Home Owners Loan Corporation (HOLC)
Residential Security "Redlining" Map
Area Descriptions
Akron area, Ohio
(including Silver Lake, Cuyahoga Falls, Barberton, Fairlawn Heights, Tallmadge)
1939

Area Descriptions for Akron area, Ohio, 1939. Home Owners' Loan Corporation, box 13, City Survey Files, Record Group 195: Records of the Federal Home Loan Bank Board, National Archives II, College Park, Maryland.

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SUMMARY OF
ECONOMIC, REAL ESTATE AND MORTGAGE SURVEY
and
SECURITY AREA DESCRIPTIONS
of
AKRON, OHIO

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Prepared by:

Division of Research and Statistics
FEDERAL HOME LOAN BANK BOARD
With cooperation of the Appraisal Department of the HOME OWNERS' LOAN CORPORATION

April 25, 1939
SUMMARY
BY THE DIVISION OF RESEARCH & STATISTICS
Field Report Dated November 22, 1936

I. GENERAL CONDITIONS

While Akron enjoys a certain amount of commercial and industrial diversification, it is essentially a one-industry city. Extensive expansion in the rubber industry resulted in a mushroom growth from 1910 to 1930, during which period the population increased from 75,000 to 285,000. Four of the largest rubber companies in the country -- Goodyear, Firestone, Goodrich and General -- are located in Akron. Other less prominent industries are milling and clay products, aluminum from the manufacture of rubber products. The value of all industrial products declined from $598,000,000 in 1929 to $236,000,000 in 1935, with a decrease in number of wage earners from 76,000 to 43,000 for the same period. Employment shows an increase of 20,000 between 1932 and 1934, but total wages paid remained about the same. This condition has resulted in a labor dispute in the rubber industry, but serious conflict has been averted through intervention by the Department of Labor. With few exceptions wage scales in the building trades are the same as 1929. There has been a decline in the number of cases on relief rolls.

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II. PRESENT REAL ESTATE CONDITIONS AND TAX SITUATION:

Real estate sales, as indicated by recorded transfers, show a decrease from 17,000 in 1929 to 7,199 in 1935. Figures recorded since 1933 show increased sales with 8,137 recordings during the first ten months of 1935. Records indicate that the total number of foreclosures for the first ten months of 1935 exceed the total in any previous year, developing this year at the rate of 140 per month. The peak in new construction was between 1925 and 1929. In 1929 building permits totaled 6,167 with a value of $21,886,000. In 1933 the total of 1,238 permits had a value of $754,000. Ten months of 1935 show 1,880 permits with value of $1,240,000. Dwelling permits dropped from 2,169 in 1927 to 31 in 1935, and increased to 83 for the first ten months of 1936. The consensus of opinion of leading realtors and building and loan officials is that the shrinkage in real estate values between 1929 and 1935 is 40% in the "A" and best areas, and from 50% to 60% in the less desirable areas. There has been a recent appreciation in sales price of 15% to 20% in the better areas, and about 10% in the poorer districts. A survey by the Real Estate Board on May 15, 1935 shows a rental vacancy of 1.6%, as compared with 2.2% in December 1934, and 6% in 1931. It is estimated that present vacancies will run 2% to 3%. Construction costs have not declined appreciably and are generally estimated to be only 10% or 12% below 1929 level. Union wages in the building trades have had virtually no reduction. The chief detrimental influence to real estate is the presence of rubber reclaim plants in the southwestern portion of Akron. Approximately 5,740 foreclosed properties with a total dollar volume of $17,500,000, are in the hands of the nine largest holders. Potential foreclosures are estimated at 3,600. Lack of cooperation among holders, and indifference to the hazard of this overhang, constitute a distinct menace to the real estate market. Rents declined 40% to 45% from the 1929 peak in the better areas with a recent 25% to 30% appreciation from that low point, and declined 20% to 25% in the less desirable areas with a 20% to 25% appreciation. While some new construction might be absorbed, it is generally felt by real estate men that there is no actual need of new housing, and that rehabilitation of existing units would be more in order. Tax assessment is based on 70% of the actual selling value of the property. The 1935 tax rate is 326.40 per $1,000. According to a tabulation of comparative tax rates of thirty-six largest cities for 1934, compiled by the Detroit Bureau of Governmental Research, Akron's adjusted rate is $12.50 per $1,000, the lowest of any city in the United States. The bonded debt of the city is approximately $40,000,000 or $187.50 per capita.

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III. MORTGAGE LENDING INSTITUTIONS AND MORTGAGE DEMAND.

