

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE FIRST AREA NO. A-1
2. DESCRIPTION OF TERRAIN. Twyckenham Drive. Rolling.
3. FAVORABLE INFLUENCES. Highly restricted. Probably best residential section of the City.
4. DETRIMENTAL INFLUENCES. None.

5. INHABITANTS:
  - a. Type Native White-collar; ; b. Estimated annual family income \$ 5,000 to 50,000  
High grade.
  - c. Foreign-born None ;      %; d. Negro None ;      %;  
(Nationality) (Yes or No)
  - e. Infiltration of None ; f. Relief families None ;
  - g. Population is increasing Slowly ; decreasing      ; static.

6. BUILDINGS:
  - a. Type or types One-family units ; b. Type of construction Brick; few frame ;
  - c. Average age 10 years ; d. Repair Excellent

7. HISTORY:
 

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$10,000 - 125,000.</u>	<u>\$20,000 100%</u>	<u>OWNER AREA</u>	<u>100%</u>
<u>1933</u> low	<u>No sales</u>	<u>    </u>	<u>    </u>	<u>    </u>
current	<u>10,000 - 75,000.</u>	<u>18,000 90%</u>	<u>    </u>	<u>    </u>

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

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

8. OCCUPANCY: a. Land 10 %; b. Dwelling units 100 %; c. Home owners 100 %
9. SALES DEMAND: a. Good ; b. \$12,000 to \$15,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Owner area ; b.      ; c. Activity is
11. NEW CONSTRUCTION: a. Types One-family brick ; b. Amount last year 5
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS:

Plenty of room for further development of same type.  
Check unimproved property particularly for unpaid assessments.

15. Information for this form was obtained from     

Date June 22nd, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE FIRST AREA NO. A-2 ~~A-2-b~~
2. DESCRIPTION OF TERRAIN. Level. Known as "Sunnymede".
3. FAVORABLE INFLUENCES. Highly restricted. All City facilities.
4. DETRIMENTAL INFLUENCES. None, except Railroad in approximate southern extremity.
5. INHABITANTS:
- a. Type Native white; white-collar; b. Estimated annual family income \$ 5,000 to 15,000.
- 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 One-family units; b. Type of construction Brick and Frame;
- c. Average age 12 years; d. Repair Excellent
7. HISTORY:
- | YEAR       | SALE VALUES       |                    |      | RENTAL VALUES |                    |      |
|------------|-------------------|--------------------|------|---------------|--------------------|------|
|            | RANGE             | PREDOM-<br>INATING | %    | RANGE         | PREDOM-<br>INATING | %    |
| 1929 level | \$9,000 to 50,000 | \$15,000           | 100% | None          | None               | 100% |
| 1933 low   | Nominal           |                    |      | \$ 40 to 70   | \$50               |      |
| current    | 9,000 to 40,000   | 15,000             | 100% | 50 to 100     | 70                 |      |
- Peak sale values occurred in 1928 and were 100 % of the 1929 level.
- Peak rental values occurred in 1937 and were -- % of the 1929 level.
8. OCCUPANCY: a. Land 85 %; b. Dwelling units 98 %; c. Home owners 90 %
9. SALES DEMAND: a. Good; b. \$10,000 to 11,000; c. Activity is Good
10. RENTAL DEMAND: a. Excellent; b. \$70 unit; c. Activity is Good
11. NEW CONSTRUCTION: a. Types One-family units; 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 Upward
14. CLARIFYING REMARKS: \_\_\_\_\_

Sections A-2-a and A-2-b both known as "Sunnymede"  
That portion north of Grand Trunk R. R. was developed  
with higher priced homes than A-2-b although both are  
high class.

15. Information for this form was obtained from \_\_\_\_\_

Date June 22nd, 1937 193\_\_

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND- Indiana SECURITY GRADE FIRST AREA NO. A-2-b A-6
2. DESCRIPTION OF TERRAIN. Level; known as "Sunnymede."
3. FAVORABLE INFLUENCES. Highly restricted; all city facilities.
4. DETRIMENTAL INFLUENCES. Grand Trunk R. R.
5. INHABITANTS:
- a. Type Native white; white-collar ; b. Estimated annual family income \$ 3,000 to 7,000.  
high grade
- 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 One family units ; b. Type of construction Brick, Frame and Stone.
- c. Average age 13 years ; d. Repair Excellent
7. HISTORY:
- | YEAR       | SALE VALUES              |               |      | RENTAL VALUES |               |      |
|------------|--------------------------|---------------|------|---------------|---------------|------|
|            | RANGE                    | PREDOMINATING | %    | RANGE         | PREDOMINATING | %    |
| 1929 level | \$5,500 to 10,000        | \$7,000       | 100% | Few           | Nominal       | 100% |
| 1933 low   | Building and loan shares |               |      | \$25 to 50    | \$30          |      |
| current    | 4,500 to 8,500           | 6,000         | 85%  | 40 to 75      | 45            |      |
- Peak sale values occurred in 1928 and were \_\_\_\_\_ % of the 1929 level.
- Peak rental values occurred in 1937 and were \_\_\_\_\_ % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 97 %; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. \$5,000 unit ; c. Activity is Fair
10. RENTAL DEMAND: a. Excellent ; b. \$40 " ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types One family unit ; b. Amount last year 1
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: \_\_\_\_\_

Lower part of Sunnymede development. High grade homes of smaller size. Houses near Grand Trunk R. R. which is northern boundary are somewhat slow sales due to this influence.

15. Information for this form was obtained from \_\_\_\_\_

Date June 22nd, 1937. 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE FIRST AREA NO. A-3

2. DESCRIPTION OF TERRAIN.

Level to slightly rolling. Known as  
"Coquillard Woods" - "Jefferson Park."

3. FAVORABLE INFLUENCES. Highly restricted. All City Facilities.

4. DETRIMENTAL INFLUENCES. None except trucks on McKinly Avenue which is part of a through route.

5. INHABITANTS:

- a. Type Native white; white-collar; high grade. ; b. Estimated annual family income \$ 3,000 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 Slowly ; decreasing      ; static.

6. BUILDINGS:

- a. Type or types One-family units ; b. Type of construction Brick and Frame ;
- c. Average age 20 years ; d. Repair Excellent

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$5,500 to \$200,000</u>	<u>\$25,000</u>	<u>100%</u>	<u>Nominal</u>	<u>    </u>	<u>100%</u>
1933 low	<u>Nominal</u>	<u>    </u>	<u>    </u>	<u>\$25 to 75</u>	<u>\$40</u>	<u>    </u>
current	<u>4,500 to 200,000</u>	<u>\$20,000</u>	<u>80%</u>	<u>40 to 90</u>	<u>\$55</u>	<u>    </u>

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

Peak rental values occurred in 1937 and were      % of the 1929 level.

8. OCCUPANCY: a. Land 15 % ; b. Dwelling units 98 % ; c. Home owners 90 %

9. SALES DEMAND: a. Fair ; b. \$15,000 units ; c. Activity is Fair

10. RENTAL DEMAND: a. Excellent ; b. \$55 units ; c. Activity is Good

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 Upward

14. CLARIFYING REMARKS:     

Original Studebaker mansion and some of the City's finest estates are in this section, particularly along Jefferson Boulevard. It was not originally, a rental area, and only a moderate number of homes have come into that class as a result of the depression.

