

ASHVILLE, NORTH CAROLINA

Subject:

- I Explanation.
- II Security Area Descriptions - listed alphabetically and numerically.

Prepared by:

Division of Research and Statistics  
With cooperation of the  
Appraisal Department,

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#### EXPLANATION

The purpose of the Residential Security Map is to graphically reflect the trend of desirability in neighborhoods from a residential view-point. Four classifications are used as indicated by the legend, namely: A (First Grade), B (Second Grade), C (Third Grade), and D (Fourth Grade), with Green, Blue, Yellow and Red colors respectively. In establishing the grade of an area, such factors as these are considered: Intensity of the sale and rental demand; percentage of home ownership; age and type of buildings; economic stability of area; social status of the population; sufficiency of public utilities; accessibility of schools, churches and business centers; transportation methods; topography of the area; and the restrictions set up to protect the neighborhood. The price level of the homes is not the guiding factor.

The First Grade or A areas are "hot spots"; they are not yet fully built up. In nearly all instances they are the new well planned sections of the city, and almost synonymous with the areas where good mortgage lenders with available funds are willing to make their maximum loans to be amortized over a 10-15 year period - perhaps up to 75-80% of the appraisal. They are homogeneous; in demand as residential locations in "good times" or "bad"; hence on the up grade. The Second Grade or B areas, as a rule, are completely developed. They are like a 1935 automobile - still good, but not what the people are buying who can afford new ones. They are the neighborhoods where good mortgage lenders will have a tendency to hold loan commitments 10-15% under the limit. The Third Grade or C areas are characterized by age, obsolescence, and change of style; expiring restrictions or lack of them; infiltration of a lower grade population; the presence or influences which increase sales resistance, such as inadequate transportation, insufficient utilities, perhaps heavy tax burdens, poor maintenance of homes, etc. "Jerry" built areas are included, as well as neighborhoods lacking homogeneity. Generally, these areas have reached the transition period. Good mortgage lenders are more conservative in the Third Grade or C areas and hold loan commitments under the lending ratio for the A and B areas. The Fourth Grade or D areas represent those neighborhoods in which the things that are now taking place in the C neighborhoods



have already happened. They are characterized by detrimental influences in a pronounced degree, undesirable population or an infiltration of it, low percentage of home ownership, very poor maintenance, and often vandalism prevail. Unstable incomes of the people and difficult collections are usually prevalent. The areas are broader than the so-called slum districts. Some mortgage lenders may refuse to make loans in these neighborhoods and others will lend only on a conservative basis.

These maps and descriptions have been carefully checked with competent local real estate brokers and mortgage lenders, and we believe they represent a fair and composite opinion of the best qualified local people. In using them we do not mean to imply that good mortgages do not exist or cannot be made in the C and D areas, but we do think they should be made and serviced on a different basis than the A and B areas.

The area descriptions are arranged alphabetically according to the code letter and numerically.

The following local persons collaborated with the field agent in the preparation of this map and the area descriptions:

William Colemen	Loan Service Field Representative of HOLC and former real estate broker in Asheville
Hugh Hall	Fee Property Appraiser, HOLC, and former real estate broker in Asheville
J. A. Carroll	Former HOLC District Appraiser and present HOLC Contract Sales and Management Broker
William G. Adams	Real Estate Broker and Property Appraiser
J. C. Dillard	Real Estate Broker and Loan Correspondent for Prudential Insurance Company of America
J. T. Bledsoe	Bledsoe Realty Company, Real Estate Brokers
R. F. Booth	Realtor
E. S. Sumner	Realtor

NOTE: A Street index will be found on the border of the map.



## AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE A AREA NO. 1
2. DESCRIPTION OF TERRAIN. Mountainous
3. FAVORABLE INFLUENCES. All city conveniences - Golf Course - Mountain View - Swimming Pool - Lakes - Adequate Bus Transportation. Originally highly restricted.
4. DETRIMENTAL INFLUENCES. About 85% undeveloped and several hundred vacant lots as well as adjoining acreage, golf course, lake and swimming pool are owned by holding company for defunct mortgage company which acquired property by foreclosure. Sales program on vacant lots now getting under way but considerable speculation as to restrictions.
5. INHABITANTS: Executives and business which will appear under the new program.  
 a. Type men and Professionals men; b. Estimated annual family income \$ 4000 upward  
 c. Foreign-born None, %; d. Negro None (Yes or No); %  
 e. Infiltration of None; f. Relief families None  
 g. Population is increasing Slowly; decreasing \_\_\_\_\_; static.
6. BUILDINGS:  
 a. Type or types large Singles; b. Type of construction Brick-Stone-Masonry  
 c. Average age 10 years; d. Repair Good
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$6,000 - 35,000	\$17,500	100%	\$50 - 150	\$75	100%
1933 low	5,000 - 20,000	12,500	67%	35 - 100	60	80%
current	6,000 - 25,000	3,000	85%	50 - 100	75	100%

  
Peak sale values occurred in 1929 and were 130 % of the 1929 level.  
Peak rental values occurred in 1929 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 15%; b. Dwelling units 100%; c. Home owners 50 %
9. SALES DEMAND: a. Good; b. \$15,000 singles; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. \$75 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \$15,000 singles; b. Amount last year Substantial - about 30
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Problematrical - If restrictions are enforced as originally set out, trend of desirability will be upward.
14. CLARIFYING REMARKS: Information is that holding company has offered lake to city free, subject to conditions that city would maintain water at certain level in lake, etc., but offer has been withdrawn. Abandonment of lake or its destruction will seriously affect values and desirability of this area. The opinion was expressed that abandonment of lake would affect desirability of section and cause values to decline and likewise would lower tax assessments and for this reason lake would be maintained even though it was necessary for city to take it over.
15. Information for this form was obtained from Mr. Coleman, Long Service Field Representative, and Hugh G. Hall, NCDC, Tax Property Appraiser.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE A AREA NO. 2
2. DESCRIPTION OF TERRAIN. Rolling and Mountainous
3. FAVORABLE INFLUENCES. Adjoins Asheville Country Club & Golf Course - Grove Park Inn, famous as one of the leading resort hotels in the country - Magnificent mountain view - Schools in area - adequate transportation - all city conveniences. Parkways in middle of streets and cross plots on sidewalks maintained by "Grove Park" Park Commission with property owners assessed 10¢ per front foot for this maintenance. Recognized as the most ideal spot around Asheville for the average business or professional man to reside.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS: Business Executives - Professional men and Capitalists; a. Type Professional men and Capitalists; b. Estimated annual family income \$ 6000 upward; c. Foreign-born None, %; d. Negro None; (Yes or No); e. Infiltration of None; f. Relief families None; g. Population is increasing Slowly in Northern part; decreasing part; static.
6. BUILDINGS: Large singles - a few higher-priced apartments and duplexes. a. Type or types price apartments; b. Type of construction Brick; c. Average age 15 years; d. Repair Good
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINANT	%	RANGE	PREDOMINANT	%
1929 level	\$7500 - 50,000	\$17,500	100%	\$45 - 200	\$100	100%
1933 low	6500 - 35,000	12,500	57%	40 - 150	60	60%
current	6500 - 35,000	15,000	85%	45 - 150	75	75%

Peak sale values occurred in 1926 and were 130 % of the 1929 level.  
Peak rental values occurred in 1926 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 75%; b. Dwelling units 100%; c. Home owners 85 %
9. SALES DEMAND: a. Good; b. \$15,000 Singles; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. \$75 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types \$15,000 Singles; b. Amount last year Substantial - about 20
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward in Northern Section
14. CLARIFYING REMARKS: Southern part of area South and East of Golf Links is known as "Grove Park" and is about 90% built up with beautiful expensive homes predominating. This part of the area is the older part but is still "tops". The part of the area West of the Golf Links and Kimberly Avenue contains the lower priced properties. All new construction is in that part of the area lying North of the Golf Links, this being the part more recently developed.
15. Information for this form was obtained from Wm. Coleman, Loan Service Field Representative, and Rush C. Hall, HOLC Fee Property Appraiser.