Mergers and reorganizations over the last ten year period have reduced banks and trust companies from a total of fifteen to the four which are now operating. The First Central Trust (reorganized) is the only one presently active in the mortgage lending field. It has made 363 loans on residential property, totaling $1,952,000 since its reorganization in January 1934, 80% of which were straight loans. It has $400,000 in new applications now under consideration. Present mortgaging is limited to 20% of appraisal based on today's valuation, except in case of F.H.A. loans wherein the institution will go to the 80% maximum.2 The interest rate is 6% for a ten-year period, and where loans are amortized they provide for 1 1/2% monthly payment. There is no commission, charges being limited to actual expense.3 Liquidation of the assets of the old First Central Trust Company will undoubtedly place a heavy burden on the real estate market. Liquidation agent reports 400 parcels of real estate owned which are being carried at $35,748,000. In addition they have 1,006 mortgages totaling $9,715,000, one-half of which are in litigation. The potential acquisition of these properties constitutes a material factor in future overhang.4 Volume of real estate owned by functioning banks is too small to be a consideration, and they have practically no pending foreclosures.5 However, a total of $4,800,000 in acquired property is held by banks in liquidation, constituting approximately 25% of present overhang. The three principal mortgage companies in Akron are the Herborich-Hall-Harber Company (largest), Esselburn-Ellis Company, and The Bankers Guarantee Title and Trust Company. All three have funds available for lending. Such funds are at present almost entirely from insurance companies for which the respective institutions are agents, but due to strict requirements imposed on borrowers, few loans are being made.6 These three mortgage companies either own or control a combined total of 2,990 parcels in required property carried at approximately $7,763,000. Total in pending foreclosures is estimated at 900, value approximately $2,000,000.7 The Herborich-Hall-Harber Company controls the major portion of this overhang with 1,600 parcels valued in excess of $5,000,000, of which approximately $2,500,000 is in 680 properties acquired by them for the Wayne Building and Loan Company and the Peoples Building and Loan Company both of Wooster, Ohio, for both of whom the Herborich-Hall-Harber Company acts in the capacity of lending agent. The aggregate loans serviced by the Herborich-Hall-Harber Company for those two institutions is approximately $11,000,000. It was estimated by Mr. Herborich that about 800 additional properties will be foreclosed for the Wayne and Peoples Building and Loan companies, and another 500 for those three subsidiary companies.8 None of these properties have been sold, but has been purchased and sold on a mortgage basis to real estate for mortgage companies with no realized profit.9

Based upon the information obtained, a tremendous amount of additional real estate will have to be acquired and disposed of before Akron can again be in a healthy position in the mortgage lending standpoint. A very hazardous situation might develop. (Mr. Fergus' memorandum to the Chairman, December 14, 1935 - copy to Board Members.) Additional insurance companies lending money in this area through correspondents are;

Prudential Life Insurance Company
Metropolitan Life Insurance Company
Equitable Life Assurance Society
Sun Life Assurance Company of Canada
Western and Southern Life Insurance Company

Prudential has 2,500 residential loans in this area serviced through its Cleveland District office. Lending terms vary from 120 to 240 months maturity, interest 6%, 3% commission and all expenses borne by the borrower. Prudential has about 1,000 loans in Akron carried at approximately $35,500,000. The charges borne by their borrowers include a 3% commission, expenses for making the loan, and a servicing fee. Prudential has about 800 loans carried at $1,800,000, and the Sun has $1,000,000 in loans.10 Because of their rigid requirements insurance companies are lending very little money in Akron at present time. The building and loan associations in Akron have been virtually deposit companies paying 6% on deposits and lending at 7%. There are no Federal Savings and Loan Associations in Akron, and the present state institutions are not functioning in the lending field. Therefore, competition is solely between the insurance companies and the banks. With the exception of the First Central Trust Company, there is no institution in Akron adequately meeting home financing requirements.11
Akron, Ohio

IV. DOMINANT FACTORS

A. Favorable

1. Low percentage of rental vacancy.
2. Recovery of 10% to 20% from low point in sale price of real estate.
3. Recovery of 20% to 25% from low point in rentals.
4. Lowest adjusted tax rate of any city in the United States.

B. Adverse

1. Decline in the basic industry, with attendant loss of employment and waste volume.
2. Increase in foreclosures and heavy potential volume of same.
3. Substantial overhang of acquired properties, with no protective policy of disposal - definite dumping hazard.
4. Inactivity of building and loan associations, and inadequacy of mortgage lending facilities in general.
5. Relatively high construction costs.

Rev. 11-14-36
The purpose of the Residential Security Map is to reflect graphically the trend of desirability in neighborhoods from a residential viewpoint. As indicated by the legend, four classifications are used, namely: First, Second, Third and Fourth grades with corresponding code letters of A, B, C and D, and colors of Green, Blue, Yellow and Red respectively.

In classifying an area, such factors as these were considered: intensity of the sales and rental demand; percentage of home ownership; age and type of dwelling; economic stability; social status of the population; sufficiency of public utilities, accessibility of schools, churches and shopping centers; adequacy of transportation; topography; and the restrictions set up to protect the neighborhood. The price level of the homes was not the guiding factor—desirability from a residential viewpoint was.

