

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Northern Section SECURITY GRADE Best AREA NO. A 1
2. DESCRIPTION OF TERRAIN. Level. Best residential area.
3. FAVORABLE INFLUENCES. Site of Butler University in west portion.
All city facilities.
4. DETRIMENTAL INFLUENCES. None.
5. INHABITANTS: Native white; executive and
 a. Type other white-collar type; b. Estimated annual family income \$3,000 to 100,000
 c. Foreign-born Nominal; %; d. Negro None; %;
 (Nationality) (Yes or No)
 e. Infiltration of None; f. Relief families None;
 g. Population is increasing Yes; decreasing ; static.
6. BUILDINGS:
 a. Type or types One-family units; b. Type of construction Frame and Br Veneer;
 c. Average age 10 to 20 years; d. Repair Good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RENTAL VALUES | | |
|------------|----------------------------|--------------------|-------------|--------------------|--------------------|-------------|
| | | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$5000 to \$100,000</u> | <u>\$15,000</u> | <u>100%</u> | <u>\$40 to 150</u> | <u>\$60</u> | <u>100%</u> |
| low | <u>\$3000 to 30,000</u> | <u>\$ 6,000</u> | <u>40</u> | <u>25 to 75</u> | <u>\$45</u> | <u>75</u> |
| current | <u>4000 to 50,000</u> | <u>\$10,000</u> | <u>66</u> | <u>40 to 100</u> | <u>\$50</u> | <u>83</u> |
- Peak sale values occurred in 1927 and were 115 % of the 1929 level.
- Peak rental values occurred in 1926 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 100%; c. Home owners 75 %
9. SALES DEMAND: a. Xcellent; b. Br Veneer \$8,000; c. Activity is Xcellent
10. RENTAL DEMAND: a. Xcellent; b. Singles: \$60.00; c. Activity is Xcellent
11. NEW CONSTRUCTION: a. Types Br Veneer singles; b. Amount last year 75
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Xcellent; b. Home building Xcellent
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Most part - up.
14. CLARIFYING REMARKS:
West of Illinois Street: Influenced by Butler University.
42nd & Central: New Catholic Church and School where such families with good
incomes desire their children to attend grade schools. Other section north of
this, newer type houses, mostly brick veneer, built within last ten years.
15. Information for this form was obtained from

Date MAR 30 1937

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(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS
Meridian Hills - Etc. SECURITY GRADE Best AREA NO. A 2

2. DESCRIPTION OF TERRAIN. Partly level, partly rolling. All high ground, only partially developed. Section to become best residential part of the city.

3. FAVORABLE INFLUENCES. Large lots -- some well wooded. Very highly restricted.

4. DETRIMENTAL INFLUENCES. Lack of sewers, city water and transportation.

5. INHABITANTS:
a. Type Native white ; b. Estimated annual family income 5,000 to 20,000
c. Foreign-born None ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families None ;
g. Population is increasing Rapidly ; decreasing ; static.

6. BUILDINGS:
a. Type or types One family units ; b. Type of construction Brick or Brick veneer ;
c. Average age 10 years ; d. Repair Good

SALE VALUES				RENTAL VALUES			
YEAR	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%	
1929 level	\$12,000 to 30,000	\$18,000	100%	\$60 to 125	\$100	100%	
1932 low	7,000 to 15,000	10,000	55	50 to 100	75	75	
current	10,000 to 30,000	15,000	83	75 to 125	90	90	

Peak sale values occurred in 1927 and were 120 % of the 1929 level.

Peak rental values occurred in 1927 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 5 %; b. Dwelling units 100 %; c. Home owners 95 %

9. SALES DEMAND: a. Xcellent ; b. Xcellent ; c. Activity is Xcellent

10. RENTAL DEMAND: a. Xcellent ; b. Xcellent ; c. Activity is Xcellent

11. NEW CONSTRUCTION: a. Types Single Family Units ; b. Amount last year 10

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Xcellent b. Home building Good

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Decidedly up.

14. CLARIFYING REMARKS:

A section of high land north of White River, well platted. Mostly small estate type lots. Will be future best residential section.

15. Information for this form was obtained from

Date MAR 30 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Crows Nest - Incorporated SECURITY GRADE Best AREA NO. A 3
2. DESCRIPTION OF TERRAIN.
Rolling, hilly. Small restricted area of larger estates.
3. FAVORABLE INFLUENCES.
High land. Developed with larger type homes.
4. DETRIMENTAL INFLUENCES.
Lack of transportation, city sewer and water.
5. INHABITANTS:
- a. Type Native white ; b. Estimated annual family income \$ 50,000 & up
- c. Foreign-born None ; None %; d. Negro None ; None %;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS:
- a. Type or types Single Family Units b. Type of construction Brick and Stucco ;
- c. Average age 15 years ; d. Repair Good
7. HISTORY:
- | YEAR | SALE VALUES | | RENTAL VALUES | |
|------------|------------------|-------------------|-------------------|-------------------|
| | RANGE | PREDOMINATING % | RANGE | PREDOMINATING % |
| 1929 level | <u>SEE # 14.</u> | <u>100%</u> | <u>NO RENTALS</u> | <u>100%</u> |
| low | <u>" "</u> | <u> </u> | <u>" "</u> | <u> </u> |
| current | <u>" "</u> | <u> </u> | <u>" "</u> | <u> </u> |
- Peak sale values occurred in and were % of the 1929 level.
- Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 3 %; b. Dwelling units 100 %; c. Home owners 100 %
9. SALES DEMAND: a. ; b. ; c. Activity is
10. RENTAL DEMAND: a. ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types ; b. Amount last year
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Yes
14. CLARIFYING REMARKS:

This section contains only about thirty large estates averaging in value in the hundreds of thousands of dollars. No re-sale value can be set.

15. Information for this form was obtained from

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AREA DESCRIPTION

(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Golden Hill SECURITY GRADE Best AREA NO. A 4
2. DESCRIPTION OF TERRAIN. Level to rolling. Small restricted section known as "Golden Hill."
3. FAVORABLE INFLUENCES. Small restricted section of large lots and small estate tracts.
4. DETRIMENTAL INFLUENCES. Cheap section south. Cemetery to east.
5. INHABITANTS:
- a. Type Native white; b. Estimated annual family income \$ 5,000 to 20,000
- c. Foreign-born None; %; d. Negro None; %;
(Nationality) (Yes or No)
- e. Infiltration of Static; f. Relief families None;
- g. Population is increasing _____; decreasing _____; static. Yes
6. BUILDINGS:
- a. Type or types 1-Fam. Sing. units; b. Type of construction Frame, Stucco and Brick Veneer;
- c. Average age 18 years; d. Repair Good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|------------------|---------------|------|-------------|---------------|------|
| | | PREDOMINATING | % | | PREDOMINATING | % |
| 1929 level | \$9000 to 20,000 | \$12,000 | 100% | \$60 to 100 | \$75 | 100% |
| 1932 low | 6000 to 12,000 | 8,000 | 66 | 50 to 75 | 60 | 80 |
| current | 8000 to 15,000 | 10,000 | 83 | 60 to 90 | 70 | 92 |
- Peak sale values occurred in 1926 and were 110 % of the 1929 level.
- Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 20 %; b. Dwelling units 100 %; c. Home owners 95 %
9. SALES DEMAND: a. Good; b. Sing. Fam. \$8,000; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. " " 70.00; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Br. Veneer Singles; b. Amount last year 2
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will become slightly better.
14. CLARIFYING REMARKS:
- Attractive location for property known as "small estates," yet not far from City Center.
15. Information for this form was obtained from _____

Date

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(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Irvington SECURITY GRADE Best AREA NO. A 5

2. DESCRIPTION OF TERRAIN.

Eastern part of the City -- mostly level lots and streets.

3. FAVORABLE INFLUENCES.

Boulevard along Creek. All city facilities. Near public Park. Newer development of good type house, fairly well restricted.

4. DETRIMENTAL INFLUENCES.

Section along 10th Street -- transportation not good and far from Schools; "Hower" School is to be built in this Section. Other parts excellent transportation and school facilities.

5. INHABITANTS:

- a. Type Native white ; b. Estimated annual family income \$3500 to 10,000
 c. Foreign-born German ^{1/2 of} 1 %; d. Negro None ; %;
 (Nationality) (Yes or No)
 e. Infiltration of None ; f. Relief families None ;
 g. Population is increasing Yes ; decreasing _____ ; static.

6. BUILDINGS:

- a. Type or types Single Family units b. Type of construction Frame & Br Veneer ;
 c. Average age 8 to 10 years ; d. Repair Good

7. HISTORY:

SALE VALUES				RENTAL VALUES		
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$4500 to 20,000	\$7500	100%	\$ 45 to 75	\$60	100%
1932 low	3500 to 10,000	5500	73	30 to 55	40	66
current	4500 to 12,000	6500	86	40 to 65	50	83

Peak sale values occurred in 1927 and were 120 % of the 1929 level.Peak rental values occurred in 1927 and were 110 % of the 1929 level.

8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100 %; c. Home owners 85 %
 9. SALES DEMAND: a. Very good ; b. Br.Ven.Bung. \$6,000 ; c. Activity is Very good
 10. RENTAL DEMAND: a. Very good ; b. " \$50.00 ; c. Activity is Very good
 11. NEW CONSTRUCTION: a. Types Br.Veneer Bungalow ; b. Amount last year 20
 12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Very good b. Home building Very good
 13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up

14. CLARIFYING REMARKS: Best residential section east part of Indianapolis. Section along Pleasant Run Parkway, east of Emerson Avenue, developed with good type frame and brick veneer singles from new to 20 years old. All well kept. Section from Ritter east and south of 10th -- developed with frame and brick veneer bungalows and singles, from new to 15 years old. Section from 10th north of 12th Street and from Emerson Avenue to and including Hawthorne Lane, newer type frame and brick veneer bungalows. Section along north side of 10th to Arlington -- not built up but next in line for eastern section of City. Section from west side of Kenmore Road to Edmondson and from Washington Street to south line of Shelby St. -- brick veneer and frame bungalows and singles. West part of which is built up nearly 100% and east part being developed. Section east of
 15. ~~Information for this form was obtained from~~ Emerson to Pleasant Run Boulevard and from Michigan St. north to said Boulevard, 100% built up, good type frame and brick veneer singles and bungalows from 8 to 18 years old. A very excellent sale section.

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2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Northern SECURITY GRADE Still Desirable AREA NO. B 1
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. South portion near best High School. Good schools -- Churches of all denominations. Transportation excellent. All sections enjoy all city facilities.
4. DETRIMENTAL INFLUENCES. South portion: number of two-family houses and four to sixteen family apartments. Section along east edge near Monon RR tracks.
5. INHABITANTS:
- a. Type Native and foreign whites ; b. Estimated annual family income \$2500 to 25,000
Germans,
- c. Foreign-born Italians & Jews 2 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
- e. Infiltration of Better class of ; f. Relief families None ;
Jewish race
- g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
- a. Type or types Various ; b. Type of construction Frame & Br. Veneer singles, duplexes; Br. Apartments
- c. Average age 20 years ; d. Repair Fair to good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|------------------|---------------|------|-------------|---------------|------|
| | | PREDOMINATING | % | | PREDOMINATING | % |
| 1929 level | \$4000 to 20,000 | \$8000 | 100% | \$40 to 100 | \$ 60 | 100% |
| 1932 low | \$2500 to 12,000 | 5500 | 70 | 25 to 60 | 40 | 66 |
| current | \$3500 to 12,000 | 6000 | 75 | 35 to 80 | 50 | 83 |
- Peak sale values occurred in 1926 and were 125 % of the 1929 level.
- Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 100%* 99 % ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Singles: \$5000 ; c. Activity is Fair to good
10. RENTAL DEMAND: a. Good ; b. " \$50. ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Small bungalows ; b. Amount last year 3
Fair to
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase good ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Good
14. CLARIFYING REMARKS:
- Section along Meridian Street: to large high class apartments. Along 28th, trend is to business and apartments. Extreme east section, along both sides of Winthrop Avenue, affected by Monon RR tracks. Along Pennsylvania Street and north of 38th: large older type good homes. Small section in extreme north east: cheaper type bungalows and some older type frame houses.
15. Information for this form was obtained from

+See letter 6-16-37
 from A. H. Keane

Date MAR 30 1937

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(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Suburban - Highland Golf Club SECURITY GRADE Still Desirable AREA NO. B 2
2. DESCRIPTION OF TERRAIN. Part level; mostly rolling; few hill sections.
3. FAVORABLE INFLUENCES. Golf clubs. New Boulevard.
4. DETRIMENTAL INFLUENCES. Lack of transportation and city facilities.
Access to center of city thru undesirable neighborhood.

5. INHABITANTS:
- a. Type Native white ; b. Estimated annual family income \$ 2500 to 15000
- c. Foreign-born Nominal ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Very few (in old family ;
houses)
- g. Population is increasing slowly ; decreasing ; static.
6. BUILDINGS:
- a. Type or types One-Fam. Detached ; b. Type of construction Frame Bungalows to Brick Singles ;
- c. Average age 15 years ; d. Repair Fair to good

7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$5000 to 20,000	\$7,000 100%	\$25 to 100	\$70 100%
1932 low	\$3000 to 10,000	\$5,000 85	\$20 to 65	\$40 58
current	4000 to 10,000	\$5,000 85	\$20 to 80	\$50 85

Peak sale values occurred in 1925 and were 125 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.

8. OCCUPANCY: a. Land 3 % ; b. Dwelling units 100 % * ; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. One-Fam. \$6000 ; c. Activity is Slow to fair
10. RENTAL DEMAND: a. Fair ; b. " \$50. ; c. Activity is Fair to good
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly better

14. CLARIFYING REMARKS:
- Section along new Boulevard and near best Golf Club which didnot develop because of high land value. Can and will be developed with small and less expensive type homes than first planned.

15. Information for this form was obtained from _____

* See letter 6-16-37
from A. H. Deane.

Date March 30, 1937 193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS - Little Flower SECURITY GRADE Still Desirable AREA NO. B 4
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near new Catholic Church and School; also good grade school and Protestant Churches.
4. DETRIMENTAL INFLUENCES. Poor transportation -- bus service to downtown.
5. INHABITANTS:
- a. Type Native White; b. Estimated annual family income \$1800 to 3000
- c. Foreign-born Nominal; %; d. Negro None; %;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing Yes; decreasing ; static.
6. BUILDINGS:
- a. Type or types Single Fam. Detached b. Type of construction Frame and brick veneer
- c. Average age 10 years; d. Repair Fair to good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|-----------------------|---------------|-------------|-------------------|----------------|-------------|
| | | PREDOMINATING | % | | PREDOMINATING | % |
| 1929 level | <u>\$4000 to 7000</u> | <u>\$5500</u> | <u>100%</u> | <u>\$40 to 60</u> | <u>\$ 50</u> | <u>100%</u> |
| 1932 low | <u>\$3000 to 5000</u> | <u>3500</u> | <u>63</u> | <u>\$25 to 40</u> | <u>\$32.50</u> | <u>60</u> |
| current | <u>\$4000 to 6000</u> | <u>4500</u> | <u>80</u> | <u>\$35 to 55</u> | <u>\$45</u> | <u>90</u> |
- Peak sale values occurred in 1928 and were 100 % of the 1929 level.
- Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 100%; c. Home owners 85 %
9. SALES DEMAND: a. Good; b. Single Fam. \$4500; c. Activity is Good
10. RENTAL DEMAND: a. Excellent; b. Bungalows: \$40.; c. Activity is Excellent
11. NEW CONSTRUCTION: a. Types Frame Bungalows \$4500; b. Amount last year 5
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Very good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Very good
14. CLARIFYING REMARKS:

Small section built around new Catholic Church and School. Very desirable to young couples of ordinary means.

