

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
- b. Class and Occupation Executives and professional
- c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
- e. Shifting or Infiltration _____

2. BUILDINGS:
- | | PREDOMINATING | 90 % | OTHER TYPE | % |
|---|--------------------------------|----------|------------|----------|
| a. Type and Size | 2 story single dwellings 6 rms | | | |
| b. Construction | Frame | | | |
| c. Average Age | 15 yrs. | | | |
| d. Repair | Very good | | | |
| e. Occupancy | 100% | | | |
| f. Owner-occupied | 95% | | | |
| g. 1935 Price Bracket | \$ 7000-19,000 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 9000-23,000 | +23 % | \$ | % |
| i. Jan '39 Price Bracket | \$ 8000-20,000 | -12 % | \$ | % |
| j. Sales Demand | Fair | | | |
| k. Predicted Price Trend (next 6-12 months) | Firm | | | |
| l. 1935 Rent Bracket | \$ 45 - 110 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 60 - 135 | +26 % | \$ | % |
| n. Jan '39 Rent Bracket | \$ 50 - 125 | -10 % | \$ | % |
| o. Rental Demand | Light | | | |
| p. Predicted Rent Trend (next 6-12 months) | Firm | | | |

3. NEW CONSTRUCTION (past yr.) No. 4 Type & Price \$10,000 How Selling Fair
4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions _____
3-31-39
5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 0 b. Institutions _____
3-31-39
6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (193.8.) \$26.54

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This excellent, highly restricted area is built around Silver Lake, considered the most beautiful lake in Summit County. Although platted in 1917, the area was not really developed until about 1927 after removal of a run-down amusement park located on the shore of the lake. Now, this district is 25% built up, the fine winding streets are lined with maple trees, and the whole area is artistically landscaped. Pride of ownership is naturally very evident and trend of neighborhood is definitely upward. The present price range averages from \$8000-20,000, although several properties are considerably above the highest figure quoted. School facilities and transportation are good.

Property, if acquired, should be held for a fair market value.

9. LOCATION Silver Lake Estates SECURITY GRADE A AREA NO. 1 DATE Feb 13
Akron, Ohio

Security Map of Akron, Ohio

b. Class and Occupation Executives, high class office workers and mechanics

e. Shifting or Infiltration Remaining high class

3. NEW CONSTRUCTION (past yr.) No. 10 Type & Price \$8500 How Selling Good

5. SALE OF HOME PROPERTIES (.....yr.) a. HOLC. ¹
 3-31-39 b. Institutions Several

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Property, if acquired, should be held for its just value. (Vehicular traffic is heaviest on Broad Street.

9. LOCATION Cuyahoga Falls, Ohio SECURITY GRADE A AREA NO. 2 DATE Feb. 13

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Executives and professional
- c. Foreign Families 0 % Nationalities - d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS:
- | | PREDOMINATING | 100 % | OTHER TYPE | % |
|--|-------------------------------|----------|------------|----------|
| a. Type and Size | 7 rooms and up
all singles | | | |
| b. Construction | Brick 50% | | | |
| | Frame 50% | | | |
| c. Average Age | 10 yrs. | | | |
| d. Repair | Excellent | | | |
| e. Occupancy | 100% | | | |
| f. Owner-occupied | 90% | | | |
| g. 1935 Price Bracket | \$ 9000-35,000 | % change | \$ | % change |
| h. 1937 Price Bracket | \$11,000-45,000 | +27 % | \$ | % |
| i. Jan '39 Price Bracket | \$10,000-40,000 | -11 % | \$ | % |
| j. Sales Demand | Slow | | | |
| k. Predicted Price Trend
(next 6-12 months) | Static | | | |
| l. 1935 Rent Bracket | \$ 60 - 125 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 80 - 150 | +24 % | \$ | % |
| n. Jan '39 Rent Bracket | \$ 75 - 140 | - 7 % | \$ | % |
| o. Rental Demand | Light | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Static | | | |

3. NEW CONSTRUCTION (past yr.) No. 6 Type & Price \$14,000 up How Selling Slow

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions
3-31-39

5. SALE OF HOME PROPERTIES (yr.) a. HOLC 0 b. Institutions
3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This is the finest, newest residential section in the city. Originally developed in 1920 as an ultra-exclusive district, separate from Akron, this area was named the Village of Fairlawn. However the severity of the 1930 decline in home construction in this rapidly developed area, due to its very exclusiveness and unwarranted size, caused the promoters to petition for annexation. This was approved by the City of Akron in 1932. The main part, containing the most beautiful and expensive homes (a few cost as high as \$70,000) lies south of the Akron-Medina Road on an artistically landscaped, heavily wooded plateau. (Since plateau rises approximately 100 feet above the A. C. Y. railroad at south end, there is little if any influence by this usual detriment.) The lots average 70 foot frontage and are traversed by excellent winding streets (70% in area paved). The area is now built up 35%--formerly, the minimum improvement restriction was \$15,000 but now has been reduced to \$12,500 Six homes from \$14,000 up were built in area last year. Due to the city's weak financial condition, installation of utilities has been slow and has delayed development of area. However, all utilities now have been installed except gas and electricity in 50% of area (mostly undeveloped). Schools, churches, and stores are convenient, transportation is only fair, but not important to this type of resident. North part surrounds the excellent Fairlawn Golf Course.

Fairlawn Heights

9. LOCATION Akron, Ohio SECURITY GRADE A AREA NO. 3 DATE 2-39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Professional, business and merchants
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS: PREDOMINATING 98 % OTHER TYPE %
- a. Type and Size 1 family 6 rms up
- b. Construction Frame
- c. Average Age 12-15 yrs.
- d. Repair Good
- e. Occupancy 95%
- f. Owner-occupied 90%
- g. 1935 Price Bracket \$ 4000-8000 % change \$ % change
- h. 1937 Price Bracket \$ 5000-9500 +21 % \$ %
- i. Jan '39 Price Bracket \$ 4500-9000 - 7 % \$ %
- j. Sales Demand Good
- k. Predicted Price Trend (next 6-12 months) Firm
- l. 1935 Rent Bracket \$ 35 - 60 % change \$ % change
- m. 1937 Rent Bracket \$ 45 - 75 +26 % \$ %
- n. Jan '39 Rent Bracket \$ 40 - 70 - 8 % \$ %
- o. Rental Demand Light
- p. Predicted Rent Trend (next 6-12 months) Firm

3. NEW CONSTRUCTION (past yr.) No. 12 Type & Price \$6500 How Selling Good

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions
3-31-39

5. SALE OF HOME PROPERTIES (yr.) a. HOLC 0 b. Institutions
3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This area was developed in 1920 as an attractive location for the medium class buyer who desired to live in this part of the city but could not afford to purchase homes in the adjoining highly restricted areas. The following progress has been made since the area was laid out in 50 foot lots; built up 40%; streets paved 30% (balance well graded and cindered, with cemented sidewalks); utilities 100% installed. Schools, stores and churches are conveniently near (commercial section centrally located on W. Market Street). Transportation is good in part east of Hawkins Avenue, but only fair in balance of area. Although minimum improvement restriction is \$4500, a few homes in the \$20,000 class are located in area principally along W. Market Street (north side). Twelve homes in \$6500 class were constructed along Harcourt Drive during year. The Hardesty Park, located in southeastern part, was formerly reserved but is now being filled and graded by W.P.A. Smoke, dirt and noise from traversing A. C. & Y. railroad only partially affects area (abutting properties) since but two trains run daily. General outlook for district is good and property, if acquired, should be held for fair price.

Fairlawn Resorvo and
old Hardesty Park

9. LOCATION Akron, Ohio SECURITY GRADE A AREA NO. 4 DATE Feb. 12

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Professional and executives
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS: PREDOMINATING 98 % OTHER TYPE %
- a. Type and Size Single family 7-8 rms
- b. Construction Brick 50%
Frame 50%
- c. Average Age 10 yrs.
- d. Repair Good
- e. Occupancy 97%
- f. Owner-occupied 90%
- g. 1935 Price Bracket \$ 5000-30,000 % change \$ % change
- h. 1937 Price Bracket \$ 6000-37,500 +24 % \$ %
- i. Jan '39 Price Bracket \$ 5000-35,000 - 8 % \$ %
- j. Sales Demand Fair
- k. Predicted Price Trend (next 6-12 months) Static
- l. 1935 Rent Bracket \$ 40 - 150 % change \$ % change
- m. 1937 Rent Bracket \$ 55 - 180 +24 % \$ %
- n. Jan '39 Rent Bracket \$ 45 - 175 - 6 % \$ %
- o. Rental Demand Light
- p. Predicted Rent Trend (next 6-12 months) Fairly firm

3. NEW CONSTRUCTION (past yr.) No. 6 Type & Price \$10,000 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 3 b. Institutions
3-31-39

5. SALE OF HOME PROPERTIES (yr.) a. HOLC 2 b. Institutions
3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This very desirable residential area, surrounding the exclusive Portage Country Club (Golf and Tennis) and bordering the beautiful Metropolitan Park System, was developed between 1922-1929 as a highly restricted district averaging 65-70 foot lot frontage (except northwest corner part containing smaller lots and cheaper homes). Many large estates abutt or are located in this area (Firestone Seiberling, etc.). No attempt was made to evaluate or include these luxurious homes in the above price brackets. The topography of the area is level to rolling and excellent wooded (some - virgin), affording scenic view. Only slight disturbance is caused by the traversing A. C. & Y. Railroad since but two trains pass each day and the roadbed lies considerably lower than surrounding territory. At present the area is built up 25 per cent; homes average 50-ft set back from the well-paved streets; boulevard lighting throughout; good transportation; excellent schools (King Grade School - finest in city); store center is rather distant but this is not important to type of resident. The cheaper area lying off Garman Road immediately north of the Country Club will improve and tend to conform with standard of area when more fully developed. Six homes were built in this district last year.

Merriman Hills and

9. LOCATION North Portage Path SECURITY GRADE A AREA NO. 5 DATE Feb '39
District, Akron, Ohio

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Business, office men, and teachers
- c. Foreign Families 2 % Nationalities - d. Negro - %
- e. Shifting or Infiltration

2. BUILDINGS:	PREDOMINATING	98 %	OTHER TYPE	%
a. Type and Size	Single homes 6 rms			
b. Construction	Frame			
c. Average Age	13-15 yrs.			
d. Repair	Good			
e. Occupancy	97%			
f. Owner-occupied	75-80%			
g. 1935 Price Bracket	\$ 4000-10,000	% change	\$	% change
h. 1937 Price Bracket	\$ 5000-12,500	+25 %	\$	%
i. Jan '39 Price Bracket	\$ 4500-12,000	- 6 %	\$	%
j. Sales Demand	Fair			
k. Predicted Price Trend (next 6-12 months)	Static to slightly downward			
l. 1935 Rent Bracket	\$ 35 - 70	% change	\$	% change
m. 1937 Rent Bracket	\$ 40 - 90	+24 %	\$	%
n. Jan '39 Rent Bracket	\$ 35 - 80	-12 %	\$	%
o. Rental Demand	Good			
p. Predicted Rent Trend (next 6-12 months)	Static to slightly downward			

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price \$5000 How Selling About average

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions
3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 0 b. Institutions
3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The plateau, on which this restricted area was developed in 1925-1930, overlooks a deep scenic gorge carved by the Cuyahoga River through solid rock. The High Level Bridge across this ravine is the area's (and abutting districts) only outlet to the north. The main traversing arteries (Main Street & N. Howard) begin at this bridge. This neighborhood is approximately 75 per cent built up; high price bracket homes are principally located on N. Howard Street, lots averaging 55-60 foot frontage; cheaper homes on Main Street (80 foot road-bed) are detrimentally affected by heavy vehicular traffic although they are well set back on lots averaging 45-50 foot frontage. Stores, schools and churches are fairly convenient and transportation is good. However, area appears to have reached its peak, and trend will be static to slowly downward.

Property, if acquired, should be sold for fair value.

North Howard High
Level Bridge District

9. LOCATION Akron, Ohio SECURITY GRADE A AREA NO. 6 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Executives, merchants and office workers
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS:

	PREDOMINATING <u>98</u> %	OTHER TYPE <u> </u> %
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 - a. Type and Size Single family 6 rms
 - b. Construction Frame
 - c. Average Age 8 yrs.
 - d. Repair Good
 - e. Occupancy 95%
 - f. Owner-occupied 90%
 - g. 1935 Price Bracket \$ 4500-20,000 % change \$ % change
 - h. 1937 Price Bracket \$ 5000-25,000 +22 % \$ %
 - i. Jan. '39 Price Bracket \$ 5000-22,500 - 8 % \$ %
 - j. Sales Demand Fair
 - k. Predicted Price Trend (next 6-12 months) Firm
 - l. 1935 Rent Bracket \$ 35 - 115 % change \$ % change
 - m. 1937 Rent Bracket \$ 50 - 135 +23 % \$ %
 - n. Jan. '39 Rent Bracket \$ 40 - 125 -11 % \$ %
 - o. Rental Demand Light
 - p. Predicted Rent Trend (next 6-12 months) Firm

3. NEW CONSTRUCTION (past yr.) No. 8 Type & Price \$7500 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 b. Institutions
3-31-39
5. SALE OF HOME PROPERTIES (yr.) a. HOLC 1 b. Institutions
3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Prior to the development of the Portage Path District (abutting on north) and annexation of Fairlawn Heights (Area A-3), this was the finest and most desirable new residential section in Akron. Development on this slightly rolling area began in 1920 and thorough planning resulted in lots averaging 50-ft frontage, boulevard lighting, and good paved streets. The highly restricted improvements are located north of Delia Avenue. Homes gradually lower in price from Stadelman Avenue to the south. The area is built up 65 per cent and convenient to stores, schools and churches. Eight new homes were constructed here last year. Pride of ownership is very evident and the present desirability of this district as a homesite should maintain its high rating for the next 10-20 years. Vehicular traffic is heaviest on Market Street (EW) and fairly heavy on Dolia Avenue (EW) and Hawkins Avonue (NS).

Property, if acquired, should be held for fair value.

9. LOCATION Sunset View and Elmdale Allotments SECURITY GRADE A AREA NO. 7 DATE Feb '39
Akron, Ohio

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Tradesmen, mechanics, and office workers
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS:	PREDOMINATING	90 %	OTHER TYPE	%
a. Type and Size	Single family 6 rms			
b. Construction	Frame			
c. Average Age	10 yrs.			
d. Repair	Good			
e. Occupancy	98%			
f. Owner-occupied	90%			
g. 1935 Price Bracket	\$ 3000-9000	% change	\$	% change
h. 1937 Price Bracket	\$ 4000-11,000	+25 %	\$	%
i. Jan. '39 Price Bracket	\$ 3500-10,000	-10 %	\$	%
j. Sales Demand	Fair			
k. Predicted Price Trend (next 6-12 months)	Firm			
l. 1935 Rent Bracket	\$ 30 - 60	% change	\$	% change
m. 1937 Rent Bracket	\$ 40 - 70	+22 %	\$	%
n. Jan. '39 Rent Bracket	\$ 35 - 65	- 9 %	\$	%
o. Rental Demand	Fair			
p. Predicted Rent Trend (next 6-12 months)	Firm			

3. NEW CONSTRUCTION (past yr.) No. 10 Type & Price \$5000 How Selling Fair
4. OVERHANG OF HOME PROPERTIES: a. HOLC 3 b. Institutions
3-31-39
5. SALE OF HOME PROPERTIES (yr.) a. HOLC 1 b. Institutions
3-31-39
6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938.) \$28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA: Development in this clean medium-priced section of 45-foot front lots began principally in 1922, although northernmost part (containing several 2-family homes, 3 per cent, on Madison and Whittier) and eastern "hook" projection (containing finest homes abutting Perkins Park) were developed earlier. Pride of ownership is evident; lots are well landscaped; 75% of streets are paved and balance (western part) hard surface. Ten homes were built in area last year. Several apartments (high rent) and small retail enterprises are located on Copley Road (main traversing artery), principally between Wildwood - Mercer Avenues and Roslyn Avenue - Frederick Boulevard. Presence of store structures is considered a shopping convenience by residents; and apartments due to high type occupants, do not appear to detrimentally affect surrounding home values. The area is now 60% built up and should maintain its present standard.

Property, if acquired, should command a fair value.

Copley Road District

9. LOCATION Akron, Ohio SECURITY GRADE A AREA NO. 8 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Junior executives and office workers
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS: PREDOMINATING 98 % OTHER TYPE %
- a. Type and Size Single family 6 rms
- b. Construction Brick 50%
- c. Average Age 15 yrs.
- d. Repair Good
- e. Occupancy 98%
- f. Owner-occupied 85%
- g. 1935 Price Bracket \$ 3000-5500 % change \$ % change
- h. 1937 Price Bracket \$ 3500-7000 +24 % \$ %
- i. Jan '39 Price Bracket \$ 3200-6000 -12 % \$ %
- j. Sales Demand Fair
- k. Predicted Price Trend (next 6-12 months) Firm
- l. 1935 Rent Bracket \$ 30 - 45 % change \$ % change
- m. 1937 Rent Bracket \$ 40 - 55 +27 % \$ %
- n. Jan '39 Rent Bracket \$ 35 - 50 -11 % \$ %
- o. Rental Demand Light
- p. Predicted Rent Trend (next 6-12 months) Firm

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

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

3-31-39

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

3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This quiet, wooded area lies on the highest part of Goodyear Heights. Although a portion of the large development of the Goodyear Tire and Rubber Company, most homes here were privately constructed and the neighborhood is now 70% built up on lots averaging 50-ft frontage. One of the city's Metropolitan Parks abutts this area's northeast boundary. Due to the surrounding influence of slightly cheaper homes and the lessening desirability of the entire east side of city in the eyes of high type occupants, this area has reached its peak, but will remain more desirable than the surrounding "Blue" territory, since only age will affect its superiority. Stores, schools and churches are convenient; all streets paved; boulevard lighting throughout; good transportation. Vehicular traffic is heaviest on Newton Street (EW).