The First grade or A areas are, in nearly all instances, now, well-planned sections, not yet fully developed, and almost synonymous with the areas where good mortgage lenders with available funds are willing to make their maximum loans to be amortized over a 10-15 year period. They are homogeneous and in demand as residential locations in "good times" or "bad"; hence on the up-grade. The Second grade or B areas, as a rule, are completely developed. Within recent years they have reached their peak, should continue to be static for a number of years and remain desirable places in which to live. The Third grade or C areas are often characterized by age, obsolescence, and change of style; expiring restrictions or lack of them; infiltration of a lower grade population; the presence of influences which increase sales resistance such as inadequate transportation, insufficient utilities, heavy special assessments, poor maintenance of homes, etc. "Jarry" built areas are included, as well as neighborhoods lacking homogeneity and those within such a low price or rent as to attract an undesirable element. Generally, these areas have reached the transition period, having seen their best days. The Fourth grade or D areas represent those neighborhoods in which the things that are now taking place in the C neighborhoods have already happened. They are characterized by detrimental influences in a pronounced degree, such as undesirable population or an infiltration of it; often a low percentage of home ownership; poor maintenance of homes; possible vandalism; unstable incomes which often make collections difficult; etc. These areas are broader than the so-called slum districts.
This map and the area descriptions have been carefully checked with competent local real estate brokers and mortgage lenders, and the result represents a fair and composite opinion of those best qualified. In preparing the material, there is no implication that good mortgages do not exist or cannot be made in the Third and Fourth grade areas, but it is felt that they should be made and serviced on a different basis than in the First and Second grade areas.

The area descriptions are arranged alphabetically according to the code letter and numerically.

The following local persons collaborated with the Field Agent in the preparation of the map and the area descriptions.

A. R. Ritzman - President, The Hominger-Ritzman Company (Former President of the Akron Real Estate Board and of the State Association of Real Estate Board)

Frank S. Carpenter - President, The Bankers Guarantee Title and Trust Company

Ford Carpenter - Vice-President, Essolburn and Ellis Co. (Real Estate Brokers)

John J. Guinter - Appraiser and Real Estate Broker

Walter Horborich - President, The Horborich-Hall-Harter Co. (Real Estate Brokers)

John R. Layman - Real Estate Broker

E. L. Marting - President, The E. L. Marting Company (Appraisers and Real Estate Brokers)

NOTE:

A street index will be found on the map.
AREA DESCRIPTION

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

2. BUILDINGS:
   PREDOMINATING   OTHER TYPE
   %    %
a. Type and Size
   Frame
   2 story single dwellings 5+ rms
b. Construction
   c. Average Age
   15 yrs.
d. Repair
   Very good
e. Occupancy
   100%
f. Owner-occupied
   95%
g. 1935 Price Bracket
   $7000-19,000  % change
h. 1937 Price Bracket
   $9000-23,000  +23 %
i. Jan '38 Price Bracket
   $8000-20,000  -12 %
j. Sales Demand
   Fair
k. Predicted Price Trend
   (next 6-12 months)
   Fair
l. 1935 Rent Bracket
   $45 - 110  % change
m. 1937 Rent Bracket
   $60 - 135  +28 %

3. NEW CONSTRUCTION (past yr.)
   No. 4  Type & Price
   $10,000  How Selling
   Fair

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

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

6. MORTGAGE FUNDS
   Ample
   7. TOTAL TAX RATE PER $1000 (1938) $26.54

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This excellent, highly restricted area is built around Silver Lake, considered the most beautiful lake in Summit County. Although platted in 1917, the area was not really developed until about 1927 after removal of a run-down amusement park located on the shore of the lake. Now, this district is 85% built up, the fine winding streets are lined with maple trees, and the whole area is artistically landscaped. Pride of ownership is naturally very evident and trend of neighborhood is definitely upward.

The present price range averages from $8000-20,000, although several properties are considerably above the highest figure quoted. School facilities and transportation are good.

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

9. LOCATION
   Silver Lake Estates
   SECURITY GRADE A
   AREA NO. 1
   DATE Feb 15
   Akron, Ohio
1. POPULATION: 
   a. Increasing 
   b. Class and Occupation: Executives, high class office workers and mechanics 
   c. Foreign Families: 0% 
   d. Negro: 0% 
   e. Shifting or Inflation: Remaining high class 

2. BUILDINGS: 
   a. Type and Size: Predominating 2 story single family 3-8 rms 
   b. Construction: Frame 
   c. Average Age: 12 yrs. 
   d. Repair: Good 
   e. Occupancy: 85% 
   f. Owner-occupied: 85% 
   g. 1935 Price Bracket: $4500-9000 % change: 5% 
   h. 1937 Price Bracket: $5500-11,000 +92% 
   i. Jan. '39 Price Bracket: $6000-10,000 -3% 
   j. Sales Demand: Good 
   k. Predicted Price Trend (next 6-12 months): Up 3% 
   l. 1935 Rent Bracket: $40-85 +70% 
   m. 1937 Rent Bracket: $40-75 +82% 
   n. Jan. '39 Rent Bracket: $35-70 -9% 
   o. Rental Demand: Good at $35-80 
   p. Predicted Rent Trend (next 6-12 months): Up 3-6% 

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

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

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

6. MORTGAGE FUNDS Available 4% 7. TOTAL TAX RATE PER $1000 (1938) $27.50 

8. DESCRIPTION AND CHARACTERISTICS OF AREA: 
   This area, well landscaped by mature, adjoins two beautiful public parks, and by virtue of its existing price range from $5000 to $10,000, enjoys a relatively heavy occupancy demand (20 homes in $8500 class built here last year). Now built up 70%, this section was originally platted between 1916-1920. The average lot frontage is 55 feet and the whole district is clean and free from detrimental influences. Only a few outlying streets remain unpaved and special assessments on the balance are practically all paid by now. Transportation is excellent and area is convenient to schools, churches, and stores. Sales activity in district has been good and at fair price. 

