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 Barnard 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%
   e. Infiltration of around Crescent;
   f. Relief families  Few
   g. Population is increasing;

6. BUILDINGS:
   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:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929 level</td>
<td>$1500 - 20,000</td>
<td>50%</td>
</tr>
<tr>
<td>1925 low</td>
<td>1000 - 12,500</td>
<td>60%</td>
</tr>
<tr>
<td>current</td>
<td>1500 - 18,000</td>
<td>70%</td>
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</tbody>
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   Peak sale values occurred in 1926 and were 150% of the 1929 level.
   Peak rental values occurred in 1925 and were 150% of the 1929 level.

8. OCCUPANCY:  a. Land  90 %;  b. Dwelling units  100%;  c. Home owners  35%

9. SALES DEMAND: a. Fair;  b. As tourist homes;  c. Activity is Fair

10. RENTAL DEMAND: a. Good;  b. Large singles for;  c. Activity is Good

11. NEW CONSTRUCTION: a. Types  None;  b. Amount last year  None


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 Wm. Coleman, Loan Service Field Representative.

Date  Sept. 1  1937