Property, if acquired, should be held for fair value.

9. LOCATION Goodyear Heights #2 SECURITY GRADE A AREA NO. 9 DATE Feb '39
Akron, Ohio

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
 b. Class and Occupation Office executives and professional
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____

2. BUILDINGS:	PREDOMINATING	90 %	OTHER TYPE	%
a. Type and Size	2 story single family 6 rooms			
b. Construction	Frame			
c. Average Age	12 yrs.			
d. Repair	Good			
e. Occupancy	97%			
f. Owner-occupied	65%			
g. 1935 Price Bracket	\$ 2800-9500	% change	\$	% change
h. 1937 Price Bracket	\$ 3500-11,000	+18 %	\$	%
i. Jan '39 Price Bracket	\$ 3000-10,000	-10 %	\$	%
j. Sales Demand	Fair			
k. Predicted Price Trend (next 6-12 months)	Firm			
l. 1935 Rent Bracket	\$ 25 - 55	% change	\$	% change
m. 1937 Rent Bracket	\$ 30 - 65	+19 %	\$	%
n. Jan '39 Rent Bracket	\$ 27 - 60	-8 %	\$	%
o. Rental Demand	Good			
p. Predicted Rent Trend (next 6-12 months)	Firm			

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price \$5000 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 7 b. Institutions _____
 3-31-39

5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC 4 b. Institutions _____
 3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938) \$28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA: The Firestone Tire & Rubber Company, through its Land Company, laid out this area as an entire community for its junior executives and office workers in 1918. The land for the churches and large grade school was donated by Harvey S. Firestone Sr. The city's finest and second newest high school named Garfield (enrollment 2700) is located in this area on a spacious landscaped city block plot which includes its football stadium. The grade school is also on a plot this size and fronts on a large park donated by Firestone for the community's recreation (tennis and baseball). This area also contains parochial schools (corner Brown and Wilbeth Street). The commercial area is concentrated on Aster Avenue (by restriction - within two blocks) facing the rear of the Firestone Park grade school. The finest, newest homes (some \$30,000) are located on Firestone Boulevard where it branches to border the recreation park. This clean, quiet neighborhood is 80% built up on lots averaging 50-ft frontage. The streets are all paved (except east of Brown Street) and lighted by underground system. Restrictions are uniform except in southwest border (highest on Firestone Boulevard). The cheap homes in southwest were built prior to development. The section north of Brown Street was developed by the Herberich-Hall-Harter Company in 1926-1929. Transportation is good and vehicular traffic is heavy on Brown St., Aster Avenue, Firestone Boulevard and Wilbeth Road. Property, if acquired, should command a fair value.

9. LOCATION Akron, Ohio SECURITY GRADE A AREA NO. 10 DATE Feb '39

Security Map of Akron, Ohio

Security Map of Akron, Ohio

- | 2. BUILDINGS: | PREDOMINATING | 90 % | OTHER TYPE | % |
|--|--------------------|----------|------------|----------|
| a. Type and Size | 2 story one family | | | |
| | 6-7 rooms | | | |
| b. Construction | Frame | | | |
| c. Average Age | 12 yrs. | | | |
| d. Repair | Good | | | |
| e. Occupancy | 98% | | | |
| f. Owner-occupied | 90% | | | |
| g. 1935 Price Bracket | \$ 3250 - 7500 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 4000 - 9000 | +21 % | \$ | % |
| i. Jan '39 Price Bracket | \$ 3500 - 8000 | -12 % | \$ | % |
| j. Sales Demand | Fair | | | |
| k. Predicted Price Trend
(next 6-12 months) | Firm | | | |
| l. 1935 Rent Bracket | \$ 27.50 - 55 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 30 - 75 | +27 % | \$ | % |
| n. Jan '39 Rent Bracket | \$ 25 - 65 | -14 % | \$ | % |
| o. Rental Demand | Light | | | |
| | Firm to | | | |
| p. Predicted Rent Trend
(next 6-12 months) | slightly upward | | | |

- This is the best residential area in Barberton, surrounds the attractive Tuscora (recreational) Park, abutts the Anna Dean Golf Course, and lies on an elevation overlooking the balance of the city. This area was laid out about 1919 and is now about 60% built up; 50% of streets paved (balance well graded and graveled) cemented sidewalks. School facilities are very good and transportation is fair. Traffic on Tuscarawas Avenue is fairly heavy. The trend for this section is slightly upward.

Property, if acquired, should be held for fair value.

Barberton

9. LOCATION Akron, Ohio SECURITY GRADE A AREA NO. 11 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Office men
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration
2. BUILDINGS:

	PREDOMINATING <u>75</u> %	OTHER TYPE <u>25</u> %
a. Type and Size	<u>2 story single family</u> <u>6 rooms</u>	<u>1 story and</u> <u>bungalows</u>
b. Construction	<u>Frame</u>	<u>Frame</u>
c. Average Age	<u>15 yrs.</u>	<u>15 yrs.</u>
d. Repair	<u>Good</u>	<u>Good</u>
e. Occupancy	<u>97%</u>	<u>97%</u>
f. Owner-occupied	<u>70%</u>	<u>70%</u>
g. 1935 Price Bracket	<u>\$ 3750-7000</u> % change	<u>\$ 3250-4500</u> % change
h. 1937 Price Bracket	<u>\$ 4500-8000</u> +16 %	<u>\$ 3750-5500</u> +19 %
i. Jan '39 Price Bracket	<u>\$ 4000-7500</u> - 8 %	<u>\$ 3500-5000</u> - 8 %
j. Sales Demand	<u>Fair</u>	<u>Fair</u>
k. Predicted Price Trend (next 6-12 months)	<u>Firm to</u> <u>slightly upward</u>	<u>Firm to</u> <u>slightly upward</u>
l. 1935 Rent Bracket	<u>\$ 30 - 45</u> % change	<u>\$ 30 - 35</u> % change
m. 1937 Rent Bracket	<u>\$ 35 - 55</u> +20 %	<u>\$ 35 - 45</u> +23 %
n. Jan '39 Rent Bracket	<u>\$ 30 - 50</u> -11 %	<u>\$ 30 - 42.50</u> - 9 %
o. Rental Demand	<u>Good</u>	<u>Good</u>
p. Predicted Rent Trend (next 6-12 months)	<u>Firm to</u> <u>slightly upward</u>	<u>Firm to</u> <u>slightly upward</u>
3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price \$5000 How Selling Fair
4. OVERHANG OF HOME PROPERTIES: a. HOLC 5 b. Institutions
3-31-39
5. SALE OF HOME PROPERTIES (.....yr.) a. HOLC 0 b. Institutions
3-31-39
6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938) \$ 26.54
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section, known as Silver Heights and Silver Lake Highlands, is briefly covered as follows: platted, 1917; average lot, 60 feet; built up, 60%; price range, \$3500-7500; streets paved, 80% (balance cindered); transportation, good; school facilities, good. Vehicular traffic is heaviest on the Cuyahoga Falls-Kent Road and the Springfield-Stow-Hudson Road. This is a clean outlying residential district and although not uniformly restricted throughout, will improve (trend upward).

Property, if acquired, should be held for fair value.

A few homes fronting on the Cuyahoga Falls-Kent Road are priced from \$10,000-12,000 with lot frontage of 90-150 feet.

Silver Lake Highlands

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 1 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Decreasing Yes Static
 b. Class and Occupation Business men, clerks and laborers - medium income
 c. Foreign Families 0 % Nationalities d. Negro 0 %
 e. Shifting or Infiltration

2. BUILDINGS:	PREDOMINATING	95 %	OTHER TYPE	%
a. Type and Size	2 story 6 room residences			
b. Construction	Frame			
c. Average Age	30 yrs.			
d. Repair	Fair			
e. Occupancy	95%			
f. Owner-occupied	60%			
g. 1935 Price Bracket	\$ 3000-5800	% change	\$	% change
h. 1937 Price Bracket	\$ 3500-6500	+14 %	\$	%
i. Jan '39 Price Bracket	\$ 3000-6000	-10 %	\$	%
j. Sales Demand	Poor			
k. Predicted Price Trend (next 6-12 months)	Down			
l. 1935 Rent Bracket	\$ 25 - 48	% change	\$	% change
m. 1937 Rent Bracket	\$ 30 - 55	+16 %	\$	%
n. Jan '39 Rent Bracket	\$ 25 - 50	-12 %	\$	%
o. Rental Demand	Good			
p. Predicted Rent Trend (next 6-12 months)	Static			

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price \$4000 How Selling Poor

4. OVERHANG OF HOME PROPERTIES: a. HOLC 20 b. Institutions Heavy
3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 2 b. Institutions Light
3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938) \$ 27.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area, originally overplatted due to control of the Keenan interests (speculative builders) in Highland View, is a good, clean, restricted neighborhood, but was laid out in 1917-22 covering 200 acres when 60 acres would have been sufficient. As a result, although improvements are in the majority well built and well kept, the area (north part) suffers from overexpansion (no gas lines north of Pierce and Franklin Avenues; built up 35-40%; 25% streets paved, balance well graded and cindered). Another factor which seriously affected this section was the discontinuance of the Cleveland & SW and Youngstown-Warren interurban lines and removal of their shops here in 1925-26. Approximately 300 families were left unemployed. Although average lot frontage is 45 feet, the southeast part of area (containing much better homes) has 60 foot front lots, paved streets and all utilities except gas. Transportation is fair and area is convenient to stores, schools and churches. Foreclosures have been heavy (along Katherine Avenue). It was reported that approximately 30 homes built in 1928-1929 on this avenue with financing by the Ashland Savings and Loan Company were almost all acquired through default to that Association. Opinion of examiner is that area is slowly declining and property, if acquired, should be sold for fair value.

Cuyahoga Falls

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 2 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
 b. Class and Occupation Business men, clerks and white collared
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____

2. BUILDINGS:

	PREDOMINATING <u>96</u> %	OTHER TYPE _____ %
a. Type and Size	<u>1½ and 2 story single family 5-6 rms</u>	_____
b. Construction	<u>Frame</u>	_____
c. Average Age	<u>25 yrs.</u>	_____
d. Repair	<u>Fair</u>	_____
e. Occupancy	<u>96%</u>	_____
f. Owner-occupied	<u>60%</u>	_____
g. 1935 Price Bracket	<u>\$ 2500-4000</u> % change _____	<u>\$</u> % change _____
h. 1937 Price Bracket	<u>\$ 2750-5000</u> +19 %	<u>\$</u> %
i. Jan '39 Price Bracket	<u>\$ 2500-4500</u> -10 %	<u>\$</u> %
j. Sales Demand	<u>Poor</u>	_____
k. Predicted Price Trend (next 6-12 months)	<u>Down</u>	_____
l. 1935 Rent Bracket	<u>\$ 20 - 30</u> % change _____	<u>\$</u> % change _____
m. 1937 Rent Bracket	<u>\$ 20 - 40</u> +20 %	<u>\$</u> %
n. Jan '39 Rent Bracket	<u>\$ 20 - 35</u> - 8 %	<u>\$</u> %
o. Rental Demand	<u>Good</u>	_____
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>	_____

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 7 b. Institutions Heavy
3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 3 b. Institutions Nominal
3-31-39

6. MORTGAGE FUNDS: Fair 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 27.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The subject area is a clean well kept district platted in 1913 and known as The Schiller Allotment; average lot frontage, 50 feet; built up, 25%; transportation good; utilities all installed; school facilities, good (Cuyahoga Falls High School here); stores and churches convenient; streets paved 10% (balance well graded and cindered). Area suffers from volume of "For Sale" signs and in some instances appear to be caused by forced liquidation -- special assessments on vacant lots (approximately 1000) remain mostly unpaid and constitute a city problem. Foreclosures are heavy in northern part of area (this part also suffers from back-up difficulty with sewers -- swamp is located at northern edge of area). However, area throughout, because of improvements and lack of usual detrimental influences, warrants a fair blue rating.

Property, if acquired, should be sold for a fair value.

Cuyahoga Falls

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 3 DATE Feb '39

Security Map of Alkon, Ohio

b. Class and Occupation People of moderate means and laborers

e. Shifting or Infiltration. Two small sections Italian American born

a. Type and Size 1½-2 story single residences

c. Average Age 25 yrs.

e. Occupancy	96%
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g. 1935 Price Bracket \$ 3000-5500 % change \$ % change

h. 1937 Price Bracket	\$ 3250-6500	+15 %	\$	%
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i.	Jan '39	Price Bracket	\$ 3000-6000	- 8 %	\$	%
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j. Sales Demand Slow

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

1.	1935 Rent Bracket	\$ 25 - 40	% change	\$	% change
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m. 1937 Rent Bracket	\$30 - 50	+23 %	\$	%
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n.	Jan '39	Rent Bracket	\$ 25 - 45	-13 %	\$	%
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o. Rental Demand Good

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

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price \$3800 How Selling Slow

4. OVERHANG OF HOME PROPERTIES: a. HOLC. $\frac{12}{3-31-39}$ b. Institutions Fairly heavy

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC. $\frac{2}{3-31-39}$ b. Institutions Light

6. MORTGAGE FUNDS: Available 6% 7. TOTAL TAX RATE PER \$1000 (1938) \$ 27.60

This area, free from detrimental influences, surrounds one-half of the most desirable residential section of Cuyahoga Falls. Improvements are uniform, though on comparatively small lots, and owner-occupancy is high. Area is described as follows: built up 35%; transportation good; schools, churches and stores convenient; 20% streets paved (balance well graded and cindered); Gorge Park abutts south end of area. The better homes are located along Portage Trail, Third St., Fourth St., and May Avenue (older homes on Second, Third, Fourth and Fifth Streets vary considerably in price range). The northwestern part of this area is mostly vacant but due to restrictions will continue to remain fairly desirable when normal building is resumed. A good class of Italians occupy the southernmost part of area. Vehicular traffic is heaviest on Broad Street, Front Street and Portage Trail.

Cuyahoga Falls

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 4 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Decreasing Slightly Static
 b. Class and Occupation Laborers and a few office employees
 c. Foreign Families 0 % Nationalities American d. Negro 0 %
 e. Shifting or Infiltration _____

2. BUILDINGS:

	PREDOMINATING	90 %	OTHER TYPE	%
a. Type and Size	2 story single family 5-6 rms			
b. Construction	Frame			
c. Average Age	30 yrs.			
d. Repair	Fair to poor			
e. Occupancy	95%			
f. Owner-occupied	65%			
g. 1935 Price Bracket	\$ 2000-4000	% change	\$	% change
h. 1937 Price Bracket	\$ 2250-4750	+17 %	\$	%
i. Jan '39 Price Bracket	\$ 2000-4500	- 7 %	\$	%
j. Sales Demand	Poor			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$ 20 - 37.50	% change	\$	% change
m. 1937 Rent Bracket	\$ 22.50 - 45	+17 %	\$	%
n. Jan '39 Rent Bracket	\$ 20 - 40	-11 %	\$	%
o. Rental Demand	Good			
p. Predicted Rent Trend (next 6-12 months)	Static			

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 10 b. Institutions _____
 3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 1 b. Institutions _____
 3-31-39

6. MORTGAGE FUNDS: Fairly ample 7. TOTAL TAX RATE PER \$1000 (1938) \$ 27.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section (northern half-old) is gradually shrinking in desirability but proximity to downtown business center, 65% owner-occupancy, and better homes on High, Curtis, School Streets and part of Tallmadge Avenue will retain the district's present level for the next few years. This section has no detrimental influences such as Foreign or Negro occupancy but is partially affected (western border) by smoke and dirt from nearby Pennsylvania and B & O Railroads. Southern part of area, is only sparsely built; 7% of streets paved, balance well cindered, homes of cheaper construction. Area was developed about 50 years ago but residential trend continued westward on other side of railroad. This district surrounds Searle Horst Golf Course and lies on a plateau approximately 50 feet higher than adjacent "Yellow Area" containing the Cuyahoga River, small industries and railroads. Transportation good; school facilities poor (only school recently condemned - this increased sales resistance.)

Cuyahoga Falls

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 5 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Office men and white collared
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS:

	PREDOMINATING	90 %	OTHER TYPE	%
a. Type and Size	2 story single family 6 rooms			
b. Construction	Frame			
c. Average Age	13 yrs			
d. Repair	Good			
e. Occupancy	98%			
f. Owner-occupied	70%			
g. 1935 Price Bracket	\$ 3000-6500	% change	\$	% change
h. 1937 Price Bracket	\$ 3250-7500	+13 %	\$	%
i. Jan '39 Price Bracket	\$ 3000-7000	- 7 %	\$	%
j. Sales Demand	Slow			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$ 25 - 45	% change	\$	% change
m. 1937 Rent Bracket	\$ 27.50-55	+18 %	\$	%
n. Jan '39 Rent Bracket	\$ 25 - 50	- 9 %	\$	%
o. Rental Demand	Good			
p. Predicted Rent Trend (next 6-12 months)	Static			

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions
3-31-39

5. SALE OF HOME PROPERTIES (yr.) a. HOLC 0 b. Institutions
Available 3-31-39

6. MORTGAGE FUNDS: up to 50% 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This district was laid out in 50 foot front lots in 1925 and is now approximately 20% built up with homes ranging from \$3000-7000. Sections of this territory, eastern part fronting on Hawkins Avenue and southern part bordering Municipal Golf Course, lie slightly higher than balance of area (reclaimed from Copley Swamp by construction of large running sewer along North Hawkins Avenue to Sand Run Creek in 1927). However there are many spots in north central part where the surface remains soft. All utilities installed; 10% streets paved, convenient to schools and community stores. Vehicular traffic is heavy on Hawkins Avenue. The more expensive homes are located on Scudder and Auten Avenues. Progress in this area will be slow for a few years until proper drainage has occurred. However, due to general excellence of surrounding areas this neighborhood will retain its present level and possibly improve.

