

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE A AREA NO. 1
2. DESCRIPTION OF TERRAIN. Level - few trees in eastern end but beautiful trees in western section.
3. FAVORABLE INFLUENCES. Attractive planning - adjacent Country Club - best school in city. Transportation (every 30 minutes) by bus.
4. DETRIMENTAL INFLUENCES. No stores convenient, no churches nearby
5. INHABITANTS: Merchants,
 - a. Type Professional, Manufacturers ; b. Estimated annual family income \$ 5000
 - c. Foreign-born No ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of No ; f. Relief families No ;
 - g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 6-12 room singles ; b. Type of construction Brick - few frame ;
 - c. Average age 14 ; d. Repair Very good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$7000-40,000</u>	<u>\$7000</u>	<u>100%</u>	<u>\$55 - 100</u>	<u>\$60</u>	<u>100%</u>
<u>'32-'33</u> low	<u>5500-25,000</u>	<u>6000</u>	<u>85.7%</u>	<u>40 - 70</u>	<u>40</u>	<u>66.7%</u>
current	<u>6000-30,000</u>	<u>6500</u>	<u>92.9%</u>	<u>50 - 100</u>	<u>55</u>	<u>91.6%</u>

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

Peak rental values occurred in and were % of the 1929 level.
8. OCCUPANCY: a. Land 40 % ; b. Dwelling units 100 % ; c. Home owners 95 %
9. SALES DEMAND: a. Good ; b. Singles \$7000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Singles at \$60 ; c. Activity is Poor
11. NEW CONSTRUCTION: a. Types \$7500 singles ; b. Amount last year 10
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward definitely
14. CLARIFYING REMARKS:

Paving assessments were high because of unnecessary expense of layout. In some cases the amount of special assessments exceed the price of the lot.

15. Information for this form was obtained from T. Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE B AREA NO. 1
2. DESCRIPTION OF TERRAIN. Level and high
3. FAVORABLE INFLUENCES. Well planned. Scenic features good. Overlooking Packard Park.
4. DETRIMENTAL INFLUENCES. Churches, stores, schools, not conveniently near.
5. INHABITANTS:
 - a. Type Business & professional ; b. Estimated annual family income \$ 3000
 - c. Foreign-born No ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of No ; f. Relief families No ;
 - g. Population is increasing Slightly ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types Single 6 room ; b. Type of construction Frame ;
 - c. Average age 15 ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$4500-7500</u>	<u>\$4500</u>	<u>100%</u>	<u>\$35 - 55</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>3800-6000</u>	<u>3500</u>	<u>52.8%</u>	<u>30 - 45</u>	<u>30</u>	<u>75%</u>
current	<u>4000-6500</u>	<u>4500</u>	<u>93.4%</u>	<u>35 - 50</u>	<u>35</u>	<u>87.5%</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 35 % ; b. Dwelling units 100 % ; c. Home owners 80 %
9. SALES DEMAND: a. Fair ; b. Singles \$4500 ; c. Activity is Slow
10. RENTAL DEMAND: a. Fair ; b. Singles \$35 ; c. Activity is None
11. NEW CONSTRUCTION: a. Types Singles \$3000 ; b. Amount last year Mediocre
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slowly advancing
14. CLARIFYING REMARKS:

This area is on the so-called "west side" not easy of access and has been slow in developing for that reason.
15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE _____ AREA NO. R-2
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. School nearby in A-1 area. Transportation through area. Shade trees plentiful.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS:
 - a. Type Business & professional ; b. Estimated annual family income \$ 3000
 - c. Foreign-born No ; _____ %; d. Negro No ; _____ %;
(Nationality) (Yes or No)
 - e. Infiltration of No ; f. Relief families No ;
 - g. Population is increasing Yes ; decreasing _____ ; static.
6. BUILDINGS:
 - a. Type or types 5-8 rm singles ; b. Type of construction Frame & brick ;
 - c. Average age 16 ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$5000-7500</u>	<u>\$5000</u>	<u>100%</u>	<u>\$40 - 50</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>3800-5000</u>	<u>4300</u>	<u>86%</u>	<u>30 - 35</u>	<u>30</u>	<u>75%</u>
current	<u>4500-7200</u>	<u>4600</u>	<u>92%</u>	<u>40 - 50</u>	<u>40</u>	<u>100%</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 75 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Good ; b. Singles \$4500 ; c. Activity is Good
10. RENTAL DEMAND: a. Best ; b. Singles \$40 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types Singles \$6500 ; b. Amount last year A little
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward slightly
14. CLARIFYING REMARKS: _____

This is the very best blue section.

