500 | 0 % | \$ | % |
| i. 1939 Price Bracket | | \$ 800-1500 | 0 % | \$ | % |
| j. Sales Demand | | Poor | | | |
| k. Predicted Price Trend
(next 6-12 months) | | Static | | | |
| l. 1935 Rent Bracket | | \$ 12 - 15 | % change | \$ | % change |
| m. 1937 Rent Bracket | | \$ 12 - 15 | 0 % | \$ | % |
| n. 1939 Rent Bracket | | \$ 12 - 15 | 0 % | \$ | % |
| o. Rental Demand | | Fair | | | |
| p. Predicted Rent Trend
(next 6-12 months) | | Static | | | |

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price 3-1-40 - How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 2 - \$6300 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 1 - \$900 b. Institutions 5

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1939...) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a level area approximately 60% built up with small houses and shacks occupied by negroes. There are neighborhood stores along Sewall's Point Road. Negro schools and churches are adequate. Transportation by street car is somewhat remote, being on Hampton Boulevard approximately one mile to the west. The area is close to two of the best residential sections in Norfolk, thus affording opportunity for employment as domestics. Sewall's Point Road is the principal thoroughfare and has a paved surface. The majority of the other streets are dirt surfaced and all are poorly lighted. The area is of a poor appearance generally and no pride of home ownership is evident. All city facilities except that not all of the area is sewered. This is one of the U.S. Housing Corp. developments built during the World War.

9. LOCATION Titustown (Norfolk) SECURITY GRADE 4th AREA NO. D-1 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Decreasing Static Yes

b. Class and Occupation Laborers - domestics \$900

c. Foreign Families 0 % Nationalities - d. Negro 100 %

e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 100 % OTHER TYPE %

a. Type and Size 1-family mixed types 5-6 rms

b. Construction Frame

c. Average Age 25 years

d. Repair Poor

e. Occupancy 90 %

f. Owner-occupied 20 %

g. 1935 Price Bracket \$ 750-1250 % change \$ % change

h. 1937 Price Bracket \$ 750-1250 0 % \$ %

i. 1939 Price Bracket \$ 750-1250 0 % \$ %

j. Sales Demand Poor

k. Predicted Price Trend (next 6-12 months) Static

l. 1935 Rent Bracket \$ 8 - 12 % change \$ % change

m. 1937 Rent Bracket \$ 8 - 12 0 % \$ %

n. 1939 Rent Bracket \$ 8 - 12 0 % \$ %

o. Rental Demand Fair

p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -
3-1-40

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 - \$1300 b. Institutions 10

5. SALE OF HOME PROPERTIES (.1 yr.) a. HOLC 0 b. Institutions 15

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 50% built up. No city facilities except electricity. Very poor construction and mixed types of houses. No evidence of pride. Poorly lighted streets mostly dirt surfaced. Street cars on Granby St. affords 20-minute transportation to downtown Norfolk. Entirely occupied by negroes. Negro school remote. There are a few neighborhood stores. Being near the Belvedere, Ellsworth, Cromwell section (B-7), affords opportunity for employment as domestics.

9. LOCATION Chelsea (Norfolk) SECURITY GRADE 4th AREA NO. D-2 DATE Dec '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Slowly _____ Static _____

b. Class and Occupation _____ Coal trimmers - domestics - dock workers \$1000

c. Foreign Families 0 % Nationalities _____ d. Negro 30 %
Whites of better class moving to Area C-9 and Norfolk County

e. Shifting or Infiltration _____ Poorer class moving in as from Area D-4

2. BUILDINGS:

	PREDOMINATING 95 %	OTHER TYPE 5 %
a. Type and Size	1-family 2 sty 5 rms	Bungalows 4-5 rms
b. Construction	Frame	Frame
c. Average Age	35 years	35 years
d. Repair	Very poor	Very poor
e. Occupancy	95%	95%
f. Owner-occupied	30%	40%
g. 1935 Price Bracket	\$ 1000-2500 % change	\$ 700-1500 % change
h. 1937 Price Bracket	\$ 750-2250 -14 %	\$ 600-1300 -14 %
i. 1939 Price Bracket	\$ 500-2250 -8 %	\$ 400-1300 -11 %
j. Sales Demand	Poor	Poor
k. Predicted Price Trend (next 6-12 months)	Static	Static
l. 1935 Rent Bracket	\$ 10 - 20 % change	\$ 9 - 15 % change
m. 1937 Rent Bracket	\$ 10 - 20 0 %	\$ 9 - 15 0 %
n. 1939 Rent Bracket	\$ 10 - 20 0 %	\$ 9 - 15 0 %
o. Rental Demand	Poor	Poor
p. Predicted Rent Trend (next 6-12 months)	Static	Static

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price 3-1-40 How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 12 - \$28,000 b. Institutions 35

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 14 - \$29,000 b. Institutions 20

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a level area approximately 60% developed. There are coal piers, a round-house, a merchandise loading pier of the N. & W. Railroad located at the extreme southwestern portion, which offer opportunities for employment. However, in the past five years machinery has largely replaced man power and as a result many negro residents of the area who were coal trimmers are now out of employment. There is some manufacturing adjacent to the south. The area has all city facilities but there are no building restrictions in effect. Streets are dirt surfaced from 38th to 48th St. from east to west; others are paved, but all streets poorly lighted. Transportation by street car on Hampton Blvd. and on 38th St. Adequate bus transportation, also grade schools for both colored and white are convenient. Neighborhood stores located on Hampton Blvd. Negro population is concentrated between 44th and 46th Sts., houses are small and generally of poor construction. There are a few rows of brick dwellings, three room units predominating, renting from \$8 to \$10 per month per unit. Vandalism now prevalent and there is little hope that the area will improve.

9. LOCATION Lambert's Point (Norfolk) SECURITY GRADE 4th AREA NO. D-3 DATE Nov'39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Decreasing Slowly Static
- b. Class and Occupation Laborers - oyster shuckers - fishery workers \$600-1000
- c. Foreign Families 0 % Nationalities - d. Negro 20 %
- e. Shifting or Infiltration Whites moving to area D-3. Negroes moving in

2. BUILDINGS:	PREDOMINATING	75 %	OTHER TYPE	25 %
a. Type and Size	1-family 2 sty 5 rms		2-family 4/4 rms some conversions	
b. Construction	Frame - few brick		Frame	
c. Average Age	50 yrs.		50 yrs.	
d. Repair	Very poor		Very poor	
e. Occupancy	80%		80%	
f. Owner-occupied	25%		10%	
g. 1935 Price Bracket	\$ 1000-1800	% change	\$ 1000-2000	% change
h. 1937 Price Bracket	\$ 700-1500	-22%	\$ 750-1800	-15 %
i. 1939 Price Bracket	\$ 500-1500	-9%	\$ 500-1500	-20 %
j. Sales Demand	None		None	
k. Predicted Price Trend (next 6-12 months)	Weak		Weak	
l. 1935 Rent Bracket	\$ *8 - 12	% change	\$ 7 - 10	% change
m. 1937 Rent Bracket	\$ *7 - 10	-15%	\$ 7 - 10	0 %
n. 1939 Rent Bracket	\$ *7 - 10	0 %	\$ 7 - 10	0 %
o. Rental Demand	Poor		Poor	
p. Predicted Rent Trend (next 6-12 months)	Static		Firm	

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price 3-1-40 How Selling -
4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 - \$1100 b. Institutions 25
5. SALE OF HOME PROPERTIES (1 yr.) a. HOLC 0 b. Institutions 25
6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

*There are a few scattered houses through this section occupied by foremen in the oyster and fishing industry, known as "leaders", which rent for \$20 a month.

A level area approximately 75% built up with a mixture of types of property in poor condition, many of which are occupied by a poor class of negroes. Vandalism is prevalent and there has been a considerable amount of demolition. A number of the families have doubled up. Collections are difficult. There is an old cotton mill in the area now used as a storehouse for paper. Adjacent areas are industrial, principally devoted to the fishing and oyster industries. At times there are obnoxious odors from a fertilizer plant nearby. Schools, churches, and neighborhood stores are considered convenient. Streets are poorly paved and poorly lighted.

9. LOCATION Atlantic City SECURITY GRADE 4th AREA NO. D-4 DATE Nov '39
(Norfolk)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____

b. Class and Occupation Laborers - domestics - better class negroes

c. Foreign Families 0 % Nationalities _____ - d. Negro 100 %

e. Shifting or Infiltration _____ None _____

2. BUILDINGS: PREDOMINATING 75 % OTHER TYPE 25 %

a. Type and Size 1-family 2 sty 5-7 rms 2-4 family, some with

b. Construction Frame 80% - Brick 20% stores

c. Average Age 20 yrs. Frame - few brick

d. Repair Poor - fair 22 yrs.

e. Occupancy Poor 98% (habitable units)

f. Owner-occupied 98% 10%

g. 1935 Price Bracket \$ 1500-3500 % change _____ \$ 600 - 1000 % change _____

h. 1937 Price Bracket \$ 1500-3500 0 % \$ 600 - 1000 0 %

i. 1939 Price Bracket \$ 1500-3500 0 % \$ 600 - 1000 0 %

j. Sales Demand Fair Poor

k. Predicted Price Trend (next 6-12 months) Static Static

l. 1935 Rent Bracket \$ 15 - 30 % change _____ \$ 8 - 15 % change _____

m. 1937 Rent Bracket \$ 15 - 30 0 % \$ 8 - 15 0 %

n. 1939 Rent Bracket \$ 15 - 30 0 % \$ 8 - 15 0 %

o. Rental Demand Fair - good Fair - good

p. Predicted Rent Trend (next 6-12 months) Static Static

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ - How Selling _____

4. OVERHANG OF HOME PROPERTIES: a. HOLC ³⁻¹⁻⁴⁰ 22 - \$58,500 b. Institutions 25

5. SALE OF HOME PROPERTIES (1 yr.) a. HOLC 29 - \$66,400 b. Institutions 50

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a level area east of Elmwood Cemetery, inhabited by a somewhat better type of negroes. A number of houses have been rehabilitated and are in good condition for a negro neighborhood. It has a presentable appearance, and some pride is evident. However the area is subject to vandalism and care should be exercised in securing vacant properties against unlawful entry. Most of the houses have been built on 25 foot lots and the neighborhood is congested. Reasonable offers are being accepted by institutions. All city facilities, although very few houses have central heating plants. A number of the larger one family houses are occupied by two or more families, because of their generally poor financial condition. Some of the older four-family flats are being bought by speculators at sacrifice prices. The area is zoned for low-class residence. Schools and churches are convenient, and there is good transportation. The area is close in. A majority of the streets are paved, but street lighting is very poor. The area is approximately 85% built up.

9. LOCATION Part of Huntersville and Lindwood (Norfolk) SECURITY GRADE 4th AREA NO. D-5 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Slowly _____ Static _____
 b. Class and Occupation Laborers - farm workers 600-1000
 c. Foreign Families 0 % Nationalities _____ d. Negro 100 %
 e. Shifting or Infiltration _____ None _____

2. BUILDINGS:
- | | PREDOMINATING | 90 % | OTHER TYPE | % |
|---------------------------------------------|----------------------|----------|------------|----------|
| a. Type and Size | 1-family mixed types | 5 rms | | |
| b. Construction | some rows | Frame | | |
| c. Average Age | 40 yrs. | | | |
| d. Repair | Poor | | | |
| e. Occupancy | 90% | | | |
| f. Owner-occupied | 30% | | | |
| g. 1935 Price Bracket | \$ 750 - 1800 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 750 - 1800 | 0 % | \$ | % |
| i. 1939 Price Bracket | \$ 750 - 1800 | 0 % | \$ | % |
| j. Sales Demand | Poor | | | |
| k. Predicted Price Trend (next 6-12 months) | Static | | | |
| l. 1935 Rent Bracket | \$ 10 - 15 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 10 - 15 | 0 % | \$ | % |
| n. 1939 Rent Bracket | \$ 10 - 15 | 0 % | \$ | % |
| o. Rental Demand | Fair | | | |
| p. Predicted Rent Trend (next 6-12 months) | Firm | | | |

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price 3-1-40 How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC 10 - \$23,400 b. Institutions 50

5. SALE OF HOME PROPERTIES (4 yr.) Very a. HOLC 20 - \$36,500 b. Institutions 50

6. MORTGAGE FUNDS: limited 7. TOTAL TAX RATE PER \$1000 (1939.) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 50% built up. Sparsely settled in the northern portion where there is a city dump and an unsightly waterfront. Many of the residents are employed by farmers in the outlying sections and there is some industry scattered through the area, particularly adjacent to the railroad tracks, which also afford opportunities for employment. Houses are small, of mediocre construction, mixed in type and generally of poor appearance. No pride of home ownership is evident. 75% of streets are dirt surfaced, full of ruts and mud holes. Many houses are in a dilapidated condition and have been abandoned. Vandalism is prevalent. Collections difficult. A considerable amount of demolition has taken place in the last five years. Several cemeteries adjacent to the area on the east, and railroad tracks run through the section. There is a large negro grade school and high school at E. Princess Anne Rd. and Marshall Ave. A somewhat better type of negro families live near the school. Principal thoroughfares are Chapel St., Maltby Ave. and E. Princess Anne Rd.

9. LOCATION Cottage Hts. and Douglas Park SECURITY GRADE 4th AREA NO. D-6 DATE Nov '39 (Norfolk)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Decreasing Slowly Static

b. Class and Occupation Laborers - domestics

c. Foreign Families 0 % Nationalities - d. Negro 100 %

e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING <u>50 %</u>	OTHER TYPE <u>50 %</u>
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a. Type and Size 1-family mixed types 5-8 rms 4-family 3-4 rm rows

b. Construction Frame Brick rows

c. Average Age 40 yrs. 30 yrs.

d. Repair Poor Poor

e. Occupancy 90% 90%

f. Owner-occupied 10% 10%

g. 1935 Price Bracket \$ 800-1500 % change \$ 1500-2500 % change

h. 1937 Price Bracket \$ 800-1500 0 % \$ 1200-2200 -15 %

i. 1939 Price Bracket \$ 800-1500 0 % \$ 1000-2000 -12 %

j. Sales Demand Poor Poor

k. Predicted Price Trend (next 6-12 months) Static Static

l. 1935 Rent Bracket \$ 11 - 16 % change \$ 8 - 12 % change

m. 1937 Rent Bracket \$ 10 - 15 -7 % \$ 8 - 12 0 %

n. 1939 Rent Bracket \$ 10 - 15 0 % \$ 8 - 12 0 %

o. Rental Demand Fair Fair

p. Predicted Rent Trend (next 6-12 months) Static Static

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -

4. OVERHANG OF HOME PROPERTIES: a. ³⁻¹⁻¹⁰HOLC. 13 - \$32,200 b. Institutions 100

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 19 - 29,900 b. Institutions 100

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Schools, churches and shopping centers convenient. A level area practically 100% built up with small houses, many of which are in rows, others are closely built on narrow lots of 25 feet or less (in some cases 3 houses have been built on a 50-foot lot.). Many of the frame shacks and other nondescript dwellings are in a dilapidated condition. Most of the large one-family houses have been converted at minimum expense for two or more families. Most of the inhabitants are poor class negroes and many are on relief. Collections are difficult and vacant property is subject to vandalism. Very few homes have central heating plants and practically none have bathrooms. Principal thoroughfares are Brambleton Ave., Church St. (a business street), East Olney Rd., E. Princess Anne Rd. There are cemeteries adjacent to the northwest. There is a Hebrew cemetery in the northeast corner of the area and there is a gas production plant at Monticello Ave. and Starr St. The area is adjacent to the downtown business section of Norfolk and there is industry to the south and east, affording opportunities for employment. A number of streets hard surfaced, but many dirt streets, unsightly with ruts and mudholes, particularly to the east and northeast parts of the area. Poorly lighted.