Property, if acquired, should be sold for fair value.

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 6 DATE Feb '39

Security Map of Akron, Ohio

b. Class and Occupation. Business men, merchants and office workers

e. Shifting or Infiltration along west end on Grand and Delia Avenues

a. Type and Size 2-3 story very large
single dwellings 6-10 rms

b. Construction	Frame
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c. Average Age 23 yrs.

d. Repair Good

e. Occupancy 97%

f. Owner-occupied 70%

g. 1935 Price Bracket	\$	4000-12,500	% change	\$	% change

h.	1937 Price Bracket	\$ 5000-14,000	+15 %	\$	%
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i.	Jan '39	Price Bracket	\$ 4500-13,000	- 8 %	\$	%
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j. Sales Demand	Fair
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k. Predicted Price Trend (next 6-12 months)	Station
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1. 1935 Rent Bracket	\$ 35 - 85	% change	\$	% change
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m. 1937 Rent Bracket	\$ 45 - 100	+21 %	\$	%
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n.	Jan '39	Rent Bracket	\$ 40 - 90	-10 %	\$	%
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o. Rental Demand Good

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

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 5 b. Institutions 3-31-39

5. SALE OF HOME PROPERTIES (.....yr.) a. HOLC. $\frac{2}{3-31-39}$ b. Institutions.....

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

This area (eastern end developed in 1908) is still very desirable but trend along W. Market Street (NE border of area) is to high-class apartments and stores; balance of area is zoned residential. Large old expensive homes are principally located on and close to W. Market Street though many are scattered throughout district (some of these are in form of minor estates). Western part was developed in 1920 and whole area is now 95% built up; excellent streets and transportation; convenient to schools, churches and stores. The terrain slopes gently toward the downtown district; lots average 50-ft frontage (excluding the minor estates). Vehicular traffic is very heavy on W. Market Street and W. Exchange Street (city's main EW thoroughfares) and heavy on Portage Path and Madison Avenue (area's main NS thoroughfares). Trend of area will remain static during next few years but area is almost fully built up and slow decline will set in. Property should bring a fair price.

Hall Park Addition

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 7 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
 b. Class and Occupation _____ Professional and business men _____
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____ Formerly infiltration of high class Jewish _____
2. BUILDINGS:

	PREDOMINATING	90 %	OTHER TYPE	%
a. Type and Size	2 story single family 6-7 rms			
b. Construction	Frame & brick			
c. Average Age	20 yrs.			
d. Repair	Good			
e. Occupancy	98%			
f. Owner-occupied	65%			
g. 1935 Price Bracket	\$ 5000-13,000	% change	\$	% change
h. 1937 Price Bracket	\$ 5500-14,500	+11 %	\$	%
i. Jan '39 Price Bracket	\$ 5000-13,000	-10 %	\$	%
j. Sales Demand	Only fair			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$ 40 - 85	% change	\$	% change
m. 1937 Rent Bracket	\$ 50 - 100	+20 %	\$	%
n. Jan '39 Rent Bracket	\$ 45 - 90	-10 %	\$	%
o. Rental Demand	Good			
p. Predicted Rent Trend (next 6-12 months)	Static			
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling Fair _____
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 3 b. Institutions _____
 3-31-39
5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC. 2 b. Institutions _____
 3-31-39
6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Until about 15 years ago this was one of the best residential sections in Akron and is now almost fully built up. Homes are well-kept; average lot frontage 50 feet; convenient to schools, stores, and churches; streets paved - 90% (streets abutting Akron-Canton and Youngstown railroad are cindered or gravelled). Northwest corner of area is within one-half block of the exclusive Portage Country Club and Golf Course; a row of high rent apartments is located on Portage Avenue (also in this part). Expensive homes are scattered through area (example - home of P. W. Litchfield, President Goodyear Tire and Rubber Company). Beginning in late 1929 a gradual influx of high type Jewish occurred in this area, flowing NW on Morriman Road; sharp bargaining tended to drive down higher bracket prices and has affected recovery of area. Vehicular traffic is heaviest on W. Market Street and Portage Path, and fairly heavy on Morriman Road.
 Property, if acquired, should be sold for a fair price.

AREA DESCRIPTION

Security Map of Akron, Ohio

At

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

b. Class and Occupation Office workers and white collared employers

c. Foreign Families 5 % Nationalities Italian d. Negro 0 %

e. Shifting or Infiltration Slow infiltration of Italians from Area C-8

2. BUILDINGS:

	PREDOMINATING	90 %	OTHER TYPE	%
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a. Type and Size 2 story singles
6 rooms

b. Construction Frame

c. Average Age 20-25 yrs.

d. Repair Fair to good

e. Occupancy 96%

f. Owner-occupied 70%

g. 1935 Price Bracket \$ 2250-5500 % change _____ \$ _____ % change _____

h. 1937 Price Bracket \$ 2750-6500 +19 % \$ _____ %

i. Jan '39 Price Bracket \$ 2500-6000 - 8 % \$ _____ %

j. Sales Demand Slow

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

l. 1935 Rent Bracket \$ 20 - 40 % change _____ \$ _____ % change _____

m. 1937 Rent Bracket \$ 22.50-50 +21 % \$ _____ %

n. Jan '39 Rent Bracket \$ 22.50-45 - 7 % \$ _____ %

o. Rental Demand Good

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. 17 b. Institutions _____
3-31-39

5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC. 2 b. Institutions _____
3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The subject area consists of several small allotments (the earliest platted about 1910) and is now almost fully built up. The average lot frontage is 45 feet; streets paved - 90% (many have shade trees); transportation - good; convenient to schools, stores and churches. Northern part borders south and east boundaries of desirable "Green" area and in conjunction abutts one of Akron's larger metropolitan parks. On the whole, area consists of the more desirable older part of "North Hill," is well maintained and pride of ownership is more evident than in surrounding "Yellow" neighborhoods. Italian and other foreign infiltration is slowly occurring into southern part of area.

Property, if acquired, should be sold at fair value.

Chalker Landing Allotment

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 9 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
- b. Class and Occupation Merchants-Office workers-factory workers and mechanics
- c. Foreign Families 5 % Nationalities Hungarian and Italian d. Negro 0 %
Slight eastward movement of foreigners along Courtland and
- e. Shifting or Infiltration Bellevue Avenues into western border of section.
2. BUILDINGS:

	PREDOMINATING	80 %	OTHER TYPE	20 %
a. Type and Size	2 story singles 6 room houses		Cottages and bungalows	
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	\$ 2500-5500	% change	\$ 2000-3750	% change
h. 1937 Price Bracket	\$ 3000-6500	+19 %	\$ 2250-4500	+17 %
i. Jan '39 Price Bracket	\$ 2750-6000	- 9 %	\$ 2000-4000	-11 %
j. Sales Demand	Slow		Slow	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 20 - 42.50	% change	\$ 17.50-30	% change
m. 1937 Rent Bracket	\$ 22.50- 50	+17 %	\$ 20 - 35	+16 %
n. Jan '39 Rent Bracket	\$ 20 - 47.50	- 7 %	\$ 18 - 32	- 9 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling Fair
4. OVERHANG OF HOME PROPERTIES: a. HOLC 9 b. Institutions _____
3-31-39
5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 3 b. Institutions _____
3-31-39
6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 28.90
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area, originally the southwestern city limits until annexation of Kenmore (bordering southern boundary) abutts the very desirable Copley Road residential district lying to the north. The elevation of area is considerably higher in northern part and the better homes lie in northernmost projection of area, beginning at Packard Drive and Diagonal Road. Small homes and bungalows are mostly in southwestern part. The area is approximately 70% built up; average lot frontage 40 feet; 60% streets paved (balance well-graded and cindered, with cement sidewalks); transportation good; convenient to schools, churches and stores. Northern part of area, excepting west border, should improve, but southeastern part is slowly declining due to age and encroaching "Yellow" areas. Vehicular traffic is heaviest on Wooster & East Avenues and heavy on Diagonal Road.

Property, if acquired, (south of Diagonal Road) should be sold since incentive in this part is to sell.

AREA DESCRIPTION

Security Map of Akron, Ohio

At

Static present

1. POPULATION: a. Increasing _____ Decreasing _____

b. Class and Occupation Business men, white collared, factory workers and laborers

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

e. Shifting or Infiltration _____

2. BUILDINGS:	PREDOMINATING	60 %	OTHER TYPE	40 %
a. Type and Size	2 story singles 6-7 rooms		Cottages and bungalows	
b. Construction	Frame		Frame	
c. Average Age	15-20 yrs.		20 yrs.	
d. Repair	Fair to good		Poor to fair	
e. Occupancy	96%		95%	
f. Owner-occupied	65%		60%	
g. 1935 Price Bracket	\$ 2100-4500	% change	\$ 2000-3750	% change
h. 1937 Price Bracket	\$ 2500-5500	+18 %	\$ 2250-4500	+17 %
i. Jan '39 Price Bracket	\$ 2250-5000	-10 %	\$ 2000-4000	-11 %
j. Sales Demand	Slow to fair		Slow	
k. Predicted Price Trend (next 6-12 months)	Static to firm		Static	
l. 1935 Rent Bracket	\$ 30 - 35	% change	\$ 17.50-30	% change
m. 1937 Rent Bracket	\$ 35 - 45	+23 %	\$ 20 - 35	+16 %
n. Jan '39 Rent Bracket	\$ 32.50-40	- 9 %	\$ 18 - 32	- 9 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Static to firm		Static	

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price \$3500 bungalows How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 21 b. Institutions _____
3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 2 b. Institutions _____
3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This district was a part of the city of Kenmore until annexation by the City of Akron in 1929. The earliest development consisted of cheap small homes by owners attracted by the cheapness of land and encouraged by the lack of restrictions and absence of utilities. Later development and installation of utilities brought the building of better type homes. The subject area surrounds the short business district of Kenmore which lies on Kenmore Boulevard between 11th and 18th Streets. The average lot frontage is 40 feet; built up 50%; transportation fair to limited; schools, churches and stores convenient only to southern and eastern parts of area. The best homes and most desirable section of the area lie in that part east of 13th Street between Indian Trail and Montana - Viewland Avenues. This section, situated on a plateau and known as Overlook Allotment, was platted into a first-class residential district of 50-foot front lots--is now 75% built up and will improve. However, general outlook for balance of area is only fair and little hope exists for improvement of central western part due to cheapness of homes and low locality.

Formerly Kenmore

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 11 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
 b. Class and Occupation Office workers and white collared
 c. Foreign Families 2 % Nationalities Hungarian and Italian d. Negro 0 %
Slow infiltration of Italians and Hungarians in
 e. Shifting or Infiltration upper north end of area from C-10 and D-7.
2. BUILDINGS:

	<u>PREDOMINATING</u>	<u>95 %</u>	<u>OTHER TYPE</u>	<u>%</u>
a. Type and Size	<u>2 story single family 6 rms</u>			
b. Construction	<u>Brick and stucco</u>			
c. Average Age	<u>20 yrs.</u>			
d. Repair	<u>Fair to good</u>			
e. Occupancy	<u>95%</u>			
f. Owner-occupied	<u>75%</u>			
g. 1935 Price Bracket	<u>\$ 2800-6000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 3250-7000</u>	<u>+16 %</u>	<u>\$</u>	<u>%</u>
i. Jan '39 Price Bracket	<u>\$ 3000-6500</u>	<u>- 7 %</u>	<u>\$</u>	<u>%</u>
j. Sales Demand	<u>Slow</u>			
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>			
l. 1935 Rent Bracket	<u>\$ 25 - 45</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 27.50-55</u>	<u>+18 %</u>	<u>\$</u>	<u>%</u>
n. Jan '39 Rent Bracket	<u>\$ 25 - 50</u>	<u>- 9 %</u>	<u>\$</u>	<u>%</u>
o. Rental Demand	<u>Good</u>			
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>			
3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price \$4750 How Selling Slow
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 16 b. Institutions _____
3-31-39
5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC. 3 b. Institutions _____
3-31-39
6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (193.8.) \$ 28.90
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area was laid out in 1917 and comprises the major part of Goodyear Heights. The entire Goodyear Heights Allotment was promoted and developed by the Goodyear Tire and Rubber Company to the interest of their employees. Well restricted, the area is 70% built up; average lot frontage 45 feet; all improved streets except those bordering Eastland Avenue; good transportation; very good school facilities; convenient to small shopping districts and churches; rolling terrain. Vehicular traffic is heaviest along Newton St. (E-W), Brittain Road (N-S), and Eastland Avenue (NE-SW). The southwestern part of area is within short walking distance to industry. The north section skirting Eastland Avenue consists mostly of cheaper homes of frame "single" construction. The southwest part of area is partially affected by smoke and dirt from the Goodyear factory and abutting railroad. On the whole, the area should maintain its present level for several years provided that the Goodyear Tire and Rubber Company (from which most residents of this section derive their income) stabilizes itself.

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Merchants, office workers, and skilled mechanics
- c. Foreign Families 3 % Nationalities Several d. Negro 0 %
- e. Shifting or Infiltration Slow infiltration of foreign element

2. BUILDINGS:	PREDOMINATING	70 %	OTHER TYPE	30 %
a. Type and Size	2 story single family 6 rms		1 story single (5 rms) cottages and bungalows	
b. Construction	Frame		Frame	
c. Average Age	20 yrs.		20 yrs.	
d. Repair	Medium		Medium	
e. Occupancy	96%		96%	
f. Owner-occupied	95%		95%	
g. 1935 Price Bracket	\$ 3000-5500	% change	\$ 2500-3500	% change
h. 1937 Price Bracket	\$ 3500-6500	+18 %	\$ 2750-4500	+21 %
i. Jan '39 Price Bracket	\$ 3250-6000	- 8 %	\$ 2500-4000	-10 %
j. Sales Demand	Slow		Slow	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 25 - 40	% change	\$ 20 - 32.50	% change
m. 1937 Rent Bracket	\$ 27.50-50	+19 %	\$ 25 - 37.50	+19 %
n. Jan '39 Rent Bracket	\$ 25 - 45	-10 %	\$ 22 - 35	- 9 %
o. Rental Demand	Light		Light	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	

3. NEW CONSTRUCTION (past yr.) No. 7 Type & Price How Selling Slow

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions 3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 0 b. Institutions 3-31-39

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The subject area was platted approximately 20 yrs. ago and is now 60% built up; average lot frontage 40 feet; 15-20% streets paved (balance well-graded, and cindered or graveled). Transportation is fair and area is within reasonable distance to schools, churches and community stores. The general topography of the district is level to rolling. Area is desirable, since its heavily trafficked main artery (E. Market Street-Akron-Canton Road) provides rapid travel to industry. The neighborhood is well-kept and clean except for the north border which is partially affected by smoke, noise and dirt from the large nearby railroad yards. Homes in area are generally well built for only 30% are of "single" construction and the majority of those are in the 1-story bungalow type.

Property, if acquired, should be sold at a fair price.

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Mostly rubber workers
- c. Foreign Families 3 % Nationalities Various d. Negro 0 %
- e. Shifting or Infiltration Slow infiltration of foreign element into north and eastern part.
2. BUILDINGS:

	PREDOMINATING	60 %	OTHER TYPE	40 %
a. Type and Size	2 story single family 6 rms		1 story, cottages and bungalows	
b. Construction	Frame		Frame	
c. Average Age	15 yrs.		15 yrs.	
d. Repair	Fair		Fair	
e. Occupancy	97%		97%	
f. Owner-occupied	65%		65%	
g. 1935 Price Bracket	\$ 2750-4500	% change	\$ 2000-3000	% change
h. 1937 Price Bracket	\$ 3250-5500	+21 %	\$ 2250-3750	+20 %
i. Jan '39 Price Bracket	\$ 3000-5000	- 9 %	\$ 2000-3500	- 8 %
j. Sales Demand	Slow		Slow	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 27.50-37.50	% change	\$ 20 - 25	% change
m. 1937 Rent Bracket	\$ 32.50-45	+19 %	\$ 22.50-32.50	+22 %
n. Jan '39 Rent Bracket	\$ 30 - 40	-10 %	\$ 20 - 30	- 9 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	
3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price \$3000 How Selling Fair only
4. OVERHANG OF HOME PROPERTIES: a. HOLC 10 b. Institutions
3-31-39
5. SALE OF HOME PROPERTIES (yr.) a. HOLC 2 b. Institutions
Available up 3-31-39
6. MORTGAGE FUNDS: to 40% of appraisal 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area consists of several small allotments surrounding the first-class Firestone Park district. Earliest development began in 1917-18 along north-western and as part of the Firestone Land Company's interest; the Herberich-Hall-Harter Company developed the north section in 1922-23, and the eastern part in 1926-27; the southeastern part between Thornapple and Coventry Sts. is a continuation of the Firestone Land Company holding developed in 1927-28; and the southwestern part (mostly acreage) was developed in 1928-1929 by the Myers family. Area is approximately 55% built up; average lot frontage 45 feet; 25% streets paved (balance cindered and cement sidewalks); school facilities good; fairly convenient to community stores, churches and transportation, except southeasterly part. Practically 70% of homes are of "single" construction. This area will remain attractive to rubber workers because of proximity to Firestone Tire and Rubber Company. Vehicular traffic is heaviest on Main Street (western boundary).

Property, if acquired, should be sold at fair price.