15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE B AREA NO. 3
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Grade school in area - churches - transportation through the area - bus line. Zoning restrictions.
4. DETRIMENTAL INFLUENCES. None
5. INHABITANTS: Some mill employees
 - a. Type Clerical - professional ; b. Estimated annual family income \$ 2000
 - c. Foreign-born Mixed ; 5 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of No ; f. Relief families No ;
 - g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 5-8 room singles ; b. Type of construction Frame and brick ;
 - c. Average age 16 ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$4000-6500</u>	<u>\$5000</u>	<u>100%</u>	<u>\$40 - 50</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>3000-5000</u>	<u>3500</u>	<u>70%</u>	<u>30 - 35</u>	<u>30</u>	<u>75%</u>
current	<u>3850-5500</u>	<u>4500</u>	<u>90%</u>	<u>35 - 50</u>	<u>35</u>	<u>87.5%</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 70 % ; b. Dwelling units 100 % ; c. Home owners 80 %
9. SALES DEMAND: a. Good ; b. Singles \$4000 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Singles \$35 ; c. Activity is Good
11. NEW CONSTRUCTION: a. Types 6-rm singles \$6000 ; b. Amount last year Few
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS:

Lots in this area are of good size. East Junior High School and Warren City Hospital in this area.

15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE B AREA NO. 4
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. High school in area. Grade school across street from the area in C-7 (Elm Road School)
4. DETRIMENTAL INFLUENCES. Fair grounds in center of area between Atlantic and Woodland Avenues.
5. INHABITANTS:
 - a. Type Clerks - mill employees ; b. Estimated annual family income \$ 2500
 - c. Foreign-born No ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of No ; f. Relief families No ;
 - g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 1 story bungalows ; b. Type of construction Brick and frame ;
6-room houses
 - c. Average age 17 ; d. Repair Good
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$3500-11,000</u>	<u>\$4500</u>	<u>100%</u>	<u>\$40 - 60</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u>						
<u>1933</u> low	<u>3000- 8,000</u>	<u>4000</u>	<u>88.9%</u>	<u>35 - 50</u>	<u>35</u>	<u>87.5%</u>
current	<u>4000- 8,000</u>	<u>4200</u>	<u>93.3%</u>	<u>35 - 55</u>	<u>37.50</u>	<u>93.7%</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 50 %; b. Dwelling units 100 %; c. Home owners 85 %
9. SALES DEMAND: a. Good ; b. Singles \$4500 ; c. Activity is Fair
10. RENTAL DEMAND: a. Good ; b. Singles \$40 ; c. Activity is Poor
11. NEW CONSTRUCTION: a. Types 5-rm bungalows ; b. Amount last year 15
6-7 rm houses
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward
14. CLARIFYING REMARKS:

In 1929 this section was not so well developed as it is now. Also opening of Genessee Blvd. from E. Market to Elm Road, and of Woodland Avenue to the Country Club has improved values in the area. The expensive homes in this area are generally along Fairmont & Bonnie Brae, Genessee.

15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY WARREN, Ohio SECURITY GRADE B AREA NO. 6

2. DESCRIPTION OF TERRAIN. Level with shade trees.

3. FAVORABLE INFLUENCES. Adjacent to Packard Park. Roosevelt School in area.

4. DETRIMENTAL INFLUENCES. Possible influx of lower grade population from C-6

5. INHABITANTS: office employees
a. Type small business men; b. Estimated annual family income \$ 2000
c. Foreign-born No; %; d. Negro No; %;
(Nationality) (Yes or No)
e. Infiltration of Possible future; f. Relief families No;
g. Population is increasing; decreasing; static.