9. LOCATION Downtown, East Side SECURITY GRADE 4th AREA NO. D-7 DATE Nov '39
(Norfolk)

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- b. Class and Occupation Laborers - unskilled mechanics - clerks

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration.....None

- a. Type and Size 1-family 2 sty 6-7 rms 2-family 1-5 rms

		Conversions
		Frame
b. Construction	Frame (25' lots)	

c. Average Age 35 years 35 years

d. Repair	Poor	Poor
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e. Occupancy	98%	98%
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f. Owner-occupied	30%	10%
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g. 1935 Price Bracket	\$ 800-2500	% change	\$ 800-1000	% change
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h. 1937 Price Bracket	\$ 800-2500	0 %	\$ 800-1000	0 %
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i. 1939 Price Bracket \$ 800-2500 0 % \$ 800-1000 0 %

j. Sales Demand	Poor	Poor
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k. Predicted Price Trend (next 6-12 months)	Static	Static
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1. 1935 Rent Bracket	\$ 10 - 18	% change	\$ 8 - 12.50	% change
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m. 1937 Rent Bracket	\$ 10 - 18	0 %	\$ 8 - 12.50	0 %
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n.	1939	Rent Bracket	\$ 10 - 18	0 %	\$ 8 - 12.50	0 %
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o. Rental Demand	Fair	Fair
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p. Predicted Rent Trend (next 6-12 months) Firm Firm

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -

3-1-40

4. OVERHANG OF HOME PROPERTIES: a. HOLC 4 - \$11,000 b. Institutions 50

5. SALE OF HOME PROPERTIES (1 yr.) a. HOLC 2 - \$11,200 b. Institutions 100

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 25.00

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area practically 100% built up. One of the oldest residential sections of Norfolk. Congested. Majority of the streets are hard surfaced but all are poorly lighted. Convenient to schools, churches and shopping centers. There is a home for aged women on the corner of Park Ave. and Corprew Ave. Practically all of the original owners have long since moved out and present occupants are families of very low income. Foreclosure experience has been heavy and sales are difficult because of age and obsolescence and also because the direction of growth is north and west, while this area is located in the southeast corner of the city. Docks and shipyards are adjacent to the south and industry to the southwest. Brambleton Ave. is the principal thoroughfare and traffic is hazardous. Park Ave. is also a thoroughfare. Railroad tracks bisect the area north and south. Collections are reported to have improved in the last twelve months because of increased employment and improved family income. There is a municipal golf course adjacent to the east. Age and obsolescence have resulted in property depreciation and the neighborhood is definitely undesirable.

9. LOCATION Brambloton (Norfolk) SECURITY GRADE 4th AREA NO. D-8 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Better class negro labor and domestics, some professional
- c. Foreign Families 0% Nationalities - d. Negro 100%
- e. Shifting or Infiltration None

2. BUILDINGS:	PREDOMINATING	75%	OTHER TYPE	25%
a. Type and Size	<u>1-family 2 sty 6-7 rms</u>		<u>Bungalows 5 rms</u>	
b. Construction	<u>Frame - brick</u>		<u>Frame</u>	
c. Average Age	<u>20 years</u>		<u>20 yrs.</u>	
d. Repair	<u>Fair - good</u>		<u>Fair</u>	
e. Occupancy	<u>100%</u>		<u>100%</u>	
f. Owner-occupied	<u>60%</u>		<u>60%</u>	
g. 1935 Price Bracket	<u>\$ 1500-1,000</u>	<u>% change</u>	<u>\$ 1000-2000</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 1200-1,000</u>	<u>-5%</u>	<u>\$ 850-1800</u>	<u>-12%</u>
i. 1939 Price Bracket	<u>\$ 1000-3750</u>	<u>-9%</u>	<u>\$ 850-1800</u>	<u>0%</u>
j. Sales Demand	<u>Fair</u>		<u>Fair</u>	
k. Predicted Price Trend (next 6-12 months)	<u>Firm</u>		<u>Firm</u>	
l. 1935 Rent Bracket	<u>\$ 20 - 35</u>	<u>% change</u>	<u>\$ 12 - 20</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 15 - 35</u>	<u>-9%</u>	<u>\$ 10 - 18</u>	<u>-13%</u>
n. 1939 Rent Bracket	<u>\$ 15 - 35</u>	<u>0%</u>	<u>\$ 10 - 18</u>	<u>0%</u>
o. Rental Demand	<u>Fair</u>		<u>Fair</u>	
p. Predicted Rent Trend (next 6-12 months)	<u>Firm</u>		<u>Firm</u>	

3. NEW CONSTRUCTION (past yr.) No. 10 Type & Price 2-fam. \$3000 How Selling Moderately
3-1-40
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 3 - \$6900 b. Institutions 10
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 8 - \$19,900 b. Institutions 10
6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area. Approximately 30% built up. Broad Creek Road through the center of the area a principal thoroughfare to Virginia Beach. Many of the houses on this street are better than the neighborhood average and are occupied by negro professional people. There are a few two-family houses in the area built within the last twelve months. The municipal golf course adjacent to the south is not open to negroes. All city facilities in most of the area. About 50% of the streets are hard surfaced and others are dirt. All streets are poorly lighted. There is a new municipal hospital at Corpew Ave. facing the golf course. Several industrial plants are adjacent to the west, affording opportunities for employment. Schools, churches and neighborhood stores are considered convenient. Railroad tracks bisect the area east and west. There is a crude oil tank farm adjacent to the east. Bus service affords transportation about 15 minutes to downtown Norfolk. The neighborhood has a poor appearance generally and cannot be classified as other than undesirable.

9. LOCATION Haynes Tract SECURITY GRADE 4th AREA NO. D-9 DATE Nov '39
(Norfolk)

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | PREDOMINATING | 100 % | OTHER TYPE | % |
|------------------------------------------------|-------------------------|----------|------------|----------|
| a. Type and Size | 1-family 2 sty 5-10 rms | | | |
| b. Construction | Frame | | | |
| c. Average Age | 40 yrs. | | | |
| d. Repair | Very poor | | | |
| e. Occupancy | 90% | | | |
| f. Owner-occupied | 30% | | | |
| g. 1935 Price Bracket | \$ 600 - 1500 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 600 - 1500 | 0 % | \$ | % |
| i. 1939 Price Bracket | \$ 600 - 1500 | 0 % | \$ | % |
| j. Sales Demand | None | | | |
| k. Predicted Price Trend
(next 6-12 months) | Static | | | |
| l. 1935 Rent Bracket | \$ 8.50 - 15 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 8.50 - 15 | - % | \$ | % |
| n. 1939 Rent Bracket | \$ 8.50 - 15 | - % | \$ | % |
| o. Rental Demand | Poor | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Static | | | |

- A level area approximately 25% built up. Only three or four streets are improved with hard surfacing. Others are dirt surfaced and there are practically no sidewalks. All streets are poorly lighted. There is a city dump within the area at Liberty and Lee Streets. Inhabitants of the area are the poorest class whites and there are a few negroes. Collections are difficult and vandalism is prevalent. Demolition in the last three or four years has totalled at least 25 buildings because of dilapidated condition and poor demand. There is no pride of home ownership evident. General appearance of the neighborhood is poor.

44

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | PREDOMINATING 60 % | | OTHER TYPE 40 % | |
|------------------------------------------------|------------------------|----------|------------------|----------|
| a. Type and Size | 1-family 2 sty 5-7 rms | | 2-family 5/5 rms | |
| b. Construction | Frame | | Frame | |
| c. Average Age | 25 yrs. | | 25 yrs. | |
| d. Repair | Poor | | Poor | |
| e. Occupancy | 90% | | 90% | |
| f. Owner-occupied | 30% | | 10% | |
| g. 1935 Price Bracket | \$ 1000-2000 | % change | \$ 800-1000 | % change |
| h. 1937 Price Bracket | \$ 1000-2000 | 0 % | \$ 800-1000 | 0 % |
| i. 1939 Price Bracket | \$ 1000-2000 | 0 % | \$ 800-1000 | 0 % |
| j. Sales Demand | Poor | | None | |
| k. Predicted Price Trend
(next 6-12 months) | Static | | Weak | |
| l. 1935 Rent Bracket | \$ 12 - 15 | % change | \$ 8 - 10 | % change |
| m. 1937 Rent Bracket | \$ 12 - 15 | 0 % | \$ 8 - 10 | 0 % |
| n. 1939 Rent Bracket | \$ 12 - 15 | 0 % | \$ 8 - 10 | 0 % |
| o. Rental Demand | Fair | | Fair | |
| p. Predicted Rent Trend
(next 6-12 months) | Static | | Static | |

- A level area about 60% built up. There are a few four-family, two story brick flats in rows on Middlesex and Appomattox Streets renting for \$6.00 per month for three rooms without bath. The double houses listed above sold in the neighborhood of \$2000 each in 1925 but there is no demand now. Institutional dumping is prevalent and down payments usually do not exceed \$50 or \$100. No pride of home ownership is evident. Streets are dirt surfaced but some are oiled. There are no sidewalks. All streets are poorly lighted. Schools, churches and neighborhood stores are considered convenient. Railroad tracks bisect the area. Libert Ave. is a principal thoroughfare and business street. Industry is adjacent to both north and south, affording some opportunities for employment. The area generally has a poor and undesirable appearance.

- 45

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
 b. Class and Occupation Laborers - factory employees - longshoremen \$800
 c. Foreign Families 0 % Nationalities - d. Negro 99 %
 e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	1-family 2 sty 5-6 rms			
b. Construction	Frame			
c. Average Age	25 yrs.			
d. Repair	Poor			
e. Occupancy	90%			
f. Owner-occupied	20%			
g. 1935 Price Bracket	\$ 1000-1500	% change	\$	% change
h. 1937 Price Bracket	\$ 1000-1500	0 %	\$	%
i. 1939 Price Bracket	\$ 1000-1500	0 %	\$	%
j. Sales Demand	Poor			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$ 6 - 12	% change	\$	% change
m. 1937 Rent Bracket	\$ 6 - 12	0 %	\$	%
n. 1939 Rent Bracket	\$ 6 - 12	0 %	\$	%
o. Rental Demand	Fair			
p. Predicted Rent Trend (next 6-12 months)	Static			

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price 3-1-40 How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC 13 - \$26,100 b. Institutions 25

5. SALE OF HOME PROPERTIES (.4 yr.) a. HOLC 3 - \$10,700 b. Institutions 20

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1939.) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A sparsely settled area approximately 30% built up. Only a very few white families live in the section. A large majority of the streets are dirt surfaced and there are no sidewalks, lawns or trees. All streets are poorly lighted. No pride of home ownership is evident. Schools, churches and shopping centers are considered convenient. The area has electricity but no gas, and about 50% of the section is sewered. The area generally presents an unkempt, untidy appearance and is not desirable. Wilson Road is a principal thoroughfare and business street. Riverside Cemetery is adjacent to the north, and industry to the west.

9. LOCATION Berkley (Norfolk) SECURITY GRADE 4th AREA NO. D-12 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static

b. Class and Occupation Merchants - clerks - mechanics - few professional

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 75 % OTHER TYPE 25 %

a. Type and Size 1-family 2 sty 6-8 rms Bungalows 5-6 rms

b. Construction Frame Frame

c. Average Age 20 yrs. 20 yrs.

d. Repair Fair - good Fair - good

e. Occupancy 95% 95%

f. Owner-occupied 60% 60%

g. 1935 Price Bracket \$ 2000-4,000 % change \$ 2250-2500 % change

h. 1937 Price Bracket \$ 2000-4,000 0 % \$ 2500-2750 +10 %

i. 1939 Price Bracket \$ 2000-4,000 0 % \$ 2500-3000 +5 %

j. Sales Demand Fair Fair to good

k. Predicted Price Trend (next 6-12 months) Firm Firm

l. 1935 Rent Bracket \$ 20 - 27.50 % change \$ 25 - 30 % change

m. 1937 Rent Bracket \$ 20 - 27.50 0 % \$ 25 - 30 0 %

n. 1939 Rent Bracket \$ 20 - 27.50 0 % \$ 25 - 30 0 %

o. Rental Demand Fair Fair

p. Predicted Rent Trend (next 6-12 months) Firm Firm

3. NEW CONSTRUCTION (past yr.) No. 19 Type & Price Bungalows & 2 sty 1 & 2 fam. \$3000-6500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 1 - \$5500 b. Institutions 5

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 2 - \$5700 b. Institutions 10

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$ 27.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area about 60% built up. A new development of small homes is taking place in the southerly portion of the area. The majority of the new houses are bungalows of fair construction built on lots 50 x 100 feet. Elsewhere in the area a few two-family houses have been built within the last twelve months, ranging in the neighborhood of \$6500. A majority of the streets in the area are hard surfaced, but there are no sidewalks. Street lighting is poor. There is a new high school and playground in the approximate center of the area. Grade schools, churches and neighborhood stores are considered convenient. Chesapeake Ave. and Jackson Ave. are principal thoroughfares. Adequate transportation is afforded by street car. The new construction above referred to is not proceeding rapidly and is not of such a nature as to improve the general grade of the neighborhood, and its future is questionable since the area is outlying and too close to fertilizer plants located to the south and west. The tracks of the Norfolk & Portsmouth Belt Line Railroad are adjacent to the south and the area is surrounded by sparsely settled sections inhabited by mixed population, so that the approach is poor.

9. LOCATION South Norfolk SECURITY GRADE High AREA NO. C-25 DATE Nov '39

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | 100% | OTHER TYPE | % |
|------------------------------------------------|--|----------------------------------------|----------|------------|----------|
| a. Type and Size | | Few bungalows
1-family 2 sty 5-6 rm | | | |
| b. Construction | | Frame - detached | | | |
| c. Average Age | | 30 yrs. | | | |
| d. Repair | | Poor - fair | | | |
| e. Occupancy | | 90% | | | |
| f. Owner-occupied | | 50% | | | |
| g. 1935 Price Bracket | | \$ 1000-2000 | % change | \$ | % change |
| h. 1937 Price Bracket | | \$ 1000-2000 | 0 % | \$ | % |
| i. 1939 Price Bracket | | \$ 1000 2000 | 0 % | \$ | % |
| j. Sales Demand | | Poor | | | |
| k. Predicted Price Trend
(next 6-12 months) | | Static | | | |
| l. 1935 Rent Bracket | | \$ 10 - 20 | % change | \$ | % change |
| m. 1937 Rent Bracket | | \$ 10 - 20 | 0 % | \$ | % |
| n. 1939 Rent Bracket | | \$ 10 - 20 | 0 % | \$ | % |
| o. Rental Demand | | Fair | | | |
| p. Predicted Rent Trend
(next 6-12 months) | | Static | | | |

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A very sparsely settled section approximately 25% built up with cheaply constructed poorly planned houses of mixed types. There are several railroad tracks through the area and there are stores on Liberty Street and Poindexter Street, which are thoroughfares. Close to Liberty Street the building is more or less congested and houses are located on 25 and 30-foot lots. The majority of the streets are dirt surfaced and unsightly. Only part of the area has sewer connection and the more sparsely settled sections are without any city facilities. Building restrictions have expired. Inhabitants are generally people of lower income group and do not evidence any pride of home ownership. Adequate transportation is afforded by street cars.

- 48

Security Map of South Norfolk, Va.

Security Map of South Norfolk, Va.

- b. Class and Occupation Laborers - fertilizer plant workers

c. Foreign Families 0 % Nationalities - d. Negro 100 %

e. Shifting or Infiltration.....None

- a. Type and Size 1-family 2 sty 5-6 rms Bungalows 4 rms

b. Construction	Frame	Frame
1. <u>General</u>		
2. <u>Particulars</u>		
3. <u>Remarks</u>		

c. *Average Age* 25 yrs. 20 yrs.

d. Repair	Fair	Fair
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e. Occupancy	90%	90%
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f. Owner-occupied	50%	30%
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g. 1935 Price Bracket	\$ 1000-1500	% change	\$ 500 - 1000	% change
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h. 1937 Price Bracket \$ 1000-1500 0 % \$ 500 - 1000 0 %

i.	1939	Price Bracket	\$ 1000-1500	0 %	\$ 500 - 1000	0 %
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j. Sales Demand	Poor	Poor
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k. Predicted Price Trend (next 6-12 months)	Static	Static

1.	1935 Rent Bracket	\$ 8 - 12	% change	\$ 6 - 8	% change
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m. 1937 Rent Bracket	\$ 8 - 12	0 %	\$ 6 - 8	0 %
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n. 1939 Rent Bracket \$ 8 - 12 0 % \$ 6 - 8 0 %

o. Rental Demand	Fair	Fair
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p. Predicted Rent Trend (next 6-12 months) Static Static

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -
3-1-110

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 1 - \$1500 b. Institutions 10

5. SALE OF HOME PROPERTIES (1 yr.) a. HOLC. 0 b. Institutions 3

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 27.00

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A sparsely settled section of mixed types of dwellings. Great Bridge Road (Liberty St.) is the principal thoroughfare and is hard surfaced. Majority of other streets are dirt surfaced with no sidewalks and unsightly. There has been a considerable amount of demolition in the area during the past few years and a number of vacant lots scattered through the section give it an unkempt and untidy appearance. There is a junk yard located at Atlantic Ave. and Liberty St. No pride of home ownership is evident. City facilities are not available in all parts of the area, although the majority of the houses in the built up section have water and electricity. Street car transportation is approximately one mile distant. There is a grade school for negroes in the area and churches and neighborhood stores are considered convenient.