AREA DESCRIPTION

Security Map of Akron, Ohio

At

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

b. Class and Occupation _____ Mechanics and rubber workers

c. Foreign Families 2 % Nationalities _____ Slavish _____ d. Negro 0 %

e. Shifting or Infiltration _____

2. BUILDINGS:	PREDOMINATING	70 %	OTHER TYPE	30 %
a. Type and Size	2 story single		Cottages & bungalows	
b. Construction	6 rooms			
c. Average Age	Frame		Frame	
d. Repair	18 yrs.		18 yrs.	
e. Occupancy	Fair to good		Fair to good	
f. Owner-occupied	96%		96%	
g. 1935 Price Bracket	65%		65%	
h. 1937 Price Bracket	\$ 2500-3750	% change	\$ 2500-3000	% change
i. Jan '39 Price Bracket	\$ 2750-4750	+20 %	\$ 2750-3750	+18 %
j. Sales Demand	\$ 2500-4250	-10 %	\$ 2500-3250	-12 %
k. Predicted Price Trend (next 6-12 months)	Slow		Slow	
l. 1935 Rent Bracket	Static to slightly downward		Static to slightly downward	
m. 1937 Rent Bracket	\$ 25 - 30	% change	\$ 20 - 25	% change
n. Jan '39 Rent Bracket	\$ 27.50-40	+23 %	\$ 25 - 30	+22 %
o. Rental Demand	\$ 25 - 35	-11 %	\$ 22.50-27.50	-9 %
p. Predicted Rent Trend (next 6-12 months)	Good		Good	
	Static		Static	

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 3-31-39 b. Institutions _____

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 1 3-31-39 b. Institutions _____

6. MORTGAGE FUNDS: Fairly ample 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is one of the newer residential areas for the majority of the homes were built since 1922. This area is surrounded by "Yellow" consisting mostly of undeveloped acreage. This section is approximately 70% built up (better homes north of Waterloo Road). All utilities are in except adequate sewage (mostly south of Waterloo Road). Streets are mostly unpaved, but well graded and cindered with sidewalks installed. Average lot frontage 45 feet; transportation fair; school facilities good (grade school on Manchester Road opposite area). This section is close to the Portage Lakes District and vehicular traffic is heavy on Manchester Road and Waterloo Road. The general outlook of fair for this area is due only to its general isolation and distance from the downtown business center.

Property, if acquired, should be sold for a fair offer, but not sacrificed.

9. LOCATION _____ Akron, Ohio _____ SECURITY GRADE B _____ AREA NO. 15 _____ DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
- b. Class and Occupation Business men and store keepers
- c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
- e. Shifting or Infiltration _____
2. BUILDINGS:

	PREDOMINATING	90 %	OTHER TYPE	%
a. Type and Size	2 story single family 6 rooms			
b. Construction	Frame			
c. Average Age	20 yrs.			
d. Repair	Good			
e. Occupancy	97%			
f. Owner-occupied	70%			
g. 1935 Price Bracket	\$ 3000-5000	% change	\$	% change
h. 1937 Price Bracket	\$ 3200-6000	+15 %	\$	%
i. Jan '39 Price Bracket	\$ 3000-5500	- 8 %	\$	%
j. Sales Demand	Fair			
k. Predicted Price Trend (next 6-12 months)	Static to firm			
l. 1935 Rent Bracket	\$ 24 - 42	% change	\$	% change
m. 1937 Rent Bracket	\$ 27 - 50	+17 %	\$	%
n. Jan '39 Rent Bracket	\$ 25 - 45	- 9 %	\$	%
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 1 b. Institutions _____
3-31-39
5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC 3 b. Institutions _____
Available up to 3-31-39
6. MORTGAGE FUNDS: 60% of apprai-7. TOTAL TAX RATE PER \$1000 (1938) \$ 22.40
sal
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The characteristics of this section are as follows: platted - 1910; built up 80%; streets paved; transportation - good; school facilities - good; terrain - fairly level. Cheaper homes are located in the northern part of this small section abutting farmland on its northwest border. Approximately 40% of the homes in this area are of single construction (this percentage is noticeably higher in the surrounding slightly cheaper neighborhood). Vehicular traffic is heaviest on Norton Avenue and the better homes are located here. The trend of this area should remain static to firm for the next few years.

Property, if acquired, should be held for a fair value.

Barberton

Security Map of Akron, Ohio

b. Class and Occupation.....Business men and factory workers

e. Shifting or Infiltration of Slavish speaking people

a. Type and Size	1 story one family 6 rooms	1 story 5 rooms
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b. Construction	Frame	Frame

c. Average Age 18 yrs. 18 yrs.

d. Repair	Fair	Fair
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e. Occupancy	97%	97%
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f. Owner-occupied	80%	80%
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g. 1935 Price Bracket	\$ 2800-4300	% change	\$ 2000-2900	% change
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h. 1937 Price Bracket	\$ 3200-4700	+11%	\$ 2100-3300	+10%
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i. Jan '39 Price Bracket \$ 3000-4500 - 5% \$ 2000-3000 - 7%

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

1. 1935 Rent Bracket	\$ 20 - 37.50	% change	\$ 15 - 23	% change
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m. 1937 Rent Bracket	\$ 22 - 42.50	12 %	\$ 15 - 28	13 %
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n.	Jan '39	Rent Bracket	\$ 20 - 40	- 7 %	\$ 15 - 25	- 7 %
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o. Rental Demand Good Good

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

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price \$3000 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC $\frac{1}{3-31-39}$ b. Institutions _____

5. SALE OF HOME PROPERTIES (____yr.) Available up to a. HOLC. 2 b. Institutions 3-31-39

6. MORTGAGE FUNDS: 50% of appraisal - 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 22.40
sal

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area was laid out 20 years ago and is covered as follows: built up, 60%; average lot frontage, 45 feet; streets paved, 25% (balance graveled); transportation, fairly good; school facilities, good. Vehicular traffic is heavy on Fifth Avenue. Smoke, dirt and noise from Akron-Barberton Belt Line, B & O and Erie Railroads affect the western part of district. This area abutts the north boundary of Tuscora Park, and is within walking distance of the downtown district. Approximately 75% of the homes in this district are of single construction. Rating for this security area is a very "Light Blue."

Property, if acquired should be sold for a fair value.

Barberton
9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 17 DATE Feb '39

Security Map of Akron, Ohio

b. Class and Occupation Professional and business men

e. Shifting or Infiltration Very light infiltration of American-born Hungarians

a. Type and Size

b. Construction

From e

c. Average Age

35 yrs.

d. Repair

Good

e. Occupancy

97%

f. Owner-occupied

90%

g. 1935 Price Bracket

\$ 2900-4800	% change
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\$	% change
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h. 1937 Price Bracket

\$ 3200-5500 +13 %

	\$	%
1. Total	100.00	100.00
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i. Jan '39.....Price Bracket

\$ 3000-5000 - 8 %

	\$	%
1. Total	100	100
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j. Sales Demand

Fair

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

Firm

I. 1935 Rent Bracket

\$	23	-	40	% change

\$	% change
100	0
105	5
110	10
115	15
120	20
125	25
130	30
135	35
140	40
145	45
150	50
155	55
160	60
165	65
170	70
175	75
180	80
185	85
190	90
195	95
200	100

m. 1937 Rent Bracket

\$ 27 - 45 +14 %

	\$	%
1. Total	100	100
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n. Jan '39 Rent Bracket

\$ 25 - 42.50 - 6%

	\$	%
1. Total	100.00	100.00
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o. Rental Demand

Light

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

Firm

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC $\frac{2}{3-31-39}$ b. Institutions

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC. 1 b. Institutions _____
Available up to 40% 3-31-39

6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (1938) \$ 22.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This small area, surrounding Lake Anna, is fully built up and once the finest residential section in Barberton. This section abutts the Barberton business center on Second and Tuscarawas Streets. The majority of the homes are from 35-45 years old, but practically all of the original owners are gone and a few properties are available for "roomers." This district has maintained its present level because of its setting around the beautiful Lake Anna (boating, fishing, and winter sports available). Properties have been kept in good state of repair and some have been thoroughly modernized recently.

Fair value should be obtained for property, if acquired.

Barberton
9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 18 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
 b. Class and Occupation _____ Professional and Business men _____
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____

2. BUILDINGS:	PREDOMINATING	80 %	OTHER TYPE	20 %
a. Type and Size	2 story one family 6 rms		Bungalow type	
b. Construction	Frame		Frame	
c. Average Age	15 yrs.		15 yrs.	
d. Repair	Good		Good	
e. Occupancy	Fully 97%		Fully 97%	
f. Owner-occupied	85 %		85%	
g. 1935 Price Bracket	\$ 2500-4800	%change	\$ 2400-3600	%change
h. 1937 Price Bracket	\$ 2700-5500	+12 %	\$ 2600-4000	+10 %
i. Jan '39 Price Bracket	\$ 2500-5000	- 9 %	\$ 2500-3750	- 5 %
j. Sales Demand	Fair		Fair	
k. Predicted Price Trend (next 6-12 months)	Firm		Firm	
l. 1935 Rent Bracket	\$ 20 - 38	%change	\$ 20 - 28	%change
m. 1937 Rent Bracket	\$ 22- 45	+16 %	\$ 22 - 35	+19 %
n. Jan '39 Rent Bracket	\$ 20 - 40	-10 %	\$ 20 - 30	-12 %
o. Rental Demand	Light		Light	
p. Predicted Rent Trend (next 6-12 months)	Firm		Firm	

3. NEW CONSTRUCTION (past yr.) No. 2 Type & Price \$4000 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions _____
3-31-39

5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC 0 b. Institutions _____
 Available up to 3-13-39

6. MORTGAGE FUNDS: 60% of apprai- 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 25.04
sal

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section was laid out in 1919 and named Long Lake Estates. Practically all lots have been sold but area is only 15% built up. Streets well graded and cindered. The average lot frontage is 50 ft. Transportation is fair; school facilities are good. Vehicular traffic is heavy on Warner Road and South Main Street Extension (traverses area). This section is free from colored or foreign element and the usual detrimental physical aspects. Pride of ownership is highly evident and desirability of area should improve with complete installation of utilities (sewer not available to most of area). This is a good, clean, restricted section.

9. LOCATION Coventry, Ohio SECURITY GRADE B AREA NO. 19 DATE Feb '39
Akron, Ohio

Security Map of Akron, Ohio

Security Map of Akron, Ohio

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

Property, if acquired, should be sold but not sacrificed.

9. LOCATION Stow Corners SECURITY GRADE C AREA NO. 1 DATE Feb '39
Akron, Ohio

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Decreasing Yes Static
 b. Class and Occupation Rural residents
 c. Foreign Families 0 % Nationalities d. Negro 0 %
 e. Shifting or Infiltration -

2. BUILDINGS: PREDOMINATING 90 % OTHER TYPE %
 a. Type and Size 1½-2 story single family 4-6 rm houses
 b. Construction Frame
 c. Average Age 20 yrs.
 d. Repair Fair only
 e. Occupancy 98%
 f. Owner-occupied 80%
 g. 1935 Price Bracket \$ 1400-2400 % change \$ % change
 h. 1937 Price Bracket \$ 1600-2800 +16 % \$ %
 i. Jan '39 Price Bracket \$ 1500-2500 - 9 % \$ %
 j. Sales Demand Poor
 k. Predicted Price Trend (next 6-12 months) Definitely downward
 l. 1935 Rent Bracket \$ 12.50 - 22.50 % change \$ % change
 m. 1937 Rent Bracket \$ 15.00 - 27.50 +21 % \$ %
 n. Jan '39 Rent Bracket \$ 12.50 - 25.00 -11 % \$ %
 o. Rental Demand Firm
 p. Predicted Rent Trend (next 6-12 months) Static to downward

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions
3-31-39

5. SALE OF HOME PROPERTIES (.....yr.) a. HOLC 1 b. Institutions
3-31-39

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 27.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area consists mostly of open fields and was platted about 15 years ago. Though only 7 per cent built up, improvements consist of small bungalows and very cheap homes and considering the following indicate a static to downward trend for this third class "Yellow" area: Outlying section, streets unpaved; no utilities except electricity, lack of adequate fire protection, low income bracket occupants, relief roll heavy, rental collections difficult, population slightly decreasing.

Property owned in this section should be sold for a reasonable offer.

Cuyahoga Falls, Ohio

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 2 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation Factory workers, clerks and a few merchants
 c. Foreign Families 3 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration Better class moving to West Side

2. BUILDINGS:	PREDOMINATING	60 %	OTHER TYPE	40 %
a. Type and Size	2 story single family 5-6 rms		1 and 1½ story houses and cottages	
b. Construction	Frame		Frame	
c. Average Age	40 yrs.		40 yrs.	
d. Repair	Fair		Fair	
e. Occupancy	95%		95%	
f. Owner-occupied	65%		60%	
g. 1935 Price Bracket	\$ 1800-3500	% change	\$ 1100-2400	% change
h. 1937 Price Bracket	\$ 2200-4200	+21 %	\$ 1500-2750	+21 %
i. Jan '39 Price Bracket	\$ 1800-4000	- 9 %	\$ 1200-2600	-10 %
j. Sales Demand	Fair		Fair	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 14 - 28	% change	\$ 10 - 18	% change
m. 1937 Rent Bracket	\$ 16 - 35	+21 %	\$ 11 - 22.50	+20%
n. Jan '39 Rent Bracket	\$ 15 - 32	-10 %	\$ 10 - 20	- 9%
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 Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 6 b. Institutions Fairly heavy
 3-31-39

5. SALE OF HOME PROPERTIES (.....yr.) a. HOLC 0 b. Institutions Light
 3-31-39

6. MORTGAGE FUNDS: Very limited 7. TOTAL TAX RATE PER \$1000 (1938) \$ 27.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Industrial section along river, railroad tracks, coal yards, etc. Some cheap homes and a few very good old residences scattered throughout the area. Necessary to cross railroad tracks and river bridges to reach business section, schools, and churches.

Fifty percent of streets paved; good transportation; built up 60%; surrounds industries and main business section; shacks along south end of area. Heavy vehicular traffic along Front, Broad, Talmadge and Portage Trail; properties abutting railroad and industries lying south of Broad Street all the way to Taylor Street suffer from smoke, dirt and noise.

That portion of the area lying south of Munroe Falls Avenue all the way to Taylor Street (south) will hold up best because it abutts the business and industrial sections of the city.

Property, if acquired, should be sold for fair value.

9. LOCATION Cuyahoga Falls
Akron, Ohio SECURITY GRADE C AREA NO. 3 DATE Feb '39

Security Map of Akron, OhioSecurity Map of Akron, Ohio

- | 2. BUILDINGS: | | PREDOMINATING | 90 % | OTHER TYPE | % |
|---|---------------------------|--------------------------------------|------|------------|---|
| a. Type and Size | | Small 1-story bungalows and cottages | | | |
| b. Construction | | Frame | | | |
| c. Average Age | | 12 yrs. | | | |
| d. Repair | | Fair | | | |
| e. Occupancy | | 98% | | | |
| f. Owner-occupied | | 75% | | | |
| g. 1935 Price Bracket | \$ 900-1800 | % change | \$ | % change | |
| h. 1937 Price Bracket | \$ 1100-2200 | +22 % | \$ | % | |
| i. Jan. 1939 Price Bracket | \$ 1000-2000 | - 9 % | \$ | % | |
| j. Sales Demand | Fair | | | | |
| k. Predicted Price Trend (next 6-12 months) | Static to slightly upward | | | | |
| l. 1935 Rent Bracket | \$ 9 - 15 | % change | \$ | % change | |
| m. 1937 Rent Bracket | \$ 10 - 18 | +17 % | \$ | % | |
| n. Jan. 1939 Rent Bracket | \$ 10 - 17 | - 4 % | \$ | % | |
| o. Rental Demand | Good | | | | |
| p. Predicted Rent Trend (next 6-12 months) | Firm | | | | |

6. MORTGAGE FUNDS: available 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 27.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area was laid out about 12 years ago and is approximately 15% built up. Lack of restrictions caused erection of small cheap homes and this development was barely under way when depression set in; consequently, area has but 8 short streets with exception of main arteries Howe Street and Magnolia Avenue. However, due to favorable location (abutts south side of Area B-5 and includes Broathnack Golf Course) this newer section although cheap should improve with time or at least hold its own.

9. LOCATION Cuyahoga Falls Akron, Ohio SECURITY GRADE C AREA NO. 4 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Rubber workers
- c. Foreign Families 3 % Nationalities Italians d. Negro 1 1/2 %
- e. Shifting or Infiltration Very light foreign infiltration

2. BUILDINGS:	PREDOMINATING	50 %	OTHER TYPE	50 %
a. Type and Size	1 story single family 5 rooms		2 story single family 6 rooms	
b. Construction	Frame		Frame	
c. Average Age	20 yrs.		20 yrs.	
d. Repair	Good		Good	
e. Occupancy	97%		97%	
f. Owner-occupied	60%		60%	
g. 1935 Price Bracket	\$ 1400-3000	% change	\$ 1900-4500	% change
h. 1937 Price Bracket	\$ 1800-3500	+20 %	\$ 2300-5500	+22 %
i. Jan '39 Price Bracket	\$ 1500-3200	-11 %	\$ 2000-5000	-10 %
j. Sales Demand	Fair		Fair	
k. Predicted Price Trend (next 6-12 months)	Firm		Firm	
l. 1935 Rent Bracket	\$ 12.50-22.50	% change	\$ 17.50-32.50	% change
m. 1937 Rent Bracket	\$ 15.00-27.50	+21%	\$ 20.00-40.00	+20 %
n. Jan '39 Rent Bracket	\$ 12.50-25.00	-11%	\$ 18.00-35.00	-11 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Firm to slightly upward		Firm to slightly upward	

3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price \$3000 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 15 b. Institutions 3-31-39

5. SALE OF HOME PROPERTIES (yr.) a. HOLC 1 b. Institutions 3-31-39
Ample up to 40%

6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area was laid out about 1900; price range of properties from \$1500-5000. Built up 75%; lot size 40 x 110; paved streets; good transportation; convenient to schools, churches and stores; fairly level terrain. Reasonably clean neighborhood desirable to rubber workers. Evidence of pride of ownership.