15. Information for this form was obtained from

Date **MAR 30 1937** 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Irvington SECURITY GRADE Still Desirable AREA NO. B 6
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Older but good section of former fine residential section of Irvington. New stores, churches and schools.
4. DETRIMENTAL INFLUENCES. Several large older type houses.
5. INHABITANTS:
- a. Type Native white; b. Estimated annual family income \$1500 to 4000
- c. Foreign-born Nominal; (Nationality) %; d. Negro None; (Yes or No) %;
- e. Infiltration of None; f. Relief families Very few;
- g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
- a. Type or types 1 & 2 Fam. units; b. Type of construction Frame;
- c. Average age 30 years; d. Repair Fair to good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|------------------|--------------------|------|------------|--------------------|------|
| | | PREDOM-
INATING | % | | PREDOM-
INATING | % |
| 1929 level | \$4000 to 10,000 | \$6000 | 100% | \$40 to 80 | \$55 | 100% |
| 1932 low | \$2500 to 6,000 | \$4000 | 66 | \$25 to 50 | 35 | 63 |
| current | \$3500 to 7000 | \$4500 | 75 | \$30 to 60 | 40 | 72 |
- Peak sale values occurred in 1926 and were 125 % of the 1929 level.
- Peak rental values occurred in 1926 and were 90 % of the 1929 level.
8. OCCUPANCY: a. Land 100 %; b. Dwelling units 100%* ~~90~~ %; c. Home owners 70 %
9. SALES DEMAND: a. Fair to good; b. Single & 2-fam.; c. Activity is Fair to good
10. RENTAL DEMAND: a. Good; b. 1 & 2 Fam. \$40.00; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to good; b. Home building Fair to good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Up slightly; then static.
14. CLARIFYING REMARKS:

Good old section of Irvington. A former very good residential suburb. Older -- but good single houses mixed with two-family doubles more recently constructed. Along Washington Street: apartments, business and family units.

15. Information for this form was obtained from

*See letter 6-16-37
from A. G. Deane

Date MAR 30 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Beech Grove - Incorporated SECURITY GRADE Still Desirable AREA NO. B 8
2. DESCRIPTION OF TERRAIN. Flat terrain. Contiguous to Indianapolis on the south.
Inhabited chiefly by employees of CCC, St. Louis RR shops.
3. FAVORABLE INFLUENCES. Convenience to employment in RR shops
4. DETRIMENTAL INFLUENCES. One industry
5. INHABITANTS:
- a. Type White; RR shop employees ; b. Estimated annual family income \$1400 to 2400
- c. Foreign-born Mixed ; 2 %; d. Negro None ; _____ %;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Very few at present ;
- g. Population is increasing slowly ; decreasing _____ ; static.
6. BUILDINGS:
- a. Type or types One-Fam. Detached ; b. Type of construction Frame ;
- c. Average age 15 years ; d. Repair Fair to good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|-----------------------|--------------------|-------------|--------------------|--------------------|-------------|
| | | PREDOM-
INATING | % | | PREDOM-
INATING | % |
| 1929 level | <u>\$3000 to 6000</u> | <u>\$4500</u> | <u>100%</u> | <u>\$ 25 to 45</u> | <u>\$35.</u> | <u>100%</u> |
| 1932 low | <u>2000 to 4000</u> | <u>3000</u> | <u>66%</u> | <u>15 to 30</u> | <u>25</u> | <u>70 %</u> |
| current | <u>2500 to 5000</u> | <u>3500</u> | <u>80%</u> | <u>25 to 40</u> | <u>30</u> | <u>85%</u> |
- Peak sale values occurred in 1926 and were 120 % of the 1929 level.
- Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100%; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Singles: \$5000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Singles: \$50.00 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Single Family ; b. Amount last year 2
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static -- depending on employment in RR shops
14. CLARIFYING REMARKS: _____

Best part of RR shop district. Excellent rental and sale section of small houses when RR shops are in operation.

15. Information for this form was obtained from _____

Date MAR 30 1937 193__

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Edgewood-Southport SECURITY GRADE Still Desirable AREA NO. B 9
Suburban Section
2. DESCRIPTION OF TERRAIN. Level to slightly rolling
3. FAVORABLE INFLUENCES. Suburban section not far from city center. Good transportation.
4. DETRIMENTAL INFLUENCES. Lack of city facilities -- number of cheaper type houses.
Few restrictions in most additions.
5. INHABITANTS:
- a. Type Native White ; b. Estimated annual family income \$1000 to 3000
- c. Foreign-born Nominal ; %; d. Negro None ; %;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Few ;
- g. Population is increasing Slowly ; decreasing ; static.
6. BUILDINGS:
- a. Type or types 1-Fam. Detached ; b. Type of construction Frame ;
- c. Average age 20 years ; d. Repair Fair to good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|-----------------------|--------------------|-------------|--------------------|--------------------|-------------|
| | | PREDOM-
INATING | % | | PREDOM-
INATING | % |
| 1929 level | <u>\$2000 to 6000</u> | <u>\$3500</u> | <u>100%</u> | <u>\$ 20 to 40</u> | <u>\$30</u> | <u>100%</u> |
| 1932 low | <u>\$1000 to 4000</u> | <u>\$2500</u> | <u>60</u> | <u>\$ 8 to 30</u> | <u>\$16</u> | <u>55</u> |
| current | <u>\$1500 to 5000</u> | <u>\$3000</u> | <u>85</u> | <u>\$ 12 to 35</u> | <u>\$22</u> | <u>73</u> |
- Peak sale values occurred in 1928 and were 110 % of the 1929 level.
- Peak rental values occurred in 1928 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 10 %; b. Dwelling units 95%; c. Home owners 70 %
9. SALES DEMAND: a. Fair ; b. Singles - \$2500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " \$20.00 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Frame Bungalows ; b. Amount last year Four
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Fair only
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will improve greatly.
14. CLARIFYING REMARKS:

Section not far out, where working men and mechanics can have small additional ground for gardening purposes in addition to homes. A number of very good frame and brick veneer homes in this section. Most purchasers buy or build non-modern homes and improve and modernize as finances permit.

15. Information for this form was obtained from

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS UNIVERSITY HEIGHTS SECURITY GRADE Still Desirable AREA NO. B 10

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Small section near small College (Indiana Central) at southern edge of the city.

4. DETRIMENTAL INFLUENCES. Unimproved streets -- distance to grade and high school. RR Tracks.

5. INHABITANTS:

- a. Type Native White ; b. Estimated annual family income \$ 1200 - 2400
c. Foreign-born Nominal ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Few ;
g. Population is increasing Yes ; decreasing ; static.

6. BUILDINGS:

- a. Type or types 1-Fam. Detached ; b. Type of construction Frame bungalows ;
c. Average age 15 years ; d. Repair Fair to good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$2500 - 5000	\$3500	100%	\$25 to 40	\$ 30	100%
1932 low	\$1500 - 3000	2000	60	\$15 to 25	20	66
current	\$2000 - 4000	3000	85	\$20 to 35	25	85

Peak sale values occurred in 1928 and were 100% of the 1929 level.

Peak rental values occurred in 1928 and were 100% of the 1929 level.

8. OCCUPANCY: a. Land 60 %; b. Dwelling units 100 %; c. Home owners 75 %

9. SALES DEMAND: a. Fair ; b. Sing.Fam. \$3000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. " " \$25.00 ; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Fair only

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will increase slowly.

14. CLARIFYING REMARKS:

College will develop some, and increase demand. Streets will be improved and grade school facilities bettered.

15. Information for this form was obtained from

Date MAR 30 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS St. Rock German Catholic Church Section SECURITY GRADE Still Desirable AREA NO. B 11
2. DESCRIPTION OF TERRAIN. Level to rolling.
3. FAVORABLE INFLUENCES. New German-Catholic Church and School (Branch of large old German-Catholic Parish) Not far from City Center.
4. DETRIMENTAL INFLUENCES. Lack of city facilities and improved streets.
5. INHABITANTS:
- a. Type Native White; b. Estimated annual family income \$ \$1500 - 3000
- c. Foreign-born German; 2 %; d. Negro None; None %;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families None;
- g. Population is increasing Yes; decreasing None; static.
6. BUILDINGS:
- a. Type or types Single-Fam. detached; b. Type of construction Frame and Brick Veneer;
- c. Average age 15 years; d. Repair Good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|---------------|--------------------|------|------------------|--------------------|------|
| | | PREDOM-
INATING | % | | PREDOM-
INATING | % |
| 1929 level | \$3000 - 7000 | \$ 5000 | 100% | No rentals known | | 100% |
| 1932 low | \$2500 - 5000 | 3500 | 70% | " " | " " | |
| current | \$3000 - 6000 | 4000 | 80 | " " | " " | |
- Peak sale values occurred in 1929 and were 100 % of the 1929 level.
- Peak rental values occurred in 1920 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 10 %; b. Dwelling units 100 %; c. Home owners 98 %
9. SALES DEMAND: a. Good; b. Singles \$4,000; c. Activity is Good
10. RENTAL DEMAND: a. Excellent; b. None available; c. Activity is --
11. NEW CONSTRUCTION: a. Types Single Family; b. Amount last year 2
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Very good b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Decidedly up
14. CLARIFYING REMARKS:

Section being developed by younger citizens of German descent, Will greatly improve during the next several years. Large lots to acreage tracts. Number of truck green houses scattered thruout the section.

15. Information for this form was obtained from _____

Date MAR 30 1937 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Garfield Park Section SECURITY GRADE Still Desirable AREA NO. B-12
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near Large Park. Good Transportation. Good grade of schools; Several Protestant and one Catholic Church and School.
4. DETRIMENTAL INFLUENCES. Bordered by cheaper and older sections. Grade crossing -- RR Tracks -- to city Center.
5. INHABITANTS:
- a. Type Native White ; b. Estimated annual family income \$ 1500 to 6000
- c. Foreign-born Nominal ; % ; d. Negro Yes - see below # 14 ; % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Few ;
- g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS: One to two family
- a. Type or types units ; b. Type of construction Frame and Brick Veneer ;
- c. Average age 18 years ; d. Repair Fair to good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|--------------|---------------|------|-----------|---------------|------|
| | | PREDOMINATING | % | | PREDOMINATING | % |
| 1929 level | 2500 - 10000 | 5,000 | 100% | \$25 - 65 | \$ 35 | 100% |
| 1932 low | 1500 - 7000 | 3,500 | 70 | \$12 - 40 | \$ 20 | 60% |
| current | 2000 - 9000 | 4,000 | 80 | \$16 - 50 | \$ 28 | 80% |
- Peak sale values occurred in 1928 and were 100 % of the 1929 level.
- Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 75 %; b. Dwelling units 100%; c. Home owners 75 %
9. SALES DEMAND: a. Fair to good b. Single Fam. \$3500 ; c. Activity is Good
10. RENTAL DEMAND: a. Good ; b. " " \$28.00 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Frame Bungalows ; b. Amount last year 2
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Very Good b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will remain good for several years.
14. CLARIFYING REMARKS:
- Section south of Southern Avenue, newer type frame and brick veneer singles and bungalows in demand. Mechanics to white-collar type. Section east of Garfield Park to Shelby Street, and south of Raymond is best residential section of South Side. Neighborhood business and professional men. Section east of Shelby Street around Catholic Church. Mostly mechanics. In thru this part are scattered about ten negro families -- better class, all home owners. West of Garfield Park not fully built up being developed with frame and semi-modern and modern bungalows -- mechanics and white collar type occupancy.
15. Information for this form was obtained from

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS GERMAN LUTHERAN SECTION SECURITY GRADE Still Desirable AREA NO. B 13

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Number of older German Type citizens near Lutheran Churches and Schools.

4. DETRIMENTAL INFLUENCES. Older type houses; bordered by cheaper old class -- thru very old part of city to City Center.

5. INHABITANTS:

a. Type German & native white ; b. Estimated annual family income \$1200 - 2400

c. Foreign-born German, 4 %; d. Negro None ; %;
(Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families Very few ;

g. Population is increasing No ; decreasing _____ ; static. Yes

6. BUILDINGS: Single and two-

a. Type or types family ; b. Type of construction Frame ;

c. Average age 30 years; d. Repair Good

7. HISTORY:

HISTORY:		SALE VALUES			RENTAL VALUES		
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%	
1929 level	<u>\$2000- 6000</u>	<u>\$3,500</u>	<u>100%</u>	<u>\$20 to 40</u>	<u>\$ 30</u>	<u>100%</u>	
<u>1932</u> low	<u>\$1500 - 4000</u>	<u>\$2,500</u>	<u>70%</u>	<u>\$12 to 30</u>	<u>\$18</u>	<u>60%</u>	
current	<u>\$2000 - 5,000</u>	<u>\$3,000</u>	<u>86%</u>	<u>\$20 to 35</u>	<u>\$25</u>	<u>83%</u>	

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.

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

9. SALES DEMAND: a. Fair ; b. Singles, \$3,000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. " \$ 25.00 ; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building None

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will remain static.

14. CLARIFYING REMARKS: _____

Old but good section. Nearly all home owners of German Lutherantype, desiring to be near to their Churches and Schools.

15. Information for this form was obtained from _____

Date MAR 30 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS
Brentonwood SECURITY GRADE Still
Desirable AREA NO. B 14
2. DESCRIPTION OF TERRAIN. Hilly.
3. FAVORABLE INFLUENCES. Highly restricted subdivision. Large estate tracts with forests, trees and shrubery.
4. DETRIMENTAL INFLUENCES. Lack of transportation and city facilities. Distance from City Center and distance from good highways to reach City Center.
5. INHABITANTS:
- a. Type Native white ; b. Estimated annual family income \$6000 to 25,000
- c. Foreign-born None ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS: Large
- a. Type or types One Fam. Singles. ; b. Type of construction Brick Veneer & Stucco ;
- c. Average age 15 years ; d. Repair Excellent
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|------------|--------------------|--------------------|------|---------------|--------------------|------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | \$25,000 to 50,000 | \$35,000 | 100% | \$75 to \$125 | \$ 100 | 100% |
| 1932 low | \$10,000 to 30,000 | \$25,000 | 60 | \$50 to \$ 75 | \$ 60 | 60 |
| current | 20,000 | \$25,000 | 60 | \$75 to \$100 | \$ 85 | 85 |
- Peak sale values occurred in 1926 and were 125 % of the 1929 level.
- Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8. OCCUPANCY: a. Land 10 %; b. Dwelling units 100 %; c. Home owners 100 %
9. SALES DEMAND: a. Fair ; b. Sing. Fam. \$20,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " " \$75.00 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types One family units ; b. Amount last year 3
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building Fair to Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Increasing.
14. CLARIFYING REMARKS:

A highly restricted subdivision. On the market for several years in which the original owner attempted to control the purchasers. This and lack of access to the City affected development. However, new Boulevard along west bank of Fall Creek from city limits is now being constructed which will help this section very materially.

15. Information for this form was obtained from _____

Date APR 11 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Speedway City SECURITY GRADE Still Desirable AREA NO. B 15

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Small suburban town, incorporated. Near manufacturing plants.

4. DETRIMENTAL INFLUENCES. Lack of proper sewage system. This is being corrected by new sewer. Limited school facilities also, which are being being corrected by additional building.

5. INHABITANTS:

- a. Type Native white ; b. Estimated annual family income \$1500 to 3000
c. Foreign-born Nominal ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Few ;
g. Population is increasing Rapidly ; decreasing ; static.