9. LOCATION South Norfolk SECURITY GRADE 4th AREA NO. D-14 DATE Nov '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation White collar - skilled mechanics - merchants \$1500-3000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	<u>1-family 2 sty & bungalows</u>			
b. Construction	<u>Frame</u>			
c. Average Age	<u>4 yrs.</u>			
d. Repair	<u>Good</u>			
e. Occupancy	<u>97%</u>			
f. Owner-occupied	<u>60%</u>			
g. 1935 Price Bracket	<u>\$ 3000-4500</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 3250-4750</u>	<u>+7 %</u>	<u>\$</u>	<u>%</u>
i. 1939 Price Bracket	<u>\$ 3500-5000</u>	<u>+6 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair - good</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Firm</u>			
l. 1935 Rent Bracket	<u>\$ 30 - 37.50</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 30 - 40</u>	<u>+1 %</u>	<u>\$</u>	<u>%</u>
n. 1939 Rent Bracket	<u>\$ 32.50-45</u>	<u>+11 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Good</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Firm</u>			

3. NEW CONSTRUCTION (past yr.) No. 40 Type & Price Singles \$4000-5000 How Selling Well

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 5

5. SALE OF HOME PROPERTIES (4yr.) a. HOLC 3 - \$9300 b. Institutions 3

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 40% built up with comparatively new houses of standard construction, well spaced and neat in appearance. Newer and more desirable than the adjacent portions of Area C-22 to the east, to which it is connected by a bridge at Leckie St. The population is stable and shows pride of home ownership. A large grade school is located within the area and churches, transportation, and neighborhood stores are convenient. A better classification than that of medium desirability is precluded because of the proximity of industry and railroad tracks to the west and the presence of very poor neighborhoods adjacent to the south and west. Streets are in fair condition but poorly lighted, a fault common with all Portsmouth neighborhoods.

9. LOCATION Shea's Terrace SECURITY GRADE Low AREA NO. B-13 DATE Nov '39
(Portsmouth)

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 75% developed with houses of good construction set back from the street with lawns and shrubbery in good condition, indicating pride of home ownership. New construction is scattered through the area. There are a few four to six-family frame apartments renting \$30 to \$55 per month per unit. A majority of the streets are wide, hard surfaced and in good condition but poorly lighted, a fault common with all Portsmouth neighborhoods. The eastern portion of the area around Chataqua Avenue is adversely affected by proximity to railroad tracks. The railroad yards adjacent to the northeast are undesirable because of noise and smoke and there are also railroad tracks and industry adjacent to the south. The water-front to the north is desirable and the character of the houses gradually improves in that direction. Schools, churches and neighborhood stores and convenient and adequate transportation is afforded by bus. In general, age and obsolescence are adversely affecting residential desirability and the neighborhood has begun to decline.

9. LOCATION Port Norfolk SECURITY GRADE ^{High}3rd AREA NO. C-21 DATE Nov '39
(Portsmouth)

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

That portion of the area west of the cemetery and the inlet from Scott's Creek is known as West Park View. From the cemetery to the western boundary, houses are substantial, neat in appearance with evident pride of home ownership in maintenance of lawns and shrubbery, but definitely declining in desirability because of age and obsolescence and the proximity of poorer neighborhoods to the south. Park View, east of the cemetery, is older and more congested. Here there are several brick and frame four to twelve family apartments renting for \$35 to \$55 per month per unit. Obnoxious odors from the inlet adversely affect adjacent parts of the neighborhood but this is not noticeable elsewhere. Except as noted above, the area has generally a poor appearance, adjacent neighborhoods are bad, and the cemetery is also an adverse factor, so that residential desirability is definitely declining. Schools, churches and neighborhood stores are convenient and transportation is afforded by bus. Streets are in fair condition but are poorly lighted, a fault common in all Portsmouth neighborhoods.

9. LOCATION W. Park View & Park View SECURITY GRADE 3rd AREA NO. C 22 DATE Nov. '39
(Portsmouth, Va.) 52

Security Map of Greater Norfolk, Va.Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | 80 % | OTHER TYPE | % |
|---------------|---------------------------------------------|------------------------|----------|------------|----------|
| a. | Type and Size | 1 Fam. 2 sty. 6-8 rms. | | | |
| b. | Construction | Frame some brick | | | |
| | | 35 years | | | |
| c. | Average Age | | | | |
| d. | Repair | Good | | | |
| e. | Occupancy | 98% | | | |
| f. | Owner-occupied | 35% | | | |
| g. | 1935 Price Bracket | \$ 5000 - 7500 | % change | \$ | % change |
| h. | 1937 Price Bracket | \$ 5000 - 7500 | 0 % | \$ | % |
| i. | 1939 Price Bracket | \$ 5000 - 7500 | 0 % | \$ | % |
| j. | Sales Demand | Poor | | | |
| k. | Predicted Price Trend
(next 6-12 months) | Static | | | |
| l. | 1935 Rent Bracket | \$ 40 - 55 | % change | \$ | % change |
| m. | 1937 Rent Bracket | \$ 40 - 55 | 0 % | \$ | % |
| n. | 1939 Rent Bracket | \$ 40 - 55 | 0 % | \$ | % |
| o. | Rental Demand | Fair | | | |
| p. | Predicted Rent Trend
(next 6-12 months) | Firm | | | Built to |

- (next 6-12 months)
3. NEW CONSTRUCTION (past yr.) No. 1 Type & Price \$5,000 How Selling Built to order
4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 5
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 1 - \$4,300 b. Institutions 2
6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a level area about 85% built up. Some demolition of the older houses has taken place in the past few years. It is closely built for the most part with older houses, difficult to move because of age and obsolescence. However, there are a few more modern houses north of Elizabeth St. in spite of the fact that there is a large gas tank adjacent at that point. Streets are well paved and have sidewalks, but are poorly lighted. About 20% of the structures are modern brick apartments renting for \$10 to \$12 per room per month. The area is close in and therefore a good rental demand is experienced. Being a small area of limited possibilities for further development, adjacent to industry and the gas plant and surrounded by poorer neighborhoods, its only really desirable feature is its location at the water front and its convenience to the downtown business section.

9. LOCATION Downtown Portsmouth SECURITY GRADE 3rd AREA NO. C 23 DATE Dec. '39
(Portsmouth, Va.) 53

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Navy yard & RR workers - mechanics - white collar clerks
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	1 Fam. 1 & 2 sty.	5-6 rms		
b. Construction	Frame, some brick			
c. Average Age	20 years			
d. Repair	Fair - good			
e. Occupancy	97%			
f. Owner-occupied	50%			
g. 1935 Price Bracket	\$ 1800 - 3000	% change	\$	% change
h. 1937 Price Bracket	\$ 2000 - 3250	+ 5 %	\$	%
i. 1939 Price Bracket	\$ 2000 - 3500	+ 5 %	\$	%
j. Sales Demand	Fair			
k. Predicted Price Trend (next 6-12 months)	Firm			
l. 1935 Rent Bracket	\$ 20 - 30	% change	\$	% change
m. 1937 Rent Bracket	\$ 20 - 30	0 %	\$	%
n. 1939 Rent Bracket	\$ 20 - 32.50	+ 5 %	\$	%
o. Rental Demand	Good			
p. Predicted Rent Trend (next 6-12 months)	Firm			

3. NEW CONSTRUCTION (past yr.) No. 45 Type & Price Bungalows \$3,000 How Selling Well

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 2 - \$6,500 b. Institutions 10

6. MORTGAGE FUNDS: F H A 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area about 60% built up. A comparatively old neighborhood and most of the houses have been placed on 30-foot lots. New building construction is fair and scattered through the area. A majority of the streets are hard surfaced, with sidewalks, but poorly lighted. Schools, churches and neighborhood stores are convenient and bus transportation is adequate. Most of the houses are set back from the street, with front lawns and shrubbery in good condition, evidencing pride of home ownership. Population is stable. Location of the area is convenient for employment at the Navy Yard as well as for those employed in the railroad yards to the northwest. A fertilizer plant using ammonia in its manufacturing process is located nearby and obnoxious odors are often noticed, especially in damp weather when the fumes remain close to the ground. Elm street is a principal thoroughfare but there is a considerable amount of traffic through the balance of the area because of Deep Creek Boulevard, which passes through its western portion. Age and obsolescence preclude a desirable classification.

9. LOCATION Prentiss Park (Portsmouth) SECURITY GRADE 3rd AREA NO. C 24 DATE Nov. '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static _____ Yes _____
 b. Class and Occupation Navy Yard & Railroad employes - unskilled mechanics \$1000 - 2000
 c. Foreign Families 0 % Nationalities _____ - _____ d. Negro 0 %
 e. Shifting or Infiltration _____ None _____

2. BUILDINGS: PREDOMINATING 80% OTHER TYPE 20%
- | | | |
|---------------------------------------------|------------------------------------|----------------------------------|
| a. Type and Size | <u>1 Fam. 2-sty 5-6 Rms</u> | <u>2 Fam. 4-5 Rm conversions</u> |
| b. Construction | <u>Frame</u> | <u>Frame</u> |
| c. Average Age | <u>20 years</u> | <u>20 years</u> |
| d. Repair | <u>Poor - fair</u> | <u>Poor - fair</u> |
| e. Occupancy | <u>95%</u> | <u>95%</u> |
| f. Owner-occupied | <u>30%</u> | <u>25%</u> |
| g. 1935 Price Bracket | <u>\$ 800 - 1500</u> %change | <u>\$ 800 - 1500</u> %change |
| h. 1937 Price Bracket | <u>\$ 800 - 1600</u> , <u>+4</u> % | <u>\$ 800 - 1600</u> <u>+4</u> % |
| i. 1939 Price Bracket | <u>\$ 850 - 1700</u> <u>+6</u> % | <u>\$ 850 - 1700</u> <u>+6</u> % |
| j. Sales Demand | <u>Fair</u> | <u>Fair</u> |
| k. Predicted Price Trend (next 6-12 months) | <u>Firm</u> | <u>Firm</u> |
| l. 1935 Rent Bracket | <u>\$ 10 - 15</u> %change | <u>\$10 - 12.50</u> %change |
| m. 1937 Rent Bracket | <u>\$ 10 - 15</u> <u>0</u> % | <u>\$10 - 13.50</u> <u>+4</u> % |
| n. 1939 Rent Bracket | <u>\$ 19 - 16</u> <u>+4</u> % | <u>\$10 - 15</u> <u>+6</u> % |
| o. Rental Demand | <u>Good</u> | <u>Good</u> |
| p. Predicted Rent Trend (next 6-12 months) | <u>Firm</u> | <u>Firm</u> |

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price Bungalows \$3,000 How Selling Built to order
 4. OVERHANG OF HOME PROPERTIES: a. HOLC. 5 - \$7,300 b. Institutions 25
 5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 3 - 5,900 b. Institutions 20
 6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area about 50% built up. Pinner's Point at the extreme northern end of the area is inhabited entirely by white people. Negroes are concentrated south and west of the railroad tracks. Railroad tracks and industry may be found on practically all sides of the entire area and there is some industry in the central portion. Principal thoroughfares are Chataqua Ave., Pinner Ave. and Broad Street. These streets are hard surfaced but the majority of other streets are dirt surfaced, although in fair condition. All streets are poorly lighted. Schools, churches and neighborhood stores are conveniently located. Good transportation is afforded by bus. Some demolition has taken place in the Pinner's Point section during the past few years. The general appearance of the entire area is poor and there is little pride of home ownership. The proximity to industry and railroad yards, however, affords easy access to employment, but definitely detracts from residential desirability.

9. LOCATION Pinner's Point and southern part of Port Norfolk (Portsmouth, Va.) SECURITY GRADE 4th AREA NO. D 15 DATE Nov. '39
 55

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Decreasing Slowly Static
 b. Class and Occupation Navy & R.R. employees - Factory workers - Laborers \$1200
 c. Foreign Families 0 % Nationalities - d. Negro 70 %
 e. Shifting or Infiltration None

2. BUILDINGS:	PREDOMINATING	70 %	OTHER TYPE	30 %
a. Type and Size	1-family, 2-story		2-family, 5-6 rooms	
b. Construction	5-7 rooms		Frame - Some brick	
c. Average Age	Frame - Some brick		30 years	
d. Repair	30 years		Poor - fair	
e. Occupancy	Poor - fair		95%	
f. Owner-occupied	95%		25%	
g. 1935 Price Bracket	\$1000-3000	% change	\$1200-3000	% change
h. 1937 Price Bracket	\$1000-3000	0 %	\$1200-3000	0 %
i. 1939 Price Bracket	\$1000-3000	0 %	\$1200-3000	0 %
j. Sales Demand	Poor		Poor	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$9-25	% change	\$ 9-25	% change
m. 1937 Rent Bracket	\$9-25	0 %	\$ 9-25	0 %
n. 1939 Rent Bracket	\$9-25	0 %	\$ 9-27.50	+10 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Firm		Firm	

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -
3/1/40

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 6 - \$19,300 b. Institutions 25

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 14 - \$23,800 b. Institutions 25

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 25.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 85% built up. The central portion is older and more congested and has all city facilities, but much of the western extremity of the area has no sewer connection. There are a few four-family houses scattered through the area. The white families are concentrated east of Green St. and west of Second Ave. The balance of the area is occupied by Negroes. A majority of the streets are hard surfaced, others are dirt surfaced, although in fair condition. About 50% of the area is without sidewalks and streets are poorly lighted except those near the downtown business section, which extends westward through the middle of the area. Most of the houses are built close to the street, without front yards, on 25 to 30 foot lots. This section is one of the oldest neighborhoods in Portsmouth. The population is fairly stable, but evidence little pride of home ownership, and the general appearance of the neighborhood is undesirable, heterogeneous, and congested.

9. LOCATION Downtown
Portsmouth SECURITY GRADE 4th AREA NO. D-16 DATE 11/39
56

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | 100 % | OTHER TYPE | % |
|------------------------------------------------|--|--------------------------------------------|----------|------------|----------|
| a. Type and Size | | 1-family, 2-story | | | |
| | | 5 rooms | | | |
| b. Construction | | Frame | | | |
| c. Average Age | | 20 years | | | |
| d. Repair | | Fair | | | |
| e. Occupancy | | 90% | | | |
| f. Owner-occupied | | 35% | | | |
| g. 1935 Price Bracket | | \$ 750-1500 | % change | \$ | % change |
| h. 1937 Price Bracket | | \$ 800-1500 | +2 % | \$ | % |
| i. 1939 Price Bracket | | \$ 1000-1500 | +9 % | \$ | % |
| j. Sales Demand | | Poor (some improvement a/c rehabilitation) | | | |
| k. Predicted Price Trend
(next 6-12 months) | | Static | | | |
| l. 1935 Rent Bracket | | \$ 10-12 | % change | \$ | % change |
| m. 1937 Rent Bracket | | \$ 10-13 | +5 % | \$ | % |
| n. 1939 Rent Bracket | | \$ 10-14 | +4 % | \$ | % |
| o. Rental Demand | | Fair (improvement due to rehabilitation) | | | |
| p. Predicted Rent Trend
(next 6-12 months) | | Firm | | | |

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area about 75% improved. The houses generally are small and poorly built. This is one of the neighborhoods built by the U.S. Housing Corporation during the World War. All have modern conveniences except that there is no sewer connection. Streets are dirt surfaced and in extremely poor condition, being full of ruts and mud holes. Many of the houses have been rehabilitated and present a good appearance, but others are dilapidated. Schools, churches and shopping facilities are considered convenient, and bus service affords fifteen minute transportation to downtown Portsmouth. The location of the area affords easy access to factory employment, although the inhabitants have fared rather badly in this connection. Employment activity has increased within the last twelve months, however, and rent collections are better. Such collections are usually made weekly. The neighborhood generally has an unsightly appearance and is undesirable.