6. BUILDINGS:
a. Type or types 6 room singles; b. Type of construction frame & brick;
c. Average age 20; d. Repair good

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>5500-15000</u>	<u>6000</u>	<u>100%</u>	<u>40-50</u>	<u>40</u>	<u>100%</u>
<u>'32</u> low	<u>3500-7500</u>	<u>4000</u>	<u>66.7</u>	<u>30-40</u>	<u>30</u>	<u>75.0</u>
current	<u>5000-10000</u>	<u>5000</u>	<u>83.3</u>	<u>40-45</u>	<u>40</u>	<u>100.0</u>

Peak sale values occurred in '29 and were 100 % of the 1929 level.

Peak rental values occurred in '29 and were % of the 1929 level.

8. OCCUPANCY: a. Land 90 %; b. Dwelling units 100 %; c. Home owners 80 %

9. SALES DEMAND: a. fair; b. single 5000; c. Activity is none

10. RENTAL DEMAND: a. good; b. single 40; c. Activity is none

11. NEW CONSTRUCTION: a. Types singles at 4800; b. Amount last year about 6

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS downward

14. CLARIFYING REMARKS: about 6 very expensive homes along Mahoning at south end of area.

15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE B AREA NO. 7

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. A good residential neighborhood, close to the business center. Community spirit evident. Double drive up Iddings. Known as Iddings Park.

4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS:

a. Type Business & mill officials ; b. Estimated annual family income \$ 3000
c. Foreign-born No ; % ; d. Negro No ; % ;
(Nationality) (Yes or No)
e. Infiltration of No ; f. Relief families No ;
g. Population is increasing Yes ; decreasing ; static.

6. BUILDINGS:

a. Type or types Few doubles 6-10 rm singles ; b. Type of construction Frame and brick ;
c. Average age 18 ; d. Repair Good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$5000-20,000</u>	<u>\$5000</u>	<u>100%</u>	<u>\$40 - 55</u>	<u>\$40</u>	<u>100%</u>
<u>1932</u> low	<u>3200- 8,000</u>	<u>3500</u>	<u>70%</u>	<u>30 - 35</u>	<u>30</u>	<u>75%</u>
current	<u>4000-15,000</u>	<u>4000</u>	<u>80%</u>	<u>40 - 50</u>	<u>40</u>	<u>100%</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 95 %; b. Dwelling units 100 %; c. Home owners 95 %

9. SALES DEMAND: a. Good ; b. Singles \$4000 ; c. Activity is Good

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

11. NEW CONSTRUCTION: a. Types Singles \$6000 ; b. Amount last year 3 or 4

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS May decline slightly

14. CLARIFYING REMARKS:

Slavish Catholic Church just out of the area at the northwest which may have tendency to concentrate Slavish into C-2 and thence into B-7.

15. Information for this form was obtained from Tom Boyle

Date 10-27-37 193

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE C AREA NO. 1

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Schools nearby in C-2 and C-7. Churches conveniently near in C-3. Walking distance of shopping center. Shade trees.

4. DETRIMENTAL INFLUENCES. Proximity to R.R. and industry on north.

5. INHABITANTS:

- a. Type Industrial wage group; b. Estimated annual family income \$ 1500
c. Foreign-born Mixed; 15%; d. Negro No; _____%;
(Nationality) (Yes or No)
e. Infiltration of Italian; f. Relief families Few; _____;
g. Population is increasing _____; decreasing _____; static. Yes

6. BUILDINGS:

- a. Type or types 5-7 rm singles; b. Type of construction Few brick - frame; _____;
c. Average age 25; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$4000-7000</u>	<u>\$6000</u>	<u>100%</u>	<u>\$35 - 55</u>	<u>\$45</u>	<u>100%</u>
<u>'32-33</u> low	<u>3200-5200</u>	<u>4000</u>	<u>66.7%</u>	<u>20 - 35</u>	<u>30</u>	<u>66.7%</u>
current	<u>3500-6000</u>	<u>4300</u>	<u>71.7%</u>	<u>35 - 50</u>	<u>40</u>	<u>100%</u>

Peak sale values occurred in 1921 and were 110 % of the 1929 level.

Peak rental values occurred in 1921 and were 110 % of the 1929 level.