6. BUILDINGS:

- a. Type or types One-Fam. Units ; b. Type of construction Frame bungalows ;
c. Average age 15 years ; d. Repair Good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$2500 to 5000	\$4000	100%	\$ 20 to 40	\$ 30	100%
1932 low	\$2000 to 4000	3000	78	10 to 25	20	66
current	2500 to 4500	3500	87	20 to 40	27.50	91

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 80 %; b. Dwelling units 100 %; c. Home owners 75 %

9. SALES DEMAND: a. Good ; b. Sing.Fam. \$3500 ; c. Activity is Good

10. RENTAL DEMAND: a. Good ; b. " " \$25.00 ; c. Activity is Very good

11. NEW CONSTRUCTION: a. Types Frame & Br.Veneer ; b. Amount last year 10
bungalows.

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Good

14. CLARIFYING REMARKS:

A small section not greatly affected by the depression in which prices remained very stable and will continue to improve as city facilities in this section are bettered. Building combination single house and bungalow types.

15. Information for this form was obtained from

Date APR 11 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Woodstock - Shooters Hill SECURITY GRADE Still Desirable AREA NO. B 17
2. DESCRIPTION OF TERRAIN. Rolling to hilly
3. FAVORABLE INFLUENCES. Small section of high land overlooking White River. Developed into medium to large estates.
4. DETRIMENTAL INFLUENCES. Lack of city facilities, also transportation.
5. INHABITANTS:
- a. Type Native white ; b. Estimated annual family income \$ 10,000 to 50,000
- c. Foreign-born None ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
- a. Type or types Large Single Family ; b. Type of construction Frame and Br Veneer ;
- c. Average age 20 years ; d. Repair Good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|---------------------|---------------|------|-------------------------|---------------|---|
| | | PREDOMINATING | % | | PREDOMINATING | % |
| 1929 level | \$15,000 to 100,000 | \$30,000 | 100% | NON RENTAL SECTION 100% | | |
| 1933 low | 10,000 to 75,000 | 25,000 | 83% | " | " | " |
| current | 12,500 to 75,000 | 25,000 | 83% | " | " | " |
- Peak sale values occurred in 1926 and were 100 % of the 1929 level.
- Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 75 % ; b. Dwelling units 100 % ; c. Home owners 100 %
9. SALES DEMAND: a. Fair ; b. Sing. Fam. \$25,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. ; b. ; c. Activity is
11. NEW CONSTRUCTION: a. Types Brick Veneer ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Good
14. CLARIFYING REMARKS:

Small large-estate section. Particularly popular to a certain social group. Generally find buyer available if the present owner must sell.

15. Information for this form was obtained from

Date April 14th 1937 193

(Over)

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS SECURITY GRADE Definitely Declining AREA NO. C 1
Michigan Road - Northwest
Suburban
2. DESCRIPTION OF TERRAIN. Level to rolling, with hilly land along the River and Creek.
3. FAVORABLE INFLUENCES. Number of estates developed particularly along Eagle Creek branches in the extreme northwest.
4. DETRIMENTAL INFLUENCES. Number of cheaper type subdivisions developed; lack of city facilities; lack of transportation.
5. INHABITANTS:
- a. Type Native white; b. Estimated annual family income \$ 1,000 to 30,000
- c. Foreign-born None; (Nationality) %; d. Negro Few; (Yes or No) %;
- e. Infiltration of None; f. Relief families Several in cheaper subdivisions;
- g. Population is increasing Rapidly; decreasing _____; static.
6. BUILDINGS:
- a. Type or types Single Fam. Units; b. Type of construction Frame and Br Veneer from large Bungalows to small.;
- c. Average age 15 years; d. Repair Fair to good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|------------------|---------------|------|-------------|---------------|------|
| | | PREDOMINATING | % | | PREDOMINATING | % |
| 1929 level | \$1500 to 40,000 | \$10,000 | 100% | \$15 to 100 | \$ 75 | 100% |
| 1932 low | 1000 to 20,000 | 7,500 | 75 | 8 to 60 | 30 | 40 |
| current | 1500 to 25,000 | 8,000 | 80 | 12 to 75 | 35 | 47 |
- Peak sale values occurred in 1927 and were 110 % of the 1929 level.
- Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 3 %; b. Dwelling units 100 %; c. Home owners 65 %
9. SALES DEMAND: a. Good; b. See #14; c. Activity is Good
10. RENTAL DEMAND: a. Good; b. See #14; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles: Frame and Br Veneer; b. Amount last year 10
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS See #14
14. CLARIFYING REMARKS: A very spotty section. Some parts in particular near Creeks and rolling land -- developed into large estates with prospect of continuing development of such types. Along Michigan Road a number of cheap subdivisions with non-modern type houses on average to large lots. Section west of Broadmoor Ave -- attempted development along new Blvd. which failed, -- somewhat over developed -- considerable time for an active demand in this particular section. Small section called "Spring Hills, Inc." is subdivision on high land above the River, north of Riverside Park -- an attempted likewise subdivision which will be very slow in developing. Immediately south of Spring Hills is section in which several years ago an amount of extreme wealth attempted to develop into large estates, building houses from \$150,000 to \$300,000 with no demand for such types
15. ~~Information for this form was obtained from~~
today. Immediately west of Riverside Park is a built-up section with some good and some cheaper type houses.

Date APR 11 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Crown Hill SECURITY GRADE Definitely Declining AREA NO. C 2
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Near good section of the City and Schools.
4. DETRIMENTAL INFLUENCES. Near Cemetery. Several older type houses.
Number of negro families of better grade.
5. INHABITANTS:
- a. Type Native white ; b. Estimated annual family income \$ 1200 to 3000
- c. Foreign-born Nominal ; %; d. Negro Yes ; 3 %;
(Nationality) (Yes or No)
- e. Infiltration of Negro ; f. Relief families Few ;
- g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
- a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
- c. Average age 20 years ; d. Repair Fair to good.
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|----------------|--------------------|------|------------|--------------------|------|
| | | PREDOM-
INATING | % | | PREDOM-
INATING | % |
| 1929 level | \$1500 to 5000 | \$3000 | 100% | \$15 to 40 | \$ 30 | 100% |
| 1932 low | 1000 to 3000 | 2000 | 66 | 10 to 30 | 18 | 60 |
| current | 1500 to 4000 | 3250 | 108 | 15 to 35 | 25 | 83 |
- Peak sale values occurred in 1924 and were 125 % of the 1929 level.
- Peak rental values occurred in 1924 and were 125 % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 60 %
9. SALES DEMAND: a. Not good ; b. Singles: \$2800 ; c. Activity is Not good
10. RENTAL DEMAND: a. Not good ; b. " \$25.00 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
Low Low ratio
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ratio loans. Home building loans only
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
14. CLARIFYING REMARKS:
- Narrow strip -- 42nd to 43rd Sts. from Boulevard Place west: solid white section but affected by several negro families in section south of 42nd St. From Maple Road to 42nd St. a number of negro families of the better type tho majority is a white neighborhood. East: Crown Hill and 32nd St. to Maple Road and Salem Street west, a number of older type homes. Several apartments on west side, particularly Boulevard Place -- in which a few negro families reside.
15. Information for this form was obtained from

Date APR 11 1937 193

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS North Indianapolis and Riverside Park SECURITY GRADE Definitely Declining AREA NO. C 3

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. West section borders on largest Park and Golf Course.
North section: very good type of citizenry.

4. DETRIMENTAL INFLUENCES. Encroachment of inharmonious groups (negro). Necessity of travel thru blighted section to reach City Center. Distance from educational centers, particularly High Schools.

5. INHABITANTS:

a. Type Native white; b. Estimated annual family income \$1200 to 2800

c. Foreign-born Nominal; (Nationality) %; d. Negro Yes - very few; (Yes or No) %;

e. Infiltration of Negro; f. Relief families Several;

g. Population is increasing No; decreasing _____; static. Yes

6. BUILDINGS:

a. Type or types 1-2 Fam. Units; b. Type of construction Frame;

North section: 25 years

c. Average age West Section: 18 "; d. Repair Fair to good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1500 to 6000</u>	<u>\$3500</u>	<u>100%</u>	<u>\$15 to 50</u>	<u>\$30 to 35</u>	<u>100%</u>
1932 low	<u>1000 to 3000</u>	<u>2500</u>	<u>70</u>	<u>8 to 30</u>	<u>18</u>	<u>60</u>
current	<u>1500 to 4000</u>	<u>2800</u>	<u>80</u>	<u>12 to 35</u>	<u>25</u>	<u>83</u>

Peak sale values occurred in 1926 and were 115 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.

8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 60 %

9. SALES DEMAND: a. Fair; b. Singles: \$2800; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. " \$25.00; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to good; b. Home building Fair to good

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Not good in north section; fair-to-good in west.

14. CLARIFYING REMARKS: _____

North section nearly 100% built up -- older type houses with bungalows intermingling.
Possibility of negro purchasers from territory south of 30th Street.
West section not fully developed -- newer type frame bungalows; will probably remain stable for several years with some new building.

15. Information for this form was obtained from _____

Date APR 11 1937 193

(Over)

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS North Central SECURITY GRADE Definitely Declining AREA NO. C - 4
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near good schools and churches of all denominations. Short distance from City Center.
4. DETRIMENTAL INFLUENCES. Older type houses. Some very large -- used for rooming house purposes.
5. INHABITANTS:
- a. Type Native white; b. Estimated annual family income \$1500 to 10,000
- c. Foreign-born Nominal; %; d. Negro Yes; 1%;
(Nationality) (Yes or No)
- e. Infiltration of Rooming House Class f. Relief families Several;
- g. Population is increasing No; decreasing Yes; static.
6. BUILDINGS:
- a. Type or types Single to Multiple; b. Type of construction Frame to Brick;
- c. Average age 40 years; d. Repair Fair to good
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|-------------------------|---------------|-------------|-------------------|---------------|-------------|
| | | PREDOMINATING | % | | PREDOMINATING | % |
| 1929 level | <u>\$3000 to 10,000</u> | <u>\$6000</u> | <u>100%</u> | <u>\$15 to 75</u> | <u>\$45</u> | <u>100%</u> |
| 1932 low | <u>1500 to 6000</u> | <u>3000</u> | <u>50</u> | <u>10 to 50</u> | <u>25</u> | <u>55</u> |
| current | <u>1500 to 7000</u> | <u>3500</u> | <u>58</u> | <u>15 to 60</u> | <u>35</u> | <u>80</u> |
- Peak sale values occurred in 1927 and were 110 % of the 1929 level.
- Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8. OCCUPANCY: a. Land 100%; b. Dwelling units 98%; c. Home owners 25 %
9. SALES DEMAND: a. Fair; b. Sing. Fam. : \$3,000.; c. Activity is only fair
10. RENTAL DEMAND: a. Fair to good; " " \$25 to \$30; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year One Apartment bldg.
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS In most parts -- not good.
14. CLARIFYING REMARKS: In section from 19th to 22nd Sts and from west side of Delaware to west side of Central Ave known as "Martin's Place" -- large older type well built residences, some converted into apartments and 2-fam. units, still in good rental and fair sales demand. Section from 22nd St. north to Fall Creek and from west side of Park to east side of Broadway, large older type houses of fairly good construction, good rental and fair sale. Section north of Fall Creek from Penn. St. east to College older type single family and 2-fam. units, still desirable rental, with fair sales demand. Section east of Fall Creek, north of 28th St. mixed 1-&2 Fam. units, fair rental section, but very poor sales. Section along Illinois St. -- mixed with old type one-two fam. singles, business property and apartments, fair rental but very poor sale. Balance of section
15. ~~Information for this form was obtained from~~ mixed with large old, fine residences, to cheap older type frames, declining, except for possible development of apartments on Delaware, Pennsylvania, Central, Park and Broadway.

Date APR 11 1937 193

(Over)

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS.

Northeast Suburban:

1. NAME OF CITY Broadripple, Allisonville SECURITY GRADE Definitely Declining AREA NO. C 5
Millersville2. DESCRIPTION OF TERRAIN. Level; rolling to hilly section.3. FAVORABLE INFLUENCES. Topography.4. DETRIMENTAL INFLUENCES. Lack of city facilities and transportation.

5. INHABITANTS:

a. Type Native white; b. Estimated annual family income \$1000 to 10,000c. Foreign-born Nominal; %; d. Negro None; %;
(Nationality) (Yes or No)e. Infiltration of None; f. Relief families Several;g. Population is increasing Rapidly; decreasing ; static.

6. BUILDINGS:

a. Type or types 1-Fam. units; b. Type of construction Frame & Br Veneer;c. Average age 20 years; d. Repair Fair to good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$2000 to 20,000	\$4000	100%	\$15 to 80	\$35	100%
1932 low	1000 to 10,000	2500	62-1/2	8 to 40	20	55
current	2000 to 7,500	3500	87-1/2	15 to 60	30	85

Peak sale values occurred in 1928 and were 100 % of the 1929 level.Peak rental values occurred in 1928 and were 100 % of the 1929 level.8. OCCUPANCY: a. Land 5%; b. Dwelling units 100%; c. Home owners 70 %9. SALES DEMAND: a. Fair; b. Singles: \$3,000; c. Activity is Fair10. RENTAL DEMAND: a. Good; b. " \$25.00; c. Activity is Good11. NEW CONSTRUCTION: a. Types Single Family units; b. Amount last year 512. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good13. TREND OF DESIRABILITY NEXT 10-15 YEARS Very good14. CLARIFYING REMARKS:

Section along Allisonville Road and Millersville Road -- developed with some good brick veneer singles. Several small additions scattered thru this section with cheaper type houses.

Towns of Millersville, Castleton and Allisonville vary -- old cross-roads towns -- with cheap old style houses.

15. Information for this form was obtained from Date APR 11 1937 193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

Suburban - Northeast

Definitely

1. NAME OF CITY Pendleton Pike Section and north of 38th Street SECURITY GRADE Declining AREA NO. C 6

2. DESCRIPTION OF TERRAIN. Level to rolling

3. FAVORABLE INFLUENCES. Interurban service. Large lots to acre tracts. New highway developed on 38th St.

4. DETRIMENTAL INFLUENCES. Lack of city facilities. Several cheaper type properties.

5. INHABITANTS:

- a. Type Native white ; b. Estimated annual family income \$ 800 to 3000
c. Foreign-born Nominal ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Several ;
g. Population is increasing Yes ; decreasing ; static.

6. BUILDINGS:

- a. Type or types Small 1-fam. units ; b. Type of construction Frame & br veneer ;
c. Average age 15 years ; d. Repair Fair to good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$2,000 to 6,000	\$4,000	100%	\$15 to \$45	\$30	100%
1932 low	1,000 to 3,500	2,500	62-1/2	8 to 30	20	66-2/3
current	1,500 to 5,000	3,250	81	12 to 40	27.50	91

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 15 % ; b. Dwelling units 100 % ; c. Home owners 65 %

9. SALES DEMAND: a. Fair ; b. Singles: \$2800 ; c. Activity is Fair to good

10. RENTAL DEMAND: a. Good ; b. " \$ 20.00 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Single Fam. Frame ; b. Amount last year 6

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Good

14. CLARIFYING REMARKS:

Moderate price suburban section occupied by working class. Large lots.
Will continue to develop about the same type of home in the future.