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

Duncan, Hoyles and Broadduck Allotments

9. LOCATION: Canhoga Falls, Ohio SECURITY GRADE A AREA NO. 2 DATE Feb. 15th
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:  
   a. Type and Size  PREDOMINATING  OTHER TYPE
      - 100 %  %
      - 7 rooms and up  all singles
      - Brick 50 %  
      - Frame 50 %  
   b. Construction
   c. Average Age  10 yrs.
   d. Repair  Excellent
   e. Occupancy  100 %
   f. Owner-occupied  90 %
   g. 1935 Price Bracket  $9,000-$5,000  %change
   h. 1937 Price Bracket  $11,000-$5,000  +27 %
   i. Jan. '39 Price Bracket  $10,000-$40,000  -11 %
   j. Sales Demand  Slow
   k. Predicted Price Trend  (next 6-12 months)  Static
   l. 1935 Rent Bracket  $60 - 125  %change
   m. 1937 Rent Bracket  $80 - 150  +24 %
   n. Jan. '39 Rent Bracket  $75 - 140  -7 %
   o. Rental Demand  Light
   p. Predicted Rent Trend  (next 6-12 months)  Static

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

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

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

6. MORTGAGE FUNDS:  
   Ample  7. TOTAL TAX RATE PER $1000 (1932)  $28.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   This is the finest, newest residential section in the city. Originally developed in 1920 as an ultra-exclusive district, separate from Akron, this area was named the Village of Fairlawn. However, the severity of the 1930 decline in home construction in this rapidly developed area, due to its very exclusiveness and unwarranted size, caused the promoters to petition for annexation. This was approved by the City of Akron in 1932. The main part, containing the most beautiful and expensive homes (a few cost as high as $70,000) lies south of the Akron-Medina Road on an artistically landscaped, heavily wooded plateau. (Since plateau rises approximately 100 feet above the A. C. Y. railroad at south end, there is little if any influence by this usual detriment.) The lots average 70 foot frontage and are traversed by excellent winding streets (70% in area paved). The area is now built up 55%—formerly, the minimum improvement restriction was $15,000 but now has been reduced to $12,500. Six homes from $14,000 up were built in area last year. Due to the city's weak financial condition, installation of utilities has been slow and has delayed development of area. However, all utilities now have been installed except gas and electricity in 50% of area (mostly undeveloped). Schools, churches, and stores are convenient, transportation is only fair, but not important to this type of resident. North part surrounds the excellent Fairlawn Golf Course.

Fairlawn Heights

AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:
   a. Type and Size: 1 family 6 rms up
   b. Construction: Frame
   c. Average Age: 12-15 yrs.
   d. Repair: Good
   e. Occupancy: 95%
   f. Owner-occupied: 90%
   g. 1935 Price Bracket: $4000-8000
   h. 1937 Price Bracket: $6000-8000
   i. Jan. '39 Price Bracket: $4000-6000
   j. Sales Demand: Good
   k. Predicted Price Trend: Firm
   l. 1935 Rent Bracket: $35 - 60
   m. 1937 Rent Bracket: $45 - 75
   n. Jan. '39 Rent Bracket: $40 - 70
   o. Rental Demand: Light
   p. Predicted Rent Trend: Firm

3. NEW CONSTRUCTION (past yr.) No. 12 Type & Price: $8500 How Selling: Good

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: 5-31-39

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938): $28.25

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This area was developed in 1920 as an attractive location for the medium class buyer who desired to live in this part of the city but could not afford to purchase homes in the adjoining highly restricted areas. The following progress has been made since the area was laid out in 50 foot lots; built up 40%; streets paved 50% (balance well graded and cindered, with cemented sidewalks); utilities 100% installed. Schools, stores and churches are conveniently near (commercial section centrally located on W. Market Street). Transportation is good in part east of Hawkins Avenue, but only fair in balance of area. Although minimum improvement restriction is $4500, a few homes in the $30,000 class are located in area principally along W. Market Street (north side). Twelve homes in $3500 class were constructed along Harcourt Drive during year. The Hardesty Park, located in southeastern part, was formerly reserved but is now being filled and graded by W.P.A. Smoke, dirt and noise from traversing A.C. & Y railroad only partially affects area (abutting properties) since but two trains run daily. General outlook for district is good and property, if acquired, should be held for fair price.