15. Information for this form was obtained from     

Date June 22nd, 1937 193

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE FIRST AREA NO. A-4
2. DESCRIPTION OF TERRAIN. "Harter Heights". High rolling ground above River.
3. FAVORABLE INFLUENCES. Proximate center. All City facilities.
4. DETRIMENTAL INFLUENCES. Small lots
5. INHABITANTS:
  - a. Type Native white; white collar; High grade; b. Estimated annual family income \$ 4,000 to 15,000
  - 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 One family units; b. Type of construction Brick and Frame;
  - c. Average age 18 years; d. Repair Excellent
7. HISTORY:
 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$ 6,500 to 20,000	\$10,000	100%	\$60 to 80	\$70	100%
1933 low	Nominal			30 to 50	35	50%
current	6,000 to 18,000	9,000	90%	50 to 80	65	92½%

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 98 %; c. Home owners 85 %
9. SALES DEMAND: a. Fair; b. \$ 9,000 units; c. Activity is moderate
10. RENTAL DEMAND: a. excellent; b. \$55 " ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types One family units; b. Amount last year 1
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS: \_\_\_\_\_

15. Information for this form was obtained from \_\_\_\_\_

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE FIRST AREA NO. A-5

2. DESCRIPTION OF TERRAIN. Level; fairly high. "Marquette Park."

3. FAVORABLE INFLUENCES. New school. Restricted.

4. DETRIMENTAL INFLUENCES. Poor transportation.

5. INHABITANTS:  
a. Type Native white; white-collar; b. Estimated annual family income \$ 3,000 to 15,000  
c. Foreign-born Polish; 5 %; d. Negro None; \_\_\_\_\_ %;  
(Nationality) (Yes or No)  
e. Infiltration of Polish; f. Relief families None; \_\_\_\_\_;  
g. Population is increasing Slowly; decreasing \_\_\_\_\_; static.

6. BUILDINGS:  
a. Type or types One family units; b. Type of construction Brick and Frame; \_\_\_\_\_;  
c. Average age 16 years; d. Repair Excellent \_\_\_\_\_

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$5,000 to 16,000	\$10,000	100%	\$45 to 90	\$70	100%
1933 low	Nominal			25 to 45	35	50%
current	4,500 to 14,000	8,000	80%	35 to 65	50	71%

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 98 %; c. Home owners 80 %

9. SALES DEMAND: a. Fair; b. \$7,000 units; c. Activity is Fair

10. RENTAL DEMAND: a. Excellent; b. \$ 45 units; c. Activity is Good

11. NEW CONSTRUCTION: a. Types One family units; b. Amount last year 10

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

14. CLARIFYING REMARKS: \_\_\_\_\_

This development which is of good type was retarded by lack of transportation and easy access to good schools. This is being improved by the new school and better bus service. There is a tendency for some of the more prosperous of Polish descent to move into this section.

15. Information for this form was obtained from \_\_\_\_\_

Date June 22nd, 1937. 193

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE SECOND AREA NO. B-1
2. DESCRIPTION OF TERRAIN. Level to slightly rolling.
3. FAVORABLE INFLUENCES. All city facilities. One of highest points in the City.
4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS:
- a. Type Native white; white collar ; b. Estimated annual family income \$ 1,500 to 5,000
- c. Foreign-born None ;      %; d. Negro None ;      %;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families None ;
- g. Population is increasing Slowly ; decreasing      ; static.

6. BUILDINGS:
- a. Type or types One-family units ; b. Type of construction Frame and Brick ;
- c. Average age 12 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$3500 to 12,000	\$6,000	100%	\$30 to 100	\$50	100%
1933 low	2500 to 7,500	4,000	66%	15 to 60	35	70
current	3,000 to 10,000	5,000	83%	25 to 80	45	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 90 %; b. Dwelling units 98 %; c. Home owners 75 %
9. SALES DEMAND: a. Good ; b. One-family units of \$4,000 to \$5,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Singles at \$40 to 45 c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles: frame and brick Amount last year 10 at \$5,000
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward in the southern section.
14. CLARIFYING REMARKS:

Most salable part of the City.

15. Information for this form was obtained from

Date June 24th 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE Second - FIRST AREA NO. B-2

2. DESCRIPTION OF TERRAIN. Small section over looking the River.

3. FAVORABLE INFLUENCES. Adjacent to center of the City. All City facilities.

4. DETRIMENTAL INFLUENCES. Closeness of business and poor sections.

5. INHABITANTS:  
 a. Type Native white; white collar; b. Estimated annual family income \$ 15,000 <sup>2,000 to</sup>  
 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 One family units; b. Type of construction Brick and Frame; \_\_\_\_\_;  
 c. Average age 12 years; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$6,000 to 15,000	\$7,500	100%	\$60 to 100	\$ 75	100%
1933 low	4,000 to 10,000	5,000	66-2/3 %	25 to 60	45	60%
current	5,000 to 12,000	6,000	80%	45 to 75	55	73 1/2%

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 90 %

9. SALES DEMAND: a. Fair; b. \_\_\_\_\_; c. Activity is Little

10. RENTAL DEMAND: a. Good; b. Singles at \$50; c. Activity is \_\_\_\_\_

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: \_\_\_\_\_

15. Information for this form was obtained from \_\_\_\_\_

Date June 23, 1937 193

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE SECOND AREA NO. B-3
2. DESCRIPTION OF TERRAIN. Small development of modest type. Level ground near river.
3. FAVORABLE INFLUENCES. All city facilities; close to center of the City and best residential section.
4. DETRIMENTAL INFLUENCES. Some industry.
5. INHABITANTS:
  - a. Type Native white; white collar ; b. Estimated annual family income \$ 1,200 to 5,000
  - 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 One family units ; b. Type of construction Chiefly frame ;
  - c. Average age 12 years ; d. Repair Good
7. HISTORY:
 

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$4,000 to 8,000</u>	<u>\$5,500</u>	<u>100%</u>	<u>\$35 to 70</u>	<u>\$ 55</u>	<u>100%</u>
1933 low	<u>3,000 to 5,500</u>	<u>3,750</u>	<u>68%</u>	<u>15 to 45</u>	<u>30</u>	<u>54%</u>
current	<u>3,500 to 6,500</u>	<u>4,500</u>	<u>82%</u>	<u>30 to 55</u>	<u>40</u>	<u>72½%</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 85% ; b. Dwelling units 100% ; c. Home owners 70%
9. SALES DEMAND: a. Fair ; b. Singles at \$4,000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. " at \$35 to 40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types      ; 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 Static
14. CLARIFYING REMARKS:

Esther Street faces former watch factory which is now occupied in part by an Airplane Parts Company, and houses on this street are subject to some sales resistance because of this.