15. Information for this form was obtained from

Date APR 11 1937 193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Montrose Section SECURITY GRADE Definitely Declining AREA NO. C 7
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES. Section of cheaper type houses bordering on good residential section. Bus transportation. Distance from City Center. Distance from high school.
5. INHABITANTS:
- a. Type Native white; b. Estimated annual family income \$800 to 2400
- c. Foreign-born None; None %; d. Negro None; None %;
(Nationality) (Yes or No)
- e. Infiltration of None; f. Relief families Several;
- g. Population is increasing Slowly; decreasing ; static.
6. BUILDINGS:
- a. Type or types 1-fam. units; b. Type of construction Small frame bungalows;
- c. Average age 15 years; d. Repair Fair
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|------------|-----------------------|--------------------|-------------|-------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$2000 to 5000</u> | <u>\$3500</u> | <u>100%</u> | <u>\$20 to 45</u> | <u>\$30</u> | <u>100%</u> |
| 1932 low | <u>1000 to 3500</u> | <u>2250</u> | <u>64</u> | <u>8 to 30</u> | <u>16</u> | <u>53</u> |
| current | <u>1500 to 4000</u> | <u>3000</u> | <u>85</u> | <u>12 to 35</u> | <u>22.50</u> | <u>75</u> |
- Peak sale values occurred in 1927 and were 105 % of the 1929 level.
- Peak rental values occurred in 1927 and were 105 % of the 1929 level.
8. OCCUPANCY: a. Land 50 %; b. Dwelling units 100 %; c. Home owners 50 %
9. SALES DEMAND: a. Fair; b. Singles: \$2500; c. Activity is Fair
10. RENTAL DEMAND: a. Fair to good; b. " \$20.00; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Not good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good
14. CLARIFYING REMARKS:
- Section of semi-modern and modern type houses, for mechanic and low wage white collar types. Section affected by high cost of street improvements.
Will continue to develop with about the same type of construction.

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

Northeast Park and

Definitely

1. NAME OF CITY Forest Manor Section SECURITY GRADE Declining AREA NO. C 8

2. DESCRIPTION OF TERRAIN. Level to slightly rolling.

3. FAVORABLE INFLUENCES. Moderate priced homes for working class and mechanic types, along 38th Street. West part recently taken into City with new grade school.

4. DETRIMENTAL INFLUENCES. North section is known as "Brightwood" section. Distance from Center of City. Lack of city facilities. Possible heavy street improvement assessments.

5. INHABITANTS:
a. Type Native white ; b. Estimated annual family income \$ 800 to 2400
c. Foreign-born Nominal ; % ; d. Negro Yes ; % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Several ;
g. Population is increasing Yes ; decreasing ; static.

6. BUILDINGS:
a. Type or types 1-Fam. Units ; b. Type of construction Frame ;
c. Average age 18 years ; d. Repair Fair

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1500 to 6000</u>	<u>\$3500</u>	<u>100%</u>	<u>\$15 to 40</u>	<u>\$30</u>	<u>100%</u>
1932 low	<u>1000 to 3500</u>	<u>2500</u>	<u>71</u>	<u>8 to 30</u>	<u>16</u>	<u>53</u>
current	<u>1500 to 4500</u>	<u>3000</u>	<u>85</u>	<u>15 to 35</u>	<u>22.50</u>	<u>75</u>

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 40 %; b. Dwelling units 100%; c. Home owners 60 %

9. SALES DEMAND: a. Fair ; b. Single Fam.: \$2500 ; c. Activity is Fair

10. RENTAL DEMAND: a. Fair ; b. " " \$22.50; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types One Fam. Frame ; b. Amount last year 4

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to good ; b. Home building Fair

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good.

14. CLARIFYING REMARKS:

Suburban section, west part of which was recently taken into City limits.
Section east of Sherman Drive to Arthington, known as "Forest Manor", part wooded lots and sparsely developed with brick veneer type of home.
New highway, widening 38th Street and new bridge crossing Fall Creek at 38th Street gives access to downtown section without driving, as formerly thru a blighted area.

15. Information for this form was obtained from

Date APR 11 1937 193

(Over)

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

Tuxedo Park and

1. NAME OF CITY Section north SECURITY GRADE Definitely Declining AREA NO. C 102. DESCRIPTION OF TERRAIN. Level.3. FAVORABLE INFLUENCES. Good transportation, except in north section.
Varied number of schools and churches.4. DETRIMENTAL INFLUENCES. Proximity to Belt RR tracks. Some small factories along
said tracks. Number of older type houses from Washington
to Michigan. Number of cheaper class properties in extreme
north section.

5. INHABITANTS:

a. Type Native white; b. Estimated annual family income \$1200 to 2600c. Foreign-born Nominal; (Nationality) %; d. Negro 3 families only; (Yes or No) %;e. Infiltration of None; f. Relief families Nominal;g. Population is increasing Very slightly decreasing static.

6. BUILDINGS:

a. Type or types 1 & 2 Fam. units; b. Type of construction Frame;c. Average age 22 years; d. Repair Fair to good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>\$2000 to 6000</u>	<u>\$3800</u>	<u>100%</u>	<u>\$22.50 to 60</u>	<u>\$35</u>	<u>100%</u>
1932 low	<u>1200 to 3500</u>	<u>2250</u>	<u>58</u>	<u>12.50 to 35</u>	<u>20</u>	<u>60</u>
current	<u>1600 to 4500</u>	<u>2800</u>	<u>83</u>	<u>18. to 40</u>	<u>27.50</u>	<u>78</u>

Peak sale values occurred in 1928 and were 100 % of the 1929 level.Peak rental values occurred in 1928 and were 100 % of the 1929 level.8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 60 %9. SALES DEMAND: a. Good; b. Singles: \$2800; c. Activity is Good10. RENTAL DEMAND: a. Good; b. " \$25.00; c. Activity is Good11. NEW CONSTRUCTION: a. Types None; b. Amount last year None12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Fair13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good.

14. CLARIFYING REMARKS:

Section from Michigan to 10th Street on Denny and Chester and part of Grant Street,
sales and rent very active. These are the three very desirable streets in this
section.Section from Washington to Michigan; Older type, cottages, singles and doubles; fair
sale and good rental.

Extreme north section: Number of cheaply built, tho quite modern, homes.

15. Information for this form was obtained from

Date APR 11 1937 193

(Over)

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Brookside Park SECURITY GRADE Definitely Declining AREA NO. C 112. DESCRIPTION OF TERRAIN. Level to rolling.3. FAVORABLE INFLUENCES. Large well developed city park and parkways along small creek.
Number of grade schools and Protestant Churches.4. DETRIMENTAL INFLUENCES. Except for 10th Street, -- poor transportation.
Number of older type houses particularly in west end.
Extreme northwest side borders on colored section.

5. INHABITANTS:

a. Type Native white; b. Estimated annual family income \$ 1200 to 3000c. Foreign-born Nominal; (Nationality) %; d. Negro Four families only; (Yes or No) %;e. Infiltration of None; f. Relief families Several;g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:

a. Type or types 1 & 2 family units; b. Type of construction Frame;c. Average age 25 years; d. Repair Fair to good

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$2000 to 7000	\$3500	100%	\$18 to 60	\$32.50	100%
1932 low	1000 to 4000	2500	71	10 to 35	20.	61
current	1500 to 5000	3000	85	15 to 45.	27.50	85

Peak sale values occurred in 1927 and were 120 % of the 1929 level.Peak rental values occurred in 1926 and were 120 % of the 1929 level.8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 60 %9. SALES DEMAND: a. Fair; b. Singles: \$3,000; c. Activity is Fair10. RENTAL DEMAND: a. Good; b. " 27.50; c. Activity is Good11. NEW CONSTRUCTION: a. Types None; b. Amount last year None12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to good; b. Home building Fair13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good14. CLARIFYING REMARKS:

Best residential section: from Oxford St. east to east side of Tuxedo and along south side to Brookside Parkway. Several newer type houses mixed with some of the older types; very good rental; fair sales section; however, an over development along both sides of Brookside Park. Extreme west and northwest: older type houses; only fair rental and sales.

15. Information for this form was obtained from Date APR 11 1937 193

(Over)

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Woodruff Place and SECURITY GRADE Definitely Declining AREA NO. C 12
surrounding territory
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Number of schools and churches.
Good transportation -- short distance -- to City Center.
4. DETRIMENTAL INFLUENCES. Older type houses. Number of 2-family units. Women's Prison
affects rent and sales on Randolph and Hamilton Avenue from
New York to Michigan only.
5. INHABITANTS:
 a. Type Native white ; b. Estimated annual family income \$1000 to 2200
 c. Foreign-born Nominal ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 e. Infiltration of None ; f. Relief families Several ;
 g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 a. Type or types 1 & 2-Fam. units ; b. Type of construction Frame ;
 c. Average age 30 years ; d. Repair Fair
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|----------------|--------------------|------|------------|--------------------|------|
| | | PREDOM-
INATING | % | | PREDOM-
INATING | % |
| 1929 level | \$1500 to 8000 | \$4000 | 100% | \$15 to 70 | 35 | 100% |
| 1932 low | 1000 to 5000 | 2250 | 55 | 10 to 40 | 22.50 | 64 |
| current | 1500 to 6000 | 3000 | 75 | 15 to 60 | 27.50 | 78 |
- Peak sale values occurred in 1927 and were 120 % of the 1929 level.
Peak rental values occurred in 1927 and were 120 % of the 1929 level.
8. OCCUPANCY: a. Land 100 % ; b. Dwelling units 100%* 99 % ; c. Home owners 40 %
9. SALES DEMAND: a. Fair ; b. Singles: \$2500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Fair to good b. " 27.50 ; c. Activity is Fair to good.
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
Fair to Fair to
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase good. ; b. Home building good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair.
14. CLARIFYING REMARKS:
Section known as "Woodruff Place" small incorporated town. Enjoys all city facilities
and police protection. This section at one time was high class residential, now being
remodeled into small apartments and very desirable rental for that class.
Section: east side of Randolph and east side of Hendrick place,-- development about
20 years old of good type singles and two family units. Good rental and fair sales.
Other parts, older types and somewhat depreciated.
15. Information for this form was obtained from

* See letter of 6-16-37
 from A. H. Keane.

Date

APR 11 1937

193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

Christian Park and

1. NAME OF CITY South Irvington Section SECURITY GRADE Definitely Declining AREA NO. C 132. DESCRIPTION OF TERRAIN. Level to slightly rolling3. FAVORABLE INFLUENCES. In west section development is newer type semi and modern bungalows for working-men types. Good transportation, near Washington Street - business district.4. DETRIMENTAL INFLUENCES. Lack of complete city facilities in extreme south of west portion. Lack of good transportation except Washington St. Number of older type houses in east portion. Small negro development in south portion; also negro influence in extreme5. INHABITANTS: northeast section and center Irvington section.a. Type Native white; b. Estimated annual family income \$ 1500 to 3000c. Foreign-born Nominal; %; d. Negro few; %;
(Nationality) (Yes or No)e. Infiltration of None; f. Relief families Several;g. Population is increasing slowly; decreasing; static.

6. BUILDINGS:

a. Type or types 1 & 2- Faml units; b. Type of construction Frame and br. veneer;c. Average age Christian Park Sec. 18 yrs.
Irvington Sec. 30 yrs.; d. Repair Fair to good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$2000 to 8000	\$4000	100%	\$20 to 60	\$ 35	100%
1932 low	1000 to 4000	2500	62-1/2	10 to 35	22.50	64
current	1500 to 5000	3000	75	15 to 50	27.50	78

Peak sale values occurred in 1928 and were 100 % of the 1929 level.Peak rental values occurred in 1928 and were 100 % of the 1929 level.8. OCCUPANCY: a. Land 40 %; b. Dwelling units 100 %; c. Home owners 50 %9. SALES DEMAND: a. Fair; b. Singles: \$2750.; c. Activity is Fair10. RENTAL DEMAND: a. Good; b. " \$25.00; c. Activity is Good11. NEW CONSTRUCTION: a. Types Single Fam. units; b. Amount last year 312. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to good; b. Home building Fair to good13. TREND OF DESIRABILITY NEXT 10-15 YEARS Christian Pk. Sec. Slightly increasing;
South Irvington Sec. Static.

14. CLARIFYING REMARKS:

New Boulevard along Pleasant Run Parkway and around Christian Park helping to develop that particular neighborhood.South Irvington section affected by cheaper type houses and extreme older type residences; future - static.

15. Information for this form was obtained from

Date APR 11 1937 193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Suburban Southeast SECURITY GRADE Definitely Declining AREA NO. C 14
Michigan Road

2. DESCRIPTION OF TERRAIN.

Level to rolling.

3. FAVORABLE INFLUENCES.

Proximity to Beech Grove Big 4 RR shops.
 Extreme southeast to Five Points, lots and tracts sufficient
 for gardening purposes. Lutheran section with Church and
 School.

4. DETRIMENTAL INFLUENCES.

Lack of city facilities; transportation; number of cheap
 additions developed in and near this section.

5. INHABITANTS:

a. Type Native white ; b. Estimated annual family income \$ 1000 to 6000

c. Foreign-born Nominal ; % ; d. Negro None ; % ;
 (Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families Few ;

g. Population is increasing Slowly ; decreasing ; static.

6. BUILDINGS:

a. Type or types Single Fam. units ; b. Type of construction Frame to Br Veneer ;

c. Average age 20 years ; d. Repair Fair to good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$2000 to 12,000	\$4000	100%	<u>N O M I N A L</u>		100%
1932 low	1000 to 5,000	2500	62-1/2	See # 14		
current	1800 to 8,000	3250	81	"	"	

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 10 % ; b. Dwelling units 100 % ; c. Home owners 80 %

9. SALES DEMAND: a. Fair to good ; b. Singles: \$3000 ; c. Activity is Fair to good

10. RENTAL DEMAND: a. Fair to good ; b. " \$ 20.00 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Single Frames ; b. Amount last year 3

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to good ; b. Home building good

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Good

14. CLARIFYING REMARKS:

Five Points: German Lutheran settlement, with church and school, except for cheap
 addition immediately to the east which is being poorly developed because of lack of
 drainage.

Southeastern Avenue: developed with cheap frame to good brick veneer singles. Large
 tracts, mostly unplatted.

Section Emerson Avenue: semi-modern and modern bungalows; one-half to acre tracts
 unplatted. In this section a number of employees of Beech Grove Big 4 RR repair
 shops. live.

15. Information for this form was obtained from

Date APR 11 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

INDIANAPOLIS
Churchman Avenue and outlying sections.

1. NAME OF CITY _____ SECURITY GRADE Definitely Declining AREA NO. C 15

2. DESCRIPTION OF TERRAIN. Level to slightly rolling.

3. FAVORABLE INFLUENCES. Proximity to RR shops at Beech Grove -- near factory district in southeast Indianapolis.

4. DETRIMENTAL INFLUENCES. Lack of complete city facilities in most of this territory. Poor transportation.

5. INHABITANTS:

a. Type Native White ; b. Estimated annual family income \$1000 to 2400

c. Foreign-born Nominal ; %; d. Negro None ; %;
(Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families Several ;

g. Population is increasing Slowly ; decreasing ; static.

6. BUILDINGS:

a. Type or types One-Fam. units ; b. Type of construction Frame ;

c. Average age 20 years ; d. Repair Fair

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$2000 to 6000	\$3500	100%	\$15 to 50	\$30	100%
1932 low	1000 to 3000	2000	57	8 to 22	14	47
current	1200 to 4000	2750	78	12 to 30	22.50	75

Peak sale values occurred in 1927 and were 110 % of the 1929 level.

Peak rental values occurred in 1927 and were 110 % of the 1929 level.

8. OCCUPANCY: a. Land 20 %; b. Dwelling units 100%; c. Home owners 50 %

9. SALES DEMAND: a. Fair ; b. Singles:\$2750. ; c. Activity is fair

10. RENTAL DEMAND: a. Good ; b. " \$22.50 ; c. Activity is good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good

14. CLARIFYING REMARKS:
Section developed with cheap to fair type houses on small lots to acre tracts for mechanic and laboring classes.
Golf course shown on plat has no influence on the section.