- 57

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- A level area 55% improved. Houses are of fair construction but were built on 25 and 30 foot lots. The northeastern portion of the area is more congested. Effingham Street, Lincoln Street and Elm Ave. are thoroughfares, but there are very few paved streets in the area otherwise and all streets are poorly lighted. Schools, churches and neighborhood stores are convenient. Adequate bus service affords ten minute transportation to downtown Portsmouth. Obnoxious odors from a nearby fertilizer plant using ammonia in its manufacturing process, adversely affect the area at times, especially in damp weather. The southern and western extremities of the area have no sewer connection. Opportunities for employment are afforded by the nearby Navy Yard and manufacturing establishments, but this detracts from residential desirability and the neighborhood has a generally poor appearance. There is a Catholic Cemetery in the center of the area.

9. LOCATION Piedmont Heights SECURITY GRADE 4th AREA NO. D-18 DATE 11/39
(Portsmouth) 58

Security Map of Greater Norfolk, Va.Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | 100 % | OTHER TYPE | % |
|------------------------------------------------|--|-------------------|----------|------------|----------|
| a. Type and Size | | 1-family, 2-story | | | |
| | | 5-6 rooms | | | |
| b. Construction | | Frame | | | |
| c. Average Age | | 40 years | | | |
| d. Repair | | Poor to fair | | | |
| e. Occupancy | | 95% | | | |
| f. Owner-occupied | | 40% | | | |
| g. 1935 Price Bracket | | \$ 1000-3000 | % change | \$ | % change |
| h. 1937 Price Bracket | | \$ 1000-3000 | 0 % | \$ | % |
| i. 1939 Price Bracket | | \$ 1000-3000 | 0 % | \$ | % |
| j. Sales Demand | | Fair | | | |
| k. Predicted Price Trend
(next 6-12 months) | | Static | | | |
| l. 1935 Rent Bracket | | \$ 15-45 | % change | \$ | % change |
| m. 1937 Rent Bracket | | \$ 15-45 | 0 % | \$ | % |
| n. 1939 Rent Bracket | | \$ 15-45 | 0 % | \$ | % |
| o. Rental Demand | | Good | | | |
| p. Predicted Rent Trend
(next 6-12 months) | | Firm | | | |

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is the oldest residential section of Portsmouth and is practically 100% improved with closely built frame houses, principally of the old-fashioned type with small front porches and generally of an unattractive appearance. The inhabitants are mixed types of people, some of questionable occupations. A number of the larger houses have been transformed to accommodate two or more families or are used as rooming houses. It is adjacent to the Navy Yard. Schools and neighborhood stores are conveniently located and the area is close in to the downtown section of Portsmouth. It is primarily a rental neighborhood and the population is therefore unstable. There is a good rental demand for the larger structures for use as rooming houses. The majority of the streets are hard surfaced and have sidewalks, but are poorly lighted.

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Executives - Business men - Professional \$3000-\$15,000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None
2. BUILDINGS:

	PREDOMINATING	80 %	OTHER TYPE	20 %
a. Type and Size	1-family, 2-story		Bungalows, 5-6 rooms	
	5-9 rooms			
b. Construction	Frame - Some brick		Frame - Few brick	
c. Average Age	10 years		8 years	
d. Repair	Good		Good	
e. Occupancy	100%		100%	
f. Owner-occupied	75%		65%	
g. 1935 Price Bracket	\$ 5000-10,000	% change	\$ 4000-5000	% change
h. 1937 Price Bracket	\$ 5500-10,000	+4 %	\$ 4250-5000	+3 %
i. 1939 Price Bracket	\$ 6000-10,000	+3 %	\$ 4500-5500	+8 %
j. Sales Demand	Good		Good	
k. Predicted Price Trend (next 6-12 months)	Slightly up		Firm	
l. 1935 Rent Bracket	\$ 37.50-75	% change	\$37.50-45	% change
m. 1937 Rent Bracket	\$ 40 - 75	+2 %	\$ 40 - 47.50	+6 %
n. 1939 Rent Bracket	\$ 45-- 85	+13 %	\$ 40 - 50	+3 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Firm		Firm	
3. NEW CONSTRUCTION (past yr.) No. 100 Type & Price Singles \$5000-7500 How Selling Well
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 0
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 0 b. Institutions 5
6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$ 20.00
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is the best residential section south of the Elizabeth River. It is adjacent to the west of Portsmouth and is approximately 75% developed with houses of standard construction on ample sized lots. The population is stable and good pride of home ownership is evident in the maintenance of property. There is a country club in the area and a golf course adjacent. There are a few two-family houses but existing restrictions prevent further building of this type. New construction is well planned and most of it is taking place in the southern half of the area known as Water View. The streets are winding, attractive in appearance and the area has charm and appeal. All streets are poorly lighted, but this is a fault common with all Portsmouth and Norfolk County neighborhoods. Adequate transportation is afforded by bus 20 minutes to the Portsmouth business section. A school bus is provided for children, taking 15 minutes to the schoolhouse in Churchland. A neighborhood shopping center is now being constructed in the area near the apartment group in the S.E. portion of the area. The apartment group contains 72 family units, renting for \$14 per room per month.

9. LOCATION Glen Sheallah & Water View SECURITY GRADE 1st AREA NO. A-3 DATE 11/39
(Norfolk County - Portsmouth side)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static

b. Class and Occupation Navy personnel - Mechanics - Clerks \$1500

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
--	---------------	-------	------------	---

a. Type and Size Bungalows 5-6 rooms

b. Construction Frame

c. Average Age 2 years

d. Repair Good

e. Occupancy 98%

f. Owner-occupied 85%

g. 1935 Price Bracket

<u>\$ None built</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
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h. 1937 Price Bracket

<u>\$ 2000-3500</u>	<u>- %</u>	<u>\$</u>	<u>%</u>
---------------------	------------	-----------	----------

i. 1939 Price Bracket

<u>\$ 2000-3500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
---------------------	------------	-----------	----------

j. Sales Demand Good

k. Predicted Price Trend (next 6-12 months) Firm

l. 1935 Rent Bracket

<u>\$ -</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
-------------	-----------------	-----------	-----------------

m. 1937 Rent Bracket

<u>\$ 20-30</u>	<u>- %</u>	<u>\$</u>	<u>%</u>
-----------------	------------	-----------	----------

n. 1939 Rent Bracket

<u>\$ 20-30</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
-----------------	------------	-----------	----------

o. Rental Demand Good

p. Predicted Rent Trend (next 6-12 months) Firm

3. NEW CONSTRUCTION (past yr.) No. 50 Type & Price Bungalows \$3000-3500 How Selling Well

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 0

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 0 b. Institutions 0

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is one of the many small new outlying developments in Norfolk County and lies adjacent to the City of Norfolk on the east. It is a level area approximately 50% developed with small houses of poor construction, but well spaced on 50 foot lots. There are no trees and little shrubbery so that the development is unattractive and barren in appearance. Its future growth is questionable and it lacks sufficient charm and appeal to be classified as a desirable neighborhood. There are no sewer connections. A few neighborhood stores are located on Cottage Toll Road and a school is about 1 1/2 miles distant. Most of the streets are surfaced and in fair condition but poorly lighted, a fault common with all Norfolk County neighborhoods. Approximately thirty-five minutes transportation is afforded to downtown Norfolk by both bus and street car.

9. LOCATION Colonial Heights (Norfolk County) SECURITY GRADE Low 3rd AREA NO. C-26 DATE 12/39

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | 100 % | OTHER TYPE | % |
|---------------------------------------------|--|--------------------------------------------|----------|------------|----------|
| a. Type and Size | | Bungalows & 2-story mixed types, 4-6 rooms | | | |
| b. Construction | | Frame | | | |
| c. Average Age | | 15 years | | | |
| d. Repair | | Poor - fair | | | |
| e. Occupancy | | 95% | | | |
| f. Owner-occupied | | 40% | | | |
| g. 1935 Price Bracket | | \$ 1000-3500 | % change | \$ | % change |
| h. 1937 Price Bracket | | \$ 1000-3500 | 0 % | \$ | % |
| i. 1939 Price Bracket | | \$ 1000-3500 | 0 % | \$ | % |
| j. Sales Demand | | Poor | | | |
| k. Predicted Price Trend (next 6-12 months) | | Static | | | |
| l. 1935 Rent Bracket | | \$ 10-30 | % change | \$ | % change |
| m. 1937 Rent Bracket | | \$ 10-30 | 0 % | \$ | % |
| n. 1939 Rent Bracket | | \$ 10-30 | 0 % | \$ | % |
| o. Rental Demand | | Fair | | | |
| p. Predicted Rent Trend (next 6-12 months) | | Firm | | | |
| | | | 1-family | | |

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A poorly planned, low lying area about 25% built up with small homes of fair construction. The central portion of the area as outlined is practically vacant and largely devoted to farming. Except for the new houses which have been built near the Norfolk city line, between Granby Street and Waco Street, the small houses and shacks are in poor condition, giving the area generally an undesirable appearance. Few street surfaces are improved, and lighting is poor. Drainage is bad and water lies in the streets for a considerable time after rainfall. Only that part of the section near Granby Street has city facilities. While the area has potential possibilities of growth, present improvements are of mediocre construction and do not constitute a desirable neighborhood.

9. LOCATION Denby Park SECURITY GRADE 3rd AREA NO. C-27 DATE 12/39
(Norfolk County) 62

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slow Decreasing Static

b. Class and Occupation Clerks - Mechanics \$1200

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 100 % OTHER TYPE %

a. Type and Size Bungalows & 1½ story, 5-6 rms.

b. Construction Frame

c. Average Age 4 years

d. Repair Good

e. Occupancy 96%

f. Owner-occupied 80%

g. 1935 Price Bracket \$ 3500-4000 %change \$ %change

h. 1937 Price Bracket \$ 3500-4000 0 % \$ %

i. 1939 Price Bracket \$ 3500-4000 0 % \$ %

j. Sales Demand Fair

k. Predicted Price Trend (next 6-12 months) Firm

l. 1935 Rent Bracket \$ 25-30 %change \$ %change

m. 1937 Rent Bracket \$ 25-30 0 % \$ %

n. 1939 Rent Bracket \$ 25-30 0 % \$ %

o. Rental Demand Fair - little offered

p. Predicted Rent Trend (next 6-12 months) Firm

Bungalows

3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price \$3500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 5

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 0 b. Institutions 5

6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$ 20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

An outlying level area near the Norfolk City line about 50% developed with small houses of fair construction. Deed restrictions prevent building less than \$3500 houses. Has sewerage and electricity but no gas. Streets are poorly lighted but in fair condition. Trolley line on Chesapeake St. Schools, churches and neighborhood stores convenient. The population is stable and exhibit some pride of ownership. Farm land in the northwest corner available for extending this area, but it is outlying and adjacent to very much poorer neighborhoods. As a whole the area has insufficient charm and appeal to be classified as desirable.

9. LOCATION Norview SECURITY GRADE 3rd AREA NO. C-28 DATE 12/39
(Norfolk County)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static

b. Class and Occupation Clerks - Merchants - Mechanics \$1200-2000

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 100 % OTHER TYPE %

a. Type and Size Bungalows & 2-story, 5-6 rms.

b. Construction Frame

c. Average Age 20 years

d. Repair Fair

e. Occupancy 95%

f. Owner-occupied 60%

g. 1935 Price Bracket \$ 2500-4000 % change \$ % change

h. 1937 Price Bracket \$ 2500-4000 0 % \$ %

i. 1939 Price Bracket \$ 2500-4000 0 % \$ %

j. Sales Demand Fair

k. Predicted Price Trend (next 6-12 months) Firm

l. 1935 Rent Bracket \$ 25-40 % change \$ % change

m. 1937 Rent Bracket \$ 25-40 0 % \$ %

n. 1939 Rent Bracket \$ 25-40 0 % \$ %

o. Rental Demand Good

p. Predicted Rent Trend (next 6-12 months) Firm

3. NEW CONSTRUCTION (past yr.) No. 15 Type & Price Bungalows \$3500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 5

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 6 - \$22,500 b. Institutions 15

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area about 40% built up, adjacent to the Norfolk City line at Fairmount Park (Area C-12). A majority of the streets are paved but poorly lighted. There are a number of shade trees in the area, which enhance its general appearance. The majority of the houses are set back from the street and good pride of home ownership is evident in the maintenance of lawns and shrubbery. Schools and churches are considered convenient. The neighborhood stores usually patronized are located on Lafayette Boulevard in Area C-12. Transportation is afforded by a street car approximately 20 minutes to downtown Norfolk. Houses are of standard construction and the population is stable, but age and obsolescence as well as the location which is not in line of Norfolk's growth, preclude the classification of the area as desirable in its future trend.

9. LOCATION Estabrook SECURITY GRADE 3rd AREA NO. C-29 DATE 12/39
(Norfolk County) 64

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Clerks - Merchants - Mechanics \$1200-2000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 100 % OTHER TYPE %
- a. Type and Size Bungalows & 2-story, 5-6 rms.
- b. Construction Frame
- c. Average Age 10 years
- d. Repair Fair - Good
- e. Occupancy 95%
- f. Owner-occupied 70%
- g. 1935 Price Bracket \$ 2300-3750 %change \$ %change
- h. 1937 Price Bracket \$ 2400-4000 +6 % \$ %
- i. 1939 Price Bracket \$ 2500-4000 +2 % \$ %
- j. Sales Demand Fair
- k. Predicted Price Trend (next 6-12 months) Firm
- l. 1935 Rent Bracket \$ 25-40 %change \$ %change
- m. 1937 Rent Bracket \$ 25-40 0 % \$ %
- n. 1939 Rent Bracket \$ 25-40 0 % \$ %
- o. Rental Demand Good
- p. Predicted Rent Trend (next 6-12 months) Firm

3. NEW CONSTRUCTION (past yr.) No. 25 Type & Price Bungalows \$3250 How Selling Moderately
4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 5
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 0 b. Institutions 10
6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$ 20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is one of the many scattered new developments in Norfolk County. A level area approximately 25% built up. All city facilities except gas. The general aspect is that of a rural community. The houses are small, but of good construction and planning. Streets are in good condition but poorly lighted. There are railroad tracks adjacent to the north, but this part of the area is very sparsely settled. Princess Anne Road at the southern boundary is one of the principal thoroughfares to Virginia Beach and the Cape Charles ferry. The school is about two miles distant and churches and neighborhood stores are remote. Some pride of home ownership is evident in the maintenance of property. Being an outlying area with a poor approach precludes it from a desirable classification, although it may improve if the development is extended.

9. LOCATION Fox Hall Residence SECURITY GRADE 3rd AREA NO. C-30 DATE 12/39
Park (Norfolk County) High 65

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Navy yard employees - Clerks - Mechanics \$1500-2500
- c. Foreign Families 0% Nationalities - d. Negro 0%
- e. Shifting or Infiltration None

2. BUILDINGS:
- | | PREDOMINATING | 100% | OTHER TYPE | % |
|------------------------------------------------|---------------------|----------|------------|----------|
| a. Type and Size | Bungalows & 2-story | | | |
| | 5-6 rooms | | | |
| b. Construction | Frame | | | |
| c. Average Age | 15 years | | | |
| d. Repair | Fair to good | | | |
| e. Occupancy | 96% | | | |
| f. Owner-occupied | 75% | | | |
| g. 1935 Price Bracket | \$ 2800-4750 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 2900-5000 | +5 % | \$ | % |
| i. 1939 Price Bracket | \$ 3000-5000 | +1 % | \$ | % |
| j. Sales Demand | Fair | | | |
| k. Predicted Price Trend
(next 6-12 months) | Firm | | | |
| l. 1935 Rent Bracket | \$ 25-40 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 25-40 | 0 % | \$ | % |
| n. 1939 Rent Bracket | \$ 25-40 | 0 % | \$ | % |
| o. Rental Demand | Fair | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm | | | |

3. NEW CONSTRUCTION (past yr.) No. 15 Type & Price Bungalows \$3000-4000 How Selling Slowly

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 - \$6400 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 1 - \$6300 b. Institutions 5

6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a sparsely settled, comparatively new area adjacent to the southeast of Norfolk. The area has electricity but no sewer connection. Few streets are surfaced and all are poorly lighted. The area is rural in general character, and although there is a new school on Riverside Drive and Karlin Ave., there are no neighborhood stores and no public transportation. Tippeton Place is the newest part of the area, but Ingleside is the most attractive and there are some homes in this part of the area in the \$6000 class. The waterfront generally is desirable and has a good outlook. The adverse factors above mentioned, together with the fact that it is an outlying area with a poor approach, preclude a desirable classification.