Very heavy vehicular traffic along Cuyahoga Falls Avenue. Should retain its present level for several years. Generally free from the usual detrimental influences. Only 3 negro families located in entire area and these are better type colored and own their own homes. A few cheaper homes are interspersed throughout the area.

Property, if acquired, should have a reasonably good sale value. 90% of homes in this area are of single construction. About 20 homes were built here last year -- these ranged around \$3000 each.

Collinwood Allotment

9. LOCATION Acron, Ohio SECURITY GRADE C AREA NO. 5 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
- b. Class and Occupation Rubber workers and laborers
- c. Foreign Families 5 % Nationalities Italian d. Negro 0 %
- e. Shifting or Infiltration Very light foreign infiltration
2. BUILDINGS:

	<u>PREDOMINATING</u> <u>60 %</u>	<u>OTHER TYPE</u> <u>40 %</u>
a. Type and Size	<u>Small 1 story single family and cottages</u>	<u>2 story single family 6 rooms</u>
b. Construction	<u>Frame</u>	<u>Frame</u>
c. Average Age	<u>15 yrs.</u>	<u>15 yrs.</u>
d. Repair	<u>Fair only</u>	<u>Fair only</u>
e. Occupancy	<u>97%</u>	<u>97%</u>
f. Owner-occupied	<u>60%</u>	<u>60%</u>
g. 1935 Price Bracket	<u>\$ 1000-1800</u> % change	<u>\$ 1500-2250</u> % change
h. 1937 Price Bracket	<u>\$ 1200-2200</u> +22 %	<u>\$ 1700-2750</u> +19%
i. Jan '39 Price Bracket	<u>\$ 1000-2000</u> -12 %	<u>\$ 1500-2500</u> -11%
j. Sales Demand	<u>Fair</u>	<u>Fair</u>
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>	<u>Static</u>
l. 1935 Rent Bracket	<u>\$ 8 - 15</u> % change	<u>\$ 10 - 18</u> % change
m. 1937 Rent Bracket	<u>\$ 10 - 18</u> +22 %	<u>\$ 12 - 22.50</u> +23%
n. Jan '39 Rent Bracket	<u>\$ 9 - 16</u> -10 %	<u>\$ 10 - 21.00</u> -10%
o. Rental Demand	<u>Good</u>	<u>Good</u>
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>	<u>Static</u>
3. NEW CONSTRUCTION (past yr.) No. 10 Type & Price \$1500 How Selling Fair
4. OVERHANG OF HOME PROPERTIES: a. HOLC 6 b. Institutions _____
3-31-39
5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC 1 b. Institutions _____
Very little 3-31-39
6. MORTGAGE FUNDS: available 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 28.90
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Area was laid out 1910; price range of homes \$1000-2500. Unrestricted. Homes are 100% single construction; average lot 45 x 150; no paved streets excepting Home Avenue which has heavy vehicular traffic. Poor transportation; convenient to schools. Encroachment of small business on Home Avenue, which runs through the center of this area. Despite the cheapness of homes, the area is kept fairly clean and in fair demand by the small income earner. Twenty five per cent of area is built up. No serious changes in area in the future.

Property, if acquired, should be sold but not sacrificed. Area is accorded a weak third grade (Yellow) rating. Practically all homes are of single construction.

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Business men and white collared
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration -

2. BUILDINGS:	PREDOMINATING	80 %	OTHER TYPE	20 %
a. Type and Size	2 story single family 5-6 rms		Bungalows and small cottages	
b. Construction	Frame		Frame	
c. Average Age	18 yrs.		18 yrs.	
d. Repair	Good		Good	
e. Occupancy	97%		97%	
f. Owner-occupied	70%		70%	
g. 1935 Price Bracket	\$ 2000-5600	% change	\$ 1400-3000	% change
h. 1937 Price Bracket	\$ 2400-6000	+11 %	\$ 1750-3500	+19 %
i. Jan '39 Price Bracket	\$ 2300-5800	- 4 %	\$ 1500-3250	- 9 %
j. Sales Demand	Fair		Fair	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 15 - 40	% change	\$ 10 - 25	% change
m. 1937 Rent Bracket	\$ 20 - 50	+27 %	\$ 13 - 28	+27 %
n. Jan '39 Rent Bracket	\$ 20 - 45	- 7 %	\$ 12 - 26	- 7 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Firm to slightly upward		Firm to slightly upward	

3. NEW CONSTRUCTION (past yr.) No. 2 Type & Price \$1500 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions 1
3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 0 b. Institutions
Available for 3-31-39

6. MORTGAGE FUNDS: better homes 7. TOTAL TAX RATE PER \$1000 (1938) \$ 23.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The newer residential part of the Village of Tallmadge lies north of Fenway Drive and west of Nottingham Street and was first developed about 25 years ago. The balance of the Village, founded about 100 years ago consists of cheap commercial buildings and old homes surrounding the town circle created by the intersection of three highways: the Akron-Youngstown, Akron-Kent, and Akron Stow Roads. The newest section of this area, lying east of Stow Road, contains the better homes ranging from \$5000-6000. The part of this area west of Nottingham Street is the cheaper new section and consists mostly of homes valued at \$1500. North of Woodward Avenue, this area is sparsely built up. Overdale and Overlook Avenues are paved; remainder of streets cindored; generally all utilities except gas. Good school facilities, close to business section of Tallmadge. Trend is static with possibility of improvement. 75% of homes are of single construction; the houses located east of Stow and North of Kent Roads are of double construction.

Property, if acquired, should not be sacrificed.

9. LOCATION Tallmadge Akron, Ohio SECURITY GRADE C AREA NO. 7 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Factory laborers
- c. Foreign Families 20 % Nationalities Italian d. Negro 0 %
- e. Shifting or Infiltration Fair infiltration of Italians from Area D-2
2. BUILDINGS:

	PREDOMINATING	80 %	OTHER TYPE	20 %
a. Type and Size	2 story single family 6-7 rooms		Bungalows and cottages 4-5 rms	
b. Construction	Frame		Frame	
c. Average Age	20 yrs.		20 yrs.	
d. Repair	Fair only		Fair only	
e. Occupancy	97%		97%	
f. Owner-occupied	65%		65%	
g. 1935 Price Bracket	\$ 2000-3300	% change	\$ 1500-2250	% change
h. 1937 Price Bracket	\$ 2250-4000	+18 %	\$ 1750-2750	+20 %
i. Jan '39 Price Bracket	\$ 2000-3700	- 9 %	\$ 1500-2500	-11 %
j. Sales Demand	Fair		Fair	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 15 - 26	% change	\$ 10 - 20	% change
m. 1937 Rent Bracket	\$ 20 - 30	+22 %	\$ 13 - 23	+20 %
n. Jan '39 Rent Bracket	\$ 17 - 27.50	-11 %	\$ 12 - 21	- 8 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Static to firm		Static to firm	
3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price \$2500 How Selling Fair
4. OVERHANG OF HOME PROPERTIES: a. HOLC 22 b. Institutions 3-31-39
5. SALE OF HOME PROPERTIES (yr.) a. HOLC 3 b. Institutions 3-31-39
Available up to 40%
6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 28.90
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section of "North Hill" lies along the edge of the plateau overlooking the Cuyahoga River Valley. The east part was formerly known as Forest Hill, laid out by Lauer and Young in 1917; homes in this eastern part are more or less uniform and priced at about \$3000. Heavy traffic of the east portion of area is on Glenwood Avenue and Dan Street. Hollibaugh Avenue is zoned for business. 75% of the homes on the west side of area are of the 2-story type and the rest range from cottages to shacks. 70% of streets are paved; 30% cindered; average lot front 40 feet. Good transportation; good school facilities. Close to down-town business center. Trend is static. Should remain pretty much at the same level for a period of ten years.

Property, if acquired, should be sold but not sacrificed. 95% of homes are of single construction. Area is 65% built up.

Forest Hill

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 8 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
 b. Class and Occupation Factory workers employed in Sulphur Plant
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration _____

2. BUILDINGS:	PREDOMINATING	50 %	OTHER TYPE	50 %
a. Type and Size	2 story single family 6-7 rms		Small cottages and shacks	
b. Construction	Frame		Frame	
c. Average Age	15 yrs.		15 yrs.	
d. Repair	Good		Fair only	
e. Occupancy	95%		95%	
f. Owner-occupied	65%		65%	
g. 1935 Price Bracket	\$ 2000-3250	% change	\$ 600-1500	% change
h. 1937 Price Bracket	\$ 2250-3750	+14 %	\$ 700-1800	+19 %
i. Jan '39 Price Bracket	\$ 2000-3500	- 8 %	\$ 600-1600	-10 %
j. Sales Demand	Poor		Poor	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 13 - 24	% change	\$ 5 - 13	% change
m. 1937 Rent Bracket	\$ 15 - 27.50	+15 %	\$ 5 - 16	+17 %
n. Jan '39 Rent Bracket	\$ 15 - 25	- 6 %	\$ 5 - 14	- 9 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	

3. NEW CONSTRUCTION (past yr.) No. 8 Type & Price \$800-3500 How Selling Just fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions _____
 3-31-39

5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC 1 b. Institutions _____
 3-31-39

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Allotment laid out about 1915; 20% built up; Tallmadge Avenue is paved; rest of streets in area are cindered; average front lot 40 feet. Reasonable distance to schools, churches; homes range from \$600-3500. 95% of homes are of single construction. Lack of attention to the regularity of buildings constructed in this area is the chief deterrent to growth. Interspersed with a sprinkling of shacks (20%). This allotment has no restrictions. Hourly bus transportation. Very heavy vehicular traffic along West Tallmadge Avenue. Will probably remain "as is" for some time. In certain portions it is difficult to excavate basements because of sandstone rock foundation. Elevation of this area is one of the highest in Akron, but still subject to noise, smoke and dirt from adjacent Baltimore and Ohio and Erie railroads due to prevailing northeast winds from the valley.

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 9 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Rubber workers
- c. Foreign Families 10 % Nationalities Greeks, Hungarians & Italians d. Negro 0 %
- e. Shifting or Infiltration of mixed nationalities

2. BUILDINGS:	PREDOMINATING	70 %	OTHER TYPE	30 %
a. Type and Size	Bungalows		2 story single family 6-7 rms	
b. Construction	Frame		Frame	
c. Average Age	16 yrs.		16 yrs.	
d. Repair	Good		Good	
e. Occupancy	95%		95%	
f. Owner-occupied	65%		65%	
g. 1935 Price Bracket	\$ 1500-2750	% change	\$ 2250-5250	% change
h. 1937 Price Bracket	\$ 1750-3250	+18 %	\$ 2750-6250	+20 %
i. Jan '39 Price Bracket	\$ 1500-3000	-10 %	\$ 2500-5750	- 8 %
j. Sales Demand	Fair		Fair	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 13 - 22.50	% change	\$ 20 - 40	% change
m. 1937 Rent Bracket	\$ 15 - 27.50	+19 %	\$ 22.50-47.50	+17 %
n. Jan '39 Rent Bracket	\$ 13 - 25	-10 %	\$ 20 - 45	- 7 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	

3. NEW CONSTRUCTION (past yr.) No. 12 Type & Price \$5000 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 7 b. Institutions 3-31-39

5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC 1 b. Institutions 3-31-39
Available up to 40%

6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This allotment was laid out in 1920. Now 50 % built up. Two story homes are located along Eastland Avenue. There is a small concentration of cheap cottages at the extreme northeast corner.

Average price of bungalow - \$2500; average price of 2 story homes \$4200. 25% of streets are paved; remainder cindored and graded. A city park is located in the southeast portion of this area. Very good transportation; school and church facilities; rolling terrain.

Heavy vehicular traffic along Eastland Avenue, Brittain Road and E. North Street. About 12 new houses erected in this area last year. Southeast portion of this area is located in Goodyear Heights Addition. Should maintain its present level for some time. 80% of the houses located in entire area are of single construction.

Property, if acquired, should be sold for fair value.

Eastland Allotment

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 10 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
 b. Class and Occupation White collared and rubber workers
 c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
 e. Shifting or Infiltration Occupants are American

2. BUILDINGS:	PREDOMINATING	80 %	OTHER TYPE	20 %
a. Type and Size	1 story cottage type 4-5 rooms		2 story single family 6 rooms	
b. Construction	Frame		Frame	
c. Average Age	18 yrs.		18 yrs.	
d. Repair	Fair condition		Fair condition	
e. Occupancy	97%		97%	
f. Owner-occupied	70%		70%	
g. 1935 Price Bracket	\$ 1400-2400	% change	\$ 2000-3000	% change
h. 1937 Price Bracket	\$ 1750-2750	+18 %	\$ 2200-3600	+16 %
i. Jan '39 Price Bracket	\$ 1600-2600	- 7 %	\$ 2000-3400	- 7 %
j. Sales Demand	Fair to poor		Fair to poor	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 13 - 20	% change	\$ 17 - 28	% change
m. 1937 Rent Bracket	\$ 15 - 25	+21 %	\$ 20 - 33	+18 %
n. Jan '39 Rent Bracket	\$ 14 - 23	- 8 %	\$ 18 - 30	- 9 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Static to firm		Static to firm	

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price \$1500-3000 How Selling Just fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 b. Institutions _____
 3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 1 b. Institutions _____
 3-31-39

6. MORTGAGE FUNDS: Very limited 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Laid out in about 1916 and known as the L. A. Young Allotment. This is a very level area consisting of 50-foot lots - not over 40% built up. Price range from \$1500-3500; all single construction, 80% of the homes are of one-story cottage type. All utilities installed excepting southwest portion of area which has no water or sewers (installation of these is contemplated shortly). This was swamp land at one time but now tiled and drained; non-restricted area. Five new homes were built here last year. Very heavy traffic on Hawkins Avenue. Convenient to Copley Road school. Fair transportation. Occupants are American of the working class. Area will remain fairly static during the next 5-10 years.

Property, if acquired, should be sold for fair value.

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 11 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes _____
- b. Class and Occupation _____ Rubber workers and white collared _____
- c. Foreign Families 20% Nationalities _____ All types _____ d. Negro 4% _____
- e. Shifting or Infiltration Slow infiltration of mixed foreign element toward south end _____
2. BUILDINGS:

	PREDOMINATING	95 %	OTHER TYPE	%
a. Type and Size	1½-2 story			
	single family			
b. Construction	Frame			
c. Average Age	40 yrs.			
d. Repair	Just fair			
e. Occupancy	97%			
f. Owner-occupied	65%			
g. 1935 Price Bracket	\$ 2000-3800	% change	\$	% change
h. 1937 Price Bracket	\$ 2300-4500	+17 %	\$	%
i. Jan '39 Price Bracket	\$ 2000-4300	- 7 %	\$	%
j. Sales Demand	Fair to slow			
k. Predicted Price Trend (next 6-12 months)	Static			
l. 1935 Rent Bracket	\$ 15 - 33	% change	\$	% change
m. 1937 Rent Bracket	\$ 18 - 40	+21 %	\$	%
n. Jan '39 Rent Bracket	\$ 16 - 37	- 9 %	\$	%
o. Rental Demand	Good			
	Static to			
p. Predicted Rent Trend (next 6-12 months)	slightly upward			
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 26 3-31-39 b. Institutions _____
5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC. 1 3-31-39 b. Institutions _____
6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1938.) \$28.90
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is one of the oldest residential districts in Akron - 98% built up. Adjoins on the west side of the downtown business district and surrounds three-fourths of the Goodrich Tire and Rubber Company. Area consists of the old type 1½-2 story frame dwellings. Store fronts and small businesses all along on West Market and West Exchange Streets. Several apartments on Ash Street Hill located on King and Parkway. Average lot front 40 and 50 feet. Excellent transportation; 10 minute walk to downtown business center. Good school and church facilities. Area is slowly undergoing a transition to small business stores and apartments. Heavy vehicular traffic along South Main, West Market, West Exchange, W. Bowery, and West Thornton Streets. Practically all houses are of single construction.

Property, if acquired, should be sold but not sacrificed.

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
- b. Class and Occupation College professors, business men and factory workers
- c. Foreign Families 0 % Nationalities _____ d. Negro 0 %
- e. Shifting or Infiltration _____

2. BUILDINGS:

	PREDOMINATING	98 %	OTHER TYPE	%
a. Type and Size	<u>2 story large type 6-12 rms</u>			
b. Construction	<u>Frame</u>			
c. Average Age	<u>40 yrs.</u>			
d. Repair	<u>Fair</u>			
e. Occupancy	<u>97%</u>			
f. Owner-occupied	<u>40%</u>			
g. 1935 Price Bracket	<u>\$ 2800-5000</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 3250-6000</u>	<u>+19 %</u>	<u>\$</u>	<u>%</u>
i. Jan '39 Price Bracket	<u>\$ 3000-5500</u>	<u>- 8 %</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>\$ 23 - 38</u>	<u>% change</u>	<u>\$</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 30 - 45</u>	<u>+23 %</u>	<u>\$</u>	<u>%</u>
n. Jan '39 Rent Bracket	<u>\$ 25 - 42</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. _____ Type & Price _____ How Selling _____

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 18 b. Institutions _____
3-31-39

5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC. 0 b. Institutions _____
Available 3-31-39

6. MORTGAGE FUNDS: up to 40% 7. TOTAL TAX RATE PER \$1000 (1938) \$28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The original high class residential district in Akron. Many homes are 75 years old. Reasonable demand for homes here because of central location. Average lot front 45 feet. Homes are of the large type and of older designs. 60% of the houses are of single construction. Good transportation. Good streets. Schools and churches located in this area. Heavy vehicular traffic along East Market, E. Buchtel, Exchange and Carroll Avenues. The University of Akron is located on the west border and the city hospital in the center of area. The school has an attendance of about 2000 students and many of these rent rooms or lease homes for fraternal purposes. The College influence has helped to maintain the standard of this area. Encroachment of store fronts all along E. Market Street. A small business center is located between Kirkwood and Adolph along E. Market Street; also at the corner of Carroll and Annadale Avenues. A. C. & Y. Railroad borders on the south end of area - properties along here affected by smoke and dirt. The Akron Farmers' Market is located on the corner of Carroll and Beaver Avenues where farm produce is sold 3 days each week.