15. Information for this form was obtained from _____

Date APR 11 1937 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Section East of Fountain Square SECURITY GRADE Definitely Declining AREA NO. C 16

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Short distance to City Center. Number of Churches: several Protestant — 2 Lutheran and schools, and one Catholic and school.

4. DETRIMENTAL INFLUENCES. Older type houses.

5. INHABITANTS:
a. Type Native white ; b. Estimated annual family income \$1000 to 3600
c. Foreign-born Nominal ; % ; d. Negro Few ; % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Nominal ;
g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:
a. Type or types 1 & 2-Fam. Units ; b. Type of construction Frame ;
c. Average age 35 years ; d. Repair Fair to good

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1500 to 8000</u>	<u>\$3500</u>	<u>100%</u>	<u>\$15 to 60</u>	<u>\$30</u>	<u>100%</u>
1932 low	<u>800 to 4000</u>	<u>2000</u>	<u>57</u>	<u>8 to 30</u>	<u>18</u>	<u>60</u>
current	<u>1200 to 5000</u>	<u>2750</u>	<u>78</u>	<u>12 to 35</u>	<u>25</u>	<u>83</u>

Peak sale values occurred in 1927 and were 120 % of the 1929 level.

Peak rental values occurred in 1927 and were 120 % of the 1929 level.

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

9. SALES DEMAND: a. Fair ; b. Singles: \$2500 ; c. Activity is Fair

10. RENTAL DEMAND: a. Fair to good; b. " \$25.00 ; c. Activity is Fair to good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good.

14. CLARIFYING REMARKS:

Section occupied by mechanics and white collar type and also business men having stores within a short distance. Desirable section also for laboring and RR type of employee.

In extreme southeast section number of newer type modern small bungalows.

15. Information for this form was obtained from

Date APR 11 1937 193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Garfield Park SECURITY GRADE Definitely Declining AREA NO. C 17
2. DESCRIPTION OF TERRAIN. Level.
3. FAVORABLE INFLUENCES. Large city Park. Number of Protestant Churches. One Catholic Church and School.
4. DETRIMENTAL INFLUENCES. Distance from transportation in east portion and several negro families. In west portion, several oldertype houses.
5. INHABITANTS:
- a. Type Native white; b. Estimated annual family income \$ 1500 to 4000
- c. Foreign-born Nominal; (Nationality) %; d. Negro East portion: 10 Families; (Yes or No) %;
- e. Infiltration of None; f. Relief families Several;
- g. Population is increasing slowly; decreasing _____; static.
6. BUILDINGS:
- a. Type or types 1-2 Fam. Units; b. Type of construction Frame;
- c. Average age 25 years; d. Repair Fair
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|-----------------------|---------------|-------------|-------------------|---------------|-------------|
| | RANGE | PREDOMINATING | % | RANGE | PREDOMINATING | % |
| 1929 level | <u>\$1500 to 4500</u> | <u>\$3500</u> | <u>100%</u> | <u>\$15 to 40</u> | <u>\$30</u> | <u>100%</u> |
| <u>1932 low</u> | <u>1000 to 3000</u> | <u>2000</u> | <u>57</u> | <u>8 to 25</u> | <u>16</u> | <u>53</u> |
| current | <u>1200 to 3500</u> | <u>2800</u> | <u>80</u> | <u>15 to 30</u> | <u>22.50</u> | <u>75</u> |
- Peak sale values occurred in 1928 and were 105 % of the 1929 level.
- Peak rental values occurred in 1928 and were 105 % of the 1929 level.
8. OCCUPANCY: a. Land 90 %; b. Dwelling units 100 %; c. Home owners 80 %
9. SALES DEMAND: a. Fair to good; b. Singles: \$2800; c. Activity is Fair to good
10. RENTAL DEMAND: a. Good; b. " 22.50; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Good
14. CLARIFYING REMARKS: _____

Influence of Garfield Park, Churches, etc. in this section creates a good demand for mechanic and laboring classes, as well as lower bracket of white-collar class.

15. Information for this form was obtained from _____

Date APR 11 1937 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS South Side Section SECURITY GRADE Definitely Declining AREA NO. C 18

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. North portion, large German Catholic Church.
South portion, number of newer type houses. Good school
and Protestant Churches.

4. DETRIMENTAL INFLUENCES. North section: older type houses. South section: factories
along belt RR and grade crossing of two RR tracks.

5. INHABITANTS:

- a. Type Native white ; b. Estimated annual family income \$ 1500 to 4000
c. Foreign-born Nominal ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Few ;
So. portion: Yes
g. Population is increasing No. " No. decreasing ; static.

6. BUILDINGS:

- a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
So. portion: 20 years
c. Average age No. " 35 years ; d. Repair Fair to good

7. HISTORY:

SALE VALUES				RENTAL VALUES		
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$2000 to 5000	\$3500	100%	\$18 to 40	\$28	100%
1932 low	1200 to 3000	2000	57	12 to 25	16	57
current	1500 to 3500	2800	80	15 to 30	22.50	80

Peak sale values occurred in 1928 and were 105 % of the 1929 level.

Peak rental values occurred in 1928 and were 105 % of the 1929 level.

No. portion: 100%; So. portion: 60%.

8. OCCUPANCY: a. Land / % ; b. Dwelling units 100 % ; c. Home owners 70 %

9. SALES DEMAND: a. Fair to good ; b. Singles: \$2800 ; c. Activity is Fair to good

10. RENTAL DEMAND: a. Good ; b. " 22.50 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types 1-2 Fam. Units ; b. Amount last year 2

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building So. portion: Good.

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good.

14. CLARIFYING REMARKS:

North portion: Number of German Catholic families willing to maintain residences
near large Catholic Church.
South portion: Somewhat improved by development of Boulevard at Pleasant Run and
elevation of Belt RR at Meridian Street recently completed.

15. Information for this form was obtained from _____

Date APR 11 1937 193

(Over)

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Madison Avenue Suburban SECURITY GRADE Definitely Declining AREA NO. C 19
(close in)

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Close to City Center

4. DETRIMENTAL INFLUENCES. Lack of city facilities in most of territory.
Poor transportation. RR grade crossing at Madison Avenue on way to reach City Center.

5. INHABITANTS:

a. Type Native white ; b. Estimated annual family income \$1000 to 2400

c. Foreign-born Nominal ; % ; d. Negro No ; %
(Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families Several ;

g. Population is increasing Slowly ; decreasing ; static.

6. BUILDINGS:

a. Type or types 1 Fam. units ; b. Type of construction Frame ;

c. Average age 20 years ; d. Repair Fair

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$1500 to 3500	\$25.00.	100%	\$15 to 30	\$ 25	100%
1932 low	800 to 2000	15.00.	60	8 to 25	15	60
current	1200 to 3000	22.50.	90	10 to 30	20	80

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 25 % ; b. Dwelling units 100 % ; c. Home owners 60 %

9. SALES DEMAND: a. Fair ; b. Singles: \$2500 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. " \$20.00 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Frame & Br Veneer ; b. Amount last year 3

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Fair
singles,

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good

14. CLARIFYING REMARKS:

Section developed with small semi-modern and modern type houses -- section only partially developed, bordered by good and cheaper sections.
Considerable spotty possible development along Madison Avenue not of good type which affects the entire neighborhood.

15. Information for this form was obtained from

Date APR 11 1937 193

(Over)

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Haughville Section SECURITY GRADE Definitely Declining AREA NO. C 20
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Proximity to RR yards and factories where most people in this district are employed.
4. DETRIMENTAL INFLUENCES. In center portion of district, older type of houses. Northern portion lacks good transportation.
5. INHABITANTS:
- a. Type Native white ; b. Estimated annual family income \$ 800 to 2200
- c. Foreign-born Various ; 15 % ; d. Negro None ; % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Many ;
- g. Population is increasing Slowly ; decreasing ; static.
6. BUILDINGS:
- a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
- c. Average age 25 years ; d. Repair Fair
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|------------|----------------|--------------------|------|---------------|--------------------|------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | \$1200 to 4000 | \$2500 | 100% | \$12 to 35 | \$25 | 100% |
| 1932 low | 800 to 2800 | 1600 | 64 | 8 to 25 | 15 | 60 |
| current | 1200 to 3000 | 2250 | 90 | 10 to 30 | 20 | 80 |
- Peak sale values occurred in 1928 and were 100 % of the 1929 level.
- Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 100 % ; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. Singles: \$2500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Fair ; b. " \$20.00 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to good ; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good
14. CLARIFYING REMARKS:

South portion: older type, rentable and salable to better laboring class.
 North and west portion: newer type with foreign classes and their descendants
 employed as mechanics in shops and with RRs. Good demand for sale and rental
 when factories are operating.

15. Information for this form was obtained from

Date APR 11 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Mount Jackson SECURITY GRADE Definitely Declining AREA NO. C 21

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Proximity to new High School, near RR shops and yards and factory districts.

4. DETRIMENTAL INFLUENCES. Surrounding cheap territory; State Insane Hospital to the west. Grade crossing of RR and blighted district on way to City Center.

5. INHABITANTS:
a. Type Native white ; b. Estimated annual family income \$ 1200 to 3000
c. Foreign-born Nominal ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Few ;
g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:
a. Type or types 1-2 Fam. units ; b. Type of construction Frame ;
c. Average age 25 years ; d. Repair Fair to good

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	<u>\$2000 to 6000</u>	<u>\$4000</u>	<u>100%</u>	<u>\$20 to 40</u>	<u>\$30</u>	<u>100%</u>
1932 low	<u>1200 to 3500</u>	<u>2800</u>	<u>70</u>	<u>10 to 25</u>	<u>17.50</u>	<u>58</u>
current	<u>1600 to 5000</u>	<u>3500</u>	<u>87-1/2</u>	<u>18 to 35</u>	<u>25.</u>	<u>83</u>

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 100 %; b. Dwelling units 100 %; c. Home owners 80 %

9. SALES DEMAND: a. Fair to good b. Singles: \$3500 ; c. Activity is Fair to good

10. RENTAL DEMAND: a. Good ; b. " \$25.00 ; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building None

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Good

14. CLARIFYING REMARKS:

Section occupied by RR and shop men and mechanics.
New High School (one only in the west side of the city) creates demand for sales and rentals in this section.

15. Information for this form was obtained from

Date APR 17 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Indianapolis National & Rockville Road SECURITY GRADE Definitely Declining AREA NO. C 22
Suburban Section.

2. DESCRIPTION OF TERRAIN. Level to slightly rolling.

3. FAVORABLE INFLUENCES. Section of moderate priced houses, not far from the City Center

4. DETRIMENTAL INFLUENCES. Lack of city facilities. Poor transportation. Passing thru blighted area on way to City Center.

5. INHABITANTS:
a. Type Native white; b. Estimated annual family income \$1000 to 2200
c. Foreign-born Nominal; %; d. Negro none; %;
(Nationality) (Yes or No)
e. Infiltration of None; f. Relief families Many; g. Population is increasing Slowly; decreasing; static.

6. BUILDINGS:
a. Type or types One Fam. Singles; b. Type of construction Frame; c. Average age 18 years; d. Repair Fair

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	<u>\$1500 to 4000</u>	<u>\$3000</u>	<u>100%</u>	<u>\$15 to 35</u>	<u>\$25</u>	<u>100%</u>
1932 low	<u>800 to 3000</u>	<u>1800</u>	<u>60</u>	<u>6 to 20</u>	<u>15</u>	<u>60</u>
current	<u>1200 to 3000</u>	<u>2500</u>	<u>83</u>	<u>10 to 30</u>	<u>20</u>	<u>80</u>

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 30 %; b. Dwelling units 100 %; c. Home owners 60 %

9. SALES DEMAND: a. Fair; b. Singles: \$2500; c. Activity is Fair

10. RENTAL DEMAND: a. Fair to good; b. " \$20.00; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Fair only

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair to good.

14. CLARIFYING REMARKS:

Outlying section of better class laboring and mechanic type occupancy, desiring newer design of small house.

Business development, most of inferior class, along Washington (National Road) Several cheap additions, but many fairly good houses in the section.

15. Information for this form was obtained from

APR 11 1937

Date 193

(Over)

2. DESCRIPTION OF TERRAIN. Level to rolling

3. FAVORABLE INFLUENCES. Fairly close in suburban development.

4. **DETRIMENTAL INFLUENCES.** Lack of transportation and city facilities.

5. INHABITANTS:

a. Type Native white - laboring &; b. Estimated annual family income \$ 1000 to 5000
white collar
c. Foreign-born None; _____ %; d. Negro None; _____ %;
(Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families Few ;

g. Population is increasing Yes ; decreasing _____ ; static.

6. BUILDINGS:

a. Type or types 1-2 Fam. units ; b. Type of construction Frame & Br Veneer ;

c. Average age 20 years ; d. Repair Fair

7. HISTORY:

HISTORY:		SALE VALUES		RENTAL VALUES		
YEAR	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$1500 to 7000	\$3500	100%	\$15 to 40	\$27.50	100%
1932 low	1000 to 4000	2000	58	8 to 30	16.	60
current	1500 to 5000	3000	85	15 to 35	22.50	80

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 15%; b. Dwelling units 100%; c. Home owners 80 %

9. SALES DEMAND: a. Fair to good; b. Sing.Fam. \$3,000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. " " \$22.50 ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Sing.Fam. Frame ; b. Amount last year 3

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly up.

14. CLARIFYING REMARKS: _____

This territory developed from cheap houses to good small estates. In a number of cases - over-development.

15. Information for this form was obtained from

Date April 14, 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

- INDIANAPOLIS

Bluff Road

Definitely Declining

AREA NO. C 24

1. NAME OF CITY

2. DESCRIPTION OF TERRAIN.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:

6. BUILDINGS:

7. HISTORY:

8. OCCUPANCY:

9. SALES DEMAND:

10. RENTAL DEMAND:

11. NEW CONSTRUCTION:

12. AVAILABILITY OF MORTGAGE FUNDS:

13. TREND OF DESIRABILITY NEXT 10-15 YEARS

14. CLARIFYING REMARKS:

15. Information for this form was obtained from

Level to rolling.

Fairly close-in section for truck gardens and greenhouses.

Poor transportation and lack of city facilities.
Cheap additions developed in this area.

a. Type Native White - Gardeners

b. Estimated annual family income \$800 to 6000

c. Foreign-born German-Danish 5 %

d. Negro None

e. Infiltration of None

f. Relief families Few

g. Population is increasing Yes

decreasing

static.

a. Type or types 1-2 Fam. Units

b. Type of construction Frame - Brick Veneer

c. Average age 25 years

d. Repair Good

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOMINATING	%		PREDOMINATING	%
1929 level	\$1500 to 6000	\$4000	100%	\$ 10 to 50	\$20	100%
1932 low	1000 to 4000	3000	75	6 to 30	12	60
current	1500 to 6000	4000	100	10 to 50	20	100

Peak sale values occurred in 1927 and were 115 % of the 1929 level.

Peak rental values occurred in 1927 and were 115 % of the 1929 level.

a. Land 15 %

b. Dwelling units 100 %

c. Home owners 75 %

a. Good

b. Sing.Fam. \$4,000

c. Activity is Good

a. Fair

b. " " \$20.00

c. Activity is Fair

a. Types Sing.Fam. Units

b. Amount last year 3.

a. Home purchase Good

b. Home building Good

Slowly up.

Section developed mostly by gardeners with vegetable and flower greenhouses.

Above sales and rental ranges do not include greenhouses which represent additional investments of from \$7,000 to \$25,000.

The low grade additions in the area are shown in RED.

Section west of the I. C. RR. : low and subject to high water.