15. Information for this form was obtained from     

Date June 24th, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY S OUTH BEND - Indiana SECURITY GRADE SECOND AREA NO. B-4

2. DESCRIPTION OF TERRAIN. Level. Good grade development of moderate class.

3. FAVORABLE INFLUENCES. All city facilities. Convenience to center of the City. Close to best residential neighborhood.

4. DETRIMENTAL INFLUENCES. Near negro neighborhood which does not seem to offer any immediate threat.

5. INHABITANTS:  
 a. Type Native white; white collar; b. Estimated annual family income \$ 1,200 to 7,500  
 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 One family units; b. Type of construction F rame; few Brick;        %;  
 c. Average age 15 years; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$3,500 to 10,000</u>	<u>\$5,500</u>	<u>100%</u>	<u>\$30 to 60</u>	<u>\$50</u>	<u>100%</u>
1933 low	<u>2,500 to 7,000</u>	<u>3,500</u>	<u>63%</u>	<u>18 to 40</u>	<u>30</u>	<u>60%</u>
current	<u>3,000 to 8,000</u>	<u>4,000</u>	<u>73%</u>	<u>25 to 55</u>	<u>40</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 60 %; b. Dwelling units 98 %; c. Home owners 65 %

9. SALES DEMAND: a. Fair; b. \$3,500 - \$4,000 units; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. \$40 units; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types       ; 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 Static

14. CLARIFYING REMARKS:       

15. Information for this form was obtained from       

Date June 24th, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE S ECOND AREA NO. B-5
2. DESCRIPTION OF TERRAIN. Level and fairly high; overlooking the River.  
(Includes Vassar Park section)
3. FAVORABLE INFLUENCES. All city facilities; convenient to center of the City.  
Highly restricted.
4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:
- a. Type Native white; white collar ; b. Estimated annual family income \$ 1,000 to 15,000
- 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 One-family units ; b. Type of construction Brick and Frame ;
- c. Average age 20 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$3,000 to 35,000	\$6,000	100%	\$30 to 100	\$ 55	100%
1933 low	2,500 to 15,000	5,000	83%	20 to 65	35	63%
current	3,000 to 20,000	5,500	91%	25 to 80	45	82%

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 98 %; c. Home owners 65 %
9. SALES DEMAND: a. Fair ; b. \$5,000 units ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$40 units ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Frames at \$6,000 ; b. Amount last year 5
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: \_\_\_\_\_

Lower price ranges apply to some older houses facing the Park;  
also, in vicinity of California and Woodward.

15. Information for this form was obtained from \_\_\_\_\_

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE SECOND AREA NO. B-6

2. DESCRIPTION OF TERRAIN.  
High and level, overlooking the River.  
Good residential district close-in.

3. FAVORABLE INFLUENCES. Proximity to Madison School, one of best in town.  
Restricted.

4. DETRIMENTAL INFLUENCES. Railroad back of Angella Avenue.

5. INHABITANTS:  
a. Type Native white; white collar; b. Estimated annual family income \$ 1,200 to 7,500  
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 One family units; b. Type of construction Frame and Brick; \_\_\_\_\_;  
c. Average age 17 years; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$5,000 to 15,000	\$8,000	100%	\$45 to 80	\$65	100%
1933 low	3,750 to 10,000	5,500	69%	25 to 55	35	54%
current	4,500 to 12,000	6,500	81%	35 to 70	50	77%

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 65 %

9. SALES DEMAND: a. Fair; b. \$5,500 units; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. \$45 units; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types Brick and frame at; b. Amount last year 5  
\$6,000

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to possibly upward.

14. CLARIFYING REMARKS:  
Section along River for a block in from Iroquois northwest is still undeveloped.

15. Information for this form was obtained from \_\_\_\_\_

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

- 1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE SECOND AREA NO. B-7
- 2. DESCRIPTION OF TERRAIN. Level and high. "Woodlawn" addition.
- 3. FAVORABLE INFLUENCES. New school.
- 4. DETRIMENTAL INFLUENCES. Not particularly good transportation.

- 5. INHABITANTS:
  - a. Type Native white; white-collar ; b. Estimated annual family income \$ 1,200 to 7,500
  - 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 One family units ; b. Type of construction Frame ;
  - c. Average age 12 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4,500 to 12,000</u>	<u>\$6,000</u>	<u>100%</u>	<u>\$40 to 70</u>	<u>\$ 55</u>	<u>100%</u>
1933 low	<u>2,500 to 7,500</u>	<u>4,000</u>	<u>66-2/3%</u>	<u>20 to 50</u>	<u>30</u>	<u>54%</u>
current	<u>3,500 to 10,000</u>	<u>5,000</u>	<u>83%</u>	<u>30 to 60</u>	<u>40</u>	<u>72 1/2%</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 98 %; c. Home owners 60 %
- 9. SALES DEMAND: a. Fair ; b. \$4,800 units ; c. Activity is Fair
- 10. RENTAL DEMAND: a. Good ; b. \$40 units ; c. Activity is Good
- 11. NEW CONSTRUCTION: a. Types Frame and Brick ; b. Amount last year 2 at \$5,500
- 12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
- 13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to upward because of new school.

14. CLARIFYING REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Development of this section has been retarded because of lack of transportation and school.

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE SECOND AREA NO. B-8
2. DESCRIPTION OF TERRAIN. Level. Northwest section near city limits on Lincoln Highway and adjacent to Bendix Park and Bendix Aviation Corporation.
3. FAVORABLE INFLUENCES. All city facilities, schools, etc. Restricted.
4. DETRIMENTAL INFLUENCES. Distance from central business section.

5. INHABITANTS:
- a. Type Skilled mechanics and white collar ; b. Estimated annual family income \$ 1,500 to 7,500
- c. Foreign-born Mixed ; % ; d. Negro None ; % ;  
(Nationality) (Yes or No)
- e. Infiltration of None ; f. Relief families Very few, if any ;
- g. Population is increasing Slowly ; decreasing \_\_\_\_\_ ; static.

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

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$4,000 to 12,000	\$6,500	100%	\$35 to 80	\$ 60	100%
1933 low	2,000 to 7,000	5,000	77%	18 to 55	30	50%
current	3,000 to 10,000	6,000	92%	25 to 75	45	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 20 %; b. Dwelling units 98 %; c. Home owners 60 %
9. SALES DEMAND: a. Fair ; b. \$4,000 to \$5,000 units c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. \$40 units ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Brick and frame units at \$4,500 - \$5,500 ; b. Amount last year 10
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Good ; b. Home building Good
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to upward.
14. CLARIFYING REMARKS: \_\_\_\_\_

15. Information for this form was obtained from \_\_\_\_\_



AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY MISHAWAKA - Indiana SECURITY GRADE SECOND AREA NO. B-10

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. All City facilities. Has own business center. Close to shhools, churches and factories.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS:  
 a. Type Skilled laborers ; b. Estimated annual family income \$ 1,000 to 4,000  
 c. Foreign-born Belgian ; 75 %; d. Negro No ; \_\_\_\_\_ %;  
     (Nationality) (Yes or No)  
 e. Infiltration of \_\_\_\_\_ ; f. Relief families Very few ;  
 g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS: One and one-and one half  
 a. Type or types story units ; b. Type of construction Frame and brick ;  
 c. Average age 18 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOM- INATING %	RANGE	PREDOM- INATING %
1929 level	\$2,200 to 7,000	\$4,200 100%	\$15 to 40	\$25 100%
1933 low	1,800 to 5,000	3,000 71%	12 to 27	20 80%
current	2,000 to 6,000	3,500 83%	15 to 30	25 100%

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

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

8. OCCUPANCY: a. Land 90 %; b. Dwelling units 99 %; c. Home owners 85 %

9. SALES DEMAND: a. Slow ; b. \_\_\_\_\_ ; c. Activity is Little

10. RENTAL DEMAND: a. Good ; b. \$20 to 25 units ; 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 Fair

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: \_\_\_\_\_

A solid Belgian settlement. Thrifty people in the real pride of ownership. Only disadvantage is that properties are salable only to Belgians.