**AREA DESCRIPTION**

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

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Highly restricted residential area and restrictions strongly enforced. All city conveniences except gas. Private country club with golf course located in area. All residences are in higher-priced class. Private bus transportation.

4. DETRIMENTAL INFLUENCES. None except the fact that the western side of Hendersonville Road is not restricted and there are small stores and tourist cabins located on that side, which adversely affects properties fronting on Western side of road.

5. INHABITANTS: Business Executives - Professional  
 a. Type men - Capitalists; b. Estimated annual family income \$ 5,000 upward  
 c. Foreign-born None, %; d. Negro None; %  
 (Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families None  
 g. Population is increasing Slowly; decreasing           ; static.  
 h. Age distribution           ; median age           ; average age           

6. BUILDINGS:  
 a. Type or types Large single family; b. Type of construction Brick - Stone - Stucco;  
 c. Average age 10 years; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$7500 - 75,000</u>	<u>\$25,000</u>	<u>100%</u>	<u>\$50 - 250</u>	<u>\$200</u>	<u>100%</u>
1933 low	<u>6000 - 75,000</u>	<u>\$0,000</u>	<u>No</u>	<u>40 - 250</u>	<u>150</u>	<u>75%</u>
current	<u>7500 - 75,000</u>	<u>25,000</u>	<u>100</u>	<u>50 - 250</u>	<u>125</u>	<u>87</u>

Peak sale values occurred in 1925 and were 130 % of the 1929 level.  
Peak rental values occurred in 1925 and were 130 % of the 1929 level.

8. OCCUPANCY: a. Land 10 %; b. Dwelling units 100 %; c. Home owners 95 %

9. SALES DEMAND: a. Good; b. \$25,000 Singles; c. Activity is Good

10. RENTAL DEMAND: a. Good; b. All types; c. Activity is Good

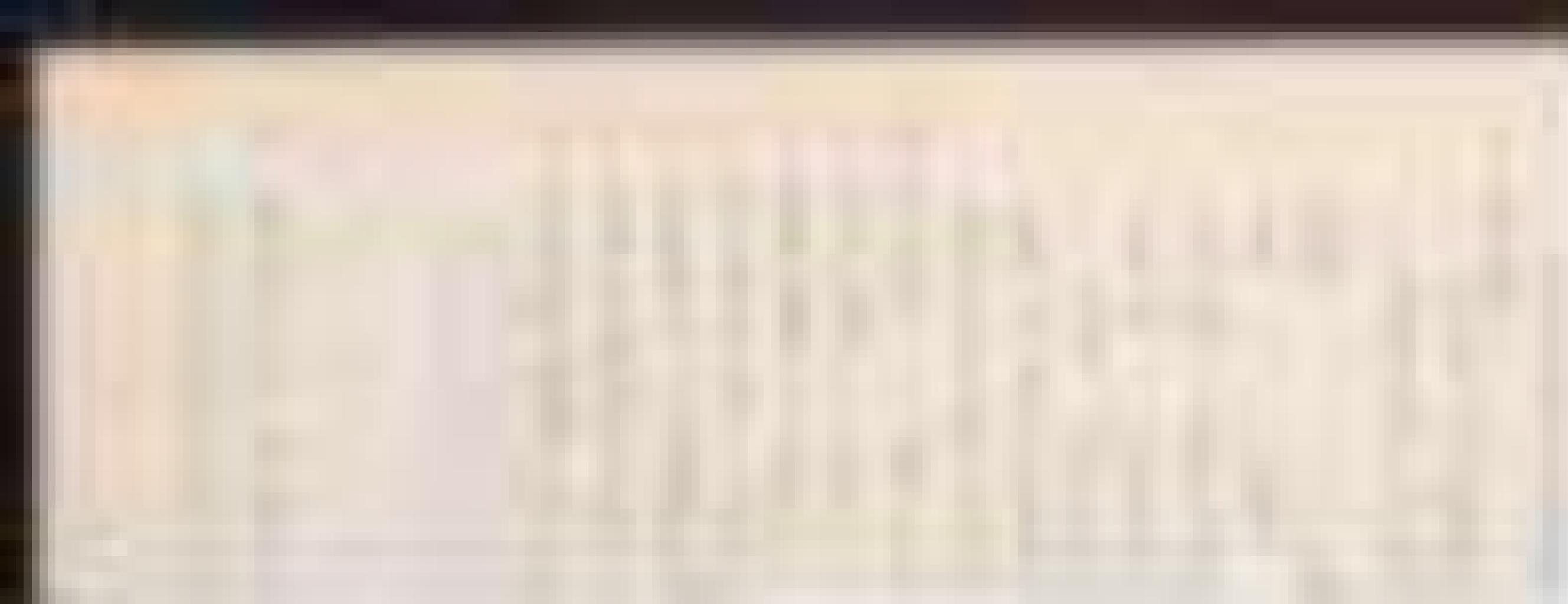
11. NEW CONSTRUCTION: a. Types \$20,000 Singles; b. Amount last year Substantial - about 20

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

14. CLARIFYING REMARKS: That part of the area lying along Hendersonville Road, White Oak Road and Buena Vista Road contains the lower priced properties. The remainder of this area contains nothing but higher priced properties. It is an exclusive development joined on the North, East and South by the Biltmore Estate, former home of George W. Vanderbilt, deceased, containing 12,000 acres and the famous Biltmore House.