8. OCCUPANCY: a. Land 90%; b. Dwelling units 100%; c. Home owners 70 %

9. SALES DEMAND: a. Fair; b. Singles at \$4000; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. Singles at \$35; c. Activity is Poor

11. NEW CONSTRUCTION: a. Types Singles 2-sty \$5500; b. Amount last year 3 or 4

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

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

14. CLARIFYING REMARKS: _____

Sunlight new plant (G.M.) will be built just north of this area.

15. Information for this form was obtained from W. E. Lynn

Date 10-28-37 193 7

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE 0 AREA NO. 2

2. DESCRIPTION OF TERRAIN. Level with slight rise eastward on Market Street. Slight depression of land along the railroad between Chestnut and Linden. Near shopping districts, and within walking distance of Republic Mill. Grade School in area. Churches in area.

3. FAVORABLE INFLUENCES.

4. DETRIMENTAL INFLUENCES. Encroaching business and industry.

5. INHABITANTS:

a. Type Mill workers; b. Estimated annual family income \$ 1800
c. Foreign-born Mixed; 40 %; d. Negro Few on South Street; 5 Fam. %;
(Nationality) (Yes or No)
e. Infiltration of No; f. Relief families Few; g. Population is increasing Yes; decreasing _____; static.

6. BUILDINGS:

a. Type or types 5-6 rm singles
Large old singles
Few apartments; b. Type of construction Frame & brick; c. Average age 40; d. Repair Fair

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$3000-8000</u>	<u>\$3000</u>	<u>100%</u>	<u>\$25 - 60</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>1800-6000</u>	<u>2000</u>	<u>66.7%</u>	<u>15 - 40</u>	<u>20</u>	<u>66.7%</u>
current	<u>2500-6500</u>	<u>3800</u>	<u>93.3%</u>	<u>25 - 50</u>	<u>25</u>	<u>83.3%</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 90 %; b. Dwelling units 100 %; c. Home owners 60 %

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

10. RENTAL DEMAND: a. Good; b. Singles \$35; c. Activity is Good

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

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Residentially down, commercially up.

14. CLARIFYING REMARKS:

Some large houses used as rooming houses along Porter & High Streets. Many owners moved out and rented their houses - holding them for a rise because of business encroaching. Central Jr. High School in area, also St. Mary's Catholic School, Elm Road School.

15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE C AREA NO. 3
2. DESCRIPTION OF TERRAIN. Level - higher than business district and the Mahoning Avenue side of the river.
3. FAVORABLE INFLUENCES. Some restrictions. Bus transportation is regular (30 minutes intervals)
4. DETRIMENTAL INFLUENCES. No schools, no stores, no churches. Necessary to cross railroad to go into area.
5. INHABITANTS:
 - a. Type Workers ; b. Estimated annual family income \$ 1000
 - c. Foreign-born Scattering Hungarian ; 5 % ; d. Negro No ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of No ; f. Relief families Very few ;
 - g. Population is increasing Yes ; decreasing ; static.
6. BUILDINGS:
 - a. Type or types 5-6 rm singles ; b. Type of construction frame ;
 - c. Average age 15 ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$3200-5000</u>	<u>\$3500</u>	<u>100%</u>	<u>\$25 - 35</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>2000-3500</u>	<u>2700</u>	<u>77.2%</u>	<u>15 - 30</u>	<u>20</u>	<u>66.7%</u>
current	<u>2500-4000</u>	<u>3000</u>	<u>85.7%</u>	<u>22 - 35</u>	<u>28</u>	<u>93.3%</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 35 % ; b. Dwelling units 100 % ; c. Home owners 60 %
9. SALES DEMAND: a. Slight ; b. Singles \$3500 ; c. Activity is 10 - 15 this year
10. RENTAL DEMAND: a. Good ; b. Singles \$30 ; c. Activity is Poor
11. NEW CONSTRUCTION: a. Types Singles & cottages ; b. Amount last year 3 - 4 Parkman Rd.
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Possible slight advance
14. CLARIFYING REMARKS:

Southeastern part of area older - poorly planned except North Todd which is good. Garden Street along R.R. has houses 50 years old poor to fair condition. New street in - not shown on map about 30 houses on this street.