Fairlawn Reserve and old Hardesty Park

9. LOCATION: Akron, Ohio SECURITY GRADE: A AREA NO.: 4 DATE: Feb. 15
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:
   a. Type and Size: Single family 7-8 rms
   b. Construction: Brick 50%
   c. Average Age: 10 yrs.
   d. Repair: Good
   e. Occupancy: 97%
   f. Owner-occupied: 90%
   g. 1935 Price Bracket: $6000-30,000
   h. 1937 Price Bracket: $6000-27,600
   i. Jan. '39 Price Bracket: $6000-55,000
   j. Sales Demand: Fair
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $40 - 150
   m. 1937 Rent Bracket: $55 - 180
   n. Jan. '39 Rent Bracket: $45 - 175
   o. Rental Demand: Light
   p. Predicated Rent Trend: Fairly firm

3. NEW CONSTRUCTION (past yr.): Type & Price $10,000

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 3%
   b. Institutions:

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC: 3%
   b. Institutions:

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1938): $.28.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   This very desirable residential area, surrounding the exclusive Portage Country Club (Golf and Tennis) and bordering the beautiful Metropolitan Park System, was developed between 1926-1929 as a highly restricted district averaging 65-70 foot lot frontage (except northwest corner part containing smaller lots and cheaper homes). Many large estates abutt or are located in this area (Firestone Seiberling, etc.). No attempt was made to evaluate or include these luxurious homes in the above price brackets. The topography of the area is level to rolling and excellent wooded (some - virgin), affording scenic view. Only slight disturbance is caused by the traversing A. C. & Y. Railroad since but two trains pass each day and the roadbed lies considerably lower than surrounding territory. At present the area is built up 25 per cent; homes average 50-ft set back from the well-paved streets; boulevard lighting throughout; good transportation; excellent schools (King Grade School - finest in city); store center is rather distant but this is not important to type of resident. The cheaper area lying off Garman Road immediately north of the Country Club will improve and tend to conform with standard of area when more fully developed. Six homes were built in this district last year.

9. LOCATION: North Portage Path. SECURITY GRADE: A. AREA NO.: DATE: Feb. 15

Merriman Hills and

District, Akron, Ohio
AREA DESCRIPTION
Security Map of Akron, Ohio

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Slight
   d. Slight
   e. Class and Occupation
   f. Business, office men, and teachers
   g. Foreign Families
   h. Nationalities
   i. Negro

2. BUILDINGS:
   a. Type and Size
   b. Single homes 6 rms
   c. Frame
   d. Average Age
   e. 13-15 yrs.
   f. Repair
   g. Good
   h. Occupancy
   i. 97%
   j. Owner-occupied
   k. 75-80%
   l. 1935 Price Bracket
   m. $4000-10,000
   n. % change
   o. $
   p. Predicted Price Trend (next 6-12 months)
   q. Static to slightly downward
   r. 1935 Rent Bracket
   s. $35 - 70
   t. % change
   u. $
   v. Predicted Rent Trend (next 6-12 months)
   w. Static to slightly downward
   x. 1937 Rent Bracket
   y. $40 - 80
   z. % change
   a. $

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

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 13-31-39
   b. Institutions

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

6. MORTGAGE FUNDS:
   a. More
   b. None

7. TOTAL TAX RATE PER $1000 (1938) $28.30

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The plateau, on which this restricted area was developed in 1925-1930, overlooks a deep scenic gorge carved by the Cuyahoga River through solid rock. The High Level Bridge across this ravine is the area's (and cacting districts) only outlet to the north. The main traversing arteries (Main Street & N. Howard) begin at this bridge. This neighborhood is approximately 76 per cent built up; high price bracket homes are principally located on N. Howard Street, lots averaging 55-60 foot frontage; cheaper homes on Main Street (80 foot road-bed) are detrimentally affected by heavy vehicular traffic although they are well set back on lots averaging 45-50 foot frontage. Stores, schools and churches are fairly convenient and transportation is good. However, area appears to have reached its peak, and trend will be static to slightly downward. Property, if acquired, should be sold for fair value.

North Howard High
Leve1 Bridge District
Akron, Ohio

9. LOCATION Security Grade A Area No. 6 Date Feb.'39
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:
   a. Type and Size: Single family 6 rms
   b. Construction: Frame
   c. Average Age: 8 yrs.
   d. Repair: Good
   e. Occupancy: 98%
   f. Owner-occupied: 98%
   g. 1935 Price Bracket: $4000-20,000
   h. 1937 Price Bracket: $5000-25,000
   i. Jan.-1939: $5000-25,000
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Firm
   l. 1935 Rent Bracket: $35 - 115
   m. 1937 Rent Bracket: $50 - 135
   n. Jan.-1939: Rent Bracket: $40 - 125
   o. Rental Demand: Light
   p. Predicted Rent Trend (next 6-12 months): Firm

3. NEW CONSTRUCTION (past yr.): 8
   Type & Price: $7500
   How Selling: Fair

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938): $28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Prior to the development of the Portage Path District (abutting on north) and annexation of Fairlawn Heights (Area A-3), this was the finest and most desirable new residential section in Akron. Development on this slightly rolling area began in 1920 and thorough planning resulted in lots averaging 50 x 150 feet, boulevard lighting, and good paved streets. The highly restricted improvements are located north of Dulin Avenue.