9. LOCATION Tippeton Place, Ingleside and part of River- SECURITY GRADE 3rd AREA NO. C-31 DATE 12/39
side Park (Norfolk County) 66

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
 b. Class and Occupation Ford plant workers - Mechanics - Navy Yard employees \$1200
 c. Foreign Families 0 % Nationalities - d. Negro 0 %
 e. Shifting or Infiltration None

- | 2. BUILDINGS: | | PREDOMINATING | 100 % | OTHER TYPE | % |
|------------------------------------------------|--|---------------------|----------|------------|----------|
| a. Type and Size | | Bungalows & 2-story | | | |
| | | 5-6 rooms | | | |
| b. Construction | | Frame | | | |
| c. Average Age | | 20 years | | | |
| d. Repair | | Fair | | | |
| e. Occupancy | | 100% | | | |
| f. Owner-occupied | | 75% | | | |
| g. 1935 Price Bracket | | \$ 2000-3000 | % change | \$ | % change |
| h. 1937 Price Bracket | | \$ 2000-3000 | 0 % | \$ | % |
| i. 1939 Price Bracket | | \$ 2000-3000 | 0 % | \$ | % |
| j. Sales Demand | | Fair | | | |
| k. Predicted Price Trend
(next 6-12 months) | | Static | | | |
| l. 1935 Rent Bracket | | \$ 20-30 | % change | \$ | % change |
| m. 1937 Rent Bracket | | \$ 20-30 | 0 % | \$ | % |
| n. 1939 Rent Bracket | | \$ 20-30 | 0 % | \$ | % |
| o. Rental Demand | | Good | | | |
| p. Predicted Rent Trend
(next 6-12 months) | | Firm | | | |

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC.....0 b. Institutions.....6

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 0 b. Institutions 30

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 20.00

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 25% built up. There are no sewerage or gas connections. Transportation is somewhat remote, being by bus from Norfolk about one mile west. Near the Ford Motor Company plant, which affords opportunity for employment for the inhabitants. There is an automobile junk yard and steel scrap baling plant adjacent to the south from which there are obnoxious odors at times. There are no building restrictions in effect. The grade school is in Norfolk Highlands about one mile distant, and high school is five miles distant to the south in Portlock. However, a school bus is provided. Neighborhood stores are fairly convenient, although not in the area. Construction is poor. Streets are mostly dirt surfaced and poorly lighted. Many of the houses have suffered foreclosure and have subsequently been dumped on the market by institutions, usually without the requirement of any down payment. Little pride of home ownership is evident, although the population is considered stable. In general the neighborhood has an undesirable aspect.

9. LOCATION Ford Park SECURITY GRADE 3rd AREA NO. C-32 DATE 10/39
(Berkley side)
(Norfolk County)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static

b. Class and Occupation Navy Yard workers - Mechanics - Merchants \$1500-\$3000

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 70 % OTHER TYPE 30 %

a. Type and Size 1-family, 1 & 2 story 5-8 rooms 2-4 families, 4/5 rooms

b. Construction Frame (some stucco) Frame

c. Average Age 20 years 20 years

d. Repair Fair to good Fair to good

e. Occupancy 98% 98%

f. Owner-occupied 75% 40%

g. 1935 Price Bracket \$ 2750-3500 % change \$ 3500-5000 % change

h. 1937 Price Bracket \$ 3000-3750 +8 % \$ 3500-5000 0 %

i. 1939 Price Bracket \$ 3000-4000 +4 % \$ 3500-5000 0 %

j. Sales Demand Good Good

k. Predicted Price Trend (next 6-12 months) Firm Firm

l. 1935 Rent Bracket \$ 27.50-35.00 % change \$ 20-25 % change

m. 1937 Rent Bracket \$ 30 - 37.50 +8 % \$ 22.50-27.50 +11%

n. 1939 Rent Bracket \$ 30 - 40 +4 % \$ 22.50-27.50 0 %

o. Rental Demand Good Good

p. Predicted Rent Trend (next 6-12 months) Firm Firm

3. NEW CONSTRUCTION (past yr.) No. 30 Type & Price Bungalows \$3000-4500 How Selling Well

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 0

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 1 - \$2000 b. Institutions 0

6. MORTGAGE FUNDS: Ample FHA 7. TOTAL TAX RATE PER \$1000 (1939.) \$ 20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 85% built up. Some new one-family houses have been built in the last five or six years, but the great majority are homes constructed by the U.S. Housing Corporation during the World War. Construction is sound but houses were built without sufficiently high foundations, resulting in dampness and trouble with termites. The latter difficulty has been largely overcome by excavating beneath the houses and the proper ventilation of foundations. Its proximity to the Navy Yard affords opportunity for employment and results in a good rental demand. The area has all city facilities and boasts its own Fire Department. A majority of the streets are improved but poorly lighted. There are adequate schools, churches and neighborhood stores and a local theatre. Generally good maintenance of property is apparent. It is located on the toll free highway, which facilitates travel to Norfolk for employment and shopping. The homes are generally modest and small, and the population is stable, but age and obsolescence preclude a desirable classification.

9. LOCATION Cradock SECURITY GRADE 3rd AREA NO. C-33 DATE 10/39
(Portsmouth side)
(Norfolk County)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Navy Yard workers - Mechanics \$1200-2000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	Bungalows - Some 2-story 5-6 rooms			
b. Construction	Frame			
c. Average Age	15 years			
d. Repair	Fair to good			
e. Occupancy	98%			
f. Owner-occupied	50%			
g. 1935 Price Bracket	\$2500-3750	% change	\$	% change
h. 1937 Price Bracket	\$2750-4000	+8 %	\$	%
i. 1939 Price Bracket	\$2750-4000	0 %	\$	%
j. Sales Demand	Fair			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$20-30	% change	\$	% change
m. 1937 Rent Bracket	\$20-35	+10 %	\$	%
n. 1939 Rent Bracket	\$20-35	0 %	\$	%
o. Rental Demand	Good			
p. Predicted Rent Trend (next 6-12 months)	Firm			

3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price \$3000-4250 How Selling Moderately
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 5
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 1 - \$1,500 b. Institutions 0
6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 35% built up. A majority of the streets have been improved, but are poorly lighted. There is a Negro cemetery in the southeastern part of the area. There are no building restrictions. Adequate transportation is afforded by bus and the area is well located with respect to the Navy Yard, which affords opportunity for employment. Fair pride of home ownership is evident. Approach to the area is poor, being through congested Negro sections to the north. The section has all city facilities except sewer connection. Churches and shopping center convenient and a bus takes children to school. Small houses of fair construction, but of mixed types. Stable population.

9. LOCATION Highland Park SECURITY GRADE 3rd AREA NO. C-34 DATE 10/39
(Portsmouth side)
(Norfolk County)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Mechanics - Skilled labor - Clerks \$1500-2000
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:
- | | PREDOMINATING | 100 % | OTHER TYPE | % |
|---------------------------------------------|---------------------|-----------|------------|----------|
| a. Type and Size | Bungalows & 2-story | 5-6 rooms | | |
| b. Construction | Frame - Few brick | | | |
| c. Average Age | 18 years | | | |
| d. Repair | Fair to good | | | |
| e. Occupancy | 98% | | | |
| f. Owner-occupied | 50% | | | |
| g. 1935 Price Bracket | \$ 2500-3750 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 2500-3750 | 0 % | \$ | % |
| i. 1939 Price Bracket | \$ 2500-3750 | 0 % | \$ | % |
| j. Sales Demand | Fair (good for new) | | | |
| k. Predicted Price Trend (next 6-12 months) | Firm | | | |
| l. 1935 Rent Bracket | \$ 18-25 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 20-30 | +16 % | \$ | % |
| n. 1939 Rent Bracket | \$ 20-30 | 0 % | \$ | % |
| o. Rental Demand | Good for bungalows | | | |
| p. Predicted Rent Trend (next 6-12 months) | Firm | | | |

3. NEW CONSTRUCTION (past yr.) No. 30 Type & Price Singles \$4250-4500 How Selling Well

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 2 - \$4400 b. Institutions 6

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 1 - \$2100 b. Institutions 8

6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$ 20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 30% built up, but outlying and very sparsely settled toward the south and west. Some parts of the area are low and wet, due to numerous inlets from the Elizabeth River. However, these inlets afford opportunities for boating and other recreation and are therefore a desirable feature for some people. There is little or no water in most of these creeks at low tide and they then present a muddy and unsightly appearance. A majority of the lots in the built up section are 30 x 120 feet. Schools, churches and neighborhood stores are convenient, and bus transportation is adequate. Railroad tracks through the area are a detrimental influence because of noise and smoke. Fairly good pride of home ownership is evident. High Street is the principal thoroughfare, but other streets are dirt surfaced and poorly lighted. Fair construction, stable population, but generally an undesirable residential area.

9. LOCATION Westhaven SECURITY GRADE Low AREA NO. C-35 DATE 10/39
(Norfolk County - Portsmouth side) 70

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Decreasing Static Yes
 b. Class and Occupation Laborers - Low class
 c. Foreign Families 0 % Nationalities d. Negro 100 %
 e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	<u>Bungalows, 4-5 rooms</u>			
b. Construction	<u>Frame</u>			
c. Average Age	<u>30 years</u>			
d. Repair	<u>Bad</u>			
e. Occupancy	<u>95%</u>			
f. Owner-occupied	<u>30%</u>			
g. 1935 Price Bracket	<u>\$ 500-1250</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 500-1250</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1939 Price Bracket	<u>\$ 500-1250</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Fair</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Firm</u>			
l. 1935 Rent Bracket	<u>\$ 7.50-12.00</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 7.50-12.00</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
n. 1939 Rent Bracket	<u>\$ 7.50-12.00</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Firm</u>			

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price How Selling
3/1/40

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 1 - \$1,700 b. Institutions 5

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 6 - \$7,000 b. Institutions 10

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1939) \$20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

An outlying rural community east of the Norfolk City line, occupied by the poorest class of Negroes. The area has electricity but no other city facilities. Street car transportation is afforded on Chesapeake Ave. approximately 25 minutes to downtown Norfolk. Churches are convenient, and school facilities are adequate. The terrain is flat and low and approximately 35% built up. The population is fairly stable, although many of the inhabitants are on relief. Construction is poor and of mixed types. No pride of home ownership is evident. Streets are dirt surfaced and poorly lighted, and the general aspect of the neighborhood is unsightly and undesirable.

9. LOCATION Lincoln Park, SECURITY GRADE 4th AREA NO. D-20 DATE 12/39
Oakwood Terrace, Washington Park
(Norfolk County) 71

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | | 100 % | OTHER TYPE | | % |
|---------------|---------------------------------------------|---------------------|----------|-------|------------|----------|---|
| | | Bungalows & 2-story | | | | | |
| a. | Type and Size | 5-6 rooms | | | | | |
| b. | Construction | Frame | | | | | |
| c. | Average Age | 25 years | | | | | |
| d. | Repair | Fair | | | | | |
| e. | Occupancy | 95% | | | | | |
| f. | Owner-occupied | 50% | | | | | |
| g. | 1935 Price Bracket | \$ 1200-2500 | % change | \$ | | % change | |
| h. | 1937 Price Bracket | \$ 1200-2500 | 0 % | \$ | | % | |
| i. | 1939 Price Bracket | \$ 1200-2500 | 0 % | \$ | | % | |
| j. | Sales Demand | Fair | | | | | |
| k. | Predicted Price Trend
(next 6-12 months) | Firm | | | | | |
| l. | 1935 Rent Bracket | \$ 15-25 | % change | \$ | | % change | |
| m. | 1937 Rent Bracket | \$ 15-25 | 0 % | \$ | | % | |
| n. | 1939 Rent Bracket | \$ 15-25 | 0 % | \$ | | % | |
| o. | Rental Demand | Fair | | | | | |
| p. | Predicted Rent Trend
(next 6-12 months) | Firm | | | | | |
| | | | | | Bungalows | | |

- A sparsely settled outlying section east of the Norfolk City line. A very poor Negro area (D-20) is adjacent to the north. Construction is poor and of mixed types. Population is stable and there is some pride of home ownership. Schools, churches and neighborhood stores are conveniently located. The area is level, approximately 30% built up. There are no gas or sewer connections. Streets are dirt surfaced and poorly lighted. There is a street car on Ocean View Ave., affording 20 minute transportation to downtown Norfolk. The general aspect is poor and definitely undesirable.

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Mechanics - Clerks - Laborers \$1200-1500
- c. Foreign Families 0% Nationalities - d. Negro 0%
- e. Shifting or Infiltration None

2. BUILDINGS:
- | | PREDOMINATING | 100% | OTHER TYPE | % |
|---------------------------------------------|---------------------|-----------|------------|----------|
| a. Type and Size | Bungalows & 2-story | 5-6 rooms | | |
| b. Construction | Frame | | | |
| c. Average Age | 20 years | | | |
| d. Repair | Fair to good | | | |
| e. Occupancy | 95% | | | |
| f. Owner-occupied | 50% | | | |
| g. 1935 Price Bracket | \$ 1000-3000 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 1000-5000 | 0 % | \$ | % |
| i. 1939 Price Bracket | \$ 1000-3000 | 0 % | \$ | % |
| j. Sales Demand | Fair | | | |
| k. Predicted Price Trend (next 6-12 months) | Firm | | | |
| l. 1935 Rent Bracket | \$ 10-30 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 10-30 | 0 % | \$ | % |
| n. 1939 Rent Bracket | \$ 10-30 | 0 % | \$ | % |
| o. Rental Demand | Fair | | | |
| p. Predicted Rent Trend (next 6-12 months) | Firm | | | |

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price Bungalows \$2500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 5

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 3 - \$8000 b. Institutions 10

6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$ 20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

An outlying and sparsely settled section to the east of the Norfolk City line. Transportation is afforded by street car on Sewall's Point Road about 15 minutes to downtown Norfolk. It is a level area approximately 30% built up with small, but poorly built houses of mixed types. There are no sewer or gas connections. Very few of the streets are improved, and all are poorly lighted. Norview Ave. and Sewall's Point Road are principal thoroughfares. Schools, churches and neighborhood stores are convenient. Fair pride of home ownership is evident, and the population is stable, but the general appearance of the neighborhood is rural and undesirable.

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
- b. Class and Occupation Ford & Navy employees - Mechanics - Laborers \$1200
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration None

2. BUILDINGS:
- | | PREDOMINATING | 100 % | OTHER TYPE | % |
|------------------------------------------------|-----------------------|----------|------------|----------|
| a. Type and Size | 1-family, mixed types | | | |
| | 5-6 rooms | | | |
| b. Construction | Frame | | | |
| c. Average Age | 25 years | | | |
| d. Repair | Fair | | | |
| e. Occupancy | 95% | | | |
| f. Owner-occupied | 70% | | | |
| g. 1935 Price Bracket | \$ 2000-3500 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 2000-3500 | 0 % | \$ | % |
| i. 1939 Price Bracket | \$ 2000-3500 | 0 % | \$ | % |
| j. Sales Demand | Fair | | | |
| k. Predicted Price Trend
(next 6-12 months) | Firm | | | |
| l. 1935 Rent Bracket | \$18-35 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$18-35 | 0 % | \$ | % |
| n. 1939 Rent Bracket | \$18-35 | 0 % | \$ | % |
| o. Rental Demand | Fair to good | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm | | | |

3. NEW CONSTRUCTION (past yr.) No. 50 Type & Price Bungalows \$3200 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 25

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 3 - \$10,100 b. Institutions 50

6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a level area approximately 40% built up and is adjacent to Area C-12 at the Norfolk City line. East Fairmount Park and Overbrook have all city facilities but the balance of the area has only electricity. Houses are of mixed types and some are in very poor condition. Principal thoroughfares are Little Creek Road and Cape Henry Ave., the latter being adjacent to the railroad tracks along the southern border. Elsewhere streets are dirt surfaced, in fair condition, but poorly lighted. Schools, churches and neighborhood stores are considered convenient and transportation is afforded by bus and street car approximately 15 minutes to downtown Norfolk. The area near the western boundary at the Norfolk city line is generally sparsely settled and is the location of some manufacturing industries. Little pride of home ownership is apparent. New construction is relatively of poor quality and is principally concentrated in Pamsytown.