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS
Rocky Ripple SECURITY GRADE Hazardous AREA NO. D 1

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES. Non-permanent homes predominate. Affected by high water of White River. Lack of city facilities.

5. INHABITANTS:

- a. Type Native white ; b. Estimated annual family income \$ 1000 to 4000
c. Foreign-born Nominal ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Few ;
g. Population is increasing Yes ; decreasing Yes ; static. Yes.

6. BUILDINGS:

- a. Type or types 1-Fam. Bungalows ; b. Type of construction Frame - Br Veneer ;
c. Average age 20 years ; d. Repair Fair

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$2000 to 6000	\$3500	100%	\$20 to 40	\$27.50	100%
1932 low	1000 to 3500	2000	57	8 to 25	12.	55
current	1000 to 4500	2500	70	12 to 30	20	72

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 40 %; b. Dwelling units 100 %; c. Home owners 60 %

9. SALES DEMAND: a. Not good ; b. Summer Season \$2,000 ; c. Activity is poor

10. RENTAL DEMAND: a. Poor ; b. " " \$15.00 ; c. Activity is Poor

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Will not improve.

14. CLARIFYING REMARKS:

A section built of mostly summer cottages. Used for six months of the year.

15. Information for this form was obtained from _____

Date April 13th, 1937 193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY North Broad Ripple SECURITY GRADE Hazardous AREA NO. D 2
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES. Unimproved streets. Older type houses.
Lack of city facilities in most streets. Distance
from transportation.
5. INHABITANTS:
- a. Type Native white - Laboring ; b. Estimated annual family income \$ 600 to 1800
- c. Foreign-born Nominal ; % ; d. Negro None ; % ;
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Several ;
- g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
- a. Type or types 1-2 Fam. units ; b. Type of construction Frame ;
- c. Average age 35 years ; d. Repair Fair
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|------------|-----------------------|--------------------|-------------|-------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$1200 to 3000</u> | <u>\$2200</u> | <u>100%</u> | <u>\$12 to 30</u> | <u>\$20</u> | <u>100%</u> |
| 1932 low | <u>600 to 2000</u> | <u>1000</u> | <u>45</u> | <u>6 to 20</u> | <u>12</u> | <u>60</u> |
| current | <u>1000 to 2500</u> | <u>1800</u> | <u>81</u> | <u>10 to 25</u> | <u>18</u> | <u>90</u> |
- Peak sale values occurred in 1928 and were 100 % of the 1929 level.
- Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 70 % ; b. Dwelling units 100 % ; c. Home owners 40 %
9. SALES DEMAND: a. Poor ; b. Single Fam. \$1,500 ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. " " \$15.00 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
14. CLARIFYING REMARKS:

Older part of a former separate Corporation, now a part of Indianapolis.
Only attraction is as residence for servants to residents of better class suburban development further north.

15. Information for this form was obtained from

Date April 13 - 1937 193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Ravenswood & Haverstick SECURITY GRADE Hazardous AREA NO. D 3
2. DESCRIPTION OF TERRAIN. Level to rolling.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES. Subject to overflow of River. Majority summer residents.
Lack of city facilities. Distance from transportation.
5. INHABITANTS:
 - a. Type Native white; b. Estimated annual family income \$800 to 2000
 - c. Foreign-born Nominal; ____%; d. Negro None; ____%;
 (Nationality) (Yes or No)
 - e. Infiltration of None; f. Relief families Several;
 - g. Population is increasing Slowly; decreasing _____; static.
6. BUILDINGS:
 - a. Type or types 1-2 Fam. units; b. Type of construction Frame;
 - c. Average age 20; d. Repair Poor to fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1200 to 5000</u>	<u>\$2500</u>	<u>100%</u>	<u>SUMMER RESIDENTS 100%</u>		
1932 low	<u>600 to 3000</u>	<u>1200</u>	<u>50</u>	_____	_____	_____
current	<u>1000 to 3000</u>	<u>1800</u>	<u>72</u>	_____	_____	_____

Peak sale values occurred in 1927 and were 110 % of the 1929 level.
Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 20%; b. Dwelling units 100%; c. Home owners 15 %
9. SALES DEMAND: a. Poor; b. Summer Season \$1,500; c. Activity is Poor
10. RENTAL DEMAND: a. Summer; b. \$ 15.00 per week; c. Activity is Fair.
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor; b. Home building Poor
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
14. CLARIFYING REMARKS:

A summer residential section. Developed in part by few cheap and some fair permanent residences.

15. Information for this form was obtained from _____

Date April 13, 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS
East of Brightwood SECURITY GRADE Hazardous AREA NO. D 4

2. DESCRIPTION OF TERRAIN. Level to slightly rolling

3. FAVORABLE INFLUENCES. None

4. DETRIMENTAL INFLUENCES. Partially developed near RR shops and yards and factories.
Lack of city facilities and transportation.

5. INHABITANTS:

a. Type Native white - Laboring ; b. Estimated annual family income \$500 to 2000
c. Foreign-born Nominal ; % ; d. Negro Yes ; 3 % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Many ;
g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:

a. Type or types 1-2 Fam. Units ; b. Type of construction Cheap frame ;
c. Average age 25 years ; d. Repair Poor to fair

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$1000 to 3500	\$2500	100%	\$10 to 30	\$18	100%
1932 low	500 to 2000	1200	50	5 to 20	12	66
current	800 to 3000	1800	72	8 to 25	16	90

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

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

9. SALES DEMAND: a. Poor ; b. Singles: \$1,500 ; c. Activity is Poor

10. RENTAL DEMAND: a. Fair ; b. " \$15.00 ; c. Activity is Fair

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.

14. CLARIFYING REMARKS:

Developed with cheap type houses -- now non-modern type.
When sold, are on very low payments.

15. Information for this form was obtained from _____

Date April 13, 1937
193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Northeast SECURITY GRADE Hazardous AREA NO. D 5

2. DESCRIPTION OF TERRAIN. Level to slightly rolling.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES. Cheap type houses. Lack of city facilities, transportation and schools.

5. INHABITANTS:

a. Type Native white - Laboring ; b. Estimated annual family income \$800 to 1800

c. Foreign-born Nominal ; %; d. Negro Yes ; 1/2 %;
(Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families Many ;

g. Population is increasing Slowly; decreasing ; static.

6. BUILDINGS:

a. Type or types Sing. Fam. Bungalows ; b. Type of construction Frame ;

c. Average age 16 years ; d. Repair Poor to fair

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1200 to 3000</u>	<u>\$2500</u>	<u>100%</u>	<u>\$12 to 28</u>	<u>\$18</u>	<u>100%</u>
1932 low	<u>500 to 2000</u>	<u>1200</u>	<u>50</u>	<u>5 to 20</u>	<u>10</u>	<u>55</u>
current	<u>800 to 2500</u>	<u>1750</u>	<u>70</u>	<u>8 to 25</u>	<u>12</u>	<u>83</u>

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

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

9. SALES DEMAND: a. Poor ; b. Singles: \$1,750 ; c. Activity is Poor

10. RENTAL DEMAND: a. Fair ; b. W \$15.00 ; c. Activity is Fair

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Fair for laboring classes.

14. CLARIFYING REMARKS:

Somewhat better than D-4 because of newer type of non-modern homes for laboring class of people.
A small section from east side of Wallace to west side of Emerson and from south side of Nowland Avenue to south side of 16th partially built up -- very old cheap negro shacks.

15. Information for this form was obtained from

Date April 13, 1937 193

AREA DESCRIPTION
(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Brightwood & Oak Hill SECURITY GRADE Hazardous AREA NO. D 6
White section.

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. Close to factories, RR shops and yards.

4. DETRIMENTAL INFLUENCES. Older type houses. Poor transportation.

5. INHABITANTS:

a. Type Native white - Laboring & Mechanics ; b. Estimated annual family income \$800 to 2400
c. Foreign-born Nominal ; % ; d. Negro Few ; 2 % ;
(Nationality) (Yes or No)
e. Infiltration of Negro ; f. Relief families Many ;
g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:

a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
c. Average age 35 years ; d. Repair Poor to fair.

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$1000 to 5000	\$2800	100%	\$10 to 40	\$25	100%
1932 low	0 to 3000	1200	42	0 to 25	15	60
current	500 to 3000	1800	64	8 to 30	18	70

Peak sale values occurred in 1926 and were 120 % of the 1929 level.

Peak rental values occurred in 1926 and were 120 % of the 1929 level.

8. OCCUPANCY: a. Land 80 % ; b. Dwelling units 100 % ; c. Home owners 50 %

9. SALES DEMAND: a. Poor ; b. Singles: \$1,800 ; c. Activity is Poor

10. RENTAL DEMAND: a. Fair to good ; b. " \$18.00 ; c. Activity is Fair to good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Only for laboring class and RR mechanics.

14. CLARIFYING REMARKS: Formerly residence of employees of Big 4 RR shops which were mostly moved to Beech Grove about 20 years ago. North of 28th Street from LaSalle to Forest Manor: newer type 1-2 fam. bungalows, desirable for rental and home purchase by laboring and mechanic types. Section from 25th south to Roosevelt Avenue from LaSalle to Olney -- older type houses, occupied by better class RR men and local business men. Section from Roosevelt Avenue north, east to Tacoma and along line of Ludlow Avenue, occupied by better class laboring people and mechanics. Those three sections have availability of mortgage funds for home purchase from local institutions. Section along Massachusetts Avenue facing RR tracks -- occupied mostly by negroes.

15. Information for this form was obtained from _____

Date April 13, 1937 193__

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Northeast (negro) SECURITY GRADE Hazardous AREA NO. D 7
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Negro Park and Municipal Golf Course.
4. DETRIMENTAL INFLUENCES. Older type houses. RR tracks and factories.
Part of section occupied by lower type negroes.
5. INHABITANTS:
- a. Type Negro ; b. Estimated annual family income \$ 0 to 2000
- c. Foreign-born Nominal ; % ; d. Negro Yes ; 60 % ;
(Nationality) (Yes or No)
- e. Infiltration of Negro ; f. Relief families Many ;
- g. Population is increasing ; decreasing Yes ; static.
6. BUILDINGS:
- a. Type or types 1-4 Fam. Units ; b. Type of construction Frame ;
- c. Average age 40 years ; d. Repair Very poor.
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|-----------------------|--------------------|-------------|-------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$1000 to 4000</u> | <u>\$2000</u> | <u>100%</u> | <u>\$10 to 40</u> | <u>\$18</u> | <u>100%</u> |
| <u>1932</u> low | <u>0 to 2000</u> | <u>1000</u> | <u>50</u> | <u>0 to 20</u> | <u>10</u> | <u>55</u> |
| current | <u>500 to 3000</u> | <u>1500</u> | <u>75</u> | <u>0 to 25</u> | <u>14</u> | <u>80</u> |
- Peak sale values occurred in 1927 and were 110 % of the 1929 level.
- Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 85 % ; b. Dwelling units 100 % ; c. Home owners 25 %
9. SALES DEMAND: a. Poor ; b. Singles: \$1,500 ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. " \$14.00 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down.
14. CLARIFYING REMARKS:

South and center portion older white neighborhood
now occupied 100% by negroes. East portion cheap to
fair newer type houses. Section around Douglas Park
and north of 30th -- better class negroes.

15. Information for this form was obtained from

Date April 13, 1937 193

(Over)

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Older North East Section SECURITY GRADE Hazardous AREA NO. D 82. DESCRIPTION OF TERRAIN. Level3. FAVORABLE INFLUENCES. Good Transportation4. DETRIMENTAL INFLUENCES. Very old type houses becoming occupied on the east portion by negroes. New RR tracks and switching yards.

5. INHABITANTS:

a. Type Native white:& negro - ; b. Estimated annual family income \$ 500 to 4000Laboringc. Foreign-born Southern Europe 1% ; d. Negro Yes ; 20 % ;
(Nationality) (Yes or No)e. Infiltration of Negro ; f. Relief families Many ;g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:

a. Type or types 1-8 Fam. units ; b. Type of construction Frame - Brick ;c. Average age 40 years ; d. Repair Poor

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$1200 to 6000	\$4000	100%	\$12 to 40	\$30	100%
1932 low	800 to 3000	1800	45	6 to 25	15	50
current	1000 to 4000	2250	56	10 to 28	17.50	60

Peak sale values occurred in 1926 and were 120 % of the 1929 level.Peak rental values occurred in 1926 and were 120 % of the 1929 level.8. OCCUPANCY: a. Land ^{85%*}100 % ; b. Dwelling units ^{90%*}85 % ; c. Home owners 30 %9. SALES DEMAND: a. Poor ; b. Singles: \$1800 ; c. Activity is Poor10. RENTAL DEMAND: a. Fair ; b. " \$15.00 ; c. Activity is Fair11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building None13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down.14. CLARIFYING REMARKS: Section along Bellefontaine, Guilford and Winthrop, south of 22nd
now 80% negro.
Extreme north section along McPherson - white section, mostly rentals.
Number of these houses have been remodeled into cheap small apartments.15. Information for this form was obtained from * See letter of 6-16-37.
from A. B. Heane.Date April 13, 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Northeast Central SECURITY GRADE Hazardous AREA NO. D 9
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near center of city.
4. DETRIMENTAL INFLUENCES. Very old. Some remodeled into cheap apartments and rooming houses. Part is factory district.
5. INHABITANTS:
- a. Type Native white - Laboring ; b. Estimated annual family income \$ 1000 to 4000
- c. Foreign-born Italian ; 1 %; d. Negro Yes ; 3 %;
(Nationality) (Yes or No)
- e. Infiltration of Business ; f. Relief families Several ;
- g. Population is increasing _____ ; decreasing Slightly ; static.
6. BUILDINGS:
- a. Type or types One to Multiple ; b. Type of construction Frame and Brick ;
- c. Average age 45 years ; d. Repair Poor
7. HISTORY:
- | YEAR | SALE VALUES | | RENTAL VALUES | |
|------------|-----------------------------|-----------------|-----------------------------|-----------------|
| | RANGE | PREDOMINATING % | RANGE | PREDOMINATING % |
| 1929 level | <u>See #14</u> | <u>100%</u> | <u>See #14</u> | <u>100%</u> |
| low | <u>NO COMPARATIVE BASIS</u> | | <u>NO COMPARATIVE BASIS</u> | |
| current | <u>" "</u> | <u>" "</u> | <u>" "</u> | <u>" "</u> |
- Peak sale values occurred in See #14 and were _____ % of the 1929 level.
- Peak rental values occurred in #14 and were _____ % of the 1929 level.
8. OCCUPANCY: a. Land 90 %* ; b. Dwelling units 95 %* ; c. Home owners 15 %
9. SALES DEMAND: a. Speculative b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. Apartments ; c. Activity is _____
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS None - except slowly to business.
14. CLARIFYING REMARKS: _____

Very old section. Alleys occupied by negroes.
Some factories scattered thru the district.

15. Information for this form was obtained from _____

* See letter of 6-16-37
from A. J. Deane

Date April 13, 1937 193__

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Old section near Arsenal High School. SECURITY GRADE Hazardous AREA NO. D 10

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES.

Arsenal Technical High School. Good Transportation.
Large Catholic Church in south portion.

4. DETRIMENTAL INFLUENCES.

Very old type houses. Factories and RR tracks.

5. INHABITANTS:

a. Type Native white - Laboring & Mechanics types ; b. Estimated annual family income \$ 800 to 2400

c. Foreign-born (Nationality) nal ; Nomi-% ; d. Negro Yes ; 1 % ;
(Yes or No)

e. Infiltration of None ; f. Relief families Several ;

g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:

a. Type or types 1-4 Faml Units ; b. Type of construction Brick and Frame ;

c. Average age 40 years ; d. Repair Poor to fair

7. HISTORY:

SALE VALUES				RENTAL VALUES		
YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$1200 to 6000	\$4000	100%	\$12 to 50	\$30	100%
1932 low	600 to 4000	2000	50	6 to 25	15	50
current	1000 to 5000	2500	60	10 to 40	20	66

Peak sale values occurred in 1926 and were 120 % of the 1929 level.