Homes gradually lower in price from Stadelman Avenue to the south. The area is built up 65 per cent and convenient to stores, schools and churches. Eight new homes were constructed here last year. Pride of ownership is very evident and the present desirability of this district as a homesite should maintain its high rating for the next 10-20 years. Vehicular traffic is heaviest on Marshall Street (EW) and fairly heavy on Dulin Avenue (EW) and Hawkins Avenue (NS).

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

Sunset View

Elmwood Allotments

9. LOCATION

SECURITY GRADE: A
AREA NO.: 7
DATE: Feb. '29

Akron, Ohio
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:
   a. Type and Size  Single family 6 yrs
   b. Construction  Promo
   c. Average Age 10 yrs
   d. Repair  Good
   e. Occupancy 98%
   f. Owner-occupied 90%
   g. 1935 Price Bracket $5000-8000  % change
   h. 1937 Price Bracket $4000-11,000  +25%  $10
   i. Jan. 1939 Price Bracket $3500-10,000  -10%  $10
   j. Sales Demand  Fair
   k. Predicted Price Trend (next 6-12 months)  Fair
   l. 1935 Rent Bracket $40 - 60  % change
   m. 1937 Rent Bracket $40 - 70  +25%  $10
   n. Jan.-1939 Rent Bracket $36 - 60  -9%  $10
   o. Rental Demand  Fair
   p. Predicted Rent Trend (next 6-12 months)  Fair

3. NEW CONSTRUCTION (past yr.) No. 10 Type & Price $5000 How Selling Fair

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

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

6. MORTGAGE FUNDS

7. TOTAL TAX RATE PER $1000 (1938) $28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Development in this clean medium-priced section of 45-foot front lots began principally in 1922, although northernmost part (containing several 2-family homes, 3 per cent, on Madison and Whittier) and eastern "hook" projection (containing finest homes abutting Perkins Park) were developed earlier. Praise of ownership is evident; lots are well landscaped; 75% of streets are paved and balanced (western part) hard surface. Ten homes were built in area last year. Several apartments (high rent) and small retail enterprises are located on Copley Road (main traversing artery), principally between Wildwood - Monroe Avensos and Roslyn Avenue - Frederick Boulevard. Presence of store structures is considered a shopping convenience by residents; and apartments due to high type occupants, do not appear to detrimentally affect surrounding home values. The area is now 80% built up and should maintain its present standard.

Property, if acquired, should command a fair value.

Goploy Road District

9. LOCATION  Akron, Ohio  SECURITY GRADE  A  AREA NO. 8  DATE Feb '3
1. POPULATION:  
   a. Increasing  
   b. Slightly Decreasing  
   c. Static

2. BUILDINGS:  
   a. Type and Size  
      - Single family 6 rooms  
      - Brick 50%  
      - Frame 50%  
   b. Average Age  
      15 yrs.  
   c. Repair  
      Good  
   d. Occupancy  
      96%  
   e. Owner-occupied  
      65%  
   f. 1935 Price Bracket  
      - $3000-5500  
      - $3500-7000  
   g. 1937 Price Bracket  
      - $3200-6000  
   h. Jan. 1939 Price Bracket  
   i. Jan. 1939 Rent Bracket  
   j. Sales Demand  
      Fair  
   k. Predicted Price Trend  
      (next 6-12 months)  
   l. 1935 Rent Bracket  
      - $30 - 45  
   m. 1937 Rent Bracket  
      - $40 - 55  
   n. Jan. 1939 Rent Bracket  
   o. Rental Demand  
      Light  
   p. Predicted Rent Trend  
      (next 6-12 months)  

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

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

5. SALE OF HOME PROPERTIES (past yr):  
   a. HOLC 3-31-39

6. MORTGAGE FUNDS:  
   Amendment

7. TOTAL TAX RATE PER $1000 (1939) $28.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   This quiet, wooded area lies on the highest part of Goodyear Heights. Although a portion of the large development of the Goodyear Tire and Rubber Company, most homes here were privately constructed and the neighborhood is now 70% built up on lots averaging 50-ft frontage. One of the city's Metropolitan Parks abuts this area's northeast boundary. Due to the surrounding influence of slightly cheaper homes and the lessening desirability of the entire east side of city in the eyes of high type occupants, this area has reached its peak, but will remain more desirable than the surrounding "Blue" territory, since only age will affect its superiority. Stores, schools and churches are convenient; all streets paved; boulevard lighting throughout; good transportation. Vehicular traffic is heaviest on Newton Street (3W).