15. Information for this form was obtained from \_\_\_\_\_

Date June 25, 1937. 193

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY MISHAWAKA - Indiana SECURITY GRADE SECOND AREA NO. B-11

2. DESCRIPTION OF TERRAIN. Level. Takes in both sides of the River. Merrifield Park Section.

3. FAVORABLE INFLUENCES. All City facilities. Close to Park, transportation, business section, schools and Churches.

4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS: Native white; white collar and business folk and executives ; b. Estimated annual family income \$ 2,000 to 35,000  
 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 \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:  
 a. Type or types 2-story units ; b. Type of construction Frame, stone and brick ;  
 c. Average age 25 years ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$5,500 to 40,000	\$12,000 100%	<u>VERY FEW</u> \$35 to 75	\$50 100%
1933 low	4,500 to 25,000	8,000 66%	25 to 50	35 70%
current	5,000 to 30,000	10,000 83%	30 to 65	45 90%

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

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

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

9. SALES DEMAND: a. Slow ; b. \_\_\_\_\_ ; c. Activity is Little

10. RENTAL DEMAND: a. Good ; b. \$45 to 50 units ; c. Activity is Fair  
2 bricks

11. NEW CONSTRUCTION: a. Types 1 frame at \$12,000 ea ; b. Amount last year 3

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upwards

14. CLARIFYING REMARKS: \_\_\_\_\_

Very few rentals. Almost deserves an "A" rating.  
Contains the largest number of the City's finest homes.

15. Information for this form was obtained from \_\_\_\_\_

Date June 25, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY MISHAWAKA, Indiana SECURITY GRADE SECOND AREA NO. B-12

2. DESCRIPTION OF TERRAIN. Level. Includes Lincoln Gardens.

3. FAVORABLE INFLUENCES. All City facilities. Near Park, transportation, business section, schools and Churches.

4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS: Native white, white collar and some skilled laborers; b. Estimated annual family income \$ 1,800 to 7,000

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

e. Infiltration of       ; f. Relief families Few if any;

g. Population is increasing       ; decreasing       ; static. Yes

6. BUILDINGS: a. Type or types 1-1½ & 2-story units b. Type of construction Frame and Brick;

c. Average age 18 years; d. Repair Good

YEAR	SALE VALUES				RENTAL VALUES			
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%		
1929 level	\$3,500 to 8,000	\$6,000	100%	\$25 to 60	\$45	100%		
1933 low	3,000 to 6,000	4,000	66%	20 to 45	30	66-2/3%		
current	3,200 to 7,000	5,500	91%	25 to 50	37.50	83%		

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 75 %; b. Dwelling units 98 %; c. Home owners 75 %

9. SALES DEMAND: a. Fair; b. Units at \$4,200 to 5,000. Activity is Nominal

10. RENTAL DEMAND: a. Good; b. " " \$25 to 40; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types 1-1½ story brick and frame at \$5,000 b. Amount last year 7

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to upward

14. CLARIFYING REMARKS: \_\_\_\_\_

Section north of Mishawaka Avenue to the River is new (not over 15 years old), modern one and one and a half story homes, and is restricted. This portion should continue to improve.

15. Information for this form was obtained from \_\_\_\_\_

Date June 25, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY MISHAWAKA, Indiana SECURITY GRADE SECOND AREA NO. B-13

2. DESCRIPTION OF TERRAIN. Level to slightly rolling.  
Two small developments at extreme eastern end known as Brookside and Riviera Drive.

3. FAVORABLE INFLUENCES. Restricted. All City facilities. Good transportation.

4. DETRIMENTAL INFLUENCES. Distance from schools.

5. INHABITANTS: Native white, white collar 2,000 to  
a. Type and skilled laborers. ; b. Estimated annual family income \$ 10,000

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

e. Infiltration of      ; f. Relief families None ;

g. Population is increasing      ; decreasing      ; static. Yes

6. BUILDINGS: One family 1½ & 2-  
a. Type or types story units ; b. Type of construction Frame and brick ;

c. Average age 10 years ; d. Repair Good

YEAR	SALE VALUES				RENTAL VALUES			
	RANGE	PREDOM- INATING	%	VERY FEW	RANGE	PREDOM- INATING	%	
1929 level	\$4,500 to 25,000	\$7,500	100%		\$25 to 50	\$ 40	100%	
1933 low	3,500 to 15,000	5,000	66%		\$22.50 to 40	30	75%	
current	4,000 to 18,000	6,000	80%		25 to 45	35	87½%	

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 90 % ; b. Dwelling units 100 % ; c. Home owners 95 %

9. SALES DEMAND: a. Slow ; b.      ; c. Activity is Nominal

10. RENTAL DEMAND: a. Fair ; b. \$35 units ; c. Activity is Nominal

11. NEW CONSTRUCTION: a. Types Frame 2-story units ; b. Amount last year 2 at \$6,000

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to upward

14. CLARIFYING REMARKS:     

Riviera Place is a small high class development bounded on the north and south by the River and private Park. Contains all brick homes less than 10 years of age, price range from \$10,000 to \$25,000. If it was not for small area and less desirability of adjoining areas to the east and west this portion would deserve an "A" rating. Balance of this section is fairly new development on a more moderate scale.

15. Information for this form was obtained from



## AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE THIRD AREA NO. C-2
2. DESCRIPTION OF TERRAIN. Level.  
Formerly "Milerstow".
3. FAVORABLE INFLUENCES. Adjacent to industry. City facilities; good schools.
4. DETRIMENTAL INFLUENCES. Substantial age
5. INHABITANTS:
- a. Type Laboring; b. Estimated annual family income \$ 600 to 1,200
- c. Foreign-born Hungarian; 20 %; d. Negro Yes; 4 %;  
(Nationality) (Yes or No)
- e. Infiltration of \_\_\_\_\_; f. Relief families Substantial number;
- g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static. Yes
6. BUILDINGS:
- a. Type or types One-family units; b. Type of construction One-story frame;
- c. Average age 23 years; d. Repair Fair
7. HISTORY:
- | YEAR       | SALE VALUES             |                    |             | RENTAL VALUES     |                    |             |
|------------|-------------------------|--------------------|-------------|-------------------|--------------------|-------------|
|            | RANGE                   | PREDOM-<br>INATING | %           | RANGE             | PREDOM-<br>INATING | %           |
| 1929 level | <u>\$1,000 to 7,000</u> | <u>\$3,000</u>     | <u>100%</u> | <u>\$12 to 70</u> | <u>\$35</u>        | <u>100%</u> |
| 1933 low   | <u>800 to 3,500</u>     | <u>2,000</u>       | <u>66%</u>  | <u>7 to 40</u>    | <u>20</u>          | <u>57½%</u> |
| current    | <u>800 to 4,000</u>     | <u>2,400</u>       | <u>83%</u>  | <u>10 to 55</u>   | <u>25</u>          | <u>71%</u>  |
- Peak sale values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.
- Peak rental values occurred in 1929 and were \_\_\_\_\_ % of the 1929 level.
8. OCCUPANCY: a. Land 20 %; b. Dwelling units 98 %; c. Home owners 60 %
9. SALES DEMAND: a. Moderate; b. \$3,000 units; c. Activity is Small
10. RENTAL DEMAND: a. Good; b. \$15 to 20 units; c. Activity is Good
11. NEW CONSTRUCTION: a. Types One-family frame; b. Amount last year 5
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: \_\_\_\_\_

A mixture of modern bungalows and semi-bungalows as well as cheap one-story cottages.

15. Information for this form was obtained from \_\_\_\_\_

Date June 27th, 1937 193

(Over)

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND, Indiana SECURITY GRADE THIRD AREA NO. C-3

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. All City facilities. Adjacent to industry.