Area should continue to maintain its present level. Property, if acquired, should be sold but not sacrificed. Area is built up 90%.

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 13 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
 - b. Class and Occupation Rubber workers
 - c. Foreign Families 30 % Nationalities All types d. Negro 5 %
 - e. Shifting or Infiltration _____
2. BUILDINGS:

	PREDOMINATING <u>60 %</u>	OTHER TYPE <u>40 %</u>
a. Type and Size	<u>2 story single family 6 rooms</u>	<u>1-1½ story homes 5-6 rms</u>
b. Construction	<u>Frame</u>	<u>Frame</u>
c. Average Age	<u>35 yrs.</u>	<u>35 yrs.</u>
d. Repair	<u>Just fair</u>	<u>Just fair</u>
e. Occupancy	<u>97%</u>	<u>97%</u>
f. Owner-occupied	<u>65%</u>	<u>65%</u>
g. 1935 Price Bracket	<u>\$ 2000-3600</u> %change _____	<u>\$ 1600-2400</u> %change _____
h. 1937 Price Bracket	<u>\$ 2300-4500</u> <u>+21 %</u>	<u>\$ 2000-2900</u> <u>+22 %</u>
i. Jan '39 Price Bracket	<u>\$ 2000-4200</u> <u>- 9 %</u>	<u>\$ 1800-2600</u> <u>-10 %</u>
j. Sales Demand	<u>Fair</u>	<u>Fair</u>
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>	<u>Static</u>
l. 1935 Rent Bracket	<u>\$ 15 - 28</u> %change _____	<u>\$ 11 - 19</u> %change _____
m. 1937 Rent Bracket	<u>\$ 17 - 35</u> <u>+21 %</u>	<u>\$ 13 - 24</u> <u>+23 %</u>
n. Jan '39 Rent Bracket	<u>\$ 15 - 32</u> <u>- 9 %</u>	<u>\$ 12 - 22</u> <u>- 8 %</u>
o. Rental Demand	<u>Good</u>	<u>Good</u>
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>	<u>Static</u>
3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price \$2000-3500 How Selling Fair only
4. OVERHANG OF HOME PROPERTIES: a. HOLC 40 b. Institutions _____
3-31-39
5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC 3 b. Institutions _____
Generally available 3-31-39
6. MORTGAGE FUNDS: up to 40% 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The district is located in the south-central part of the city. Built up 85%; price range - \$2000-4200; older homes in the north half of the area being the territory north of Crosier Street. Practically all construction in the deep south half took place during 1926-27-28-29. 80% of streets are paved; remainder cindered. Good transportation throughout entire area. Heavy vehicular traffic along Arlington and Brown Streets. Convenient to industry, stores and schools. Terrain is fairly level. Summer Home for the Aged and the Children's Home are located in the northeast end of area. Store fronts all along on Arlington Avenue down to Wilbeth Road. A cluster of stores at the corner of Beaver and Johnson Avenue.

North half of area (oldest section) is affected by smoke from the B. F. Goodrich Rubber Company and railroads. Foreign element is concentrated in the north half. The entire district, because of its convenient location to transportation and industries should not decline a great deal during the next 10 years.

Property, if acquired, should be sold but not sacrificed. 70% of buildings are of single construction.

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Rubber workers and factory employees
- c. Foreign Families 10 % Nationalities Various d. Negro - %
Heavy settlements of West Virginians (hillbilly type)
- e. Shifting or Infiltration in districts lying north of municipal airport

2. BUILDINGS:	PREDOMINATING	50 %	OTHER TYPE	50 %
a. Type and Size	2 story frame 6 rms		1 story bungalows and shacks	
b. Construction	Frame		Frame	
c. Average Age	12 yrs.		12 yrs.	
d. Repair	Fair to good		Fair to good	
e. Occupancy	97%		97%	
f. Owner-occupied	65%		65%	
g. 1935 Price Bracket	\$ 2000-3700	% change	\$ 1200-2700	% change
h. 1937 Price Bracket	\$ 2300-4400	+18 %	\$ 1300-3300	+18 %
i. Jan '39 Price Bracket	\$ 2000-4000	-10 %	\$ 1200-2800	-13 %
j. Sales Demand	Fair to slow		Fair to slow	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 15 - 30	% change	\$ 10 - 18	% change
m. 1937 Rent Bracket	\$ 16 - 37	+18 %	\$ 11 - 23	+18 %
n. Jan '39 Rent Bracket	\$ 15 - 32	-11 %	\$ 10 - 20	-12 %
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	

3. NEW CONSTRUCTION (past yr.) No. 25 Type & Price \$1000-4000 How Selling Fair only

4. OVERHANG OF HOME PROPERTIES: a. HOLC 27 b. Institutions 3-31-39

5. SALE OF HOME PROPERTIES (yr.) a. HOLC 4 b. Institutions 3-31-39
Available generally

6. MORTGAGE FUNDS: up to 35% 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This allotment was laid out since 1920. Now 30% built up; prices range from \$1000-4000. Average lot front 45 feet; 20% of streets paved; remainder cindered or graded. Section of area lying east of Alpha Street and south of Triplett Boulevard has no sewer, gas or water; all utilities in rest of area. Generally fair transportation. Fair school facilities and fairly convenient to stores. Municipal Airport and Zeppelin Airdock located immediately south of this area. Robinson Clay Product Company, the Goodyear and the Mohawk Tire and Rubber Companies are located in the northwest section. Springfield Lake borders on the south.

A mild sprinkling of cheaper homes and shacks scattered throughout the eastern portion of area lying east of Canton Road. Heavy traffic along the Akron-Canton Road (E. Market Street Ext), Massillon Road (Arlington Street Ext), Triplett Boulevard, and Waterloo Road. North central part of area affected by smoke from the tire company plants. On the whole, the area will probably remain static with possibly slight improvement. Some 25 houses ranging in price of \$1000 (shacks) to \$4000 were erected in the area during the past year.

Property, if acquired, should be sold for a reasonable offer. 90% of the buildings are of single construction.

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 15 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Yes Decreasing Static
- b. Class and Occupation Office and factory workers
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS:	PREDOMINATING	60 %	OTHER TYPE	40 %
a. Type and Size	2 story single family 6 rooms		1 story 5 rooms	
b. Construction	Frame		Frame	
c. Average Age	15 yrs.		15 yrs.	
d. Repair	Fair to good		Fair to good	
e. Occupancy	97%		97%	
f. Owner-occupied	70%		70%	
g. 1935 Price Bracket	\$ 2200-3200	% change	\$ 1900-2400	% change
h. 1937 Price Bracket	\$ 2500-3800	+17 %	\$ 2300-2800	+18 %
i. Jan '39 Price Bracket	\$ 2300-3500	- 8 %	\$ 2000-2600	- 9 %
j. Sales Demand	Fair		Fair	
k. Predicted Price Trend (next 6-12 months)	Fairly firm		Fairly firm	
l. 1935 Rent Bracket	\$ 15 - 25	% change	\$ 15 - 18	% change
m. 1937 Rent Bracket	\$ 18 - 30	+20 %	\$ 17 - 22	+18 %
n. Jan '39 Rent Bracket	\$ 16 - 28	- 8 %	\$ 16 - 20	- 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 \$3000 How Selling Fairly good

4. OVERHANG OF HOME PROPERTIES: a. HOLC 3 b. Institutions
3-31-39

5. SALE OF HOME PROPERTIES (yr.) a. HOLC 0 b. Institutions
Available up to 50% 3-31-39

6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Known as Wagner-Emmons subdivision; this section was laid out in 1918; built up 50%; average lot 40 x 150; homes range in price from \$2000-\$3500; 25 % of streets are paved; remainder, cindered and graded. Fairly good transportation. Good school facilities. Small stores are centered at corner of Albrecht and Canton Road. Terrain is level with slight slope to the south. Clean neighborhood; houses are well kept. This is one of the newer outlying districts, fairly free from the usual detrimental influences. No foreign or negro element. 90% of the buildings are of single construction.

Property, if acquired, should be sold for fair market price.

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 16 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Very slightly Decreasing Static
- b. Class and Occupation White collared and business men
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS:
- | | PREDOMINATING | 95 % | OTHER TYPE | % |
|---|-------------------------------|----------|------------|----------|
| a. Type and Size | 2 story single family 6 rooms | | | |
| b. Construction | Frame | | | |
| c. Average Age | 10 yrs. | | | |
| d. Repair | Good | | | |
| e. Occupancy | 97% | | | |
| f. Owner-occupied | 65% | | | |
| g. 1935 Price Bracket | \$ 3800-5000 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 4300-5800 | +15 % | \$ | % |
| i. Jan '39 Price Bracket | \$ 4000-5500 | - 6 % | \$ | % |
| j. Sales Demand | Fair to slow | | | |
| k. Predicted Price Trend (next 6-12 months) | Static | | | |
| l. 1935 Rent Bracket | \$ 28 - 38 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 31 - 45 | +15 % | \$ | % |
| n. Jan '39 Rent Bracket | \$ 30 - 40 | - 8 % | \$ | % |
| o. Rental Demand | Good | | | |
| p. Predicted Rent Trend (next 6-12 months) | Static | | | |

3. NEW CONSTRUCTION (past yr.) No. 1 Type & Price \$5500 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions
3-31-39

5. SALE OF HOME PROPERTIES (yr.) a. HOLC 1 b. Institutions
Available up to 40% 3-31-39

6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (1938) \$

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section is known as Peterborough and was laid out by Leona Peters in 1927; lies southwest of Springfield and is now 20% built up with an average lot front of 50 feet. Homes range in price from \$4000-5500; the houses are of double construction. Fair school facilities; fair transportation; outlying neighborhood; no utilities except electricity. Trend will remain static.

Property, if acquired, should be sold but not sacrificed.

9. LOCATION Peterborough Akron, Ohio SECURITY GRADE C AREA NO. 17 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Very slightly Decreasing Static
- b. Class and Occupation Laborers
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS:	PREDOMINATING	65 %	OTHER TYPE	35 %
a. Type and Size	1 story, cottages and bungalows		2 story single family 6 rooms	
b. Construction	Frame		Frame	
c. Average Age	18 yrs.		18 yrs.	
d. Repair	Fair		Fair	
e. Occupancy	97%		97%	
f. Owner-occupied	65%		65%	
g. 1935 Price Bracket	\$ 1000-2100	% change	\$ 1800-2800	% change
h. 1937 Price Bracket	\$ 1100-2500	+16 %	\$ 2000-3300	+15%
i. Jan. '39 Price Bracket	\$ 1000-2250	- 9 %	\$ 1800-3000	- 9%
j. Sales Demand	Slow		Slow	
k. Predicted Price Trend (next 6-12 months)	Static		Static	
l. 1935 Rent Bracket	\$ 8 - 14	% change	\$ 15 - 20	% change
m. 1937 Rent Bracket	\$ 9 - 17	+18 %	\$ 16 - 25	+17%
n. Jan. '39 Rent Bracket	\$ 8 - 16	- 8 %	\$ 16 - 22	- 7%
o. Rental Demand	Good		Good	
p. Predicted Rent Trend (next 6-12 months)	Static		Static	

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price \$1500 How Selling Fair only

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions
3-31-39

5. SALE OF HOME PROPERTIES (.....yr.) a. HOLC 1 b. Institutions
Available up to 40% 3-31-39

6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (193.8.) \$

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area is known as the Peerless Allotment and was laid out by Jacob Nahr in 1916; lies southeast of Springfield Lake; now 20% built up; average lot front 50 feet. Fair school facilities; fair transportation. Price range of homes \$1000-3000. 10% of streets are paved; remainder cindered. Outlying community; no utilities except electricity. Trend will probably remain static; practically all homes in area are of single construction.

Property, if acquired, should be sold for fair offer.

Peerless Allotment

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 18 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Laborers - factory workers
- c. Foreign Families 5 % Nationalities Mixed d. Negro 0 %
- e. Shifting or Infiltration _____

2. BUILDINGS:	PREDOMINATING <u>65 %</u>	OTHER TYPE <u>35 %</u>
a. Type and Size	<u>Small cottages and bungalows 4 rooms</u>	<u>2 story single family 6 rooms</u>
b. Construction	<u>Frame</u>	<u>Frame</u>
c. Average Age	<u>15 yrs.</u>	<u>15 yrs.</u>
d. Repair	<u>Fair</u>	<u>Fair</u>
e. Occupancy	<u>95%</u>	<u>95%</u>
f. Owner-occupied	<u>65%</u>	<u>65%</u>
g. 1935 Price Bracket	<u>\$ 1000-2000</u> % change	<u>\$ 2000-4200</u> % change
h. 1937 Price Bracket	<u>\$ 1100-2400</u> +17 %	<u>\$ 2200-5000</u> +16 %
i. Jan '39 Price Bracket	<u>\$ 1000-2200</u> - 8 %	<u>\$ 2100-4500</u> - 8 %
j. Sales Demand	<u>Slow</u>	<u>Slow</u>
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>	<u>Static</u>
l. 1935 Rent Bracket	<u>\$ 8 - 14</u> % change	<u>\$ 15 - 32</u> % change
m. 1937 Rent Bracket	<u>\$ 9 - 17</u> +18 %	<u>\$ 16 - 40</u> +19 %
n. Jan '39 Rent Bracket	<u>\$ 9 - 15</u> - 8 %	<u>\$ 16 - 35</u> - 9 %
o. Rental Demand	<u>Good</u>	<u>Good</u>
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>	<u>Static</u>

3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price \$2250 How Selling Slow

4. OVERHANG OF HOME PROPERTIES: a. HOLC 8 b. Institutions _____
3-31-39

5. SALE OF HOME PROPERTIES (.....yr.) a. HOLC 4 b. Institutions _____
3-31-39

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is one of the newer districts developed about 1920. The most substantial homes are located in the northeast section along East Avenue; average lot front 50 feet; built up 40%; good transportation. Fairly convenient to schools. Northwest portion is nearly all vacant. About 20 new homes are under construction in the north end along Morse Avenue; these homes are of the cheap type, costing about \$2250 and consisting of 4 rooms. Area is not restricted. Homes located in the northern section along East Avenue range in price from \$3000-4500; while in the southern section they will average about \$2000 since nearly all improvements consist of bungalows and small cottages. 90% of the homes in the entire area are of single construction. Very few paved streets. Passage on outlying unpaved streets is very difficult in bad weather.

Property, if acquired, should be sold but not sacrificed.

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Factory workers
- c. Foreign Families 25 % Nationalities Hungarian d. Negro 0 %
- e. Shifting or Infiltration Slow infiltration of Hungarians

2. BUILDINGS:
- | | PREDOMINATING | 70 % | OTHER TYPE | 30 % |
|---|-----------------------|----------|------------------------|----------|
| a. Type and Size | 2 story single family | | Bungalows and cottages | |
| b. Construction | Frame | | Frame | |
| c. Average Age | 12 yrs. | | 12 yrs. | |
| d. Repair | Fair | | Fair | |
| e. Occupancy | 97% | | 97% | |
| f. Owner-occupied | 65% | | 65% | |
| g. 1935 Price Bracket | \$ 2300-3800 | % change | \$ 1500-2900 | % change |
| h. 1937 Price Bracket | \$ 2700-4500 | +15 % | \$ 1600-3500 | +16 % |
| i. Jan '39 Price Bracket | \$ 2700-4000 | - 7 % | \$ 1600-3000 | - 9 % |
| j. Sales Demand | Fair | | Fair | |
| k. Predicted Price Trend (next 6-12 months) | Static to upward | | Static to upward | |
| l. 1935 Rent Bracket | \$ 15 - 28 | % change | \$ 10 - 22 | % change |
| m. 1937 Rent Bracket | \$ 15 - 35 | +16 % | \$ 12 - 25 | +16 % |
| n. Jan '39 Rent Bracket | \$ 15 - 32 | - 6 % | \$ 12 - 22 | - 8 % |
| o. Rental Demand | Good | | Good | |
| p. Predicted Rent Trend (next 6-12 months) | Static to upward | | Static to upward | |

3. NEW CONSTRUCTION (past yr.) No. 20 Type & Price \$1500-3000 How Selling Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC 16 b. Institutions 3-31-39

5. SALE OF HOME PROPERTIES (.....yr.) a. HOLC 3 b. Institutions 3-31-39

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This district was laid out about 1910 and is 60% built up. A concentration of 2-story houses is located in the southwest section along Wingate and Corey Aves, built about 1920, and average about \$3500. The rest of the area is sprinkled with small cottages and bungalows. These range in price of \$2500. Practically all cindered streets excepting Waterloo Road which is the main artery and heavily traveled. Transportation is good excepting in the Wingate-Corey district. Accessibility to west end of area was improved by the construction of a bridge at 27th Street and Kenmore Boulevard. Western part is within reasonable distance to schools, churches and to the Palmer Match Company and Wright Tool Company. About 20 new homes constructed during past year in the Wingate-Corey district. The area is located midway between Akron and Barberton and within short distance to large industries. The eastern part of this area is low reclaimed vacant swamp land. Nesmith Lake located in area provides swimming, fishing and recreation. The area should maintain its present level with a possibility of slight improvement.

Property, if acquired, should be sold but not sacrificed. 80% of the houses are of single construction.