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

9. LOCATION: Goodyear Heights #2  
   SECURITY GRADE A  
   AREA NO.  
   DATE: Feb. 1939
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:
   a. Type and Size
      2 story single
      family 6 rooms
   b. Construction
      Frame
   c. Average Age
      12 yrs.
   d. Repair
      Good
   e. Occupancy
      97%
   f. Owner-occupied
      85%
   g. 1935 Price Bracket
      $2000-$6000
   h. 1937 Price Bracket
      $3000-$11,000
   i. Jan.-32 Price Bracket
      $3000-$10,000
   j. Sales Demand
      Firm
   k. Predicted Price Trend
      (next 6-12 months)
   l. 1935 Rent Bracket
      $25 - 56
   m. 1937 Rent Bracket
      $30 - 66
   n. Jan.-32 Rent Bracket
      $27 - 60
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      (next 6-12 months)

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

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

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

6. MORTGAGE FUNDS: Ample 7 TOTAL TAX RATE PER $1000 (193.5) $23,80

8. DESCRIPTION AND CHARACTERISTICS OF AREA: The Firestone Tire & Rubber Company, through its Land Company, laid out this area as an entire community for its junior executives and office workers in 1918. The land for the churches and large grade school was donated by Harvey S., Firestone, Sr. The city's finest and second newest high school named Garfield (enrollment 2700) is located in this area on a spacious landscaped city block plot which includes its football stadium. The grade school is also on a plot this site and fronts on a large park donated by Firestone for the community's recreation (soccer and baseball). This area also contains parochial schools (corner Brown and Wilbeth Street). The commercial area is concentrated on Aster Avenue (by restriction - within two blocks) facing the rear of the Firestone Park grade school. The finest, newest homes (some $30,000) are located on Firestone Boulevard where it branches to border the recreation park. This clean, quiet neighborhood is 80% built up on lots averaging 50 ft frontage. The streets are all paved (except east of Brown Street) and lighted by underground system. Restrictions are uniform except in southwest border (highest on Firestone Boulevard). The cheap homes in southwest were built prior to development. The section north of Brown Street was developed by the Horborish-Call-Hartor Company in 1928-1929. Transportation is good and vehicular traffic is heavy on Brown St., Aster Avenue, Firestone Boulevard and Wilbeth Road. Property, if acquired, should command a fair value.

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

Security Map of Akron, Ohio

1. POPULATION:  
a. Increasing  Slightly  Decreasing  Static

b. Class and Occupation  Professional and business men

c. Foreign Families 0  %  Nationalities

d. Shifting or Infiltration

e. 3-31-39

2. BUILDINGS:  
   PREDOMINATING  90 %  OTHER TYPE  
   a. Type and Size  2 story 6-7 rooms

b. Construction  Frame

c. Average Age  12 yrs.

d. Repair  Good

e. Occupancy  98%

f. Owner-occupied  90%

g. 1935 Price Bracket  $2250 - 7500  % change

h. 1937 Price Bracket  $4000 - 8000  %27 %

i. Jan, 1939 Price Bracket  $5500 - 8000  -12 %

j. Sales Demand  Fair

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

l. 1935 Rent Bracket  $27.60 - 55  % change

m. 1937 Rent Bracket  $20 - 75  %27 %

n. Jan, 1939 Rent Bracket  $25 - 65  -14 %

o. Rental Demand  Light

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

3. NEW CONSTRUCTION (past yr.) No. 5  Type & Price  $5000 - 7000

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

5. SALE OF HOME PROPERTIES (past yr.)  
a. HOLC  0  b. Institutions

6. MORTGAGE FUNDS:  

7. TOTAL TAX RATE PER $1000 (1938) $22.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is the best residential area in Barberton, surrounds the attractive Tuscora (recreational) Park, abuts the Anna Dean Golf Course, and lies on an elevation overlooking the balance of the city. This area was laid out about 1919 and is now about 80% built up; 50% of streets paved (balance well graded and graveled) cemented sidewalks. School facilities are very good and transportation is fair. Traffic on Tuscora's Avenue is fairly heavy. The trend for this section is slightly upward.

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

Barberton

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

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

2. BUILDINGS:
   PREDOMINATING  OTHER TYPE
   Type and Size  %  %
   a. Type and Size  2 story single family  6 rooms
   b. Construction  Frame
   c. Average Age  16 yrs.
   d. Repair  Good
   e. Occupancy  97%
   f. Owner-occupied  70%
   g. 1935 Price Bracket  $3750-7000
   h. 1937 Price Bracket  $4500-8000
   i. Jan-39 Price Bracket  $4000-7500
   j. Sales Demand  Fair
   k. Predicted Price Trend (next 6-12 months)  Firm to
      slightly upward
   l. 1935 Rent Bracket  $30-45
   m. 1937 Rent Bracket  $35-55
   n. Jan-39 Rent Bracket  $30-50
   o. Rental Demand  Good
   p. Predicted Rent Trend (next 6-12 months)  Firm to
      slightly upward

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

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC  5
   b. Institutions

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC  0
   b. Institutions

6. MORTGAGE FUNDS:
   Ample
   7. TOTAL TAX RATE PER $1000 (1938) $26.54

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section, known as Silver Heights and Silver Lake Highlands, is
briefly covered as follows: platted, 1917; average lot, 60 feet;
built up, 65%; price range, $6500-7500; streets paved, 85% (balance
sidewalk); transportation, good; school facilities, good. Vehicular
traffic is heaviest on the Cuyahoga Falls-Kent Road and the Spring-
field-Stow-Hudson Road. This is a clean outlying residential district
and although not uniformly restricted throughout, will improve (trend
upward).

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

A few homes fronting on the Cuyahoga Falls-Kent Road are priced
from $10,000-15,000 with lot frontage of 90-150 feet.