15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative and Hugh C. Hall, FOLC Property Appraiser.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE B AREA NO. 1
2. DESCRIPTION OF TERRAIN. Rolling.
3. FAVORABLE INFLUENCES. All city conveniences, adequate transportation close to community business center - schools - churches. Only short distance to Beaver Lake Swimming Pool and Golf Course.
4. DETRIMENTAL INFLUENCES. Encroachment of tourist homes along Merriman Avenue, which is just East of the area.
5. INHABITANTS: Professional men - Clerical  
 a. Type Business men; b. Estimated annual family income \$ 2400 - 4000  
 c. Foreign-born None; %; d. Negro None; %  
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None  
 g. Population is increasing       ; decreasing       ; static. yes
6. BUILDINGS: Small singles  
 a. Type or types Few duplexes; b. Type of construction Brick Veneer - Frame  
 c. Average age 12 years; d. Repair Good
7. HISTORY: 

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%	
1929 level	\$5000 - 20,000	\$9000	100%	\$35 - 100	\$50	100%	
1933 low	4000 - 12,000	6000	67%	25 - 50	40	80%	
current	4000 - 12,500	7500	83%	35 - 75	45	90%	

  
Peak sale values occurred in 1926 and were 130 % of the 1929 level.  
Peak rental values occurred in 1926 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 75%; b. Dwelling units 100%; c. Home owners 50 %
9. SALES DEMAND: a. Good; b. 27500 singles; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. \$45 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: That part North of Edgewood is best part of area
15. Information for this form was obtained from Wm. Coleman, Loan Service Field Representative  
and Bush C. Hall, NCOL Tax Property Appraiser.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE B AREA NO. 2
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. All city conveniences - adequate transportation - close to schools - churches and main business section.
4. DETRIMENTAL INFLUENCES. On eastern side of area, (which is the foot of Sunset Mountain) are some obsolete tubercular sanitariums. However, these buildings are gradually being razed and it will only be a short time until all are removed.
5. INHABITANTS: business men-professional men  
 a. Type Clerks; b. Estimated annual family income \$ 1200 up  
 c. Foreign-born Some, %; d. Negro None; %;  
(Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families None;  
 g. Population is increasing       ; decreasing       ; static. yes
6. BUILDINGS: small singles- some apartments  
 a. Type or types and duplexes; b. Type of construction Frame  
 c. Average age 25 years; d. Repair Fair
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$3500 - 10,000</u>	<u>26500</u>	<u>100%</u>	<u>\$30 - 75</u>	<u>450</u>	<u>100%</u>
1933 low	<u>2500 - 8000</u>	<u>4500</u>	<u>69%</u>	<u>20 - 50</u>	<u>35</u>	<u>70%</u>
current	<u>\$600 - 10,000</u>	<u>5500</u>	<u>85%</u>	<u>\$30 - 75</u>	<u>45</u>	<u>90%</u>

Peak sale values occurred in 1929 and were 130 % of the 1929 level.  
Peak rental values occurred in 1925 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 55%; b. Dwelling units 100%; c. Home owners 50%;
9. SALES DEMAND: a. Fair; b. 36000 Singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. 345 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Able; b. Home building Able
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward
14. CLARIFYING REMARKS: Area not restricted - general in type of property and development.  
Good, bad and indifferent houses all over area.
15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative  
and Ruth G. Hall, Building Property Appraiser.



## AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE B AREA NO. 3
2. DESCRIPTION OF TERRAIN. Rolling to hilly
3. FAVORABLE INFLUENCES. Close to center of city - all city conveniences - adequate transportation - Parking area.
4. DETRIMENTAL INFLUENCES. Age of properties - surroundings - Hospital in Area.
5. INHABITANTS: Business men - Executives -  
 a. Type Professional men; b. Estimated annual family income \$ 2000 upward  
 c. Foreign-born None; %; d. Negro None; %  
(Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families None  
 g. Population is increasing       ; decreasing       ; static. yes
6. BUILDINGS: Large and small  
 a. Type or types singles; b. Type of construction Frame - Brick  
 c. Average age 25 years; d. Repair Good
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$3500 - 17,500	\$7500	100%	\$30 - 65	\$45	100%
1933 low	3000 - 12,500	5000	66	20 - 45	35	77
current	3000 - 18,500	\$6000	80	30 - 55	40	88

Peak sale values occurred in 1929 and were 130 % of the 1929 level.  
Peak rental values occurred in 1926 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 85%; b. Dwelling units 100%; c. Home owners 55%;
9. SALES DEMAND: a. Fair; b. \$5000 Singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$40 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward
14. CLARIFYING REMARKS: Montford Avenue at one time was one of the best residential streets in the city and there are many large, beautiful homes occupied by very substantial citizens. Pearson Drive also has many large, expensive homes. The trend, however, is not in this direction and while the area is still a very desirable place in which to live, the increasing age of the properties and encroachment into immediate adjoining areas of lower income group will eventually have a detrimental effect in this area.
15. Information for this form was obtained from Mr. Coleman, Loss Service Field Representative  
and Hugh C. Hall, NCDC Fee Property Appraiser.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE 3 AREA NO. 4
2. DESCRIPTION OF TERRAIN. Rolling and Mountainous
3. FAVORABLE INFLUENCES. All city conveniences - close to schools, churches and business center. Adequate transportation.
4. DETRIMENTAL INFLUENCES. Negro settlement in area - Sanitarium for those suffering nervous ailment, located on Caledonia Road (formerly Kenilworth Inn). Smoke from railroad.
5. INHABITANTS: Professional men - Business  
 a. Type men - Clerical - Railroad employees; b. Estimated annual family income \$ 1500 up  
 c. Foreign-born None; %; d. Negro None; %;  
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing slowly; decreasing \_\_\_\_\_; static.
6. BUILDINGS:  
 a. Type or types large and small singles; b. Type of construction brick veneer & frame;  
 c. Average age 30 years; d. Repair Good
7. HISTORY: 

SALE VALUES			RENTAL VALUES			
YEAR	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$4000 - 35,000	\$25,000	100%	\$35 - 100	\$50	100%
1933 low	3000 - 15,000	5,000	58	15 - 40	30	50
current	4000 - 15,000	6,000	70	30 - 60	45	75

  
Peak sale values occurred in 1926 and were 130 % of the 1929 level.  
Peak rental values occurred in 1926 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 50%; b. Dwelling units 100%; c. Home owners 30 %
9. SALES DEMAND: a. Fair; b. 66000 Singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. 245 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Small singles; b. Amount last year Indifferent
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Able; b. Home building Able
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Northern part upward - Southern part static to downward.
14. CLARIFYING REMARKS: Southern part of this area is known as "Old Kenilworth" and is about 30% developed. Northern part is known as Kenilworth addition and Fountainton and is only about 10% developed. Central Western portion is known as Forest Hills.
15. Information for this form was obtained from Wm. Colman, Loan Service Field Representative and Hugh C. Bell, NCOLC, Property Appraiser.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE B AREA NO. 5
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. High School in area - All city conveniences - Adequate transportation.
4. DETRIMENTAL INFLUENCES. Surrounded by cheap construction - area about 90% developed.
5. INHABITANTS:  
 a. Type Railroad Employees-clerks; b. Estimated annual family income \$1500 - 3000  
 c. Foreign-born None; %; d. Negro None; %  
(Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families None  
 g. Population is increasing       ; decreasing       ; static. yes
6. BUILDINGS:  
 a. Type or types Small singles; b. Type of construction Porous & Poorly made  
 c. Average age 10 years; d. Repair Good
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$4500 - \$5000	\$6000	100%	\$35 - \$50	\$45	100%
1933 low	\$3500 - \$5000	\$4500	75	\$25 - \$40	\$30	65
current	\$4000 - \$8000	\$5000	83	\$30 - \$50	\$35	72

  
Peak sale values occurred in 1926 and were 130 % of the 1929 level.  
Peak rental values occurred in 1926 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 90%; b. Dwelling units 100%; c. Home owners 75 %
9. SALES DEMAND: a. Good; b. \$5000 singles; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. \$35 Singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: This is a fairly uniform section, small but decidedly superior to the surrounding areas.
15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative and Hugh C. Hall, NCOL Fee Property Appraiser.