4. DETRIMENTAL INFLUENCES. Substantial age. Industry.

5. INHABITANTS:  
 a. Type Laboring and skilled mechanics; b. Estimated annual family income \$ 3,000 <sup>600 to</sup>  
 c. Foreign-born Polish; 95 %; d. Negro 3 families; \_\_\_\_\_ %;  
 (Nationality) (Yes or No)  
 e. Infiltration of \_\_\_\_\_; f. Relief families Few at present; \_\_\_\_\_;  
 g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static. Yes

6. BUILDINGS:  
 a. Type or types 1 & 2-family units; b. Type of construction Frame and Brick; \_\_\_\_\_;  
 c. Average age 25 to 30 years; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	\$2,300 to 6,000	\$3,500	100%	\$ 10 to 50	\$40	100%
1933 low	1,800 to 4,000	2,300	65%	8 to 25	18	45%
current	2,000 to 4,500	3,000	85%	10 to 37.50	25	62½%

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

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

8. OCCUPANCY: a. Land 70 %; b. Dwelling units 98 %; c. Home owners 70 %

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

10. RENTAL DEMAND: a. Good; b. \$15 and 20 units; c. Activity is Good

11. NEW CONSTRUCTION: a. Types One-family units - frame.; b. Amount last year 3: 4,200  
5,000

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to slowly deteriorating.

14. CLARIFYING REMARKS: \_\_\_\_\_

On Olive, from Western to Huron, also on Moore from Monroe to Fort and Kaley from Huron to Grace are 1½ and 2-story modern brick single family houses somewhat above the average for the district. This is the best of the foreign sections. Western section sparsely settled with a small development bounded by Western Ave., Sheridan Ave., Ford and Gladstone, developed about 10 years ago. It is on soft ground and deteriorating rapidly.

15. Information for this form was obtained from \_\_\_\_\_

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE THIRD AREA NO. C-4

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. All City facilities. Close to main business center.

4. DETRIMENTAL INFLUENCES. Substantial age.

5. INHABITANTS: 1,000 to  
 a. Type Mixed; white-collar, mechanics, etc.; b. Estimated annual family income \$ 25,000  
 c. Foreign-born Few;     %; d. Negro No;     %;  
     (Nationality) (Yes or No)  
 e. Infiltration of     ; f. Relief families Some;     %;  
 g. Population is increasing     ; decreasing     ; static. Yes

6. BUILDINGS: Apartments, singles  
 a. Type or types and doubles; b. Type of construction Frame and brick;     %;  
 c. Average age 25 years; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$1,200 to 25,000	\$6,000	100%	\$12 to 100	\$55	100%
1933 low	900 to 12,000	4,500	75%	6 to 70	25	45%
current	1,000 to 20,000	5,500	91	10 to 85	40	72½%

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

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

8. OCCUPANCY: a. Land 90%; b. Dwelling units 98%; c. Home owners 60 %

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

10. RENTAL DEMAND: a. Good; b. \$25 to 40 units; c. Activity is Fair

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static.

14. CLARIFYING REMARKS:     

West of Walnut and south of Lincolnway contains some foreigners, chiefly Polish. Portion bounded by River, Bartlett, Williams and Madison includes many business men who want proximity to business. Contains zone classifications "A", "B" and "C". The higher value ranges are limited to this area as well as the top rentals which are largely theoretical since none of these were for rent.

15. Information for this form was obtained from     

Date June 27th, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND, Indiana SECURITY GRADE THIRD AREA NO. C-5
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Close to center
4. DETRIMENTAL INFLUENCES. Age and obsolescence.
5. INHABITANTS: Native white; white collar, 1,000 to  
 a. Type and skilled mechanics and; b. Estimated annual family income \$ 25,000  
laboring classes.  
 c. Foreign-born Few German;     %; d. Negro No;     %;  
(Nationality) (Yes or No)  
 e. Infiltration of     ; f. Relief families Few;     %;  
 g. Population is increasing     ; decreasing     ; static. Yes
6. BUILDINGS: 1, 1½ & 2 story  
 a. Type or types one-family units; b. Type of construction Frames;     %;  
 c. Average age 30 years; d. Repair Fair to poor
7. HISTORY:
 

YEAR	SALE VALUES				RENTAL VALUES			
	RANGE	PREDOM- INATING	%		RANGE	PREDOM- INATING	%	
1929 level	\$1,500 to 25,000	\$4,000	100%		\$15 to 60	\$ 40	100%	
1933 low	1,000 to 15,000	2,500	62½%		8 to 40	25	62½%	
current	1,200 to 20,000	3,000	75%		12 to 50	35	87½%	

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 98%; c. Home owners 65 %
9. SALES DEMAND: a. Fair; b. \$3,500 units; c. Activity is Little
10. RENTAL DEMAND: a. Good; b. \$30 units; c. Activity is Good
11. NEW CONSTRUCTION: a. Types 2-story frame; b. Amount last year 2 at \$6,000
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:

Higher value limited to Washington and Jefferson where there are a few modern houses of large size -- none being rental units.

15. Information for this form was obtained from     

Date June 27th, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND, Indiana SECURITY GRADE THIRD AREA NO. C-6

2. DESCRIPTION OF TERRAIN. Level.

3. FAVORABLE INFLUENCES. All City facilities. Close to center of City; good neighborhoods.

4. DETRIMENTAL INFLUENCES. Age, and adjacence to industry.

5. INHABITANTS:

a. Type Native white; factory workers and some white collar. b. Estimated annual family income \$ 750 to 1,800

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

e. Infiltration of     ; f. Relief families Few;

g. Population is increasing     ; decreasing     ; static. Yes

6. BUILDINGS:

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

c. Average age 20 years; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	\$1,500 to 7,000	\$4,000 100%	\$15 to 60	\$ 40 100%
<u>1933</u> low	<u>800 to 4,000</u>	<u>2,500 62½%</u>	<u>7 to 40</u>	<u>25 62½%</u>
current	<u>1,000 to 5,500</u>	<u>3,000 75%</u>	<u>12 to 50</u>	<u>32.50 81%</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 60%; b. Dwelling units 98%; c. Home owners 50%

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

10. RENTAL DEMAND: a. Good; b. \$30 units; 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     

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS:     

15. Information for this form was obtained from

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND - Indiana SECURITY GRADE THIRD AREA NO. C-7

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. All City facilities.