Peak rental values occurred in 1926 and were 120 % of the 1929 level.

8. OCCUPANCY: a. Land ^{95 % *} 100 % ; b. Dwelling units ^{95 % *} 99 % ; c. Home owners 50 %

9. SALES DEMAND: a. Fair ; b. Singles: \$2,000 ; c. Activity is Fair

10. RENTAL DEMAND: a. Fair to Good ; b. " \$15.00 ; c. Activity is Fair to good.

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building None

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down

14. CLARIFYING REMARKS:

Extreme north section: negroes.
Center portion: poor sale but fair rental -- near car barns and high school.
South portion: large older type houses.
In an old Catholic Parish.

15. Information for this form was obtained from

* See letter of 6-16-37
from C. H. Deane.

Date April 14th, 1937 193

(Over)

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS Close-in Southeast SECURITY GRADE Hazardous AREA NO. D 11
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Near Center of City. Factories for working classes.
4. DETRIMENTAL INFLUENCES. Very old houses. RR switching yards and industry.
5. INHABITANTS:
- a. Type Native white - Laboring ; b. Estimated annual family income \$ 500 to 3000
- c. Foreign-born Italians ; 2 %; d. Negro Yes ; 2 %;
(Nationality) (Yes or No)
- e. Infiltration of Business ; f. Relief families Many ;
- g. Population is increasing _____ ; decreasing Yes ; static.
6. BUILDINGS:
- a. Type or types Sing.Fam. to ; b. Type of construction Frame and Brick ;
Multiples
- c. Average age 50 years ; d. Repair Poor
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|------------|----------------|--------------------|------|---------------|--------------------|------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | \$1000 to 4000 | \$2500 | 100% | \$10 to 40 | \$22.50 | 100% |
| 1932 low | 0 to 2500 | 1200 | 50 | 0 to 20 | 12. | 53 |
| current | 500 to 3000 | 1600 | 64 | 6 to 25 | 15. | 66 |
- Peak sale values occurred in 1926 and were 120 % of the 1929 level.
- Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8. OCCUPANCY: a. Land ^{80 %*} 100 %; b. Dwelling units ^{95 %*} 80 %; c. Home owners 25 %
9. SALES DEMAND: a. Poor ; b. Singles: \$1,600 ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. " \$15.00 ; c. Activity is Poor to Fair
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down.
14. CLARIFYING REMARKS: _____

A very old section. Spotted with factories. Tax Assessments.

15. Information for this form was obtained from _____

* See letter of 6-16-37
from A. S. Deane

Date April 14, 1937 193__

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Southeast Section SECURITY GRADE Hazardous AREA NO. D 122. DESCRIPTION OF TERRAIN. Level.3. FAVORABLE INFLUENCES. Near factories and shops for laboring and mechanic classes.4. DETRIMENTAL INFLUENCES. Lack of transportation in most part. Near RR tracks.

5. INHABITANTS:

a. Type Native white - Laboring ; b. Estimated annual family income \$ 600 to 3000c. Foreign-born Various ; 1 % ; d. Negro Yes ; 3 % ;
(Nationality) (Yes or No)e. Infiltration of None ; f. Relief families Many ;g. Population is increasing Yes ; decreasing _____ ; static.

6. BUILDINGS:

a. Type or types 1-4 Fam. Units ; b. Type of construction Brick and Frame ;c. Average age 30 years ; d. Repair Poor to fair

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$1200 to 6000	\$3000	100%	\$15 to 60	\$28	100%
1932 low	600 to 3000	2000	66	0 to 25	12	42
current	1000 to 4000	2500	83	10 to 40	20	71

Peak sale values occurred in 1929 and were 100 % of the 1929 level.Peak rental values occurred in 1929 and were 100 % of the 1929 level.8. OCCUPANCY: a. Land 60 % ; b. Dwelling units 95 % ; c. Home owners 60 %9. SALES DEMAND: a. Fair ; b. Singles: \$2250.00 ; c. Activity is Fair10. RENTAL DEMAND: a. Good ; b. " \$15.00 ; c. Activity is Good11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to ; b. Home building Fair
Good13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: _____

Four negro sections: one west from Sherman Drive and south of Prospect -- heavy. Extreme west end from Lawton to Calhoun, Shelly to Draper. From Keystone to St. Paul, north of Woodlawn and along Pleasant Street -- scattered. East of Keystone to Perkins from Reformers Avenue to RR tracks -- heavy. Section bordering Southeastern Avenue from Trowbridge east to LaSalle -- mortgage money for home purchase available from local institutions.

15. Information for this form was obtained from _____

Date April 14, 1937

193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS
So. Irvington & Adjoining Territory. SECURITY GRADE Hazardous AREA NO. D 13
2. DESCRIPTION OF TERRAIN. Level to slightly rolling.
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES. Lack of city facilities and transportation in most parts. Bordering on RR tracks.

5. INHABITANTS:
- a. Type Native white - Laboring and white-collar clerical b. Estimated annual family income \$ 1000 to 3000
- c. Foreign-born (Nationality) inal; Nom-%; d. Negro Yees; 2 %; (Yes or No)
- e. Infiltration of None; f. Relief families Several;
- g. Population is increasing Yes; decreasing static.
6. BUILDINGS:
- a. Type or types 1-2 Fam units; b. Type of construction Frame and Br Veneer;
- c. Average age 25 years; d. Repair Poor to fair

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$1500 to 6000	\$3000	100%	\$15 to 50	\$28	100%
1932 low	1000 to 3000	2000	66	8 to 25	15	53
current	1500 to 4000	2500	83	12 to 30	20	71

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 60 %; b. Dwelling units 95 %; c. Home owners 70 %
9. SALES DEMAND: a. Fair; b. Singles: \$2,500; c. Activity is Fair
10. RENTAL DEMAND: a. Fair; b. " \$20.00; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static.
14. CLARIFYING REMARKS:

Small section west of Emerson between RR tracks, very poor sale and rental. Section east end of Irvington, south of Washington on Webster, Cutherwood and Sheridan, negro. Also scattered along east side Arlington Avenue. Greenfield Ave. extreme south end of Ritter and east part of Burgess Avenue, also scattered negro. Section north of Minnesota on both ways from Emerson, built up chiefly with non-modern cheap houses.

15. Information for this form was obtained from _____

Date April 14, 1937

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS East Section near Belt RR SECURITY GRADE Hazardous AREA NO. D 14
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES. Near RR switching tracks; coal and lumber yards.
5. INHABITANTS:
- a. Type Native white - Laboring and white collar; b. Estimated annual family income \$1200 to 3000
- c. Foreign-born None; inal %; d. Negro None; (Yes or No) %;
- e. Infiltration of None; f. Relief families Few;
- g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
- a. Type or types 1-2 Fam units; b. Type of construction Frame;
- c. Average age 25 years; d. Repair Fair
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|----------------|--------------------|------|------------|--------------------|------|
| | | PREDOM-
INATING | % | | PREDOM-
INATING | % |
| 1929 level | \$2000 to 6000 | \$3500 | 100% | \$15 to 50 | \$30 | 100% |
| 1932 low | 1000 to 4000 | 2250 | 64 | 10 to 30 | 18 | 60 |
| current | 1500 to 4500 | 2800 | 80 | 15 to 45 | 25 | 83 |
- Peak sale values occurred in 1927 and were 110 % of the 1929 level.
- Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 95 %; b. Dwelling units 100 %; c. Home owners 65 %
9. SALES DEMAND: a. Fair; b. Singles: \$2,800; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. " \$25.00; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None; b. Amount last year
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to good.; b. Home building Fair
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS:

Small section, eastern part of city, with many old and new type houses. Always has been fair rental, but slow sale. Affected by RR tracks.

15. Information for this form was obtained from

Date April 14, 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS
Beech Grove SECURITY GRADE Hazardous AREA NO. D 15

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Adjacence to Big Four RR shops

4. DETRIMENTAL INFLUENCES. Poor transportation. Lack of city facilities in most parts.

5. INHABITANTS:

a. Type Native white - Laboring and
Mechanic

b. Estimated annual family income \$ 800 to 2400

c. Foreign-born _____; None %;
(Nationality) inal

d. Negro No _____; _____ %;
(Yes or No)

e. Infiltration of None _____

f. Relief families Quite a few _____

g. Population is increasing Slowly _____; decreasing _____; static.

6. BUILDINGS:
a. Type or types 1-2 Family units ; b. Type of construction Frame ;
c. Average age 18 years ; d. Repair Fair

7. HISTORY:		SALE VALUES			RENTAL VALUES		
		RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level		\$1500 to 3500	\$2500	100%	\$12 to 30	\$22.50	100%
1932 low		1000 to 2500	1800	72	8 to 20	15	66
current		1200 to 3000	2250	90	10 to 28	18.	80

Peak sale values occurred in 1926 and were 110 % of the 1929 level.

Peak rental values occurred in 1926 and were 110 % of the 1929 level.

8. OCCUPANCY: a. Land 40%; b. Dwelling units 100%; c. Home owners 65%

9. SALES DEMAND: a. Fair ; b. Singles: \$2,250 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. " \$18.00 ; c. Activity is Good

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to good; b. Home building Fair

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: _____

East part of Beech Grove, older type non-modern houses close to RR shops.
Other part of this section, sparsely built up with cheap to fair type single family homes.
Mortgage money is available in this territory from local institutions.

15. Information for this form was obtained from _____

Date April 14, 1937 193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Indianapolis Adjoining Garfield Park SECURITY GRADE Hazardous AREA NO. D 16

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES.
- | |
|-------------------------------|
| Near city Park and factories. |
| Fairly good transportation. |

4. DETRIMENTAL INFLUENCES. Older type houses.
Near RR tracks.

5. INHABITANTS:
- a. Type Native White - Laboring and ; b. Estimated annual family income \$ 1000 to 2400
white collar
- c. Foreign-born _____ ; Few % ; d. Negro Yes _____ ; 1/2 % ;
(Nationality) (Yes or No)

- e. Infiltration of None ; f. Relief families Few ;
g. Population is increasing Slowly ; decreasing _____ ; static.

6. BUILDINGS:
a. Type or types 1-2 Fam. units ; b. Type of construction Frame ;
c. Average age 30 years ; d. Repair Fair

- | 7. HISTORY: | | SALE VALUES | | | RENTAL VALUES | | |
|-------------|---------|----------------|--------------------|------|---------------|--------------------|------|
| | | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 | level | \$1500 to 4500 | \$3000 | 100% | \$15 to 40 | \$25. | 100% |
| 1932 | low | 800 to 2500 | 1750 | 58 | 8 to 25 | 15 | 60 |
| | current | 1000 to 3000 | 2400 | 80 | 12 to 30 | 20 | 80 |

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 60 %; b. Dwelling units 95 %; c. Home owners 70 %

9. SALES DEMAND: a. Fair to good; b. Singles: \$2,500 ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. " \$20.00 ; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Limited areas -- fair.

14. CLARIFYING REMARKS: _____

Section developed in the cheap-to-fair type houses.
Desirable for laboring classes.

15. Information for this form was obtained from _____

Date April 14, 1937 193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Close-in Southeast Indianapolis SECURITY GRADE Hazardous AREA NO. D 17
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. None
4. DETRIMENTAL INFLUENCES. Very old -- Numerous factories.
5. INHABITANTS:
- a. Type Native white - Laboring and; b. Estimated annual family income \$ 500 to 2,000
Mechanic classes
- c. Foreign-born German, Italian, 5 %; d. Negro Yes; 3 %;
(Nationality etc. (Yes or No)
- e. Infiltration of None; f. Relief families Many;
- g. Population is increasing ; decreasing Yes; static.
6. BUILDINGS:
- a. Type or types 1-6 fam. units; b. Type of construction Frame - Brick;
- c. Average age 50 years.; d. Repair Poor
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RANGE | RENTAL VALUES | |
|------------|----------------|--------------------|------|------------|--------------------|------|
| | | PREDOM-
INATING | % | | PREDOM-
INATING | % |
| 1929 level | \$1000 to 4000 | \$2500 | 100% | \$10 to 40 | \$20 | 100% |
| 1932 low | 0 to 2000 | 1200 | 50 | 0 to 18 | 10 | 50 |
| current | 800 to 3000 | 1800 | 75 | 5 to 20 | 15 | 75 |
- Peak sale values occurred in 1926 and were 110 % of the 1929 level.
- Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land ^{90 %*}100 %; b. Dwelling units ^{95 %*}99 %; c. Home owners 20 %
9. SALES DEMAND: a. Poor; b. ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair; b. Single Fam. \$15.00; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor; b. Home building Poor
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down.
14. CLARIFYING REMARKS:

15. Information for this form was obtained from

* See letter of 6-16-37
 from A. H. Heane

Date April 14, 1937 193

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS
Older part of South Side SECURITY GRADE Hazardous AREA NO. D 18

2. DESCRIPTION OF TERRAIN.

Level to slightly rolling.

3. FAVORABLE INFLUENCES. None.

4. DETRIMENTAL INFLUENCES.

Very old especially in northern portion.
Factories and RR tracks.
Cheap construction in southern portion.

5. INHABITANTS:

a. Type Native white - Laboring ; b. Estimated annual family income \$500 to 3000
Turkish,
c. Foreign-born Russian, Jew - ; 15 % ; d. Negro Yes ; 10 % ;
(Nationality) (Yes or No)e. Infiltration of _____ ; f. Relief families Many ;g. Population is increasing _____ ; decreasing Yes ; static.

6. BUILDINGS:

a. Type or types 1-4 Fam. Units ; b. Type of construction Frame and Br. Veneer ;c. Average age 40 years. ; d. Repair Poor

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1000 to 3000</u>	<u>\$2000</u>	<u>100%</u>	<u>\$10 to 30</u>	<u>\$20</u>	<u>100%</u>
1932 low	<u>0 to 1800</u>	<u>1000</u>	<u>50</u>	<u>0 to 15</u>	<u>10</u>	<u>50</u>
current	<u>600 to 2500</u>	<u>1600</u>	<u>80</u>	<u>6 to 25</u>	<u>15</u>	<u>75</u>

Peak sale values occurred in 1926 and were 120 % of the 1929 level.Peak rental values occurred in 1926 and were 120 % of the 1929 level.8. OCCUPANCY: a. Land 80 % ; b. Dwelling units 95 % ; c. Home owners 25 %9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor10. RENTAL DEMAND: a. Fair ; b. Singles: \$15.00 ; c. Activity is Fair11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor ; b. Home building None13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down

14. CLARIFYING REMARKS: _____

15. Information for this form was obtained from _____

Date April 14, 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS
West Indianapolis SECURITY GRADE Hazardous AREA NO. D 19

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Close to factories for working people.

4. DETRIMENTAL INFLUENCES. RR yards, Stockyards, Factories.
West part affected by overflow water from Eagle Creek.

5. INHABITANTS:
a. Type Native white - Laboring and; b. Estimated annual family income \$ 500 to 2500
white collar classes
c. Foreign-born Various; 1 %; d. Negro Yes; 2 %;
(Nationality) (Yes or No)
e. Infiltration of _____; f. Relief families Many;
g. Population is increasing _____; decreasing _____; static. Yes

6. BUILDINGS:
a. Type or types 1-2 Fam. Units; b. Type of construction Frame;
c. Average age 30 years.; d. Repair Poor to fair.

