NS FORM—8  AREA DESCRIPTION

8-26-37

1. NAME OF CITY    Asheville, N. C.  SECURITY GRADE, B  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  ;  b. Estimated annual family income $1500 up
   c. Foreign-born  None ;  d. Negro  None ;
   e. Infiltration of  None ;  f. Relief families  None ;
   g. Population is increasing slowly ;

6. BUILDINGS:  a. Type or types Large and small ;  b. Type of construction Brick Veneer, Frame ;  c. Average age 20 years ;  d. Repair Good

7. HISTORY:  SALE VALUES  RENTAL VALUES

   YEAR  RANGE  PREDOMINATING  %  RANGE  PREDOMINATING  %
   1929 level  $4000 - 35,000  $8,500  100%  235 - 100  60  100%
   1933 low  3000 - 15,000  6,000  50  15 - 40  30  50
   current  4000 - 15,000  6,000  70  30 - 60  45  70

   Peak sale values occurred in 1929 and were 150% of the 1929 level.
   Peak rental values occurred in 1929 and were 150% of the 1929 level.

8. OCCUPANCY:  a. Land 50% ;  b. Dwelling units 100% ;  c. Home owners 30% ;

9. SALES DEMAND:  a. Fair ;  b. $6000 Singles ;  c. Activity is Fair

10. RENTAL DEMAND:  a. Good ;  b. $45 singles ;  c. Activity is Good

11. NEW CONSTRUCTION:  a. Types Small singles ;  b. Amount last year Moderate


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 80% developed. Northern part is known as Kenilworth addition and Fountainbleau and is only about 10% developed. Central Western portion is known as Forest Hills.

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

Date  Aug. 29  1937