9. LOCATION East Fairmount Park,
Overbrook, Coleman Place,
Pennsytown & North SECURITY GRADE 4th AREA NO. D-23 DATE 12/39
Fox Hall (Norfolk County) 74

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Decreasing Static Yes

b. Class and Occupation Ford & Navy employees - Mechanics \$1000

c. Foreign Families 0 % Nationalities - d. Negro 10 %

e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 100 % OTHER TYPE %

a. Type and Size Bungalows & 2-story
5-6 rooms

b. Construction Frame

c. Average Age 20 years

d. Repair Poor to fair

e. Occupancy 95%

f. Owner-occupied 25%

g. 1935 Price Bracket \$ 800-1500 % change \$ % change

h. 1937 Price Bracket \$ 800-1500 0 % \$ %

i. 1939 Price Bracket \$ 800-1500 0 % \$ %

j. Sales Demand Poor

k. Predicted Price Trend (next 6-12 months) Static

l. 1935 Rent Bracket \$ 8-12.50 % change \$ % change

m. 1937 Rent Bracket \$ 8-12.50 0 % \$ %

n. 1939 Rent Bracket \$ 8-12.50 0 % \$ %

o. Rental Demand Fair

p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 4 - \$7,100 b. Institutions 0

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1939) \$ 20.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 25% built up. The houses are scattered, mixed in type and without any neighborhood plan. It is a rural, semi-farming community of small homes. Indian River Turnpike is the principal thoroughfare. Few other streets have been cut through, and all are dirt surfaced and poorly lighted. No city facilities are available except electricity and there is no public transportation. Schools, churches and neighborhood stores are remote, and the general characteristics of the neighborhood is poor and undesirable.

Norfolk Highland &

9. LOCATION Indian River Park SECURITY GRADE 4th AREA NO. D-24 DATE 12/39
(Norfolk County, Berkley Side)

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Decreasing Slowly Static
 b. Class and Occupation Laborers - Mechanics - Low class Negroes
 c. Foreign Families 0 % Nationalities - d. Negro 100 %
 e. Shifting or Infiltration Some moving north out of the state
2. BUILDINGS:

	PREDOMINATING	50 %	OTHER TYPE	50 %
a. Type and Size	1-family, 2-story 5 rooms		Bungalows & 3 room shacks	
b. Construction	Frame		Frame	
c. Average Age	30 years		30 years	
d. Repair	Poor		Poor	
e. Occupancy	90%		90%	
f. Owner-occupied	30%		30%	
g. 1935 Price Bracket	\$ 550-1000	% change	\$ 250-550	% change
h. 1937 Price Bracket	\$ 550-1000	0 %	\$ 225-500	-9 %
i. 1939 Price Bracket	\$ 500-1000	-3 %	\$ 200-500	-3 %
j. Sales Demand	Poor		Poor	
k. Predicted Price Trend (next 6-12 months)	Weak		Weak	
l. 1935 Rent Bracket	\$ 6-10	% change	\$ 3-6	% change
m. 1937 Rent Bracket	\$ 6-10	0 %	\$ 3-6	0 %
n. 1939 Rent Bracket	\$ 6-10	0 %	\$ 3-6	0 %
o. Rental Demand	Fair		Fair	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -
4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 5
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 0 b. Institutions 5
6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1939) \$ 20.00
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A low-lying level area adjacent to South Norfolk. It is very sparsely settled, being only approximately 25% built up. Streets are dirt surfaced and in poor condition - full of ruts, and unsightly in appearance. Very few streets have been cut through and there are no sidewalks. Atlantic Ave. is an exception, being the principal thoroughfare. The general aspect of the neighborhood is unsightly, properties are poorly maintained, and there is no evidence of the pride of home ownership. Construction is poor and there are some shacks. No public transportation is afforded to the area. The nearest street car line is at Chesapeake Ave. in the adjacent area. No city facilities are available except electricity. A small eight room school for Negroes is located near the area, but neighborhood stores are inadequate and residents do their shopping in Berkley or South Norfolk. A considerable amount of demolition has taken place in the past few years, leaving unsightly vacant lots scattered through the area.

9. LOCATION West Munden SECURITY GRADE 4th AREA NO. D-25 DATE 11/39
 (Berkley side)
 (Norfolk County) 76

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing..... Decreasing..... Static..... Yes
- b. Class and Occupation..... Business executives - Professional people..... \$3000-10,000
- c. Foreign Families..... 0 %..... Nationalities..... -..... d. Negro..... 0 %
- e. Shifting or Infiltration..... None

- | 2. BUILDINGS: | | PREDOMINATING | 100 % | OTHER TYPE | | % |
|------------------------------------------------|--|-------------------|----------|------------|--|----------|
| a. Type and Size | | 1-family, 2-story | | | | |
| | | 6-8 rooms | | | | |
| b. Construction | | Frame & brick | | | | |
| c. Average Age | | 20 years | | | | |
| d. Repair | | Good | | | | |
| e. Occupancy | | 100% | | | | |
| f. Owner-occupied | | 90% | | | | |
| g. 1935 Price Bracket | | \$ 4500-8500 | % change | \$ | | % change |
| h. 1937 Price Bracket | | \$ 4500-8500 | 0 % | \$ | | % |
| i. 1939 Price Bracket | | \$ 4500-8500 | 0 % | \$ | | % |
| j. Sales Demand | | Fair | | | | |
| k. Predicted Price Trend
(next 6-12 months) | | Firm | | | | |
| l. 1935 Rent Bracket | | \$ 35-65 | % change | \$ | | % change |
| m. 1937 Rent Bracket | | \$ 35-65 | 0 % | \$ | | % |
| n. 1939 Rent Bracket | | \$ 35-65 | 0 % | \$ | | % |
| o. Rental Demand | | Good | | | | |
| p. Predicted Rent Trend
(next 6-12 months) | | Firm | | | | |

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -

4. OVERHANG OF HOME PROPERTIES: a. HOLC.....0 b. Institutions.....3

5. SALE OF HOME PROPERTIES (.4 yr.) a. HOLC 3 - \$20,800 b. Institutions 5

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$30.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area practically 100% built up, extending north from 50th Street along the James River. While there is a good outlook across the river, the water is polluted because of sewerage disposal, and not usable for swimming. Virginia Ave. and Huntington Ave. are principal thoroughfares, with a considerable amount of traffic. The cross streets are well paved and have sidewalks, but are poorly lighted. East of Virginia Ave. there are a number of tobacco warehouses and a large pumping station, beyond which lies the Chesapeake & Ohio R.R. tracks. There is a hospital located in the southwest corner of the area. The houses are of various types, but are of uniformly standard construction, well set back from the street with lawns and shrubbery in good condition. The population is stable and evidences good pride of home ownership. The planning is good, and the houses well spaced on fifty-foot lots. Transportation is convenient by bus and street car and there are adequate neighborhood shopping facilities. Schools and churches are convenient. In general, age and obsolescence preclude the best classification for the neighborhood although it is still desirable.

9. LOCATION North End, Newport SECURITY GRADE 2nd AREA NO. B-14 DATE 12/39
News 77

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

9. LOCATION Downtown SECURITY GRADE 3rd AREA NO. G-36 DATE 12/39
Newport News 78

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | 100 % | OTHER TYPE | % |
|------------------------------------------------|-------------------|---------------|-------|------------|---|
| a. Type and Size | 1-family, 2-story | 5-6 rooms | | | |
| b. Construction | Frame | | | | |
| c. Average Age | 30 years | | | | |
| d. Repair | Fair | | | | |
| e. Occupancy | 95% | | | | |
| f. Owner-occupied | 50% | | | | |
| g. 1935 Price Bracket | \$ 1500-4000 | % change | \$ | % change | |
| h. 1937 Price Bracket | \$ 1500-4000 | 0 % | \$ | % | |
| i. 1939 Price Bracket | \$ 1500-4000 | 0 % | \$ | % | |
| j. Sales Demand | Fair | | | | |
| k. Predicted Price Trend
(next 6-12 months) | Stable | | | | |
| l. 1935 Rent Bracket | \$ 15-30 | % change | \$ | % change | |
| m. 1937 Rent Bracket | \$ 15-30 | 0 % | \$ | % | |
| n. 1939 Rent Bracket | \$ 15-30 | 0 % | \$ | % | |
| o. Rental Demand | Good | | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm | | | | |

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price 3/1/40 How Selling -
4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 - \$4500 b. Institutions 100
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 10 - \$25,200 b. Institutions 100
6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 30.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 90% built up, being sparsely settled toward the north and northeast, otherwise the building is congested. There is no setback from the street as a rule, although some houses have small front lawns and some pride of home ownership is evident in the maintenance of property. Construction is fair. Transportation is available by bus and street car. All approaches to the area are bad. Streets are well paved and the majority have sidewalks, but all are poorly lighted. The streets are likely to remain wet for a considerable time after rainfall because of poor drainage. It is a popular residential section for the lower middle class income group. Schools, churches and neighborhood stores are convenient. Age and obsolescence preclude a desirable classification.

9. LOCATION Newport News (Central) SECURITY GRADE 3rd Low AREA NO. C-37 DATE 12/39
79

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | | OTHER TYPE | |
|------------------------------------------------|--------------------------------|---------------|--|--------------|----------|
| | | 95 % | | 5 % | |
| a. Type and Size | 1-family, 2-story
5-7 rooms | | | Bungalows | 5 rooms |
| b. Construction | Frame | | | Frame | |
| c. Average Age | 30 years | | | 15 years | |
| d. Repair | Good | | | Good | |
| e. Occupancy | 95% | | | 100% | |
| f. Owner-occupied | 50% | | | 55% | |
| g. 1935 Price Bracket | \$ 1800-5000 | % change | | \$ 2000-4500 | % change |
| h. 1937 Price Bracket | \$ 1800-5000 | 0 % | | \$ 2000-4500 | 0 % |
| i. 1939 Price Bracket | \$ 1800-5000 | 0 % | | \$ 2000-4500 | 0 % |
| j. Sales Demand | Fair | | | Fair | |
| k. Predicted Price Trend
(next 6-12 months) | Firm | | | Firm | |
| l. 1935 Rent Bracket | \$ 18-35 | % change | | \$ 20-35 | % change |
| m. 1937 Rent Bracket | \$ 18-35 | 0 % | | \$ 20-35 | 0 % |
| n. 1939 Rent Bracket | \$ 18-35 | 0 % | | \$ 20-35 | 0 % |
| o. Rental Demand | Good | | | Good | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm | | | Firm | |

Bungalows

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 80% built up, being sparsely settled toward the south and east. The eastern boundary is adjacent to Salter's Creek, near which the land is low and inclined to be swampy. There is a cemetery adjacent to the northeast corner. Not included in the above figures is a group of houses in the southeast corner called Ivy Park, between Oak and Parrish Aves. Many of these homes are in the \$10,000 class, but suffer in desirability because of the very much poorer area surrounding it. Majority of the streets are well paved and have sidewalks, but are poorly lighted. Schools, churches and neighborhood stores are convenient and transportation is afforded by both bus and street car. The area in general, with the exception of Ivy Park, is congested, although a few houses are set back from the street on fair sized lots with lawns and shrubbery. There are a few trees in the area and a generally good appearance. The neighborhood is popular with middle class to lower middle class income group, and the population is stable. Desirability gradually improves toward the eastern end. The approaches to the area are poor. Age and obsolescence generally preclude a good classification and the neighborhood is definitely declining in residential desirability.

- 80

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slowly Decreasing Static
 b. Class and Occupation Laborers - Clerks - Mechanics \$1500-2500
 c. Foreign Families nil % Nationalities - d. Negro 0 %
 e. Shifting or Infiltration None

2. BUILDINGS:

	<u>PREDOMINATING</u>	<u>50 %</u>	<u>OTHER TYPE</u>	<u>50 %</u>
a. Type and Size	<u>1-family, 2-story</u>		<u>Bungalows, 5 rooms</u>	
b. Construction	<u>Frame</u>		<u>Frame</u>	
c. Average Age	<u>25 years</u>		<u>18 years</u>	
d. Repair	<u>Good</u>		<u>Good</u>	
e. Occupancy	<u>98%</u>		<u>98%</u>	
f. Owner-occupied	<u>40%</u>		<u>40%</u>	
g. 1935 Price Bracket	<u>\$1800-3000</u>	<u>% change</u>	<u>\$2000-4000</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$1800-3000</u>	<u>0 %</u>	<u>\$2000-4000</u>	<u>0 %</u>
i. 1939 Price Bracket	<u>\$1800-3000</u>	<u>0 %</u>	<u>\$2000-4000</u>	<u>0 %</u>
j. Sales Demand	<u>Fair</u>		<u>Good</u>	
k. Predicted Price Trend (next 6-12 months)	<u>Firm</u>		<u>Firm</u>	
l. 1935 Rent Bracket	<u>\$20-35</u>	<u>% change</u>	<u>\$25-40</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$20-35</u>	<u>0 %</u>	<u>\$25-40</u>	<u>0 %</u>
n. 1939 Rent Bracket	<u>\$20-35</u>	<u>0 %</u>	<u>\$25-40</u>	<u>0 %</u>
o. Rental Demand	<u>Good</u>		<u>Good</u>	
p. Predicted Rent Trend (next 6-12 months)	<u>Firm</u>		<u>Up</u>	

3. NEW CONSTRUCTION (past yr.) No. 30 Type & Price Bungalows \$2500-4000 How Selling Well
3/1/40

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 1 - \$5,600 b. Institutions .20

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 2 - \$5,600 b. Institutions 10

6. MORTGAGE FUNDS: Ample FHA 7. TOTAL TAX RATE PER \$1000 (1939) \$ 30.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 80% built up. Its western boundary is formed by Salter's Creek, near which the land is low and inclined to be swampy. There is a cemetery near the northwest corner. Sparsely settled toward the north and west at Pear Ave., the city line. Houses of a very much better character than the average throughout the area may be found on Chesapeake Boulevard. This part of the area overlooks Hampton Roads and is more desirable. There is a hospital at the foot of Buxton Ave. The water is not suitable for swimming because of sewerage disposal in Hampton Roads. A number of small, cheaply constructed houses are scattered through the central portion of the area, making it less desirable, otherwise construction is fair and there is some pride of home ownership evident. Schools, churches and neighborhood stores are convenient, and transportation is available by bus and street car. All approaches to the area are bad. Most of the streets are well paved and a few have sidewalks, but all are poorly lighted. The area has long since reached its peak and has for some time been declining in residential desirability due to age and obsolescence.

9. LOCATION Kecoughtan and East End SECURITY GRADE Low AREA NO. C-39 DATE 12/39
(Newport News) 81

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | PREDOMINATING | 50 % | OTHER TYPE | 50 % |
|------------------------------------------------|---------------------|----------|----------------------|----------|
| a. Type and Size | 1-family, 4-5 rooms | | 4-family 3 rm. apts. | |
| b. Construction | Frame | | Frame | |
| c. Average Age | 22 years | | 22 years | |
| d. Repair | Poor | | Poor | |
| e. Occupancy | 90% | | 90% | |
| f. Owner-occupied | 25% | | 10% | |
| g. 1935 Price Bracket | \$ 750-1200 | % change | \$ 300-500 | % change |
| h. 1937 Price Bracket | \$ 750-1200 | 0 % | \$ 300-500 | 0 % |
| i. 1939 Price Bracket | \$ 750-1200 | 0 % | \$ 300-500 | 0 % |
| j. Sales Demand | Poor | | Poor | |
| k. Predicted Price Trend
(next 6-12 months) | Weak | | Weak | |
| l. 1935 Rent Bracket | \$ 10-12 | % change | \$ 4 | % change |
| m. 1937 Rent Bracket | \$ 10-12 | 0 % | \$ 4 | 0 % |
| n. 1939 Rent Bracket | \$ 10-12 | 0 % | \$ 4 | 0 % |
| o. Rental Demand | Fair | | Fair | |
| p. Predicted Rent Trend
(next 6-12 months) | Weak | | Weak | |

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This Negro area is level and sparsely settled, being approximately 30% built up with cheap houses of mixed types. Electricity and water are available, but no other city facilities. The nearest transportation is at Thirty-Fifth Street in Newport News. Children attend school by means of county bus approximately twenty minutes ride. Streets are dirt surfaced and poorly lighted. There are no sidewalks. Houses and property generally in poor condition, showing no pride of home ownership. Industry and railroad tracks are adjacent to the west.