15. Information for this form was obtained from W. E. Lynn

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE C AREA NO. 4
2. DESCRIPTION OF TERRAIN. Slopes slightly north from Railroad, otherwise level and high from east to west.
3. FAVORABLE INFLUENCES. 5 Churches - 2 schools, nearby stores along W. Market, Parkman and Mason Streets. Transportation by bus along both north and south boundaries.
4. DETRIMENTAL INFLUENCES. Concentration of negroes and foreign at western extremity on Nevada, Oregon and McNylar Streets. Commercial encroachment along W. Market and Summit Streets.
5. INHABITANTS: Clerks,
 a. Type business, factory workers; b. Estimated annual family income \$ 1500
 c. Foreign-born Greek and Hungarian; 20 %; d. Negro Yes; 3 %;
 (Nationality) (Yes or No)
 e. Infiltration of Greek, Negro, Hungarian; f. Relief families Few;
 g. Population is increasing _____; decreasing _____; static. Yes
6. BUILDINGS:
 a. Type or types 2-story singles; b. Type of construction Frame;
 c. Average age 20; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2700-5000</u>	<u>\$3300</u>	<u>100%</u>	<u>\$25 - 35</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>2000-3000</u>	<u>2500</u>	<u>75.7%</u>	<u>15 - 30</u>	<u>20</u>	<u>66.7%</u>
current	<u>2500-4500</u>	<u>3000</u>	<u>90.9%</u>	<u>22 - 35</u>	<u>28</u>	<u>93.3%</u>

Peak sale values occurred in 1921 and were 110 % of the 1929 level.
 Peak rental values occurred in 1921 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 85 %; b. Dwelling units 100 %; c. Home owners 70 %
9. SALES DEMAND: a. Good; b. Singles \$3000-4500; c. Activity is About 30 this year
10. RENTAL DEMAND: a. Good; b. Singles \$30; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types Singles \$3500; b. Amount last year Mediocre
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward
14. CLARIFYING REMARKS: _____

East of York Street nearly all American inhabitants

15. Information for this form was obtained from W. E. Lynn

Date 10-28-37 193 7

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE C AREA NO. 5
2. DESCRIPTION OF TERRAIN. Generally level with very slight slope toward river.
3. FAVORABLE INFLUENCES. West side Jr. High School Palmyra & Austin, 3 churches. Neighborhood stores along Market, Highland Avenues. Quinby Park.
4. DETRIMENTAL INFLUENCES. Southeastern portion of the area characterized by foreign and negro.
5. INHABITANTS: Factory workers,
 a. Type merchants and business men; b. Estimated annual family income \$ 1200
Polish, Italian
 c. Foreign-born and Hungarian; 30 %; d. Negro Yes; 10 %;
(Nationality) (Yes or No)
 e. Infiltration of Mixed foreign; f. Relief families Many in S.E. part; High
 g. Population is increasing birth; decreasing _____; static. rate in S.E. part
6. BUILDINGS:
 a. Type or types 6-room singles; b. Type of construction Frame; West of Austin 12 yrs.
 c. Average age No. Central Sec. 25 yrs.; d. Repair Fair
S. E. Section 25 yrs.
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2500-4500</u>	<u>\$3200</u>	<u>100%</u>	<u>\$25 - 35</u>	<u>\$30</u>	<u>100%</u>
<u>1932</u> low	<u>2000-3500</u>	<u>2500</u>	<u>78.1%</u>	<u>15 - 25</u>	<u>20</u>	<u>66.7%</u>
current	<u>2200-3750</u>	<u>2850</u>	<u>89.1%</u>	<u>25 - 32.50</u>	<u>30</u>	<u>100%</u>

Peak sale values occurred in 1921 and were 110 % of the 1929 level.
 Peak rental values occurred in 1921 and were 110 % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 100 %; c. Home owners 65 %
9. SALES DEMAND: a. Fair; b. Singles @ \$2800; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. Singles @ \$25 - 30; c. Activity is Poor
15 - 20 West of the Park
11. NEW CONSTRUCTION: a. Types Singles; b. Amount last year _____
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static except in west extremity where possibly up.
14. CLARIFYING REMARKS: _____

About 200 bungalows west of Austin. Todd Avenue out of city limits (south) good prospects for favorable development.