4. DETRIMENTAL INFLUENCES. Poor construction; substantial age.

5. INHABITANTS:  
 a. Type Native white; mixed ; b. Estimated annual family income \$ 750 to 5,000  
 c. Foreign-born Few ;      %; d. Negro No ;      %;  
     (Nationality) (Yes or No)  
 e. Infiltration of      ; f. Relief families Few ;  
 g. Population is increasing      ; decreasing      ; static. Yes

6. BUILDINGS: 1, 1½ & 2 story  
 a. Type or types one family units ; b. Type of construction Frame ;  
 c. Average age 15 years ; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$1,000 to 8,000	\$5,000	100%	\$10 to 65	\$ 45	100%
1933 low	500 to 5,000	3,000	60%	5 to 40	25	55%
current	800 to 6,500	3,500	70	8 to 55	35	66-2/3%

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 98 %; c. Home owners 55 %

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

10. RENTAL DEMAND: a. Good ; b. \$ 25 units ; c. Activity is Some

11. NEW CONSTRUCTION: a. Types One-family frames ; b. Amount last year 2 at \$3,500

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS     

14. CLARIFYING REMARKS: On all paved streets running north of Mishawaka Ave. from Ironwood and Logan for one block contains better type houses of fairly substantial age. The section bounded by Mishawaka, 30th, 34th and the R.R. is a development about 10 years old comprising approximately 500 houses of comparatively cheap construction. Those in the first block north of Mishawaka Ave. contain 6-rooms; those in the next block, 5-rooms; and from there to the R.R. 4-rooms. They were originally sold at prices ranging from \$3,200 to \$8,000, and at present are selling from about \$2,500 to \$5,000. Approximately 50 percent or 250 of them have become rental units through the foreclosure route or lapse of sales contract. The firm which originally promoted the development still has 85 of these houses which were taken back and has disposed of

15. Information for this form was obtained from       
10 in recent months.

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY MISHAWAKA, Indiana SECURITY GRADE THIRD AREA NO. C-8

2. DESCRIPTION OF TERRAIN. Level. North central.

3. FAVORABLE INFLUENCES. Close to north side business, churches, schools, Parks. All City facilities.

4. DETRIMENTAL INFLUENCES. Substantial age.

5. INHABITANTS: 800 to  
 a. Type Native white; laboring class b. Estimated annual family income \$4,000  
 c. Foreign-born Italian; 5 %; d. Negro None; \_\_\_\_\_%;  
     (Nationality) (Yes or No)  
 e. Infiltration of \_\_\_\_\_; f. Relief families Some \_\_\_\_\_;  
 g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static. Yes

6. BUILDINGS:  
 a. Type or types 1, 1½ & 2-story one family units; b. Type of construction F frame \_\_\_\_\_;  
 c. Average age 40 years; d. Repair Fair to poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$700 to 7,000	\$3,500	100%	\$ 8 to 55	\$35	100%
1933 low	600 to 5,800	2,500	71%	6 to 35	27.50	78%
current	700 to 6,200	3,000	85%	7 to 45	30	85%

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

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

8. OCCUPANCY: a. Land 90%; b. Dwelling units 97%; c. Home owners 45 %

9. SALES DEMAND: a. Fair; b. \$3,000 to 3,500 units; c. Activity is Slow

10. RENTAL DEMAND: a. Good; b. \$ 20 to 35 units; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types F frames: \$2,000 to 2,500; b. Amount last year 10

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

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

14. CLARIFYING REMARKS: \_\_\_\_\_  
One of oldest sections of the City. Italians concentrated on Battell, Lawrence and Broadway between Division and Willow -- in extreme western part of this section.

15. Information for this form was obtained from \_\_\_\_\_

Date June 28th, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY, MISHAWAKA, Indiana SECURITY GRADE THIRD AREA NO. C-9

2. DESCRIPTION OF TERRAIN. Level. South of center of the City.

3. FAVORABLE INFLUENCES. Convenience to center of the City and factories.

4. DETRIMENTAL INFLUENCES. City facilities lacking in southern part.

5. INHABITANTS:  
 a. Type Italians: laboring class ; b. Estimated annual family income \$ 1,000 to 2,200  
 c. Foreign-born Italian ; 20 % ; d. Negro No ; \_\_\_\_\_ % ;  
 (Nationality) (Yes or No)  
 e. Infiltration of \_\_\_\_\_ ; f. Relief families Substantial ;  
 g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:  
 a. Type or types One story 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	\$800 to 3,700	\$2,000	100%	\$ 5 to 22	\$ 20	100%		
1933 low	700 to 2,500	1,200	60%	5 to 20	15	80%		
current	700 to 3,200	1,800	90%	5 to 20	18	90%		

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

8. OCCUPANCY: a. Land 25 % ; b. Dwelling units 95 % ; c. Home owners 35 %

9. SALES DEMAND: a. None ; b. \_\_\_\_\_ ; c. Activity is None

10. RENTAL DEMAND: a. Fair ; b. \$15 to 18 units ; c. Activity is Fair

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Scarce ; b. Home building \_\_\_\_\_

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: \_\_\_\_\_

Sparsely settled with cheaply constructed homes and very little pride of ownership.  
 A separate settlement of Italians and Italian descent.

15. Information for this form was obtained from \_\_\_\_\_

Date June 28, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY MISHAWAKA, Indiana SECURITY GRADE THIRD AREA NO. C-10

2. DESCRIPTION OF TERRAIN. Level. East of business center.

3. FAVORABLE INFLUENCES. Borders on main highway. Good bus transportation. Close to schools, churches; practically all city facilities.

4. DETRIMENTAL INFLUENCES. Close to New York Central R. R. on the south.

5. INHABITANTS:  
 a. Type Mixed; white collar and laboring; b. Estimated annual family income \$ 1,000 to 7,500  
 c. Foreign-born Nominal; (Nationality) %; d. Negro No; (Yes or No) %;  
 e. Infiltration of \_\_\_\_\_; f. Relief families Few;  
 g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static. Yes

6. BUILDINGS: 1, 1½ & 2-story  
 a. Type or types one family units; b. Type of construction Frame and Brick;  
 c. Average age 30 years; d. Repair Fair to good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1,000 to 14,000</u>	<u>\$6,000</u>	<u>100%</u>	<u>\$10 to 65</u>	<u>\$40</u>	<u>100%</u>
1933 low	<u>900 to 10,000</u>	<u>4,000</u>	<u>66%</u>	<u>8 to 45</u>	<u>25</u>	<u>62½%</u>
current	<u>900 to 11,000</u>	<u>5,000</u>	<u>83%</u>	<u>10 to 50</u>	<u>35</u>	<u>87½%</u>

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

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

8. OCCUPANCY: a. Land 80 %; b. Dwelling units 98 %; c. Home owners 65 %

9. SALES DEMAND: a. Slow; b. \_\_\_\_\_; c. Activity is Very little

10. RENTAL DEMAND: a. Good; b. \$25 to 35 units; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types One-family - \$3,500; b. Amount last year 8

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: \_\_\_\_\_

15. Information for this form was obtained from \_\_\_\_\_

Date June 28, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY S OUTH BEND, Indiana SECURITY GRADE FOURTH AREA NO. D-1

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. All City facilities. Adjacent to center of City and industry.

4. DETRIMENTAL INFLUENCES. Age and obsolescence.

5. INHABITANTS: 1,000 to  
 a. Type Native white; laboring.; b. Estimated annual family income \$ 3,500  
 c. Foreign-born Very few;     %; d. Negro None;     %;  
     (Nationality) (Yes or No)  
 e. Infiltration of     ; f. Relief families Some;     ;  
 g. Population is increasing     ; decreasing     ; static. Yes

6. BUILDINGS: One-family units and  
 a. Type or types units converted to; b. Type of construction Frame; small apartments.  
 c. Average age 25 years; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$2,000 to 5,000</u>	<u>\$4,000</u>	<u>100%</u>	<u>\$18 to 50</u>	<u>\$45</u>	<u>100%</u>
1933 low	<u>1,200 to 3,000</u>	<u>2,500</u>	<u>62½%</u>	<u>8 to 35</u>	<u>20</u>	<u>44%</u>
current	<u>1,800 to 4,500</u>	<u>3,500</u>	<u>87½%</u>	<u>15 to 45</u>	<u>27½</u>	<u>61%</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 98 %; c. Home owners 50 %

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

10. RENTAL DEMAND: a. Good; b. \$27.50 units; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down

14. CLARIFYING REMARKS:     

Number of houses have been converted to small apartments.