AREA DESCRIPTION

1. NAME OF CITY Ashville, N. C. SECURITY GRADE 3 AREA NO. 6
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. All city conveniences - Restricted residential section - adequate transportation close by - not far distant to schools, churches and business center.
4. DETRIMENTAL INFLUENCES. Nothing particular.
5. INHABITANTS: Business Men - Professional Men  
 a. Type Clerks - Railroad men.; b. Estimated annual family income \$ 2000 - 4000  
 c. Foreign-born None; %; d. Negro None; %  
(Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families None  
 g. Population is increasing       ; decreasing       ; static. yes
6. BUILDINGS: Small singles and some  
 a. Type or types apartments; b. Type of construction Frame & brick veneer  
 c. Average age 12 years; d. Repair Good
7. HISTORY: 

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOM-INATING	%	RANGE	PREDOM-INATING	%	
1929 level	\$4500 - 10,000	26500	100%	\$40 - 65	250	100%	
1933 low	3500 - 6500	4500	69	30 - 50	40	80	
current	4000 - 7500	6000	92	35 - 50	40	80	

  
Peak sale values occurred in 1926 and were 130 % of the 1929 level.  
Peak rental values occurred in 1926 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 90%; b. Dwelling units 100%; c. Home owners 70%
9. SALES DEMAND: a. Good; b. 26000 singles; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. \$40 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: This is a small section of uniform construction, much better than the surrounding areas.
15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative,  
and Hugh C. Hall, NCIC Fee Property Appraiser.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE B AREA NO. 2
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. All city conveniences - Restricted residential section - Adequate transportation - close to schools, churches and business center.
4. DETRIMENTAL INFLUENCES. Some distance to main business section - approach from East not good.
5. INHABITANTS: Executives of Enka Corporation  
a. Type Some business and professional; b. Estimated annual family income \$ 2000 - 7500  
men.  
c. Foreign-born None; %; d. Negro None; %  
(Nationality) (Yes or No)  
e. Infiltration of None; f. Relief families None  
g. Population is increasing Slowly; decreasing \_\_\_\_\_; static.
6. BUILDINGS: Small and large  
a. Type or types singles; b. Type of construction Frame & Brick veneer  
c. Average age 12 years; d. Repair Good
7. HISTORY: 

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%	
1929 level	\$4500 - 15,000	\$7500	100%	\$40 - 75	\$55	100%	
1933 low	4000 - 10,000	6000	80	30 - 55	45	81	
current	4500 - 10,000	6500	85	35 - 60	45	81	

  
Peak sale values occurred in 1926 and were 150 % of the 1929 level.  
Peak rental values occurred in 1926 and were 150 % of the 1929 level.
8. OCCUPANCY: a. Land 65 %; b. Dwelling units 100 %; c. Home owners 80 %
9. SALES DEMAND: a. Good; b. 16000 Singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. 45 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Small singles; b. Amount last year Fair - about 6
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Amenable; b. Home building Amenable
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to upward
14. CLARIFYING REMARKS: Along Heywood Road are several higher priced residences, and in other part of area construction is fairly uniform.
15. Information for this form was obtained from Wm. Coleman, Loan Service Field Representative  
and Hugh C. Hall, NCIO Tax Property Appraiser.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE B AREA NO. 8
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Adjoining Golf Course - near Asheville School for Boys - All city conveniences except gas - Highly restricted subdivision.
4. DETRIMENTAL INFLUENCES. Holding Company for defunct mortgage company owns most vacant lots and adjoining acreage and possibility of future development not being in line with present type of properties. Somewhat isolated distance to schools and main business section. Inadequate transportation. Tourist camp on Haywood Road near Northwest corner of area.
5. INHABITANTS:
- a. Type Business Executives; b. Estimated annual family income \$4000 - 15,000
  - c. Foreign-born None; %; d. Negro None; %; (Yes or No)
  - e. Infiltration of None; f. Relief families None;
  - g. Population is increasing       ; decreasing       ; static. yes
6. BUILDINGS:
- a. Type or types Large singles; b. Type of construction Frame & Brick veneer;
  - c. Average age 12 years; d. Repair Good
7. HISTORY:
- | YEAR       | SALE VALUES            |                 |             | RENTAL VALUES         |                             |             |
|------------|------------------------|-----------------|-------------|-----------------------|-----------------------------|-------------|
|            | RANGE                  | PREDOMINATING   | %           | RANGE                 | PREDOMINATING               | %           |
| 1929 level | <u>\$9000 - 20,000</u> | <u>\$12,500</u> | <u>100%</u> | <u>Nothing rented</u> | <u>                    </u> | <u>100%</u> |
| 1933 low   | <u>7000 - 12,000</u>   | <u>9,000</u>    | <u>72</u>   | " "                   | " "                         | " "         |
| current    | <u>9000 - 17,500</u>   | <u>11,000</u>   | <u>68</u>   | " "                   | " "                         | " "         |
- Peak sale values occurred in 1929 and were 130 % of the 1929 level.  
Peak rental values occurred in 1929 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 5%; b. Dwelling units 100%; c. Home owners 100%; Nothing for sale except
9. SALES DEMAND: a. None; b. Recent lots and no; c. Activity is None
10. RENTAL DEMAND: a. Nothing for; b.                     ; c. Activity is
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited Problematical-depending to a large extent on practice
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Followed in disposing of vacant lots and what restrictions are maintained.
14. CLARIFYING REMARKS: This subdivision originally started by founder of Asheville School for Boys (an exclusive institution) with the idea in mind of selling the sites to former students for use as summer homes. Ownership originally carried with it right to use school lake and golf course. However, after spending his money he found it necessary to borrow to further the development and mortgage company foreclosed and now owns practically all of vacant property.
15. Information for this form was obtained from Wm. Coleman, Loan Service Field Representative, and Hugh C. Hall, Fee Property Appraiser.



## AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE B AREA NO. 9
2. DESCRIPTION OF TERRAIN. Rolling to hilly
3. FAVORABLE INFLUENCES. All city conveniences - Adequate transportation - not far distant to school - Asheville Rhododendron Gardens adjoins Southern part of area.
4. DETRIMENTAL INFLUENCES. Southern part of area slightly isolated and distant from school and community business facilities.
5. INHABITANTS: Business men - Professional  
 a. Type Men - Clerical; b. Estimated annual family income \$ 1500 - 4000  
 c. Foreign-born None, %; d. Negro None, %  
(Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families None  
 g. Population is increasing slowly; decreasing \_\_\_\_\_; static.
6. BUILDINGS: Small singles - some apartments  
 a. Type or types and duplexes; b. Type of construction Frame and brick veneer  
 c. Average age 20 years on Vermont &; d. Repair Good  
Brevard - 10 years southern part.
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM-INATING	%	RANGE	PREDOM-INATING	%
1929 level	\$3500 - \$5000	\$7500	100%	\$30 - 75	\$60	100%
1933 low	\$3000 - \$6000	5000	68	\$25 - 50	40	66
current	\$5000 - \$5000	6000	80	\$25 - 60	50	83

  
Peak sale values occurred in 1926 and were 130 % of the 1929 level.  
Peak rental values occurred in 1926 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 50%; b. Dwelling units 100%; c. Home owners 75 %
9. SALES DEMAND: a. Good; b. \$6000 singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$50 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Able; b. Home building Able
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Northern part static-Southern part upward
14. CLARIFYING REMARKS: Vermont & Northern part of Brevard almost entirely developed  
Southern part only about 10% built up.
15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative  
and Hugh J. Hall, Tax Property Appraiser.



AREA DESCRIPTION

1. NAME OF CITY Nashville, N. C. SECURITY GRADE B AREA NO. 10
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. All city conveniences - close to schools and colleges.
4. DETRIMENTAL INFLUENCES. Railroad yards and roundhouses on Southwest - Inadequate transportation. No restrictions.
5. INHABITANTS:  
 a. Type Executives & Business men; b. Estimated annual family income \$2500 up  
 c. Foreign-born None; %; d. Negro None; %  
 (Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing       ; decreasing       ; static. yes
6. BUILDINGS:  
 a. Type or types Large singles; b. Type of construction Brick & Frame;  
 c. Average age 25 years; d. Repair Good
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$2000 - 25,000	\$12,500	100%	Nothing for rent		100%
1935 low	\$6000 - 18,000	\$8,000	64	Nothing for rent		
current	\$8000 - 25,000	\$10,000	80	Nothing for rent		

  
Peak sale values occurred in 1929 and were 120 % of the 1929 level.  
Peak rental values occurred in Nothing for rent and were        % of the 1929 level.
8. OCCUPANCY: a. Land 40%; b. Dwelling units 100%; c. Home owners 100 %
9. SALES DEMAND: a. None; b. None; c. Activity is None
10. RENTAL DEMAND: a. Nothing for; b. rent; c. Activity is None
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Able; b. Home building Able
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward
14. CLARIFYING REMARKS: This area contains about a dozen houses, all large single family and expensive and misplaced. Future development, if any, will probably be in the medium to lower priced range.
15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE C AREA NO. 1
2. DESCRIPTION OF TERRAIN. Rolling and Mountainous
3. FAVORABLE INFLUENCES. School in area - all city conveniences except gas.
4. DETRIMENTAL INFLUENCES. Outside city limits - Inadequate transportation - no restrictions. Industrial plants located in area.
5. INHABITANTS:  
 a. Type Industrial workers; b. Estimated annual family income \$750 - 1500  
 c. Foreign-born None; %; d. Negro None; %  
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families Few
- g. Population is increasing Slowly; decreasing                   ; static.  
due to increased industrial activity
6. BUILDINGS:  
 a. Type or types Small single family; b. Type of construction Framed  
 c. Average age 20 years; d. Repair Fair
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$750 - 3500</u>	<u>32250</u>	<u>100%</u>	<u>\$7.50 - 22.50</u>	<u>317.50</u>	<u>100%</u>
1933 low	<u>500 - 2500</u>	<u>1500</u>	<u>66</u>	<u>5.00 - 15.00</u>	<u>10.00</u>	<u>57</u>
current	<u>750 - 3500</u>	<u>2000</u>	<u>88</u>	<u>7.50 - 22.50</u>	<u>12.50</u>	<u>71</u>

  
Peak sale values occurred in 1926 and were 110 % of the 1929 level.  
Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 50 %; b. Dwelling units 50 %; c. Home owners 30 %
9. SALES DEMAND: a. Fair; b. \$2000 singles; c. Activity is Fair
10. RENTAL DEMAND: a. Fair; b. \$15 singles; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None  
Very
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited; b. Home building limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Industrial plants in the area employ practically all people living in it and their activity (uncertain with exception of the National Carpet Company) governs activity in the area. Majority of houses built when furniture factory established. It has since closed and is now operated at intervals by the Alden Manufacturing Company (somewhat unstable) which manufactures an imitation antique furniture.
15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative.



## AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE C AREA NO. 2
2. DESCRIPTION OF TERRAIN. Rolling to hilly.
3. FAVORABLE INFLUENCES. All city conveniences, adequate transportation, close to main business section, schools, churches, etc.
4. DETRIMENTAL INFLUENCES. Merriman Avenue heavy traffic artery. Encroachment of tourist homes and apartments. Tuberculosis sanitarium on Bernard Avenue, Hospital on Woodfin. Older type of properties. Boarding and rooming houses in area.
5. INHABITANTS:
- a. Type Every type except lowest; b. Estimated annual family income \$ 1000 - 5000
  - c. Foreign-born Yes, 1 %; d. Negro Yes, 2 %;  
(Nationality) (Yes or No)  
Negro slowly in area,
  - e. Infiltration of around Crescent, Madison and Lee Streets; f. Relief families Few
  - g. Population is increasing           ; decreasing           ; static. yes
6. BUILDINGS: Large and small singles
- a. Type or types Duplexes-Apartments; b. Type of construction Frame and Brick veneer
  - c. Average age 30 years; d. Repair Fair to poor
7. HISTORY:
- | YEAR       | SALE VALUES     |                |      | RENTAL VALUES |                |      |
|------------|-----------------|----------------|------|---------------|----------------|------|
|            | RANGE           | PREDOM-INATING | %    | RANGE         | PREDOM-INATING | %    |
| 1929 level | \$1500 - 20,000 | \$5,000        | 100% | \$15 - 100    | \$40           | 100% |
| 1933 low   | 1000 - 12,500   | 3,000          | 60   | 10 - 60       | 25             | 60   |
| current    | 1500 - 15,000   | 3,500          | 70   | 15 - 75       | 35             | 67   |
- Peak sale values occurred in 1926 and were 130 % of the 1929 level.  
Peak rental values occurred in 1926 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 100 %; c. Home owners 35 %  
Large houses for use
9. SALES DEMAND: a. Fair; b. as tourist homes; c. Activity is Fair  
Apartments-Small singles
10. RENTAL DEMAND: a. Good; b. large singles for; c. Activity is Good  
tourist purposes
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward
14. CLARIFYING REMARKS: Along Merriman Avenue some large, expensive homes still occupied by owners, but great majority being turned into tourist homes by owners to increase income, or being purchased by others for this purpose. Montford Avenue, formerly one of best residential streets in city. Flint and Cumberland also good residential streets, but boarding and rooming houses are gradually encroaching. Good negro section on Crescent, Madison and Lee, ten years ago occupied entirely by whites. Also lower type negro section on Short Street and at North end of Flint St. Business gradually expanding into this area on most every side of present main business district.
15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE C AREA NO. 3
2. DESCRIPTION OF TERRAIN. Rolling to hilly
3. FAVORABLE INFLUENCES. All city conveniences - churches, schools, in area. Adequate transportation on Haywood Road, which is almost in center of area. Private bus line operates to Enka Corporation Plant about three miles from this area.
4. DETRIMENTAL INFLUENCES. Distance to main business center not in line of future better development. Large number of houses owned by lending agencies through foreclosure and other acquisition. Hosiery mill in area.
5. INHABITANTS: Clerical - skilled mechanics  
 a. Type Laborers and Industrial end; b. Estimated annual family income \$750 - 5000  
Mill workers of Enka Corp.  
 c. Foreign-born Yes; 1 %; d. Negro None; 0 %;  
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families Few;
- g. Population is increasing Slowly; decreasing \_\_\_\_\_; static.
6. BUILDINGS: Small singles - Some duplexes  
 a. Type or types and apartments; b. Type of construction Frame & Brick veneer;  
 c. Average age 15 years; d. Repair Fair to poor
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM-INATING	%	RANGE	PREDOM-INATING	%
1929 level	\$1500 - 10,000	\$5000	100%	\$10 - 50	\$30	100%
1933 low	1000 - 5,000	3000	60	8 - 35	20	66
current	1000 - 6,000	3500	70	10 - 40	25	83