Warwick County

9. LOCATION (Adjacent Newport News) SECURITY GRADE 4th AREA NO. D-26 DATE 12/30/82

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Domestics - Laborers - R.R. & shipyard workers \$500-1500
 c. Foreign Families nil % Nationalities _____ - d. Negro 95 %
 e. Shifting or Infiltration _____ None

2. BUILDINGS: PREDOMINATING 75 % OTHER TYPE 25 %
 a. Type and Size 1-family, 4-6 rooms 4-family 3-room units
 b. Construction Frame Frame
 c. Average Age 30 years 22 years
 d. Repair Poor Very poor
 e. Occupancy 95% 95%
 f. Owner-occupied 30% 10%
 g. 1935 Price Bracket \$ 800-2000 % change \$ 450-1000 % change
 h. 1937 Price Bracket \$ 800-2000 0 % \$ 450-1000 0 %
 i. 1939 Price Bracket \$ 800-2000 0 % \$ 450-1000 0 %
 j. Sales Demand Fair Poor
 k. Predicted Price Trend (next 6-12 months) Static Weak
 l. 1935 Rent Bracket \$ 10-22 % change \$ 6 % change
 m. 1937 Rent Bracket \$ 10-22 0 % \$ 6 0 %
 n. 1939 Rent Bracket \$ 10-22 0 % \$ 6 0 %
 o. Rental Demand Good Fair
 p. Predicted Rent Trend (next 6-12 months) Firm Static

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -
3/1/40

4. OVERHANG OF HOME PROPERTIES: a. HOLC 5 - \$21,900 b. Institutions 50

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 5 - \$6,100 b. Institutions 50

6. MORTGAGE FUNDS: Very limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 30.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 75% built up, with congested, old houses in very poor condition, some of which are in rows. A few of the streets are paved, but the majority are dirt surfaced, full of ruts and mudholes, and therefore unsightly. All streets are poorly lighted. No pride of home ownership is evident. From 15th to 20th Sts. between Ivy and Warwick Sts., there are a number of four-family frame flats in rows with no baths and only one toilet for the four families. These rent for \$6.00 per month for three rooms. This is the site for a proposed slum clearance project. The best part of the section is located around Marshall Ave. from 16th to 25th Streets. Here the majority are one-family houses of fair construction and well maintained. Their present market price would range from \$2500 to \$5000 and they are reported to be 80% owner occupied. There is a city dump and an incinerator to the east of Jefferson Ave. at 13th St. Business and industry surround the area. Schools, churches and neighborhood stores are considered convenient and transportation by both bus and street car is adequate. Jefferson Ave. is a principal thoroughfare to the Norfolk ferry and 25th St. to Elizabeth City County and Hampton, and traffic is hazardous.

(South End)

9. LOCATION Newport News SECURITY GRADE 4th AREA NO. D-27 DATE 12/39

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | 100 % | OTHER TYPE | % |
|---------------|---------------------------------------------|---------------------|----------|------------|----------|
| a. | Type and Size | 1-family, 4-6 rooms | | | |
| b. | Construction | Frame | | | |
| c. | Average Age | 25 years | | | |
| d. | Repair | Fair | | | |
| e. | Occupancy | 95% | | | |
| f. | Owner-occupied | 40% | | | |
| g. | 1935 Price Bracket | \$ 1000-3000 | % change | \$ | % change |
| h. | 1937 Price Bracket | \$ 1000-3000 | 0 % | \$ | % |
| i. | 1939 Price Bracket | \$ 1000-3000 | 0 % | \$ | % |
| j. | Sales Demand | Fair | | | |
| k. | Predicted Price Trend
(next 6-12 months) | Firm | | | |
| l. | 1935 Rent Bracket | \$ 14-25 | % change | \$ | % change |
| m. | 1937 Rent Bracket | \$ 14-25 | 0 % | \$ | % |
| n. | 1939 Rent Bracket | \$ 14-25 | 0 % | \$ | % |
| o. | Rental Demand | Good | | | |
| p. | Predicted Rent Trend
(next 6-12 months) | Firm | | | |

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (193 ⁹) \$ 30.50

This is a level Negro area approximately 80% built up. In general houses are poorly constructed and closely built. About 50% of the streets are dirt surfaced and in poor condition with few sidewalks and poorly lighted. Schools, churches and neighborhood stores are convenient. Transportation is adequate by both bus and street car. There is a cemetery adjacent to the southeast, beyond Salter's Creek. The land at this creek is low and inclined to be swampy. Very little pride of home ownership is evident, although the general appearance of the neighborhood as a whole is somewhat better than Area D-27.

9. LOCATION Newport News SECURITY GRADE 4th AREA NO. D-28 DATE 12/39

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | <u>PREDOMINATING</u> 100% | | <u>OTHER TYPE</u> _____% | |
|------------------------------------------------|-------------------------|---------------------------|--|--------------------------|----------|
| a. Type and Size | 1 Fam. 2 story, 5-7 Rms | | | | |
| b. Construction | Frame | | | | |
| c. Average Age | 25 years | | | | |
| d. Repair | Fair | | | | |
| e. Occupancy | 96% | | | | |
| f. Owner-occupied | 50% | | | | |
| g. 1935 Price Bracket | \$ 1250-2800 | % change | | \$ | % change |
| h. 1937 Price Bracket | \$ 1250-2800 | 0 % | | \$ | % |
| i. 1939 _____ Price Bracket | \$ 1250-2800 | 0 % | | \$ | % |
| j. Sales Demand | Fair | | | | |
| k. Predicted Price Trend
(next 6-12 months) | Firm | | | | |
| l. 1935 Rent Bracket | \$ 10 - 25 | % change | | \$ | % change |
| m. 1937 Rent Bracket | \$ 10- 25 | 0 % | | \$ | % |
| n. 1939 _____ Rent Bracket | \$ 10 - 25 | 0 % | | \$ | % |
| o. Rental Demand | Good | | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm to up | | | | |

- #### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 75% built up. Sparsely settled sections to the west in Elizabeth City County, but adjacent to the best residential section of Hampton (C43) to the east. There is a High School located at Jackson Street near Victoria Ave. Both of these streets are principal thoroughfares from Newport and there is a considerable amount of traffic. Large stadium and playground on Venable Ave. at the city line. The streets generally are well paved and have sidewalks, but are poorly lighted. Many of the houses are old and obsolete, and therefore difficult to sell. There is a good rental demand, however, and an upward trend is indicated for rental prices. Some pride of home ownership is evident throughout the area, and while it is fairly desirable, it is unworthy of better than third grade because of general age and obsolescence. Convenient to the downtown shopping district the center of which is at King and Queen Streets. There are a number of shell fishing establishments along the waterfront. Here, crab meat and other shell fish are cooked in large quantities and especially in damp weather this gives rise to objectionable odors which are noticeable throughout the city.

- 85

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | 100 % | OTHER TYPE | % |
|------------------------------------------------|-----------------------------|---------------|-------|------------|---|
| a. Type and Size | 1 fam. 2-3 story, 8-10 Rms. | | | | |
| b. Construction | Frame some brick | | | | |
| c. Average Age | 25 years | | | | |
| d. Repair | Good | | | | |
| e. Occupancy | 98% | | | | |
| f. Owner-occupied | 75% | | | | |
| g. 1935 Price Bracket | \$ 6,000-10,000 | % change | \$ | % change | |
| h. 1937 Price Bracket | \$ 6,000-10,000 | 0 % | \$ | % | |
| i. 1939 Price Bracket | \$ 6,000-10,000 | 0 % | \$ | % | |
| j. Sales Demand | Poor | | | | |
| k. Predicted Price Trend
(next 6-12 months) | Static | | | | |
| l. 1935 Rent Bracket | \$ 45 - 65 | % change | \$ | % change | |
| m. 1937 Rent Bracket | \$ 45 - 65 | 0 % | \$ | % | |
| n. 1939 Rent Bracket | \$ 45 - 65 | 0 % | \$ | % | |
| o. Rental Demand | Fair | | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm | | | | |

(next 6-12 months) Singles Built on

3. NEW CONSTRUCTION (past yr.) No. 5 Type 3 Price \$4500-6500 How Selling order

3/1/40

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 1 - \$4100 b. Institutions 0
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 1 - \$5000 b. Institutions 0
6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 27.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is the best residential section of Hampton, but there are no building restrictions. Practically all the houses are large and of obsolete type, difficult to sell. A level area approximately 100% built up. Many of the homes are attractively landscaped, with spacious lawns and gardens in good condition, evidencing pride of home ownership. The majority of the streets are wide and well paved, and most of them have sidewalks. Schools and churches are convenient, and adequate bus and street car transportation is available to Newport News. No neighborhood in Hampton is very far away from the downtown shopping district, the center of which is at King and Queen Streets. There are a number of shellfishing establishments along the waterfront. Here, crab meat and other shell fish are cooked in large quantities and especially in damp weather this gives rise to objectionable odors, which are noticeable throughout the city. Age and obsolescence preclude a good classification for this neighborhood and it has begun to decline in residential desirability.

9. LOCATION Hampton SECURITY GRADE ^{High}3rd AREA NO. C43 DATE Dec. '39
(South End) 86

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Decreasing Static Yes

b. Class and Occupation Clerks, Mechanics, Merchants, Laborers - \$1200-\$2500

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING <u>100 %</u>	OTHER TYPE <u> % </u>
--	----------------------------	---------------------------------

a. Type and Size 1 Fam. 2 sty 5-7 Rms.

b. Construction Frame

c. Average Age 25 Years

d. Repair Poor - fair

e. Occupancy 97%

f. Owner-occupied 50%

g. 1935 Price Bracket

<u>\$ 1500-3000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
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h. 1937 Price Bracket

<u>\$ 1500-3000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
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i. 1939 Price Bracket

<u>\$ 1500-3000</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
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j. Sales Demand Fair

k. Predicted Price Trend (next 6-12 months) Firm

l. 1935 Rent Bracket

<u>\$ 10 - 25</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
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m. 1937 Rent Bracket

<u>\$ 10 - 25</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
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n. 1939 Rent Bracket

<u>\$ 10 - 25</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
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o. Rental Demand Good

p. Predicted Rent Trend (next 6-12 months) Firm to up

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price Bungalows \$2500 Built on order
3/1/40

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 - \$1800 b. Institutions 15

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 0 b. Institutions 5

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939.) \$ 27.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area practically 100% built up. Mallory Ave. and Queen Street are principal thoroughfares. The waterfront except where occupied by the shell fishing industry, is desirable residentially but the houses are comparatively old and difficult to sell. The majority of the streets are hard surfaced and have sidewalks, but are poorly lighted. A number of the older structures have been rehabilitated and are in good rental demand. There are no building restrictions. Schools and churches are convenient and there is adequate bus and street car transportation to Newport News. No neighborhood in Hampton is very far away from the downtown shopping district, the center of which is at King and Queen Streets. There are a number of shellfishing establishments along the waterfront. Here, crab meat and other shellfish are cooked in large quantities, and especially in damp weather this gives rise to objectionable odors which are noticeable throughout the city. Residential desirability is definitely declining due to age and obsolescence.

9. LOCATION Hampton SECURITY GRADE 3rd AREA NO. C44 DATE Dec. '39
(East End)

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | PREDOMINATING | 100% | OTHER TYPE | % |
|------------------------------------------------|--------------------------|----------|------------|----------|
| a. Type and Size | 1 Fam. 1-2 sty. 5-7 Fms. | | | |
| b. Construction | Frame | | | |
| c. Average Age | 25 years | | | |
| d. Repair | Poor - fair | | | |
| e. Occupancy | 95% | | | |
| f. Owner-occupied | 35% | | | |
| g. 1935 Price Bracket | \$ 800 - 2,000 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 800 - 2,000 | 0 % | \$ | % |
| i. 1939 Price Bracket | \$ 800 - 2,000 | 0 % | \$ | % |
| j. Sales Demand | Fair | | | |
| k. Predicted Price Trend
(next 6-12 months) | Static | | | |
| l. 1935 Rent Bracket | \$ 8 - 16 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 8 - 16 | 0 % | \$ | % |
| n. 1939 Rent Bracket | \$ 8 - 16 | 0 % | \$ | % |
| o. Rental Demand | Good | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm | | | |

- ### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 75% built up. The construction is generally fair, but majority of the houses are in poor condition and do not evidence pride of home ownership. Majority of the streets are paved and have sidewalks, but are poorly lighted. Building lots are comparatively narrow (35 feet). There are no building restrictions. Schools and churches are convenient, and both bus and street car transportation to Newport News is adequate. Lincoln Street, West Queen Street, Mallory Ave. and Armistead Ave. are principal thoroughfares. No neighborhood in Hampton is very far from the downtown shopping district, the center of which is at King and Queen Streets. There are a number of shellfishing establishments along the waterfront. Here, crab meat and other shell fish are cooked in large quantities and especially in damp weather this gives rise to objectionable odors which are noticeable throughout the city. This is the poorest neighborhood in Hampton, houses the lowest income group and is generally old and obsolete.

9. LOCATION Hampton SECURITY GRADE 4th AREA NO. D30 DATE Dec. '39
(North End) 88

Security Map of Greater Norfolk, Va.Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing _____ Decreasing _____ Static _____ Yes
b. Class and Occupation Fisheries workers - labor - mechanics - Govt. workers at _____ Langley Field, etc.
c. Foreign Families Nil % Nationalities _____ - d. Negro 30 %
e. Shifting or Infiltration _____ None

- | 2. BUILDINGS: | | PREDOMINATING | 50 % | OTHER TYPE | 50 % |
|------------------------------------------------|----------------------|--------------------|-------------|------------|------|
| a. Type and Size | 1 Fam. 2 sty. 6 Rms. | Bungalows 4-6 Rms. | | | |
| b. Construction | Frame - some brick | Frame | | | |
| c. Average Age | 20 years | 10 years | | | |
| d. Repair | Fair | Fair | | | |
| e. Occupancy | 97% | 97% | | | |
| f. Owner-occupied | 40% | 50% | | | |
| g. 1935 Price Bracket | \$ 1800-3500 | % change | \$1250-2000 | % change | |
| h. 1937 Price Bracket | \$ 1800-3500 | 0 % | \$1250-2000 | 0 % | |
| i. 1939 Price Bracket | \$ 1800-3500 | 0 % | \$1250-2000 | 0 % | |
| j. Sales Demand | Fair | Fair | | | |
| k. Predicted Price Trend
(next 6-12 months) | Firm | Firm | | | |
| l. 1935 Rent Bracket | \$ 15 - 30 | % change | \$ 10-15 | % change | |
| m. 1937 Rent Bracket | \$ 15 - 30 | 0 % | \$ 10 - 15 | 0 % | |
| n. 1939 Rent Bracket | \$ 15 - 30 | 0 % | \$ 10 - 15 | 0 % | |
| o. Rental Demand | Fair | Fair | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm | Firm | | | |

3. NEW CONSTRUCTION (past yr.) No. 15 Type & Price \$3,000 How Selling order
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 5
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 6-\$14,500 b. Institutions 2
6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1939) \$ 27.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Phoebus is a typical country town of about 3000 population. The terrain is level and about 75% improved. Economic activity is primarily dependent on Langley Field and Fort Monroe. A National Disabled Soldiers' Home is located adjacent to the southwest. Construction generally is fair and the population stable. Mallory Street and County road are principal thoroughfares, although traffic is not hazardous. Few other streets are hard surfaced and all are poorly lighted. Some pride of home ownership evident in good maintenance of property, but there are few shade trees and no part of the town has residential charm or appeal. Shell fisheries are located along the waterfront, giving rise to obnoxious odors, especially in damp weather. There is a Fire Department and schools and churches are convenient. Adequate transportation by bus and street car. New construction is scattered, the surrounding area sparsely settled and largely devoted to farming. The Chesapeake and Ohio Railroad tracks bisect the town north and south. General age and obsolescence preclude a desirable classification.