15. Information for this form was obtained from     

Date June 28, 1937 193

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND, Indiana SECURITY GRADE F OURTH AREA NO. D-2

2. DESCRIPTION OF TERRAIN.

Level. A small section surrounded by industry.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES. Age and obsolescence.

5. INHABITANTS:

- a. Type Laboring class ; b. Estimated annual family income \$ 300 to 700  
 c. Foreign-born None ; % ; d. Negro Yes ; 100 % ;  
(Nationality) (Yes or No)  
 e. Infiltration of \_\_\_\_\_ ; f. Relief families Many ;  
 g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:

- a. Type or types One family units ; b. Type of construction One-story frames. ;  
 c. Average age 40 years ; d. Repair Very poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$600 to 1,500	\$1,200	100%	\$8 to 15	\$12	100%
1933 low	450 to 600	500	40%	5 to 8	6	50%
current	500 to 1,200	850	70%	6 to 12	10	85%

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

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

8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 98 % ; c. Home owners 5 %

9. SALES DEMAND: a. None ; b. \_\_\_\_\_ ; c. Activity is None

10. RENTAL DEMAND: a. Fair ; b. \$7.00 units ; c. Activity is 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: \_\_\_\_\_

Highly undesirable settlement of ~~M~~egroes with only outlet on Prairie Avenue.

15. Information for this form was obtained from \_\_\_\_\_

Date June 28, 1957 193

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND, Indiana SECURITY GRADE FOURTH AREA NO. D-3

2. DESCRIPTION OF TERRAIN. Level. West central.

3. FAVORABLE INFLUENCES. Adjacence to industry and center of town.

4. DETRIMENTAL INFLUENCES. Surrounded by industry.

5. INHABITANTS:  
 a. Type Laboring class ; b. Estimated annual family income 500 to \$2,000.  
 c. Foreign-born Mixed ; 30 % ; 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 One family units ; b. Type of construction Frame ;  
 c. Average age 50 years ; d. Repair Fair to poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$800 to 8,000</u>	<u>\$3,300</u>	<u>100%</u>	<u>\$7 to 50</u>	<u>\$25</u>	<u>100%</u>
<u>1933</u> low	<u>700 to 5,500</u>	<u>2,500</u>	<u>76%</u>	<u>40 to 30</u>	<u>18</u>	<u>72%</u>
current	<u>750 to 6,500</u>	<u>3,000</u>	<u>90%</u>	<u>5 to 35</u>	<u>22</u>	<u>88%</u>

Peak sale values occurred in 1920 and were 200 % of the 1929 level.

Peak rental values occurred in 1920 and were 200 % of the 1929 level.

8. OCCUPANCY: a. Land 95 % ; b. Dwelling units 98 % ; c. Home owners 15 %

9. SALES DEMAND: a. No ; b. \_\_\_\_\_ ; c. Activity is Nil

10. RENTAL DEMAND: a. Fairly good ; b. \$18 and 20 units ; c. Activity is Fair

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

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Very little b. Home building None

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Down

14. CLARIFYING REMARKS: \_\_\_\_\_

This section embraces some of the former finer homes of the City which are now used as rooming houses, as well as one-story cheaply constructed frame houses occupied by colored and foreign. Chapin Street, from Western to Sample is solid business; also Western Avenue from McPherson to LaFayette.

15. Information for this form was obtained from \_\_\_\_\_

Date June 28, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND, Indiana SECURITY GRADE FOURTH AREA NO. D-4

2. DESCRIPTION OF TERRAIN. Level. Warsaw District.

3. FAVORABLE INFLUENCES. None

4. DETRIMENTAL INFLUENCES. Surrounded by industry. Age and obsolescence.

5. INHABITANTS: 800 to  
 a. Type Laboring class ; b. Estimated annual family income \$2,000  
 c. Foreign-born Polish ; 30 %; d. Negro No ; \_\_\_\_\_ %;  
     (Nationality) (Yes or No)  
 e. Infiltration of \_\_\_\_\_ ; f. Relief families Many ;  
 g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:  
 a. Type or types One family units ; b. Type of construction One-story frame ;  
 c. Average age 35 to 40 years ; d. Repair Fair to bad

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$700 to 1,800</u>	<u>\$1,200</u>	<u>100%</u>	<u>\$7 to 11</u>	<u>\$ 9</u>	<u>100%</u>
<del>1933</del> low	<u>500 to 1,100</u>	<u>900</u>	<u>75%</u>	<u>5 to 9</u>	<u>7</u>	<u>77%</u>
current	<u>600 to 1,600</u>	<u>1,000</u>	<u>83%</u>	<u>6 to 10</u>	<u>8</u>	<u>88%</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 100 %; b. Dwelling units 95 %; c. Home owners 55 %

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

10. RENTAL DEMAND: a. Fair ; b. \$8 and 9 units ; c. Activity is 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: \_\_\_\_\_

Considerable store and residential units; dwelling units well occupied -- many stores vacant.

15. Information for this form was obtained from \_\_\_\_\_

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND, Indiana SECURITY GRADE FOURTH AREA NO. D-5

2. DESCRIPTION OF TERRAIN.  
Level. Beck's Lake

3. FAVORABLE INFLUENCES.  
None, except nearness to industry.

4. DETRIMENTAL INFLUENCES.  
Generally very poor type in every way.

5. INHABITANTS:  
a. Type Negro laboring class ; b. Estimated annual family income \$ 400 to 1,000  
c. Foreign-born Mixed ; 10 %; d. Negro Yes ; 90 %;  
(Nationality) (Yes or No)  
e. Infiltration of \_\_\_\_\_ ; f. Relief families Many ;  
g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:  
a. Type or types One family units ; b. Type of construction One-story frame cottages  
c. Average age 35 years ; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$600 to 1,500	\$1,000	100%	\$10 to 15	\$12	100%
1933 low	300 to 500	400	40%	5 to 7	6	50%
current	500 to 1,200	800	80%	8 to 11	9	75%

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

8. OCCUPANCY: a. Land 10 %; b. Dwelling units 95 %; c. Home owners 15 %

9. SALES DEMAND: a. None ; b. \_\_\_\_\_ ; c. Activity is Nil

10. RENTAL DEMAND: a. Fair ; b. \$9 to 10 units ; c. Activity is 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: \_\_\_\_\_

15. Information for this form was obtained from \_\_\_\_\_

Date June 28, 1937 1937

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND, Indiana SECURITY GRADE FOURTH AREA NO. D-6

2. DESCRIPTION OF TERRAIN.  
Level. Linden Place.

3. FAVORABLE INFLUENCES.  
Adjacence to industry.

4. DETRIMENTAL INFLUENCES.  
Age and obsolescence. Type of inhabitants; industry.

5. INHABITANTS:  
a. Type Negro and foreign-born ; b. Estimated annual family income \$ 500 to 1,500  
laboring type  
c. Foreign-born Polish ; 22 %; d. Negro Yes ; 30 %;  
(Nationality) (Yes or No)  
e. Infiltration of Negro ; f. Relief families Many; chiefly negro ;  
g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:  
a. Type or types One-family units ; b. Type of construction Frames: 1½ & 2-story ;  
c. Average age 40 years ; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES				RENTAL VALUES			
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%		
1929 level	\$1,000 to 9,000	\$3,500	100%	\$18 to 35	\$22.50	100%		
1933 low	500 to 5,000	2,000	60%	10 to 20	15.00	66-2/3%		
current	800 to 5,000	2,500	78%	10 to 35	20	88%		