15. Information for this form was obtained from F. E. Lynn

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE C AREA NO. 6
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Roosevelt School, 1 grade. Not far to factories, General Motors Plant, Ohio Lamp Factory, etc.
4. DETRIMENTAL INFLUENCES.
5. INHABITANTS:
 - a. Type Laborers - factory workers; b. Estimated annual family income \$ 950
 - c. Foreign-born Various; 75 %; d. Negro Yes; 5 %;
(Nationality) (Yes or No)
 - e. Infiltration of -; f. Relief families Yes;
 - g. Population is increasing -; decreasing -; static. Yes
6. BUILDINGS:
 - a. Type or types Singles; 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	<u>\$3500-4500</u>	<u>\$4000</u>	<u>100%</u>	<u>\$25. - 40</u>	<u>\$25</u>	<u>100%</u>
<u>1932</u> low	<u>2250-2750</u>	<u>2500</u>	<u>62.5%</u>	<u>10 - 30</u>	<u>15</u>	<u>60%</u>
current	<u>3350-4250</u>	<u>3800</u>	<u>95%</u>	<u>20 - 35</u>	<u>22</u>	<u>88%</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 75 %; b. Dwelling units - %; c. Home owners 50 %
9. SALES DEMAND: a. Fair; b. Singles at \$2500; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$25; c. Activity is Good
11. NEW CONSTRUCTION: a. Types No; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS:

Good transportation, close to factories, school and churches, also Fire Station in area.

15. Information for this form was obtained from Tom Boyle

Date 10-30-37 1937

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE C AREA NO. 7
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Schools in area. Close to High School in B-4 area. Adjacent to factories (for those who work in factories).
4. DETRIMENTAL INFLUENCES. Adjacent to Railroad and factories
5. INHABITANTS:
 - a. Type Factory workers & wage earners; b. Estimated annual family income \$ 1500
 - c. Foreign-born Yes; 60 %; d. Negro No; (Nationality) (Yes or No)
 - e. Infiltration of No; f. Relief families No
 - g. Population is increasing ; decreasing ; static. Yes
6. BUILDINGS:
 - a. Type or types 5-6 room singles; b. Type of construction Frame
 - c. Average age 18; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$3000-4500</u>	<u>\$4000</u>	<u>100%</u>	<u>\$30 - 40</u>	<u>\$35</u>	<u>100%</u>
<u>1932</u> low	<u>2000-3200</u>	<u>3000</u>	<u>75%</u>	<u>15 - 25</u>	<u>25</u>	<u>71.4%</u>
current	<u>2800-4000</u>	<u>3500</u>	<u>87.5%</u>	<u>30 - 37</u>	<u>32.50</u>	<u>92.8%</u>

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

Peak rental values occurred in and were 100 % of the 1929 level.
8. OCCUPANCY: a. Land 70 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. Good; b. 6-rm singles \$3500; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. 6-rm singles \$35; c. Activity is None
11. NEW CONSTRUCTION: a. Types ; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limit; b. Home building Limit
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Slow downward
14. CLARIFYING REMARKS:

Foreigners likely to invade this area. Home Savings & Loan Companies of Youngstown, also Trumbull, had about 50 foreclosures in this area which were offered for sale in October 1936. All closed out now. Prices average 3500, the amount of the mortgage

15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE C AREA NO. 8

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Factories near northwest section of this area. Restrictions - zoning residential. School, some churches. Stores adjacent on Niles Road & Youngstown Road.

4. DETRIMENTAL INFLUENCES.

5. INHABITANTS: Mill workers
a. Type Mill workers; b. Estimated annual family income \$ 1500
c. Foreign-born Mixed 85 %; d. Negro Yes 5 %;
(Nationality) (Yes or No)
e. Infiltration of No; f. Relief families No;
g. Population is increasing Yes; decreasing ; static.