9. LOCATION Phoebus SECURITY GRADE 3rd AREA NO. C45 DATE Dec. '39

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Yes Decreasing Static

b. Class and Occupation Business people, clerks, mechanics, \$2500-4000

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 60 % OTHER TYPE 40 %

a. Type and Size 1 Fam, 2 sty, 6-Rms. Bungalows, 5 Rms

b. Construction Frame - some brick Frame, some brick

c. Average Age 6 years 3 years

d. Repair Good Good

e. Occupancy 98% 98%

f. Owner-occupied 85% 85%

g. 1935 Price Bracket \$ 4000-6500 % change \$ - % change

h. 1937 Price Bracket \$ 4000-6500 % \$ 3500-4750 - %

i. 1939 Price Bracket \$ 4000-6500 % \$ 3500-4750 0 %

j. Sales Demand Good Good

k. Predicted Price Trend (next 6-12 months) Firm Firm

l. 1935 Rent Bracket \$ 30 - 55 % change \$ - % change

m. 1937 Rent Bracket \$ 30 - 55 0 % \$ 25 - 35 - %

n. 1939 Rent Bracket \$ 30 - 55 0 % \$ 25 - 35 - %

o. Rental Demand Good Good

p. Predicted Rent Trend (next 6-12 months) Firm Singles Firm

3. NEW CONSTRUCTION (past yr.) No. 200 Type & Price \$3500-6500 How Selling well

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 0

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 0 b. Institutions 0

6. MORTGAGE FUNDS: F H A 7. TOTAL TAX RATE PER \$1000 (1939) \$ 23.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is a level area approximately 60% developed. Streets are being improved and city facilities installed. Schools and churches are convenient and adequate transportation is afforded by both bus and street car. There is a considerable amount of traffic on Kecoughtan Road and Hampton Roads Boulevard, but comparatively little traffic through the area otherwise. Although deserving of the highest classification for residential desirability because of new construction activity and good demand, this area does not quite measure up to other first grade neighborhoods or to the new developments just outside the area of our survey, such as Warwick, Hilton Village and Brandon on the James River to the north of Newport News. A new apartment development, community shopping center and theater are located adjacent to the northwest corner. Waterfront property is the most desirable and there are some expensive houses along the shore, but at times obnoxious odors arise from the water, particularly at low tide, due to sewage disposal in Hampton Roads. New building is standard construction, set well back from the street on fifty-foot lots and modestly landscaped but only 50% of the houses have a central heating system installed.

Low

9. LOCATION Wythe Section & Indian River Park SECURITY GRADE 1 AREA NO. A 4 DATE Jan. '40
(Elizabeth City Co. Va.) 90

AREA DESCRIPTION

Security Map of Greater Norfolk, Va.

1. POPULATION: a. Increasing Slow Decreasing Static \$1500-
 b. Class and Occupation Business people-some executives - clerks - mechanics 5000
 c. Foreign Families 0 % Nationalities - d. Negro 0 %
 e. Shifting or Infiltration None

2. BUILDINGS:	PREDOMINATING	50 %	OTHER TYPE	50 %
a. Type and Size	1 Fam. 2 sty. 6-7 rms.		Bungalows - 5 Rms.	
b. Construction	Frame		Frame	
c. Average Age	20 years		10 years	
d. Repair	Good		Good	
e. Occupancy	98%		98%	
f. Owner-occupied	75%		75%	
g. 1935 Price Bracket	\$3500-5500	% change	\$3000-4750	% change
h. 1937 Price Bracket	\$3500-5500	0 %	\$3000-4750	0 %
i. 1940 Price Bracket	\$3500-5500	0 %	\$3000-4750	0 %
j. Sales Demand	Fair		Fair	
k. Predicted Price Trend (next 6-12 months)	Firm		Firm	
l. 1935 Rent Bracket	\$ 30 - 50	% change	\$ 25 - 35	% change
m. 1937 Rent Bracket	\$ 30 - 50	0 %	\$ 25 - 35	0 %
n. 1940 Rent Bracket	\$ 30 - 50	0 %	\$ 25 - 35	0 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Firm		Firm	

3. NEW CONSTRUCTION (past yr.) No. 50 Type & Price Singles \$3000-4750 How Selling Well

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 1 - \$16,100 b. Institutions 5

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$ 23.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA: A level area approximately 60% built up.

The neighborhood is desirable but older than the Wythe and Indian River park section (A4). The shore front is generally conceded to be more desirable and here some of the houses are in the \$25,000 class and upward. However, the water is not suitable for swimming and obnoxious odors at times arise from it, especially at low tide, due to sewerage disposal in Hampton Roads. Schools, churches and neighborhood stores are convenient. A majority of streets are hard surfaced and have sidewalks except in the easterly portion of the area, which is sparsely settled. All streets are poorly lighted. Adequate transportation is afforded by both bus and street car. Hampton Roads Boulevard and Kecoughtan Road are principal thoroughfares. There is a considerable amount of traffic on the latter, but there is comparatively little traffic through the area.

9. LOCATION Elizabeth City SECURITY GRADE 2nd AREA NO. B 15 DATE Jan. '40
County
(West End) 91

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | | PREDOMINATING | 100 % | OTHER TYPE | % |
|------------------------------------------------|------------------------------------|---------------|-------|------------|---|
| a. Type and Size | 1 Fam. bungalows & 2 sty. 5-6 Rms. | | | | |
| b. Construction | Frame | | | | |
| c. Average Age | 20 Years | | | | |
| d. Repair | Fair - good | | | | |
| e. Occupancy | 95% | | | | |
| f. Owner-occupied | 70% | | | | |
| g. 1935 Price Bracket | \$ 3500-5000 | % change | \$ | % change | |
| h. 1937 Price Bracket | \$ 3500-5000 | 0 % | \$ | % | |
| i. 1940 Price Bracket | \$ 3500-5000 | 0 % | \$ | % | |
| j. Sales Demand | Fair | | | | |
| k. Predicted Price Trend
(next 6-12 months) | Firm | | | | |
| l. 1935 Rent Bracket | \$ 25 - 40 | % change | \$ | % change | |
| m. 1937 Rent Bracket | \$ 25 - 40 | 0 % | \$ | % | |
| n. 1940 Rent Bracket | \$ 25 - 40 | 0 % | \$ | % | |
| o. Rental Demand | Good | | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm | | | | |
- Singles

3. NEW CONSTRUCTION (past yr.) No. 25 Type & Price \$3500-5000 How Selling Well

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions 5
5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC. 0 b. Institutions 3
6. MORTGAGE FUNDS: Ample (FHA) 7. TOTAL TAX RATE PER \$1000 (1939) \$23.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 30% developed, but subject to potential development as an extension of adjacent Area A4, in which residential construction is very active. Kecoughtan Road and LaSalle Ave. are principal thoroughfares, and while there is a considerable amount of traffic on these streets, there is very little traffic through the area otherwise. The houses are set back from the street, and lawns and shrubbery are maintained in good condition, evidencing pride of home ownership. Schools, churches and neighborhood stores are convenient. Adequate transportation is afforded by both bus and street car. The few streets now in existence, other than the thoroughfares, are in fair condition but without sidewalks and poorly lighted. In general age and obsolescence preclude a higher classification but the neighborhood is still desirable.

9. LOCATION Elizabeth City SECURITY GRADE 2nd AREA NO. B 16 DATE Jan. '40
County
(East End) 92

Security Map of Greater Norfolk, Va.

Security Map of Greater Norfolk, Va.

- | 2. BUILDINGS: | PREDOMINATING | 60 % | OTHER TYPE | 40 % |
|------------------------------------------------|--------------------|----------|------------------|----------|
| a. Type and Size | 1 Fam. mixed types | | Bungalows 5 Rms. | |
| b. Construction | Frame | | Frame | |
| c. Average Age | 20 years | | 12 years | |
| d. Repair | Fair - good | | Fair - good | |
| e. Occupancy | 98% | | 98% | |
| f. Owner-occupied | 60% | | 50% | |
| g. 1935 Price Bracket | \$ 2500 - 4500 | % change | \$ 2750 - 3500 | % change |
| h. 1937 Price Bracket | \$ 2500 - 4500 | 0 % | \$ 2750 - 3500 | 0 % |
| i. 1940 Price Bracket | \$ 2500 - 4500 | 0 % | \$ 2750 - 3500 | 0 % |
| j. Sales Demand | Fair | | Good | |
| k. Predicted Price Trend
(next 6-12 months) | Firm | | Firm | |
| l. 1935 Rent Bracket | \$ 25 - 35 | % change | \$ 25 - 35 | % change |
| m. 1937 Rent Bracket | \$ 25 - 35 | 0 % | \$ 25 - 35 | 0 % |
| n. 1940 Rent Bracket | \$ 25 - 35 | 0 % | \$ 25 - 35 | 0 % |
| o. Rental Demand | Good | | Good | |
| p. Predicted Rent Trend
(next 6-12 months) | Firm | | Firm | |

- ## 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

9. LOCATION Central Section SECURITY GRADE 3rd AREA NO. C 40 DATE Jan. '40
(Elizabeth City County) 93

AREA DESCRIPTION

Security Map of Greater Norfolk

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes

b. Class and Occupation Clerks - mechanics - merchants - \$1200-2500

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS: PREDOMINATING 60 % OTHER TYPE 40 %

a. Type and Size Bungalows - 5 Rms. 1 Fam. 2-story, 5-6 Rms

b. Construction Frame Frame

c. Average Age 20 years 25 years

d. Repair Fair - good Fair - good

e. Occupancy 98% 98%

f. Owner-occupied 50% 50%

g. 1935 Price Bracket \$ 1250 - 2500 % change \$1500 - 3000 % change

h. 1937 Price Bracket \$ 1250 - 2500 0 % \$1500 - 3000 0 %

i. 1940 Price Bracket \$ 1250 - 2500 0 % \$1500 - 3000 0 %

j. Sales Demand Fair Fair

k. Predicted Price Trend (next 6-12 months) Firm Firm

l. 1935 Rent Bracket \$ 15 - 22.50 % change \$20 - 27.50 % change

m. 1937 Rent Bracket \$ 15 - 22.50 0 % \$20 - 27.50 0 %

n. 1940 Rent Bracket \$ 15 - 22.50 0 % \$20 - 27.50 0 %

o. Rental Demand Good Good

p. Predicted Rent Trend (next 6-12 months) Firm Firm

3. NEW CONSTRUCTION (past yr.) No. 10 Type & Price Singles \$2500-3750 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 5

5. SALE OF HOME PROPERTIES (.4 yr.) a. HOLC 0 b. Institutions 2

6. MORTGAGE FUNDS: FHA 7. TOTAL TAX RATE PER \$1000 (193.9) \$ 23.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 50% built up. A majority of the houses are small and of fair construction but without a central heating plant. The general character of the area is rural. Some streets, including the thoroughfares, are hard surfaced but without sidewalks and poorly lighted. County Road and Venable Ave. are main thoroughfares. Schools, churches and neighborhood stores are considered convenient. Adequate transportation is afforded by both bus and street car. Residential desirability is declining because of age and obsolescence and the neighborhood lacks charm and appeal.

9. LOCATION Elizabeth City SECURITY GRADE 3rd AREA NO. 041 DATE Jan '40
County
(North East) 94

AREA DESCRIPTION

Security Map of Greater Norfolk

1. POPULATION: a. Increasing Decreasing Static Yes
 b. Class and Occupation Laborers - domestics - farmers - \$800
 c. Foreign Families 0 % Nationalities - d. Negro 100 %
 e. Shifting or Infiltration None

2. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%
a. Type and Size	<u>Mixed types - 4-7 Rms.</u>			
b. Construction	<u>Frame</u>			
c. Average Age	<u>25 Years</u>			
d. Repair	<u>Poor</u>			
e. Occupancy	<u>95%</u>			
f. Owner-occupied	<u>25%</u>			
g. 1935 Price Bracket	<u>\$ 800 - 2500</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 800 - 2500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
i. 1940 Price Bracket	<u>\$ 800 - 2500</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Poor</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ 8 - 20</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 8 - 20</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
n. 1940 Rent Bracket	<u>\$ 8 - 20</u>	<u>0 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Fair</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Firm</u>			

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price - How Selling -
3/1/40

4. OVERHANG OF HOME PROPERTIES: a. HOLC 3 - \$6,300 b. Institutions 10

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 1 - \$1,700 b. Institutions 5

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1939) \$ 23.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

A level area approximately 30% built up. Generally rural in character and surrounded by farm lands on the north. The houses are of mixed types, but the majority are small. There are a few large, obsolete structures. Most of the streets are dirt surfaced and in poor condition. Streets are poorly lighted. No pride of home ownership is evident. There is a negro school and church in the area and shopping facilities are considered convenient. County Road is the principal thoroughfare and traffic is hazardous, but there is very little traffic through the area otherwise. The Chesapeake and Ohio Railroad tracks are adjacent to the north. Adequate transportation is afforded by bus on County Road, and by street car on Venable Avenue. A heterogeneous neighborhood housing low income groups of negroes, the general aspect of the area is poor and undesirable..

9. LOCATION Garden City SECURITY GRADE 4 AREA NO. D-29 DATE Jan '40
(Elizabeth City) 95

AREA DESCRIPTION

Security Map of Greater Norfolk

1. POPULATION: a. Increasing Yes Decreasing Static

b. Class and Occupation Executives - business men - professional - clerks

c. Foreign Families 0 % Nationalities - d. Negro 0 %

e. Shifting or Infiltration None

2. BUILDINGS:

	<u>PREDOMINATING</u>	<u>100 %</u>	<u>OTHER TYPE</u>	<u>%</u>
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a. Type and Size 1 Fam. 5-7 Rms.

b. Construction 2 sty brick and frame

c. Average Age 8 years

d. Repair Good

e. Occupancy 95%

f. Owner-occupied 85%

g. 1935 Price Bracket \$ 4500 - 10,000 % change \$ % change

h. 1937 Price Bracket \$ 4750 - 10,000 + 2% \$ %

i. 1939 Price Bracket \$ 5000 - 10,000 + 2% \$ %

j. Sales Demand Good

k. Predicted Price Trend (next 6-12 months) Firm

l. 1935 Rent Bracket \$ 35 - 80 % change \$ % change

m. 1937 Rent Bracket \$ 40 - 85 + 9 % \$ %

n. 1939 Rent Bracket \$ 45 - 85 + 4 % \$ %

o. Rental Demand Good

p. Predicted Rent Trend (next 6-12 months) Firm

3. NEW CONSTRUCTION (past yr.) No. 100 Type & Price 1 Fam. 6500-10,000 How Selling Well

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions -

5. SALE OF HOME PROPERTIES (4 yr.) a. HOLC 3 - \$10,600 b. Institutions -

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1939) \$26.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA: An area approximately $\frac{1}{2}$ mile wide extending for about 10 miles along the James River, northwestward from Newport News and including such communities and new developments as Rivermont, Hilton Village, Brandon-on-the James, Museum Park, Warwick-on-the-James, and Morrison. Since the security area map was limited in size, only Rivermont and a section of Hilton are shown on the map. Hilton Village was developed during the World War by the U.S. Housing Corporation and was later sold in one trade to the Newport News Shipbuilding and Dry Dock Company who subsequently marketed this group of about 200 small homes, to individual owners. This particular group of homes in Hilton Village would probably now fall in the \$3500-\$4500 class and while because of age they would not classify as first grade, they have been beneficially influenced by good maintenance, pride of ownership, and character of the surrounding developments. The newer construction is sound, well planned, and has attracted a good middle and upper middle class of people. Morrison is also an established community. Other developments mentioned are of more recent origin. The construction is sound, well planned and attractive. The terrain is slightly rolling in some places but generally level. Brick and frame houses are well spaced and some are on very large lots. There is no important concentration of new houses in one place but construction is preceding slowly throughout the area and it is attracting the executives and business men of Newport News. On the whole this is an area occupied by people in a higher income group than those now being attracted to the Wythe and Indian River Section of Elizabeth City County (Area A4)

9. LOCATION Warwick County SECURITY GRADE 1st AREA NO. A 5 DATE Jan. '40