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

8. OCCUPANCY: a. Land 90 %; b. Dwelling units 95%; c. Home owners 60 %

9. SALES DEMAND: a. None ; b. \_\_\_\_\_ ; c. Activity is Nil

10. RENTAL DEMAND: a. Fairly good ; b. \$18 to 20 units ; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: \_\_\_\_\_

15. Information for this form was obtained from \_\_\_\_\_

Date June 28, 1937 193

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND, Indiana SECURITY GRADE F OURTH AREA NO. D-7

2. DESCRIPTION OF TERRAIN.  
Level and high. A small collection of shacks mingled with industry.

3. FAVORABLE INFLUENCES.  
None

4. DETRIMENTAL INFLUENCES.  
Age and obsolescence.

5. INHABITANTS:  
a. Type Laboring class ; b. Estimated annual family income \$ 750 to 1,500  
c. Foreign-born Few ; % ; d. Negro None ; % ;  
*(Nationality) (Yes or No)*  
e. Infiltration of \_\_\_\_\_ ; f. Relief families Some ;  
g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:  
a. Type or types One-story units ; b. Type of construction Frame ;  
c. Average age 25 years ; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$1,200 to 3,500</u>	<u>\$2,750</u>	<u>100%</u>	<u>\$12 to 35</u>	<u>\$27.50</u>	<u>100%</u>
1933 low	<u>800 to 2,500</u>	<u>2,000</u>	<u>72%</u>	<u>5 to 25</u>	<u>15</u>	<u>54%</u>
current	<u>1,000 to 3,000</u>	<u>2,250</u>	<u>82%</u>	<u>10 to 30</u>	<u>22.50</u>	<u>82%</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 75 % ; b. Dwelling units 95 % ; c. Home owners 40 %

9. SALES DEMAND: a. Poor ; b. \_\_\_\_\_ ; c. Activity is None

10. RENTAL DEMAND: a. Fair ; b. \$20 units ; c. Activity is Some

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: \_\_\_\_\_

A few houses of somewhat better type.

15. Information for this form was obtained from \_\_\_\_\_

Date June 28, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY SOUTH BEND, Indiana SECURITY GRADE FOURTH AREA NO. D-8

2. DESCRIPTION OF TERRAIN.  
Level

3. FAVORABLE INFLUENCES.  
None

4. DETRIMENTAL INFLUENCES.  
Age and obsolescence.

5. INHABITANTS:  
a. Type Negro laboring class ; b. Estimated annual family income \$ 750 to 2,000  
c. Foreign-born None ;      % ; d. Negro Yes ; 50 % ;  
*(Nationality) (Yes or No)*  
e. Infiltration of      ; f. Relief families      ;  
g. Population is increasing      ; decreasing      ; static. Yes

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

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	\$1,000 to 5,000	\$3,500	100%	\$ 10 to 45	\$30	100%
1933 low	800 to 3,000	2,000	57%	5 to 30	17.50	58%
current	700 to 4,000	2,500	71%	8 to 40	25	83%

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

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

8. OCCUPANCY: a. Land 98 % ; b. Dwelling units 98 % ; c. Home owners 50 %

9. SALES DEMAND: a. None ; b.      ; c. Activity is     

10. RENTAL DEMAND: a. Fair ; b. Units at \$20 ; c. Activity is Some

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 Down

14. CLARIFYING REMARKS:     

15. Information for this form was obtained from     

Date June 28, 1937 193

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY MISHAWAKA, Indiana SECURITY GRADE FOURTH AREA NO. D-9

2. DESCRIPTION OF TERRAIN.  
Level. Known as Floral Park.  
Sparsely settled with small delapidated shacks.

3. FAVORABLE INFLUENCES. None

4. DETRIMENTAL INFLUENCES. Type of construction and inhabitants.

5. INHABITANTS:  
a. Type Mixed laboring of lower ; b. Estimated annual family income 600 to \$1,200  
class.  
c. Foreign-born \_\_\_\_\_ ; 2 %; d. Negro None ; \_\_\_\_\_ %;  
(Nationality) (Yes or No)  
e. Infiltration of \_\_\_\_\_ ; f. Relief families Many ;  
g. Population is increasing \_\_\_\_\_ ; decreasing \_\_\_\_\_ ; static. Yes

6. BUILDINGS:  
a. Type or types Shacks and to 1-1½ ; b. Type of construction frame ;  
story types  
c. Average age 20 years ; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$600 to 3,200</u>	<u>\$1,800</u>	<u>100%</u>	<u>\$ 5 to 20</u>	<u>\$12</u>	<u>100%</u>
<u>1933</u> low	<u>500 to 2,400</u>	<u>1,200</u>	<u>66%</u>	<u>3 to 15</u>	<u>9</u>	<u>75%</u>
current	<u>500 to 2,500</u>	<u>1,300</u>	<u>72%</u>	<u>5 to 18</u>	<u>11</u>	<u>90%</u>

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

8. OCCUPANCY: a. Land 15 %; b. Dwelling units 96 %; c. Home owners 20 %

9. SALES DEMAND: a. None ; b. \_\_\_\_\_ ; c. Activity is None

10. RENTAL DEMAND: a. Fair ; b. Units at \$10 ; c. Activity is 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 D own

14. CLARIFYING REMARKS: \_\_\_\_\_

Rentals in many cases are purely nominal; in some instances occupancy allowed for no rental during worst years.

15. Information for this form was obtained from \_\_\_\_\_

AREA DESCRIPTION  
(For Instructions see Reverse Side)

1. NAME OF CITY MISHAWAKA, Indiana SECURITY GRADE FOURTH AREA NO. D-10

2. DESCRIPTION OF TERRAIN. Level. Extreme southern edge of the City.

3. FAVORABLE INFLUENCES. Closeness to Dodge Manufacturing Company plant.

4. DETRIMENTAL INFLUENCES. Type of construction and inhabitants; incomplete city facilities.

5. INHABITANTS:  
 a. Type Mixed, laboring class of lower b. Estimated annual family income 500 to \$1,600  
grade  
 c. Foreign-born Mixed; 4 %; d. Negro No; \_\_\_\_\_ %;  
 (Nationality) (Yes or No)  
Italian and Belgian  
 e. Infiltration of \_\_\_\_\_; f. Relief families Largely \_\_\_\_\_;  
 g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static Yes

6. BUILDINGS:  
 a. Type or types Shacks to 2-story; b. Type of construction Frame \_\_\_\_\_;  
old houses  
 c. Average age 25 years; d. Repair Poor \_\_\_\_\_

7. HISTORY:

YEAR	RANGE	SALE VALUES		RANGE	RENTAL VALUES	
		PREDOM- INATING	%		PREDOM- INATING	%
1929 level	\$900 to 2,700	\$1,800	100%	\$6 to 18	\$15	100%
1933 low	700 to 2,200	1,200	66%	0 to 12	9	60%
current	700 to 2,400	1,500	83%	6 to 15	10	66-2/3%

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

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

8. OCCUPANCY: a. Land 10 %; b. Dwelling units 95 %; c. Home owners 40 %

9. SALES DEMAND: a. None; b. \_\_\_\_\_; c. Activity is None

10. RENTAL DEMAND: a. Fair; b. Units at \$10; c. Activity is Little

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 Downward

14. CLARIFYING REMARKS: \_\_\_\_\_

15. Information for this form was obtained from \_\_\_\_\_

Date June 28, 1937 193