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 20 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing _____ Static _____
- b. Class and Occupation Factory workers
- c. Foreign Families 35 % Nationalities Slovaks and others d. Negro %
- e. Shifting or Infiltration _____
2. BUILDINGS:

	PREDOMINATING	50 %	OTHER TYPE	50 %
a. Type and Size	<u>2 story one family 6 rms</u>		<u>1 story and cottages</u>	
b. Construction	<u>Frame</u>		<u>Frame</u>	
c. Average Age	<u>18 yrs.</u>		<u>18 yrs.</u>	
d. Repair	<u>Fair</u>		<u>Fair</u>	
e. Occupancy	<u>97%</u>		<u>97%</u>	
f. Owner-occupied	<u>70%</u>		<u>70%</u>	
g. 1935 Price Bracket	<u>\$ 2000-2900</u>	<u>% change</u>	<u>\$ 1400-2400</u>	<u>% change</u>
h. 1937 Price Bracket	<u>\$ 2300-3500</u>	<u>+18 %</u>	<u>\$ 1600-2800</u>	<u>+16 %</u>
i. Jan '39 Price Bracket	<u>\$ 2300-3000</u>	<u>- 9 %</u>	<u>\$ 1600-2500</u>	<u>- 7 %</u>
j. Sales Demand	<u>Fair</u>		<u>Fair</u>	
k. Predicted Price Trend (next 6-12 months)	<u>Firm to slightly upward</u>		<u>Firm to slightly upward</u>	
l. 1935 Rent Bracket	<u>\$ 15 - 22</u>	<u>% change</u>	<u>\$ 10 - 18</u>	<u>% change</u>
m. 1937 Rent Bracket	<u>\$ 16 - 27</u>	<u>+16 %</u>	<u>\$ 10 - 23</u>	<u>+18 %</u>
n. Jan '39 Rent Bracket	<u>\$ 16 - 24</u>	<u>- 7 %</u>	<u>\$ 10 - 21</u>	<u>- 6 %</u>
o. Rental Demand	<u>Good</u>		<u>Good</u>	
p. Predicted Rent Trend (next 6-12 months)	<u>Slightly upward</u>		<u>Slightly upward</u>	
3. NEW CONSTRUCTION (past yr.) No. 17 Type & Price \$1500-2500 How Selling Fair
4. OVERHANG OF HOME PROPERTIES: a. HOLC 11 b. Institutions _____
3-31-39
5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC 4 b. Institutions _____
Available up to 40% 3-31-39
6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (193.8.) \$ 22.40
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section was laid out in 1919-1920; now 45% built up; price range of homes \$1500-3000; 20% of streets are paved; remainder graveled. Average lot front 40 feet; good transportation; good school, church and store facilities. Section lying north of Wooster Road has all utilities; limited utilities as to balance of area. North part of area east of railroad detrimentally affected by strata sandstone close to surface.

Traffic is very heavy on Wooster Road (Akron East Avenue Extension), North and State Street. Erie Railroad and Tuscarawas River pass through center of area. Properties adjoining railroad are affected by smoke and dirt. On the whole, the area should hold its own for next 5-10 years.

Property, if acquired, should be sold but not sacrificed. 90% of houses are of single construction.

Barberton

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 21 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
 b. Class and Occupation White collared and business men
 c. Foreign Families 5 % Nationalities Slovaks d. Negro 0 %
 e. Shifting or Infiltration _____

2. BUILDINGS:

	PREDOMINATING <u>90</u> %	OTHER TYPE _____ %
a. Type and Size	<u>Large 2 story of older type 6-7 rms</u>	_____
b. Construction	<u>Frame</u>	_____
c. Average Age	<u>30 yrs.</u>	_____
d. Repair	<u>Fair</u>	_____
e. Occupancy	<u>97%</u>	_____
f. Owner-occupied	<u>65%</u>	_____
g. 1935 Price Bracket	<u>\$ 2000-3200</u> % change _____	<u>\$</u> _____ % change _____
h. 1937 Price Bracket	<u>\$ 2200-3800</u> +15 %	<u>\$</u> _____ %
i. Jan '39 Price Bracket	<u>\$ 2100-3500</u> - 7 %	<u>\$</u> _____ %
j. Sales Demand	<u>Fair</u>	_____
k. Predicted Price Trend (next 6-12 months)	<u>Static to slightly upward</u>	_____
l. 1935 Rent Bracket	<u>\$ 15 - 24</u> % change _____	<u>\$</u> _____ % change _____
m. 1937 Rent Bracket	<u>\$ 17 - 28</u> +15 %	<u>\$</u> _____ %
n. Jan '39 Rent Bracket	<u>\$ 17 - 25</u> - 7 %	<u>\$</u> _____ %
o. Rental Demand	<u>Good</u>	_____
p. Predicted Rent Trend (next 6-12 months)	<u>Slightly upward</u>	_____

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions _____
3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 0 b. Institutions _____
Available up to 40% 3-31-39

6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (193.8.) \$ _____

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is the oldest section of Barberton. Practically fully built up. Consists largely of 2 story one family frame dwellings of the older type. All paved streets. Very good transportation. Convenient to schools and churches. Abutts district along Second Street and Tuscarawas Avenue West. Surrounds beautiful Lake Anna which provides good bathing facilities. Abutts industry on the south and west.

Very heavy vehicular traffic along Tuscarawas Avenue and Second Street. Level terrain. Price range of homes \$2000-3500. Area will remain fairly static for few years at least.

Property, if acquired, should not be sacrificed. 70% of the houses are of single construction. Rather smoky district because of proximity to several industries and railroads.

9. LOCATION Barberton
Akron, Ohio SECURITY GRADE C AREA NO. 22 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Factory workers
- c. Foreign Families 40 % Nationalities Slovaks d. Negro 0 %
- e. Shifting or Infiltration Fairly heavy infiltration of Slavish

2. BUILDINGS:
- | | PREDOMINATING | 50 % | OTHER TYPE | 50 % |
|---|-------------------------------|----------|---------------------------|----------|
| a. Type and Size | 2 story single family 6 rooms | | 1 story 5 rooms | |
| b. Construction | Frame | | Frame | |
| c. Average Age | 18 yrs. | | 18 yrs. | |
| d. Repair | Just fair | | Just fair | |
| e. Occupancy | 97% | | 97% | |
| f. Owner-occupied | 70% | | 70% | |
| g. 1935 Price Bracket | \$ 2000-2800 | % change | \$ 1200-2100 | % change |
| h. 1937 Price Bracket | \$ 2200-3400 | +17% | \$ 1300-2600 | +18 % |
| i. Jan '39 Price Bracket | \$ 2000-3000 | - 7% | \$ 1300-2300 | - 8 % |
| j. Sales Demand | Fair | | Fair | |
| k. Predicted Price Trend (next 6-12 months) | Static to slightly upward | | Static to slightly upward | |
| l. 1935 Rent Bracket | \$ 15 - 23 | % change | \$ 10 - 18 | % change |
| m. 1937 Rent Bracket | \$ 17 - 28 | +18 % | \$ 11 - 22 | +18 % |
| n. Jan '39 Rent Bracket | \$ 16 - 25 | - 9 % | \$ 10 - 20 | - 9 % |
| o. Rental Demand | Good | | Good | |
| p. Predicted Rent Trend (next 6-12 months) | Slightly upward | | Slightly upward | |

3. NEW CONSTRUCTION (past yr.) No. 15 Type & Price \$2000 How Selling Fair

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

3-31-39

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

Available up to 40% 3-31-39

6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (193) \$

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section, known as the "Johnson's Corners" district, was platted about 1916; now 50% built up, with 20% of its streets paved and the remainder graveled. Transportation is good through center of area west along Wooster Road, but only fair through balance of district. Vehicular traffic is very heavy on Wooster Road and Massillon Road. This section is convenient to industry, schools, churches and stores (retail stores and shops clustered along Wooster Road West). The foreign element is concentrated generally in the north half (oldest) part of the area; (Erie Railroad traverses here). The part of this area immediately south of Columbia Lake contains a heavy sprinkling of shacks ranging in price from \$700-\$1200. Due to proximity of employment (nearby Columbia Chemical Co. & Pittsburgh Valve Company) this area should hold its own for several years and improve slightly in the southern part (only limited utilities now available south of Wooster Road). The average lot frontage in this area is 40 feet -- improvements are practically all of single construction.

Property, if acquired, should not be sacrificed.

Barberton

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 23 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Laborers
- c. Foreign Families 10 % Nationalities Mixed d. Negro 0 %
- e. Shifting or Infiltration

2. BUILDINGS:
- | | PREDOMINATING | 80 % | OTHER TYPE | 20 % |
|---|----------------------|----------|-------------------------------|----------|
| a. Type and Size | 1 story cottage type | | 2 story single family 6 rooms | |
| b. Construction | Frame | | Frame | |
| c. Average Age | 15 yrs. | | 15 yrs. | |
| d. Repair | Fair | | Fair | |
| e. Occupancy | 97% | | 97% | |
| f. Owner-occupied | 65% | | 65% | |
| g. 1935 Price Bracket | \$ 1000-2100 | % change | \$ 2100-4800 | % change |
| h. 1937 Price Bracket | \$ 1100-2500 | +16 % | \$ 2400-5500 | +15 % |
| i. Jan '39 Price Bracket | \$ 1000-2200 | -11 % | \$ 2200-5000 | -9 % |
| j. Sales Demand | Slow | | Slow | |
| k. Predicted Price Trend (next 6-12 months) | Static | | Static | |
| l. 1935 Rent Bracket | \$ 8 - 14 | % change | \$ 15 - 38 | % change |
| m. 1937 Rent Bracket | \$ 8 - 18 | +18 % | \$ 17 - 45 | +17 % |
| n. Jan '39 Rent Bracket | \$ 8 - 15 | -12 % | \$ 15 - 40 | -11 % |
| o. Rental Demand | Good | | Good | |
| p. Predicted Rent Trend (next 6-12 months) | Static | | Static | |

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price \$1000-2250 How Selling Just Fair

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 1 b. Institutions 3-31-39

5. SALE OF HOME PROPERTIES (.....yr.) a. HOLC. 1 b. Institutions 3-31-39
Available up to 40%

6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 25.04

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section was laid out in 1917; now 40% built up; average lot front 40 feet. However, the north portion of the area, lying immediately north of Portago Lake Avenue, known as the "Lake View Heights" Allotment was originally laid out in 20 foot front lots, but the purchasers in each instance bought at least two lots for each improvement. The southeast portion consists of cottages and a fair sprinkling of shacks. This particular section is known as the "Cottage Grove Allotment."

The best residential section of this area is in that part lying south of Portago Lake Avenue on the water front of East Reservoir.

Limited utilities; the entire area has fair transportation and school facilities. Homes range in price from \$1000-5000. About 80% of homes are of single construction. The doubly constructed homes are located along Main Street just south of Portago Lake Avenue.

Property, if acquired, should be sold but not sacrificed.

9. LOCATION Coventry
Akron, Ohio SECURITY GRADE C AREA NO. 24 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing _____ Decreasing _____ Static Yes
- b. Class and Occupation Common laborers
- c. Foreign Families 40 % Nationalities Italian d. Negro 5 %
- e. Shifting or Infiltration Heavy settlement of Italians

2. BUILDINGS: PREDOMINATING 70 % OTHER TYPE 30 %
- | | | |
|---|-----------------------------|--|
| a. Type and Size | 2 story single family 6 rms | 1 story single family and cottages 5 rooms |
| b. Construction | Frame | Frame |
| c. Average Age | 30 yrs. | 30 yrs. |
| d. Repair | Fair only | Fair only |
| e. Occupancy | 96% | 96% |
| f. Owner-occupied | 60% | 60% |
| g. 1935 Price Bracket | \$ 1700-2400 % change | \$ 1200-1700 % change |
| h. 1937 Price Bracket | \$ 1900-2700 +12 % | \$ 1300-2000 +14 % |
| i. Jan '39 Price Bracket | \$ 1800-2500 - 7 % | \$ 1200-1800 - 9 % |
| j. Sales Demand | Slow | Slow |
| k. Predicted Price Trend (next 6-12 months) | Downward | Downward |
| l. 1935 Rent Bracket | \$ 15 - 19 % change | \$ 10 - 14 % change |
| m. 1937 Rent Bracket | \$ 15 - 24 +15 % | \$ 11 - 17 +17 % |
| n. Jan '39 Rent Bracket | \$ 15 - 20 -10 % | \$ 10 - 15 -11 % |
| o. Rental Demand | Good | Good |
| p. Predicted Rent Trend (next 6-12 months) | Static to downward | Static to downward |

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling Slow
4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 b. Institutions _____
3-31-39
5. SALE OF HOME PROPERTIES (____ yr.) a. HOLC 0 b. Institutions _____
3-31-39
6. MORTGAGE FUNDS: Very limited 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section was laid out in about 1900. Built up 50%; average lot front, 40 feet; 40 foot streets; 50% streets paved, balance cindered or graded. Good transportation; convenient to schools, churches and stores.

Heavy vehicular traffic along Cuyahoga Street. Buildings on this artery are older and in poorer state of repair than in the balance of this area. "Jerry" building predominates in west end of section. Heavy foreign occupancy (Italian predominating) slowly increasing; colored infiltration negligible. Property values in northern part of area affected by odors of nearby Akron Soap Works.

Property, if acquired, should be sold but not sacrificed. Homes are generally of single construction.

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing _____ Decreasing _____ Yes _____ Static _____
 b. Class and Occupation _____ Laborers _____
 c. Foreign Families 50% Nationalities Italian and others d. Negro 35%
 Heavy settlement of colored, Italians and other
 e. Shifting or Infiltration nationalities

2. BUILDINGS: OTHER TYPE _____%
- | | PREDOMINATING | 90 % | | OTHER TYPE | % |
|--|-----------------------------|----------|----|------------|---|
| a. Type and Size | 2 story single family 6 rms | | | | |
| b. Construction | Frame | | | | |
| c. Average Age | 40-50 yrs. | | | | |
| d. Repair | Poor | | | | |
| e. Occupancy | 90% | | | | |
| f. Owner-occupied | 35% | | | | |
| g. 1935 Price Bracket | \$ 1000-2400 | % change | \$ | % change | |
| h. 1937 Price Bracket | \$ 1000-2900 | +15 % | \$ | % | |
| i. Jan. '39 Price Bracket | \$ 1000-2500 | -10 % | \$ | % | |
| j. Sales Demand | Poor | | | | |
| k. Predicted Price Trend
(next 6-12 months) | Downward | | | | |
| l. 1935 Rent Bracket | \$ 10 - 14 | % change | \$ | % change | |
| m. 1937 Rent Bracket | \$ 10 - 18 | +17 % | \$ | % | |
| n. Jan. '39 Rent Bracket | \$ 10 - 15 | -11 % | \$ | % | |
| o. Rental Demand | Fair | | | | |
| p. Predicted Rent Trend
(next 6-12 months) | Downward | | | | |

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 8 b. Institutions _____
 3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 0 b. Institutions _____
 3-31-39

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (193.8.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area, known as the Cuyahoga Valley Section, was platted about 60 years ago; retrogressed with age although northwestern part remained fair residential until this area was severely damaged by flood in 1913. However, death blow to desirability of this area was the complete diversion of N. Howard Street traffic by construction of the North Main Street Viaduct over this entire section in 1926.

Built up 80% at least. Average lot front 40 feet. Paved streets; good transportation. Convenient to schools and within walking distance to downtown business section. Elizabeth Park and Fountain Park are located in this area. Traversed by two railroads and Little Cuyahoga River. Shoddy construction, poor repair. Area on the whole suffers from a general run-down condition and bad reputation. Red-light district located on North, Ridge, Lods, Furnace and Spring Streets. Area is heavily populated by foreign-born and colored. Low standard of living; high concentration of undesirable element. (4 policemen killed here in 1918). Only property selling is that for light commercial and warehouse purposes.

Property, if acquired, should be sold at once. Central portion beginning at hub of Spring Street and N. Howard is known as Akron's main slum concentration.

9. LOCATION Akron, Ohio SECURITY GRADE D AREA NO. 2 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
 - b. Class and Occupation Laborers and gardeners
 - c. Foreign Families 30 % Nationalities Hungarian d. Negro 2 %
 - e. Shifting or Infiltration of Hungarian people
2. BUILDINGS:

	PREDOMINATING <u>90 %</u>	OTHER TYPE <u> % </u>
a. Type and Size	<u>Small bungalows, cottages, and shacks</u>	
b. Construction	<u>Frame</u>	
c. Average Age	<u>20 yrs.</u>	
d. Repair	<u>Fair to poor</u>	
e. Occupancy	<u>97%</u>	
f. Owner-occupied	<u>75%</u>	
g. 1935 Price Bracket	<u>\$ 300-1700</u> % change	<u>\$</u> % change
h. 1937 Price Bracket	<u>\$ 300-2000</u> +15 %	<u>\$</u> %
i. Jan '39 Price Bracket	<u>\$ 300-1800</u> - 9 %	<u>\$</u> %
j. Sales Demand	<u>Slow</u>	
k. Predicted Price Trend (next 6-12 months)	<u>Static</u>	
l. 1935 Rent Bracket	<u>\$ 5 - 12</u> % change	<u>\$</u> % change
m. 1937 Rent Bracket	<u>\$ 5 - 15</u> +18 %	<u>\$</u> %
n. Jan '39 Rent Bracket	<u>\$ 5 - 13</u> -10 %	<u>\$</u> %
o. Rental Demand	<u>Good</u>	
p. Predicted Rent Trend (next 6-12 months)	<u>Static</u>	
3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price \$300-700 How Selling Slow
4. OVERHANG OF HOME PROPERTIES: a. HOLC. 0 b. Institutions
3-31-39
5. SALE OF HOME PROPERTIES (____yr.) a. HOLC. 0 b. Institutions
3-31-39
6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1938.) \$
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section, known as Shantytown, lies west of the Akron city limits and is comprised of small cottages and shacks ranging in price from \$300-1800. A small number of occupants have home-made hot beds and greenhouses and derive their livelihood from this source. Soil consists of rich muck suitable for gardening. No paved streets. No utilities except electricity. Considerable distance to school; one mile to bus line on Copley. Akron Belt Line and Copley swamp ditch traverses through area. Four negro families on Columbus Avenue; fertility of soil and cheapness of lot prices (lots at \$50 - 75) is main attraction to purchasers with meager earning power. Trend is static.