6. BUILDINGS:
a. Type or types 5-6 rm singles; b. Type of construction Frame;
c. Average age 25; d. Repair Good

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$1500-5000</u>	<u>\$3000</u>	<u>100%</u>	<u>\$30 - 40</u>	<u>\$35</u>	<u>100%</u>
<u>1932</u> low	<u>1200-3200</u>	<u>2500</u>	<u>83.3%</u>	<u>20 - 25</u>	<u>20</u>	<u>57.1%</u>
current	<u>1500-4000</u>	<u>3000</u>	<u>100%</u>	<u>25 - 37.50</u>	<u>30</u>	<u>85.1%</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 70 %; b. Dwelling units 100 %; c. Home owners 80 %

9. SALES DEMAND: a. Good; b. \$3000 singles; c. Activity is Fair

10. RENTAL DEMAND: a. Good; b. \$30 - 35 singles; c. Activity is Fair

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

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

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

14. CLARIFYING REMARKS:
Section is "killed" by influx of negroes from D-3 to attend Francis Willard School in C-8.

15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE D AREA NO. 1

2. DESCRIPTION OF TERRAIN. Flat - lowest built up section of city.

3. FAVORABLE INFLUENCES. Close to mill. Business center available. Schools near, within walking distance of shopping center.

4. DETRIMENTAL INFLUENCES. Concentration of disorderly houses along Fulton Street. Heavy paving assessment on Fulton Street, So. Park Ave., Walnut Street. Low grade population.

5. INHABITANTS: Laborers
a. Type Laborers; b. Estimated annual family income \$ 850
c. Foreign-born Mixed; 10 %; d. Negro Yes; 90 %;
(Nationality) (Yes or No)
e. Infiltration of No; f. Relief families Many; g. Population is increasing Yes; decreasing ; static.

6. BUILDINGS: Singles, used as two-family
a. Type or types two-family; b. Type of construction Frame; c. Average age 50; d. Repair Poor

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$2000-2500</u>	<u>\$2000</u>	<u>100%</u>	<u>\$25 - 40</u>	<u>\$25</u>	<u>100%</u>
<u>1933</u> low	<u>900-1200</u>	<u>1000</u>	<u>50%</u>	<u>5 - 10</u>	<u>10</u>	<u>40%</u>
current	<u>1500-1800</u>	<u>1500</u>	<u>75%</u>	<u>15 - 25</u>	<u>20</u>	<u>80%</u>

Peak sale values occurred in 1928-29 and were 100 % 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 10 %

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

10. RENTAL DEMAND: a. Yes; b. 3-4 rm tenement; c. Activity is Yes

11. NEW CONSTRUCTION: a. Types No; b. Amount last year None

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No; b. Home building No

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static

14. CLARIFYING REMARKS: Rent decline due to improvidence of occupants. All work in Republic Steel, about 3 blocks away from the area.

15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE D AREA NO. 2
2. DESCRIPTION OF TERRAIN. Flat
3. FAVORABLE INFLUENCES. Near Republic Steel Mill. Neighborhood stores.
4. DETRIMENTAL INFLUENCES. Old property - Overflow at times of high water, no schools.
5. INHABITANTS:
 - a. Type _____; b. Estimated annual family income \$ 700
 - c. Foreign-born General; 10 %; d. Negro Yes; 90 %;
(Nationality) (Yes or No)
 - e. Infiltration of _____; f. Relief families Mary;
 - g. Population is increasing Yes; decreasing _____; static.
6. BUILDINGS:
 - a. Type or types 4 - 5 rm singles; b. Type of construction Frame;
 - c. Average age 20; d. Repair Poor
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$2000-2500</u>	<u>\$2000</u>	<u>100%</u>	<u>\$25 - 40</u>	<u>\$25</u>	<u>100%</u>
<u>1933</u> low	<u>900-1200</u>	<u>1000</u>	<u>50%</u>	<u>5 - 10</u>	<u>10</u>	<u>40%</u>
current	<u>1500-1800</u>	<u>1500</u>	<u>75%</u>	<u>15 - 25</u>	<u>20</u>	<u>80%</u>

Peak sale values occurred in 1928-29 and were 100 % of the 1929 level.

Peak rental values occurred in _____ and were _____ % of the 1929 level.
8. OCCUPANCY: a. Land 80 %; b. Dwelling units 100 %; c. Home owners 75 %
9. SALES DEMAND: a. No; b. _____; c. Activity is None
10. RENTAL DEMAND: a. Yes; b. Small singles; c. Activity is Very slight
11. NEW CONSTRUCTION: a. Types _____; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase No; b. Home building No
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: _____

Not quite as good as D-1. 20% lower rentals, 50% lower sales values. City dump adjacent to this property on west. Dump between Hayden and Steele Sts.