 Peak sale values occurred in 1926 and were 130 % of the 1929 level.  
 Peak rental values occurred in 1926 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 60 %; b. Dwelling units 98 %; c. Home owners 40 %
9. SALES DEMAND: a. Fair; b. \$5750 singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$25 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Small singles; b. Amount last year Fair
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: This is in what was formerly West Asheville, a separate incorporation. It is necessary to cross River to get to it and Haywood Road is about the center of the area and along it, for approximately 1½ miles, are many business places, from cheap to good, with centers at Haywood and Westwood and at Brevard Road and Haywood Road. Very little development in extreme Western part. Eastern boundary of area is a high bluff with river at bottom and on this side, north of Haywood Road, is some very, very cheap development.
15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE C AREA NO. 4
2. DESCRIPTION OF TERRAIN. Rolling to hilly
3. FAVORABLE INFLUENCES. All city conveniences, adequate transportation. Biltmore business center in area. Schools and churches, also in area.
4. DETRIMENTAL INFLUENCES. Railroad and River through northern part - large portion outside city limits. Industrial plants in Northern part of area. Subject to overflow in section close to railroad and Swannanoa River. Sanitarium of Biltmore Road in extreme Northern part of area.
5. INHABITANTS: Bleachery workers - clerical  
 a. Type Mechanics - Railroad workers; b. Estimated annual family income \$ 750-3000  
 c. Foreign-born None; %; d. Negro None; % (Yes or No)  
 e. Infiltration of None; f. Relief families Few  
 g. Population is increasing       ; decreasing       ; static. Yes
6. BUILDINGS:  
 a. Type or types Small & large singles; b. Type of construction Frame & brick veneer  
 c. Average age 20 years; d. Repair Fair
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$1500 - 5000	\$3000	100%	\$12.50 - 30	\$25	100%
1933 low	1000 - 4000	2000	66	8.00 - 20	15	60
current	1250 - 5000	2500	55	10.00 - 30	20	80

  
Peak sale values occurred in 1925 and were 130 % of the 1929 level.  
Peak rental values occurred in 1925 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 40 %; b. Dwelling units 98 %; c. Home owners 40 %
9. SALES DEMAND: a. Fair; b. 12500 singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. 120 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Small singles; b. Amount last year Fair
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Biltmore Station on Southern Railroad through northern part of this area was originally built by the Vanderbilts and around the station was built a business center, English Type, and many small English type pebble dash houses, 5 to 7 rooms, 1½ to 2 story. It was the entrance to the Vanderbilt Estate and something of a lobby, but the trend is definitely downward. Across the Hendersonville Road, at the southwest corner of this area, is located Biltmore-Forrest Estates, which is a highly restricted subdivision.
15. Information for this form was obtained from William Coleman, Loan Service Field Representative.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE D AREA NO. 1
2. DESCRIPTION OF TERRAIN. Rolling to mountainous on Western side and Eastern side.
3. FAVORABLE INFLUENCES. Schools - churches in area - all city conveniences - Adequate transportation.
4. DETRIMENTAL INFLUENCES. Industrial plants along railroad tracks on western side of area. Cheap construction, also filling stations and some cheap stores on Biltmore Road. Also many business places in the part nearest main business district.
5. INHABITANTS: Mechanics - factory workers.  
 a. Type Common laborers; b. Estimated annual family income \$300 - 1500  
 c. Foreign-born None; %; d. Negro Yes; 75 %;  
(Nationality) (Yes or No)  
 e. Infiltration of Negro gradually; f. Relief families Many  
 g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static. yes
6. BUILDINGS: Large and small  
 a. Type or types singles; b. Type of construction Framed  
 c. Average age 30 years; d. Repair Poor
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$750 - 2500	\$1750	100%	\$5 - 20	\$17.50	100%
1933 low	500 - 1500	1000	57	5 - 15	10	57
current	750 - 2500	1250	71	5 - 20	12.50	71

 Peak sale values occurred in 1929 and were 130 % of the 1929 level.  
 Peak rental values occurred in 1929 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 80%; b. Dwelling units 98%; c. Home owners 20 %
9. SALES DEMAND: a. Fair; b. \$1250 singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$12.50 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS static to downward
14. CLARIFYING REMARKS: North end of Western side almost a mountain. Southern side contains railroad depot, big negro business district, and cheap houses. Eastern side very rolling. Better part is that nearest main business district.
15. Information for this form was obtained from William Coleman, Loan Service Field Representative.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE D AREA NO. 2
2. DESCRIPTION OF TERRAIN. Part in Valley - Mountainous on all sides.
3. FAVORABLE INFLUENCES. City conveniences
4. DETRIMENTAL INFLUENCES. Location built around old brick yard. Unpaved streets. Transportation inadequate.
5. INHABITANTS:  
 a. Type Common laborers-domestics; b. Estimated annual family income \$200 - 250  
 c. Foreign-born None; %; d. Negro Yes; 100 %;  
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families Many;
- g. Population is increasing       ; decreasing       ; static. yes
6. BUILDINGS:  
 a. Type or types Small singles; b. Type of construction Frame;  
 c. Average age 30 years; d. Repair Poor
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$500 - 1250	\$800	100%	\$4 - 12.50	\$9	100%
1933 low	\$50 - 800	\$500	62	\$4 - 8.00	\$5	55
current	\$400 - 1000	\$700	97	\$4 - 10.00	\$8	86

  
Peak sale values occurred in 1929 and were 100 % of the 1929 level.  
Peak rental values occurred in 1929 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 100 %; c. Home owners 80 %
9. SALES DEMAND: a. None; b. None; c. Activity is None
10. RENTAL DEMAND: a. Good; b. Good singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Almost bottom now - little prospect for any better.
14. CLARIFYING REMARKS: This is a very cheap negro section all but North end being in valley. Mountains in East, West and South on which white people live.
15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative.



AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE D AREA NO. 3
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. All city conveniences except gas. Negro churches and schools in area. South end has adequate transportation.
4. DETRIMENTAL INFLUENCES. North end inadequate transportation. Unpaved streets. Quite a few foreclosed properties owned by lending agencies.
5. INHABITANTS: Common laborers and tannery workers and negro railroad laborers.  
 a. Type workers and negro railroad laborers; b. Estimated annual family income \$300 - 1000  
 c. Foreign-born None; %; d. Negro Yes; 100 %; (Yes or No)  
 e. Infiltration of None; f. Relief families Many; g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:  
 a. Type or types Small singles; b. Type of construction Framed; c. Average age 20 years; d. Repair Fair
7. HISTORY: 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$500 - \$2500	\$1500	100%	\$5 - \$15	\$10	100%
1933 low	\$50 - \$100	\$50	50	\$5 - \$10	\$6	50
current	\$500 - \$2500	\$1100	73	\$5 - \$15	\$8	90

Peak sale values occurred in 1929 and were 150 % of the 1929 level.  
Peak rental values occurred in 1929 and were 130 % of the 1929 level.
8. OCCUPANCY: a. Land 70 %; b. Dwelling units 100 %; c. Home owners 30 %
9. SALES DEMAND: a. Fair; b. \$1100 Singles; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$8 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Some properties of uniform construction built in this area by white owners for investment purposes.
15. Information for this form was obtained from Mr. Coleman, Loan Service Field Representative

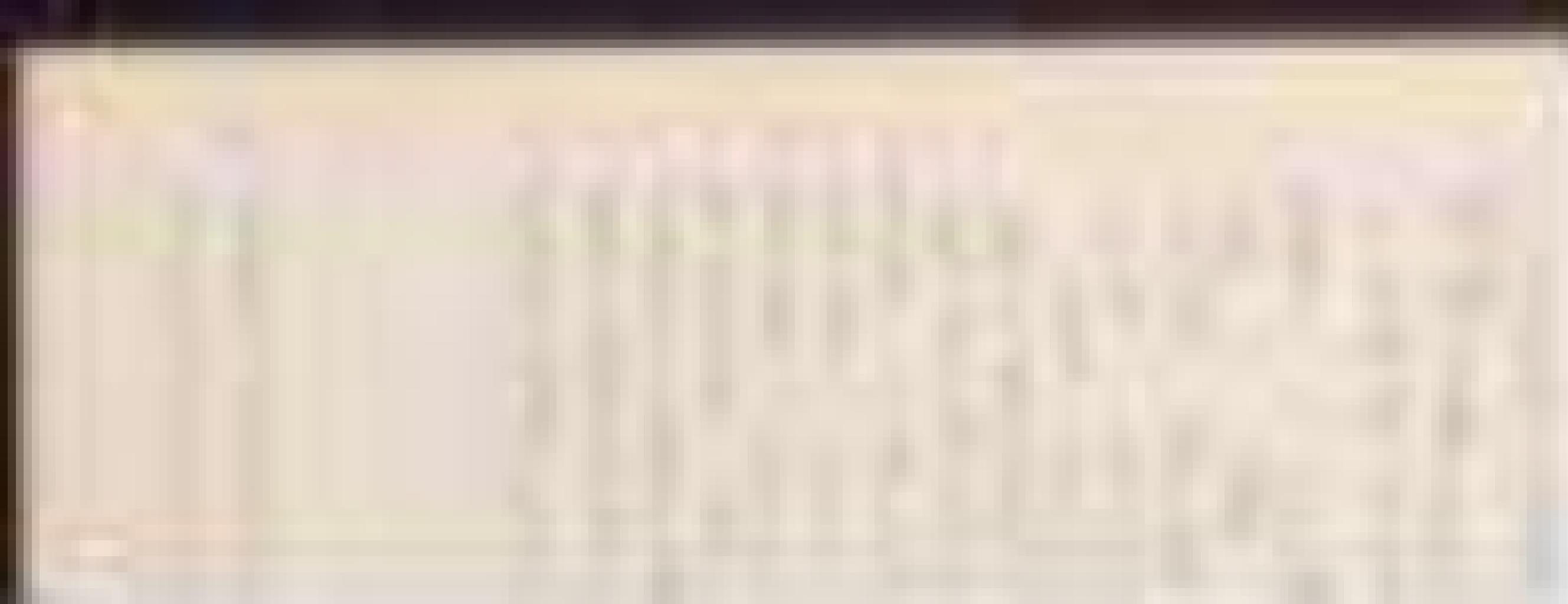


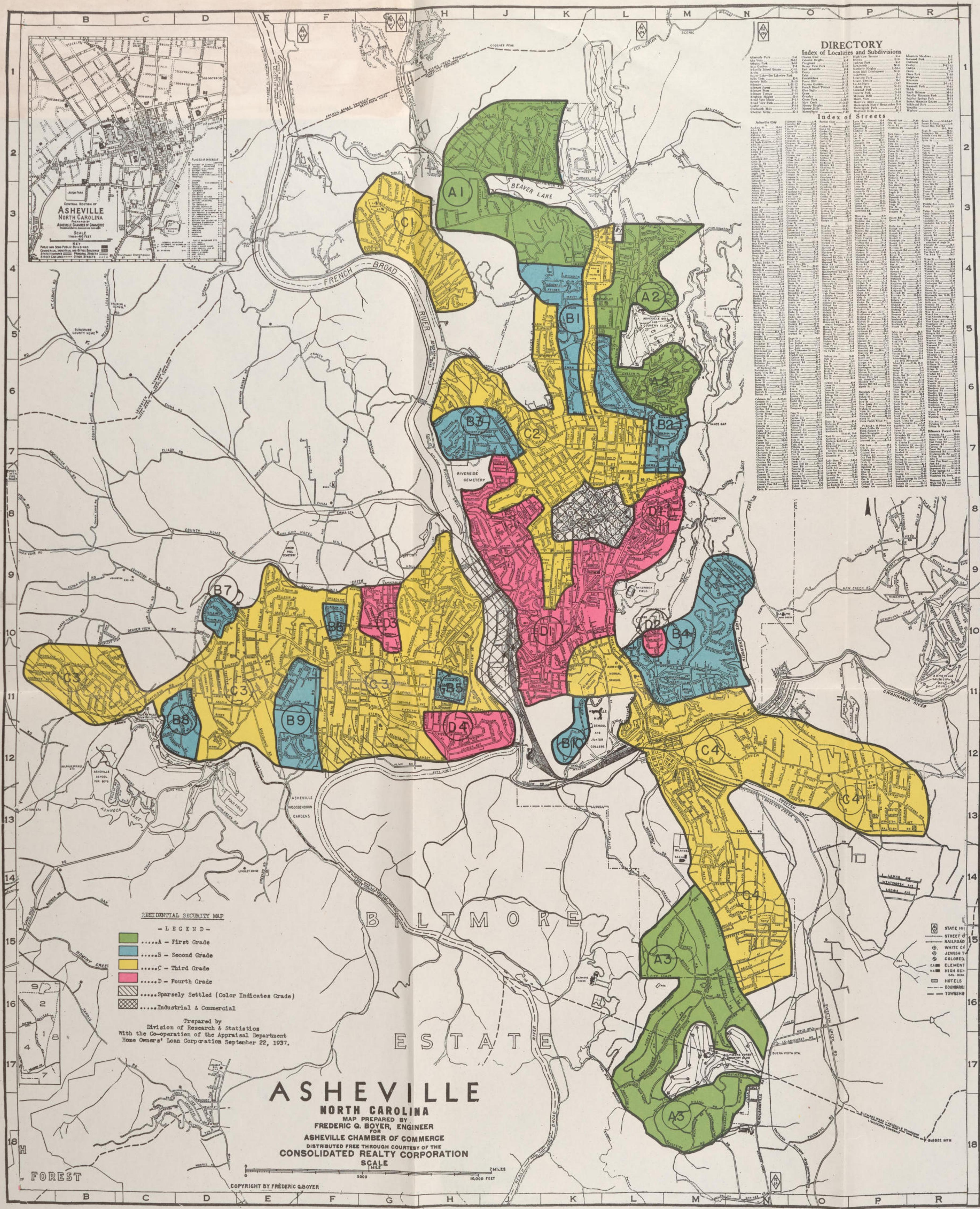
AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE D AREA NO. 4
2. DESCRIPTION OF TERRAIN. Rolling to hilly
3. FAVORABLE INFLUENCES. City conveniences - paved streets - school close by - Scenic view.
4. DETRIMENTAL INFLUENCES. No transportation - distance to business section, churches, etc., Heavy foreclosures - vandalism worst in city.
5. INHABITANTS: Cheap white  
 a. Type laborers - railroad men; b. Estimated annual family income \$500 - 1500  
 c. Foreign-born None; %; d. Negro None; %  
(Nationality) (Yes or No)  
 e. Infiltration of None; f. Relief families Very few  
 g. Population is increasing           ; decreasing           ; static. yes
6. BUILDINGS:  
 a. Type or types Small singles; b. Type of construction Frame - brick veneer  
 c. Average age 10 years; d. Repair Very poor
7. HISTORY: 