Property, if acquired, should be sold for any reasonable offer. Area is built up 10%.

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Yes Decreasing Static
- b. Class and Occupation Rubber workers and laborers
- c. Foreign Families 25 % Nationalities Predominantly Jewish d. Negro 35 %
- e. Shifting or Infiltration of colored - fairly rapid

2. BUILDINGS:	PREDOMINATING	95 %	OTHER TYPE	%
a. Type and Size	2 story single family 6 rooms			
b. Construction	Frame			
c. Average Age	30			
d. Repair	Fair only			
e. Occupancy	96%			
f. Owner-occupied	50%			
g. 1935 Price Bracket	\$ 1500-2500	% change	\$	% change
h. 1937 Price Bracket	\$ 1600-2800	+10 %	\$	%
i. Jan '39 Price Bracket	\$ 1500-2500	- 9 %	\$	%
j. Sales Demand	Slow			
k. Predicted Price Trend (next 6-12 months)	Downward			
l. 1935 Rent Bracket	\$ 10 - 20	% change	\$	% change
m. 1937 Rent Bracket	\$ 11 - 23	+13 %	\$	%
n. Jan '39 Rent Bracket	\$ 10 - 20	-12 %	\$	%
o. Rental Demand	Good			
p. Predicted Rent Trend (next 6-12 months)	Static to downward			

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 12 b. Institutions

3-31-39

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

Very little,

3-31-39

6. MORTGAGE FUNDS: if any 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Laid out about 1905; known as main Jewish shopping district; paved streets; good transportation; convenient to schools, churches, and stores; located just south of Perkins Park; level terrain. Most of the area lying south of Bartges Street has soft foundation due to nearby Summit Lake (southern boundary).

Homes located on Norka, Raymond and the south end Snyder, Schock, Metzger and Bowery Street are out of "plumb" owing to the shifting foundation. Heavy traffic along Wooster Avenue, Thornton and Bowery Streets. District affected by odors, smoke, and dirt from nearby Goodrich Rubber Company plant. Acquired property if not sold immediately will suffer from vandalism.

Declining district, heavily populated by low class Jews -- all stores on Wooster Avenue (traversing artery) are Jewish-owned. Prosont heavy negro encroachment gradually increasing.

9. LOCATION Akron, Ohio SECURITY GRADE D AREA NO. 4 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

At

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

b. Class and Occupation Rubber workers and common laborers

c. Foreign Families 30 % Nationalities Mixed d. Negro 30 %

e. Shifting or Infiltration Slow infiltration of colored

2. BUILDINGS: PREDOMINATING 95 % OTHER TYPE %

a. Type and Size 1½-2 story single family 6 rooms

b. Construction Frame

c. Average Age 50 yrs.

d. Repair Poor

e. Occupancy 97%

f. Owner-occupied 40%

g. 1935 Price Bracket \$ 1000-2500 % change \$ % change

h. 1937 Price Bracket \$ 1100-2800 +8 % \$ %

i. Jan '39 Price Bracket \$ 1100-2500 -5 % \$ %

j. Sales Demand Poor

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

l. 1935 Rent Bracket \$ 10 - 22 % change \$ % change

m. 1937 Rent Bracket \$ 10 - 25 +9 % \$ %

n. Jan '39 Rent Bracket \$ 10 - 23 -6 % \$ %

o. Rental Demand Good

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

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 14 3-31-39 b. Institutions

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 2 3-31-39 b. Institutions

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Laid out about 1880. Built up 85%; all paved streets; good transportation; good school facilities; walking distance to downtown business center; near industry; average lot frontage - 40 feet; level to rolling terrain. Central eastern part once was known as "Hell's Kitchen," central southern part is known as "Little Italy," and figured heavily in liquor traffic during Prohibition. Main traffic arteries (NS) High, Washington and Grant Streets, (EW) Stanton, Miller, and Thornton Avenues. Entire area is detrimentally affected by smoke, dirt, noise and odors from railroads and rubber factories.

A small vice district is centered in the north end of area along Chestnut Alley and Halstead Street. The colored people are scattered throughout. Entire area is badly in need of paint and repair. Homes in the south end of the district are kept up better. Declining but not rapidly.

Property, if acquired, should be sold for reasonable offer. Practically all homes located in this area are of single construction.

9. LOCATION Akron, Ohio SECURITY GRADE D AREA NO. 5 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

At

Static present

1. POPULATION: a. Increasing _____ Decreasing _____

b. Class and Occupation _____ Factory workers and servant, colored

c. Foreign Families 0 % Nationalities None predominating d. Negro 35 %

e. Shifting or Infiltration _____ Settlement of better type colored (servant class)

2. BUILDINGS: _____

PREDOMINATING 95 %

OTHER TYPE %

a. Type and Size

2 story single
family 6 rooms

b. Construction

Frame

c. Average Age

45 yrs.

d. Repair

Fair

e. Occupancy

98%

f. Owner-occupied

60%

g. 1935 Price Bracket

\$ 1700-2900 % change

\$ % change

h. 1937 Price Bracket

\$ 1900-3200 +11 %

\$ %

i. Jan '39 Price Bracket

\$ 1800-3000 - 6 %

\$ %

j. Sales Demand

Fair

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

Static

l. 1935 Rent Bracket

\$ 15 - 24 % change

\$ % change

m. 1937 Rent Bracket

\$ 16 - 28 +13 %

\$ %

n. Jan '39 Rent Bracket

\$ 15 - 25 - 9 %

\$ %

o. Rental Demand

Good

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

Static

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

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

3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 0 b. Institutions _____

3-31-39

6. MORTGAGE FUNDS: Limited _____ 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

One of Akron's oldest residential districts. Convenience in location to industry and downtown retail center makes it attractive to the lower income group. Akron University is located here. (Present school attendance 1500-2000 students).

All paved streets; good transportation; convenient to Akron University, Central High School, grade schools, churches and stores. Fully 65% built up. Average lot front 40 feet; level terrain. Heavy traffic along Carroll Street. Colored influx appears to be static. Colored residents are of the better type and own their own homes. The majority of the colored are located on Scott Avenue and James Street. Area should retain its present level for several years.

Property values here are better than in any of the other "Red" areas. Vacant land fronting on railroad was original site of International Harvester Company now located in Chicago. This land has been proposed as location for new railroad Terminal although prospect of construction in near future is remote.

Property, if acquired, should not be sacrificed.

9. LOCATION Akron, Ohio _____ SECURITY GRADE D _____ AREA NO. 6 _____ DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

At

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

b. Class and Occupation Factory workers and laborers

c. Foreign Families 30 % Nationalities Slavish-Italian d. Negro 15 %

e. Shifting or Infiltration of foreigners; negro population, decreasing

2. BUILDINGS:

	PREDOMINATING	90 %	OTHER TYPE	%
a. Type and Size	2 story single family 6 rooms			
b. Construction	Frame			
c. Average Age	40 yrs.			
d. Repair	poor			
e. Occupancy	96%			
f. Owner-occupied	40%			
g. 1935 Price Bracket	\$ 1500-2500	% change	\$	% change
h. 1937 Price Bracket	\$ 1600-2800	+10 %	\$	%
i. Jan '39 Price Bracket	\$ 1500-2600	- 7 %	\$	%
j. Sales Demand	Very poor			
k. Predicted Price Trend (next 6-12 months)	Downward			
l. 1935 Rent Bracket	\$ 12 - 20	% change	\$	% change
m. 1937 Rent Bracket	\$ 13 - 22	+ 9 %	\$	%
n. Jan '39 Rent Bracket	\$ 13 - 20	-6 %	\$	%
o. Rental Demand	Good			
p. Predicted Rent Trend (next 6-12 months)	Static to downward			

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 6 b. Institutions _____
3-31-39

5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 0 b. Institutions _____
3-31-39

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1938.) \$ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The very oldest section in the city, formerly known as Middlebury, Ohio. Built up 75%; average lot front - 40 feet. Paved streets; good transportation; fair school facilities; hilly terrain. Heavy vehicular traffic along Eastland, Newton and Case Avenues. Two lumber yards located in center of area. Smoke, dirt, and noise from railroads; lack of upkeep; area has general appearance of a declining district. Colored population (15%) is scattered throughout entire district. Homes located in southeast end of area are kept up better. Case Avenue has completely changed to commercial and light manufacture. On the whole, it is a declining area.

Property, if acquired, should be sold. Practically all homes are of single construction.

9. LOCATION Akron, Ohio SECURITY GRADE D AREA NO. 7 DATE Feb '39

Security Map of Akron, Ohio

Security Map of Akron, Ohio

- | 2. BUILDINGS: | PREDOMINATING | 60 % | OTHER TYPE | 40 % |
|---|-------------------------------|----------|------------------------|----------|
| a. Type and Size | 2 story single family 6 rooms | | Bungalows and cottages | |
| b. Construction | Frame | | Frame | |
| c. Average Age | 20 yrs. | | 20 yrs. | |
| d. Repair | Fair to poor | | Fair to poor | |
| e. Occupancy | 97% | | 97% | |
| f. Owner-occupied | 60% | | 60% | |
| g. 1935 Price Bracket | \$ 1500-2100 | % change | \$ 1000-1500 | % change |
| h. 1937 Price Bracket | \$ 1700-2400 | +14 % | \$ 1100-1800 | +16 % |
| i. Jan '39 Price Bracket | \$ 1500-2200 | - 9 % | \$ 1000-1600 | -10 % |
| j. Sales Demand | Fair | | Fair | |
| k. Predicted Price Trend (next 6-12 months) | Static | | Static | |
| l. 1935 Rent Bracket | \$ 10 - 18 | % change | \$ 8 - 12 | % change |
| m. 1937 Rent Bracket | \$ 12 - 20 | +14 % | \$ 9 - 14 | +15 % |
| n. Jan '39 Rent Bracket | \$ 10 - 19 | - 9 % | \$ 8 - 13 | - 9 % |
| o. Rental Demand | Good | | Good | |
| p. Predicted Rent Trend (next 6-12 months) | Static | | Static | |

4. OVERHANG OF HOME PROPERTIES: a. HOLC $\frac{13}{3-51-39}$ b. Institutions _____

- [illegible]

6. MORTGAGE FUNDS: Limited 7. TOTAL TAX RATE PER \$1000 (1938) \$ 28.90

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

Built up 80%; average lot frontage - 40 feet; 75% of streets paved - remainder cindered or graveled; good transportation; convenient to schools, churches and stores; within walking distance to industry; fairly level terrain.

Colored population (15%) scattered throughout area; the small section lying east of Kelly Avenue is poorest in area. Affected by smoke, noise, and dirt from railroads. Balance of area should retain its present level for few years at least.

Property, if acquired, should be sold but not sacrificed. 90% of the homes in this area are of single construction.

9. LOCATION Akron, Ohio SECURITY GRADE D AREA NO. 9 DATE Feb '39

Security Map of Akron, Ohio

Security Map of Akron, Ohio

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

Property, if acquired, should be disposed of at any price. There are about 8 houses in the Mount View district ranging in price up to \$2500

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing _____ Decreasing _____ Yes _____ Static _____
 b. Class and Occupation _____ Common laborers _____
 c. Foreign Families 50 % Nationalities _____ Slovak _____ d. Negro 15 %
 e. Shifting or Infiltration _____ Heavy foreign settlement _____
2. BUILDINGS:

	PREDOMINATING 50 %	OTHER TYPE 50 %
a. Type and Size	2 story single family 6 rooms	1 and 1½ story 5 rms
b. Construction	Frame	Frame
c. Average Age	30 yrs.	30 yrs.
d. Repair	Poor	Poor
e. Occupancy	97%	97%
f. Owner-occupied	50%	50%
g. 1935 Price Bracket	\$ 1200-2500 % change	\$ 1000-1800 % change
h. 1937 Price Bracket	\$ 1300-2800 +10 %	\$ 1100-2000 +11 %
i. Jan '39 Price Bracket	\$ 1300-2500 - 7 %	\$ 1100-1800 - 7 %
j. Sales Demand	Poor	Poor
k. Predicted Price Trend (next 6-12 months)	Slowly downward	Slowly downward
l. 1935 Rent Bracket	\$ 10 - 18 % change	\$ 8 - 15 % change
m. 1937 Rent Bracket	\$ 11 - 20 +11 %	\$ 9 - 17 +13 %
n. Jan '39 Rent Bracket	\$ 11 - 18 - 6 %	\$ 9 - 15 - 8 %
o. Rental Demand	Poor	Poor
p. Predicted Rent Trend (next 6-12 months)	Static to downward	Static to downward
3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price _____ How Selling _____ Poor
4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 3-31-39 b. Institutions _____
5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 1 3-31-39 b. Institutions _____
6. MORTGAGE FUNDS: Very limited 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 22.40
8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section is about 35 years old; built up 65%; 75% of streets are paved - 25% graveled and cindered. Average lot front 40 feet; good transportation; within easy walking distance to downtown business center. Heavy traffic along Wooster Road and Hopocan Street; houses range in price of \$1200-2500; mostly in poor state of repair; area is generally run down. Colored occupancy centered along Brown and Van Streets. This is a slowly declining neighborhood. Practically all houses in this area are of cheap single construction.

Akron, Ohio

9. LOCATION _____ Barberton _____ SECURITY GRADE D _____ AREA NO. 11 _____ DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Common labor
- c. Foreign Families 40 % Nationalities Slavish d. Negro 25 %
- e. Shifting or Infiltration Negro - fairly rapid

2. BUILDINGS:
- | | PREDOMINATING | 90 % | OTHER TYPE | % |
|---|---------------------------------|----------|------------|----------|
| a. Type and Size | Cheap small cottages and shacks | | | |
| b. Construction | Frame | | | |
| c. Average Age | 18 yrs. | | | |
| d. Repair | Very poor | | | |
| e. Occupancy | 95% | | | |
| f. Owner-occupied | 70% | | | |
| g. 1935 Price Bracket | \$ 300-1500 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 300-1700 | +11 % | \$ | % |
| i. Jan '39 Price Bracket | \$ 300-1500 | -10 % | \$ | % |
| j. Sales Demand | Very poor | | | |
| k. Predicted Price Trend (next 6-12 months) | Decidedly downward | | | |
| l. 1935 Rent Bracket | \$ 5 - 10 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 5 - 12 | +13 % | \$ | % |
| n. Jan '39 Rent Bracket | \$ 5 - 10 | -12 % | \$ | % |
| o. Rental Demand | Very poor | | | |
| p. Predicted Rent Trend (next 6-12 months) | Decidedly downward | | | |

3. NEW CONSTRUCTION (past yr.) No. 10 Type & Price \$300-800 How Selling Very poor

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions 0
3-31-39
5. SALE OF HOME PROPERTIES (____yr.) a. HOLC 0 b. Institutions 0
3-31-39

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (1938) \$ 22.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section is known as "Snydertown"; laid out about 1916; now 35% built up; houses range in price of \$300-1500; consists chiefly of shacks. This is the cheapest residential neighborhood in Barberton. Income of occupants is very low and unstable. Inadequate facilities for sewage disposal. No utilities in area except water and electricity. Public school between Bell and Van Buren Streets. Unemployment and relief rolls are very heavy; about 20% of streets are paved.

This area is rapidly declining and property, if acquired, should be sold for any reasonable offer.

9. LOCATION Akron, Ohio Barberton SECURITY GRADE D AREA NO. 12 DATE Feb '39

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
- b. Class and Occupation Factory workers and common laborers
- c. Foreign Families 0 % Nationalities d. Negro 0 %
- e. Shifting or Infiltration of lower income group

2. BUILDINGS:
- | | PREDOMINATING | 100 % | OTHER TYPE | % |
|---|----------------------------|----------|------------|----------|
| a. Type and Size | Small 3 and 4 rm. cottages | | | |
| b. Construction | Frame | | | |
| c. Average Age | 6 yrs. | | | |
| d. Repair | Very poor | | | |
| e. Occupancy | 95% | | | |
| f. Owner-occupied | 75% | | | |
| g. 1935 Price Bracket | \$ 500 - 1100 | % change | \$ | % change |
| h. 1937 Price Bracket | \$ 600 - 1300 | +19 % | \$ | % |
| i. Jan '39 Price Bracket | \$ 500 - 1200 | -10 % | \$ | % |
| j. Sales Demand | Poor | | | |
| k. Predicted Price Trend (next 6-12 months) | Downward | | | |
| l. 1935 Rent Bracket | \$ 7 - 9 | % change | \$ | % change |
| m. 1937 Rent Bracket | \$ 8 - 12 | +25% | \$ | % |
| n. Jan '39 Rent Bracket | \$ 7 - 10 | -15% | \$ | % |
| o. Rental Demand | Fairly strong | | | |
| p. Predicted Rent Trend (next 6-12 months) | Static to downward | | | |

3. NEW CONSTRUCTION (past yr.) No. 5 Type & Price \$1200 How Selling Poor

4. OVERHANG OF HOME PROPERTIES: a. HOLC 2 b. Institutions
3-31-39

5. SALE OF HOME PROPERTIES (.....yr.) a. HOLC 0 b. Institutions
3-31-39

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER \$1000 (193.8) \$ 27.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

An allotment of shacks; poor streets; no sewer; type of home owners are of low income class. An isolated section east of the city proper. 10% of area is built up. This is the poorest section in Cuyahoga Falls. No public utilities except water on one street. Very long distance to schools, churches and stores. Generally speaking, the area suffers from: lack of adequate fire protection; instability income of area's occupants; difficulty of rental collections; low standards of living and in general gives every evidence of a rapid downward trend. Relief load is heavy.

Property, if acquired, should be sold for any reasonable offer.

Cuyahoga Falls

9. LOCATION Akron, Ohio SECURITY GRADE D AREA NO. 13 DATE Feb '39