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$ 800 to 5000	\$2500	100%	<u>\$8. to 40</u>	<u>\$ 20</u>	100%
1932 low	0 to 3000	1250	50	0 to 20	10	50
current	400 to 4000	2000	80	5 to 30	15	75

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 70 %; b. Dwelling units 95 %; c. Home owners 30 %

9. SALES DEMAND: a. Poor; b. _____; c. Activity is Poor

10. RENTAL DEMAND: a. Fair; b. Singles: \$15.00; c. Activity is Fair

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building None

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Not good in most parts.

14. CLARIFYING REMARKS: _____

Section immediately around Rhodius Park developed with some newer type bungalows.
Section along Blaine from McCarthy and Morris and on other streets west to Belmont
and south to Howard are best parts of this section, partially developed with newer
type houses. Majority are home owners.
Other sections affected by very low class native whites.
Section from Howard to Minnesota and from Richmond to Hiatt -- negro.

15. Information for this form was obtained from _____

Date April 14, 1937 193__

AREA DESCRIPTION

(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Mars Hill and Surrounding territory. SECURITY GRADE Hazardous AREA NO. D 20
2. DESCRIPTION OF TERRAIN.
Level to rolling.
3. FAVORABLE INFLUENCES. None.
4. DETRIMENTAL INFLUENCES. Lack of city facilities. Poor transportation.
Cheap class of property and citizens.
5. INHABITANTS:
a. Type Native white - Laboring ; b. Estimated annual family income \$ 500 to 2000
c. Foreign-born None %; d. Negro Yes ; Few %;
(Nationality) inal (Yes or No)
e. Infiltration of _____ ; f. Relief families Many ;
g. Population is increasing Slowly ; decreasing _____ ; static.
6. BUILDINGS:
a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
c. Average age 20 years ; d. Repair Poor
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|------------|----------------|--------------------|------|---------------|--------------------|------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | \$1000 to 3000 | \$2000 | 100% | \$10 to 30 | \$18 | 100% |
| 1932 low | 0 to 2000 | 1000 | 50 | 0 to 15 | 10 | 55 |
| current | 500 to 2500 | 1500 | 75 | 5 to 25 | 15 | 83 |
- Peak sale values occurred in 1928 and were 100 % of the 1929 level.
Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 25 %; b. Dwelling units 95 %; c. Home owners 30 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. Singles: \$15.00 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types -- ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
14. CLARIFYING REMARKS: _____

Cheap subdivision developments west and south-west of Indianapolis.
A moderate number of good type homes scattered thru area on which local
institutions will lend.

15. Information for this form was obtained from _____

Date April 14, 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Military Park SECURITY GRADE Hazardous AREA NO. D 21
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES.
4. DETRIMENTAL INFLUENCES. Blighted Area.
5. INHABITANTS:
- a. Type Mixed ; b. Estimated annual family income \$ 600 to 1800
- c. Foreign-born Various ; 10 % ; d. Negro Yes ; 60 % ;
(Nationality) (Yes or No)
- e. Infiltration of Negro ; f. Relief families Many ;
- g. Population is increasing _____ ; decreasing Yes ; static.
6. BUILDINGS:
- a. Type or types 1-4 Fam. Units ; b. Type of construction Frame & Br. Veneer ;
- c. Average age 50 years ; d. Repair Bad
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|------------|-----------------------|--------------------|-------------|------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$1000 to 3000</u> | <u>\$2000</u> | <u>100%</u> | <u>\$6 to 30</u> | <u>\$16</u> | <u>100%</u> |
| 1932 low | <u>0 to 1200</u> | <u>800</u> | <u>40</u> | <u>0 to 12</u> | <u>8</u> | <u>50</u> |
| current | <u>500 to 1500</u> | <u>1000</u> | <u>50</u> | <u>5 to 20</u> | <u>10</u> | <u>62</u> |
- Peak sale values occurred in 1926 and were 120 % of the 1929 level.
- Peak rental values occurred in 1926 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 90 % ; c. Home owners 15 %
9. SALES DEMAND: a. None ; b. _____ ; c. Activity is None
10. RENTAL DEMAND: a. Fair ; b. Singles: \$10.00 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types -- ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down.
14. CLARIFYING REMARKS: North portion from Blake to Locke and north to Indiana recently completed low-cost apartments for negroes. There is possibility that balance of this territory west of Blake and north of Michigan may be taken over by City, County and State for development as Park, overlooking hospital development on the west.
15. Information for this form was obtained from _____

Date April 14, 1937 193__

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Strigtown & Haughville SECURITY GRADE Hazardous AREA NO. D 222. DESCRIPTION OF TERRAIN.
Level

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES. Age. RR yards. Factories.

5. INHABITANTS:

a. Type Mixed ; b. Estimated annual family income \$ 600 to 1500c. Foreign-born Various ; 3 % ; d. Negro Yes ; 20 % ;
(Nationality) (Yes or No)e. Infiltration of ; f. Relief families Many ;g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:

a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;c. Average age 30 years ; d. Repair Poor

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$1000 to 2500	\$1800	100%	\$ 8 to 25	\$16	100%
1932 low	0 to 1500	800	44	0 to 15	8	50
current	600 to 2000	1200	66	5 to 20	12	75

Peak sale values occurred in 1926 and were 120 % of the 1929 level.Peak rental values occurred in 1926 and were 120 % of the 1929 level.8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 95 % ; c. Home owners 15 %9. SALES DEMAND: a. Poor ; b. ; c. Activity is Poor10. RENTAL DEMAND: a. Fair ; b. Sing.Fam.: \$12.00 ; c. Activity is Fair11. NEW CONSTRUCTION: a. Types ; b. Amount last year None12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor ; b. Home building None13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down14. CLARIFYING REMARKS:

Section north of 10th and section on Elder, Lynn
and Traub north of Michigan: greater part negro,
balance low standard whites.

15. Information for this form was obtained from Date April 14, 1937 193

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS
Mt. Jackson & Haughville SECURITY GRADE Hazardous AREA NO. D 23
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Catholic Church and school on Warman Avenue.
4. DETRIMENTAL INFLUENCES. State Insane Hospital -- Factories, RR tracks and switching yards.
5. INHABITANTS:
a. Type Native white - Laboring ; b. Estimated annual family income \$800 to 1500
c. Foreign-born Mixed ; 15 % ; d. Negro No ; _____ % ;
(Nationality) (Yes or No)
e. Infiltration of None ; f. Relief families Several ;
g. Population is increasing _____ ; decreasing _____ ; static. Yes
6. BUILDINGS:
a. Type or types 1-2 Fam. Units ; b. Type of construction Frame ;
c. Average age 30 years ; d. Repair Poor to fair.
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|------------|-----------------------|--------------------|-------------|-------------------|--------------------|-------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$1200 to 4000</u> | <u>\$2200</u> | <u>100%</u> | <u>\$12 to 30</u> | <u>\$18</u> | <u>100%</u> |
| 1932 low | <u>600 to 2500</u> | <u>1400</u> | <u>63</u> | <u>6 to 15</u> | <u>10</u> | <u>55</u> |
| current | <u>800 to 3000</u> | <u>2000</u> | <u>90</u> | <u>8 to 25</u> | <u>12</u> | <u>80</u> |
- Peak sale values occurred in 1927 and were 110 % of the 1929 level.
Peak rental values occurred in 1927 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 90 % ; b. Dwelling units 100 % ; c. Home owners 50 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. Sing.Fam. \$15.00 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
14. CLARIFYING REMARKS: _____

Local institutions will lend on moderate priced
residences in northern section and along Warman Avenue.

15. Information for this form was obtained from _____

Date April 14, 1937 193__

(Over)

AREA DESCRIPTION

(For Instructions see Reverse Side)

INDIANAPOLIS

1. NAME OF CITY Rainbow Ridge SECURITY GRADE Hazardous AREA NO. D 24
2. DESCRIPTION OF TERRAIN. Flat
3. FAVORABLE INFLUENCES. Near local employment and speedway.
4. DETRIMENTAL INFLUENCES. Lack of city facilities. Cheap construction. Small lots.
5. INHABITANTS:
 - a. Type Native white - Laboring ; b. Estimated annual family income \$ 800 to 1500
 - c. Foreign-born _____ ; Nom % ; d. Negro None ; _____ % ;
(Nationality) inal (Yes or No)
 - e. Infiltration of None ; f. Relief families Some ;
 - g. Population is increasing Slowly ; decreasing _____ ; static.
6. BUILDINGS:
 - a. Type or types One-Fam. units ; b. Type of construction Frame ;
 - c. Average age 15 years ; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1000 to 3000</u>	<u>\$2000</u>	<u>100%</u>	<u>\$10 to 20</u>	<u>\$15</u>	<u>100%</u>
<u>1932</u> low	<u>500 to 1500</u>	<u>1000</u>	<u>50</u>	<u>0 to 12</u>	<u>8</u>	<u>53</u>
current	<u>800 to 2500</u>	<u>1600</u>	<u>80</u>	<u>8 to 18</u>	<u>12.50</u>	<u>80</u>

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 30 % ; b. Dwelling units 95 % ; c. Home owners 50 %
9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor
10. RENTAL DEMAND: a. Fair ; b. Singles: \$12.50 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types -- ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Poor ; b. Home building Poor
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Not good.
14. CLARIFYING REMARKS:

Cheap subdivision. Oversold in very small lots.

15. Information for this form was obtained from _____

Date April 14, 1937 1937

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

- INDIANAPOLIS
1. NAME OF CITY Old Northwest Central SECURITY GRADE Hazardous AREA NO. D 25
 2. DESCRIPTION OF TERRAIN. Level
 3. FAVORABLE INFLUENCES. None.
 4. DETRIMENTAL INFLUENCES. Age. Almost solid negro. Industrial.
 5. INHABITANTS:
 - a. Type Negro ; b. Estimated annual family income \$600 to 3000
 - c. Foreign-born (Nationality) ; Few % ; d. Negro Yes ; 90 % ;
(Yes or No)
 - e. Infiltration of Negro ; f. Relief families Very many ;
 - g. Population is increasing Decreasing Yes ; static.
 6. BUILDINGS:
 - a. Type or types 1-Fam. to Multiple ; b. Type of construction Frame and Brick ;
 - c. Average age 50 years ; d. Repair Bad
 7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$1000 to 4000	\$ 2500	100%	\$6. to 30	\$15.	100%
1932 low	0 to 2500	1250	50	0 to 15	8	53
current	400 to 3000	1600	64	0 to 20	10	66

Peak sale values occurred in 1926 and were 120 % of the 1929 level.

Peak rental values occurred in 1926 and were 120 % of the 1929 level.
 8. OCCUPANCY: a. Land 90 % * ; b. Dwelling units 90 % * ; c. Home owners 5 %
 9. SALES DEMAND: a. None ; b. None ; c. Activity is None
 10. RENTAL DEMAND: a. Fair ; b. Singles: \$10.00 ; c. Activity is Fair
 11. NEW CONSTRUCTION: a. Types — ; b. Amount last year None
 12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None ; b. Home building None
 13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down.
 14. CLARIFYING REMARKS: Blighted Area.

15. Information for this form was obtained from _____

* See letter of 6-16-37
from C. S. Kline.

Date April 14, 1937 193__

(Over)

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS
West of Fall Creek (Riverside) SECURITY GRADE Hazardous AREA NO. D 26

2. DESCRIPTION OF TERRAIN.
Level

3. FAVORABLE INFLUENCES.
None

4. DETRIMENTAL INFLUENCES.
Poor transportation, thru blighted area to City Center.
RR tracks.

5. INHABITANTS:
a. Type Mixed ; b. Estimated annual family income \$ 800 to 3000
c. Foreign-born None ; 25 % ;
(Nationality) inal (Yes or No)
e. Infiltration of Negro ; f. Relief families Substantial ;
g. Population is increasing ; decreasing ; static. Yes

6. BUILDINGS:
a. Type or types 1-2 Fam. units ; b. Type of construction Frame ;
c. Average age 25 years ; d. Repair Poor to fair

7. HISTORY:		SALE VALUES		RENTAL VALUES		
		RANGE	PREDOM- INATING %	RANGE	PREDOM- INATING %	
1929 level	\$1500 to 3500	\$2500	100%	\$12 to 35	\$22.50	100%
1932 low	800 to 2000	1500	60	6 to 20	12	50
current	1000 to 2800	2000	80	10 to 28	18	80

Peak sale values occurred in 1928 and were 100 % of the 1929 level.

Peak rental values occurred in 1928 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 80 %; b. Dwelling units 100 %; c. Home owners 50 %

9. SALES DEMAND: a. Poor ; b. ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Singles: \$18.00 ; c. Activity is Fair

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair ; b. Home building None

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Not good

14. CLARIFYING REMARKS:

South portion: majority white.
North " : East of Harding -- decided infiltration of negroes.
Local institutions will make loans on better class properties
in this section.

15. Information for this form was obtained from

Date April 14, 1937 193

2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY INDIANAPOLIS North Indianapolis SECURITY GRADE Hazardous AREA NO. D 27
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Portion is desirable residential neighborhood for better class negroes.
4. DETRIMENTAL INFLUENCES. Age and inhabitants.
5. INHABITANTS:
- a. Type Mixed ; b. Estimated annual family income \$ 800 to 4000
- c. Foreign-born ; Nom % ; d. Negro Yes ; 60 % ;
(Nationality) inal (Yes or No)
- e. Infiltration of Negro ; f. Relief families Numerous ;
- g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
- a. Type or types 1-8 Fam. units ; b. Type of construction Frame and Brick ;
- c. Average age 30 age ; d. Repair Poor to fair
7. HISTORY:
- | YEAR | RANGE | SALE VALUES | | RENTAL VALUES | | |
|------------|-----------------------|--------------------|-------------|-------------------|--------------------|-------------|
| | | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$1500 to 6000</u> | <u>\$3500</u> | <u>100%</u> | <u>\$12 to 50</u> | <u>\$27.50</u> | <u>100%</u> |
| 1932 low | <u>600 to 3500</u> | <u>2000</u> | <u>58</u> | <u>6 to 25</u> | <u>15.</u> | <u>54</u> |
| current | <u>1000 to 4000</u> | <u>2500</u> | <u>71</u> | <u>10 to 30</u> | <u>22.50</u> | <u>80</u> |
- Peak sale values occurred in 1926 and were 120 % of the 1929 level.
- Peak rental values occurred in 1926 and were 120 % of the 1929 level.
8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 100 % ; c. Home owners 60 %
9. SALES DEMAND: a. Fair to poor ; b. ; c. Activity is Fair
10. RENTAL DEMAND: a. Fair to good ; b. Singles: \$22.50 ; c. Activity is Fair to good
11. NEW CONSTRUCTION: a. Types -- ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair to ; b. Home building None
good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Generally down except for better negro portion.
14. CLARIFYING REMARKS: North of 24th St. to 29th and from west side of Capitol Ave. to Clifton (except for small section south of Roache) and west of Northwestern Avenue -- a former good white section in which better class negroes now reside. However, there still remain a number of white families scattered thru this district. South of 25th, east of Northwestern and south of Roache, west of Northwestern, -- older and cheaper negro houses. Section along 29th and 30th: white neighborhood affected by negro infiltration. Section along Grayson Avenue-Capitol Avenue, also affected by negro infiltration. Section along Kenwood and Illinois -- are larger 1-2 fam. old houses occupied by lower class whites and are used partly for rooming houses.
15. Information for this form was obtained from
Local lending institutions will lend mortgage money to negroes of better class. Extreme northwest section is a small addition built up of very cheap houses across from Crown Hill Cemetery.

Date April 14th, 1937 193

(Over)