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%	
1929 level	<u>1500 - 2500</u>	<u>\$1500</u>	<u>100%</u>	<u>\$15 - 45</u>	<u>\$15</u>	<u>100%</u>	
1933 low	<u>500 - 1500</u>	<u>900</u>	<u>50</u>	<u>5 - 15</u>	<u>5</u>	<u>50</u>	
current	<u>600 - 1750</u>	<u>1200</u>	<u>50</u>	<u>5 - 15</u>	<u>12</u>	<u>50</u>	

Peak sale values occurred in 1929 and were 200 % of the 1929 level.  
Peak rental values occurred in 1928 and were 200 % of the 1929 level.
8. OCCUPANCY: a. Land 30%; b. Dwelling units 100%; c. Home owners 5%
9. SALES DEMAND: a. None; b. None; c. Activity is None
10. RENTAL DEMAND: a. Good; b. 212 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Started off with poor and houses but then dropped and low class of people started moving in. Jerry built houses were started and gradually forced better class of people out. Intimated that some bootleggers resided in the area.
15. Information for this form was obtained from Mr. Collier, Town Service Field Director



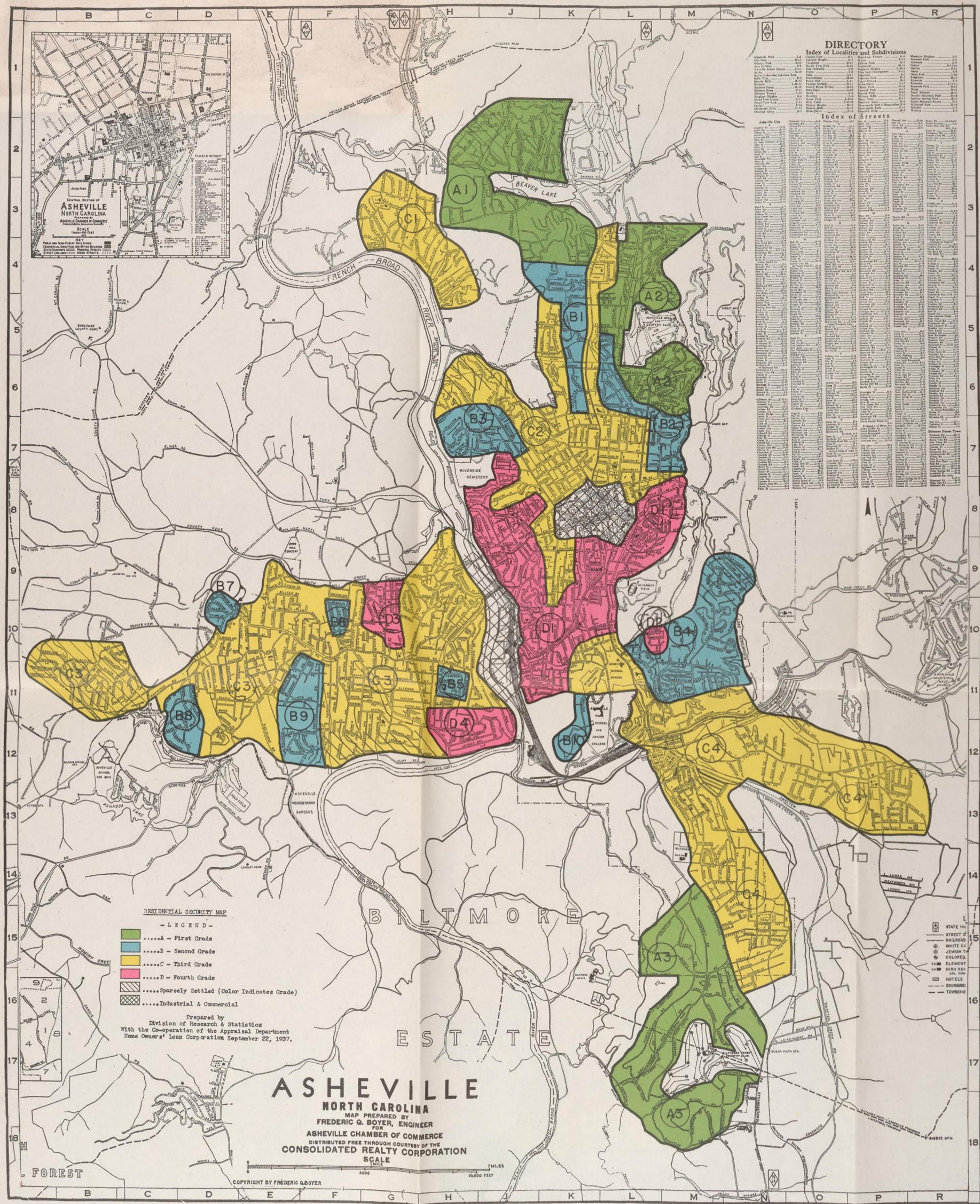




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