15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE D AREA NO. 3
2. DESCRIPTION OF TERRAIN. Flat but high enough to be secure from floods.
3. FAVORABLE INFLUENCES. Air Reduction Sales Company. Chicago Car Roofing Co. One Steel Mill also in area. School but no churches. Bus transportation
4. DETRIMENTAL INFLUENCES. B&O Railroad & Erie R.R. pass through area. Some streets unimproved.
5. INHABITANTS:
 - a. Type Factory workers ; b. Estimated annual family income \$ 850
 - c. Foreign-born Mixed ; 65 % ; d. Negro Yes ; 20 % ;
(Nationality) (Yes or No)
 - e. Infiltration of No ; f. Relief families Few ;
 - g. Population is increasing Yes ; decreasing _____ ; static.
6. BUILDINGS: 2 apt. houses in area
 - a. Type or types 4-5-6 rm singles ; b. Type of construction Frame ;
 - c. Average age 20 ; d. Repair Fair
7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$2000-3000</u>	<u>\$2500</u>	<u>100%</u>	<u>\$15 - 30</u>	<u>\$20</u>	<u>100%</u>
<u>1932</u> low	<u>1000-1800</u>	<u>1000</u>	<u>40%</u>	<u>10 - 15</u>	<u>12</u>	<u>60%</u>
current	<u>1100-2100</u>	<u>1200</u>	<u>48%</u>	<u>15 - 30</u>	<u>20</u>	<u>100%</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 82 % ; b. Dwelling units 100 % ; c. Home owners 75 %
9. SALES DEMAND: a. Slight ; b. 5-rm singles \$1500 ; c. Activity is None
10. RENTAL DEMAND: a. Fair ; b. Singles \$15 - 20 ; c. Activity is Fair
11. NEW CONSTRUCTION: a. Types No ; b. Amount last year No
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited ; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Section was built around old Western Reserve Steel Mill. This mill is gone now. This section probably worst in the city.

15. Information for this form was obtained from Tom Boyle

AREA DESCRIPTION

1. NAME OF CITY Warren, Ohio SECURITY GRADE D AREA NO. 4
2. DESCRIPTION OF TERRAIN. Level
3. FAVORABLE INFLUENCES. Proximity to Packard, Sunlight, Warren City Tank & Boiler Co. Grinnell Company, Youngstown Pressed Steel etc.
4. DETRIMENTAL INFLUENCES. Very bad planning and poorly built homes.
5. INHABITANTS:
a. Type Low grade factory workers; b. Estimated annual family income \$ 800
c. Foreign-born Yes; 70 %; d. Negro Yes; 30 %;
(Nationality) (Yes or No)
e. Infiltration of No; f. Relief families Some;
g. Population is increasing Yes; decreasing _____; static.
6. BUILDINGS:
a. Type or types 3 to 6 room small singles; b. Type of construction Frame;
c. Average age 25 years; d. Repair Some good - a few terrible
7. HISTORY:
- | YEAR | SALE VALUES | | | RENTAL VALUES | | |
|-----------------|--------------------|--------------------|--------------|------------------|--------------------|--------------|
| | RANGE | PREDOM-
INATING | % | RANGE | PREDOM-
INATING | % |
| 1929 level | <u>\$1500-2000</u> | <u>\$1500</u> | <u>100%</u> | <u>\$20 - 25</u> | <u>\$20</u> | <u>100%</u> |
| <u>1932</u> low | <u>800-1500</u> | <u>800</u> | <u>53.3%</u> | <u>5 - 15</u> | <u>7.50</u> | <u>37.5%</u> |
| current | <u>1500-1800</u> | <u>1500</u> | <u>100%</u> | <u>20 - 25</u> | <u>20</u> | <u>100%</u> |
- Peak sale values occurred in 1929 and were _____ % 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 80 %
9. SALES DEMAND: a. Yes; b. Singles about \$1500; c. Activity is Very slight
10. RENTAL DEMAND: a. Yes; b. Singles \$20; c. Activity is Slight
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building None
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS:
Warren City Tank & Boiler Company has offices south central section of this area. Loan commitments about 20% of appraisals here. Area has slight tendency to increase of colored population.

15. Information for this form was obtained from Tom Boyle