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

Security Map of Akron, Ohio

1. POPULATION:  
a. Increasing  
b. Decreasing  
   Yes  
   No  
   Static  
   
   Class and Occupation:  
business men, clerks and laborers - medium income  
c. Foreign Families  
   Nationalities  
d. Negro  
   %  
   %  
   
   Shifting or Infiltration  
   
2. BUILDINGS: 
   
   PREDOMINATING  
   OTHER TYPE  
   
   a. Type and Size  
      2 story 6 room  
      residences  
   
   b. Construction  
      Frame  
   
   c. Average Age  
      30 yrs.  
   
   d. Repair  
      Fair  
   
   e. Occupancy  
      Good  
   
   f. Owner-occupied  
      Good  
   
   g. 1935 Price Bracket  
      $3000-5000  
      % change  
   
   h. 1937 Price Bracket  
      $3500-6500  
      +14 %  
   
   i. Jan. 1939 Price Bracket  
      $3000-6000  
      -10 %  
   
   j. Sales Demand  
      Good  
   
   k. Predicted Price Trend  
      (next 6-12 months)  
      Down  
   
   l. 1935 Rent Bracket  
      $25-45  
      % change  
   
   m. 1937 Rent Bracket  
      $30-55  
      +16 %  
   
   n. Jan. 1939 Rent Bracket  
      $25-50  
      -12 %  
   
   o. Rental Demand  
      Good  
   
   p. Predicted Rent Trend  
      (next 6-12 months)  
      Static  

3. NEW CONSTRUCTION  
   (past yr.)  
   No.  
   Type & Price  
   Selling  
   Poor  
   
4. OVERHANG OF HOME PROPERTIES: 
   a. HOLC  
      20  
      3-31-39  
   
   b. Institutions  
      Heavy  
      3-31-39  
   
5. SALE OF HOME PROPERTIES  
   (past yr.)  
   a. HOLC  
      2  
      3-31-39  
   
   b. Institutions  
      Light  
      3-31-39  
   
6. MORTGAGE FUNDS:  
   Ample  
   7. TOTAL TAX RATE PER $1000 (1938)  
      27.80  
   
8. DESCRIPTION AND CHARACTERISTICS OF AREA: 
   This area, originally overplotted due to control of the Keenan interests (speculative builders) in Highland View, is a good, clean, restricted neighborhood, but was laid out in 1917-22 covering 200 acres when 60 acres would have been sufficient. As a result, although improvements are in the majority well built and well kept, the area (north part) suffers from overexpansion (no gas lines north of Pierce and Franklin Avenues; built up 35-40%; 25% streets paved, balance well graded and cindered). Another factor which seriously affected this section was the discontinuance of the Cleveland & SW and Youngstown-Warren interurban lines and removal of their shops here in 1928-29. Approximately 500 families were left unemployed. Although average lot frontage is 48 feet, the southeast part of area (containing much better homes) has 60 foot front lots, paved streets and all utilities except gas. Transportation is fair and area is convenient to stores, schools and churches. Foreclosures have been heavy (along Katherine Avenue). It was reported that approximately 30 homes built in 1928-1929 on this avenue with financing by the Ashland Savings and Loan Company were almost all acquired through defaults to that Association. Opinion of examiner is that area is slowly declining and property, if acquired, should be sold for fair value.

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

Cuyahoga Falls
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:
   PREDOMINATING OTHER TYPE
   a. Type and Size 1½ and 2 story
      single family 5-6 rms
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. Jan.-20 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
      (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. Jan.-20 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend
      (next 6-12 months)

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

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

5. SALE OF HOME PROPERTIES (past yr.) a. HOLC 8 b. Institutions Nominal
   3-31-39

6. MORTGAGE FUNDS: Fair 7 TOTAL TAX RATE PER $1000 (1932) $ .27.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The subject area is a clean well kept district platted in 1913 and known
as The Schiller Addition; average lot frontage, 50 feet; built up, 26%;
transportation good, utilities all installed; school facilities, good
(Cuyahoga Falls High School here); stores and churches convenient; streets
paved 10% (balance well graded and cindered). Area suffers from volume of
"For Sale" signs and in some instances appear to be caused by forced
liquidation -- special assessments on vacant lots (approximately 1000)
remain mostly unpaid and constitute a city problem. Foreclosures are
heavy in northern part of area (this part also suffers from back-up diffi-
culty with sewers -- swamp is located at northern edge of area). However,
area throughout, because of improvements and lack of usual detrimental
influences, warrants a fair blue rating.

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

Guyahoga Falls

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

Security Map of Akron, Ohio

1. POPULATION: a. Increasing
   b. Class and Occupation
      People of moderate means and laborers
   c. Foreign Families O %
      Nationalities
   d. Negro O %
   e. Shifting or Infiltration
      Two small sections Italian American born

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 90 %
      OTHER TYPE %
      1½-2 story single
      residences
   b. Construction
      Fair
   c. Average Age
      25 yrs.
   d. Repair
      Fair
   e. Occupancy
      96%
   f. Owner-occupied
      60%

3. NEW CONSTRUCTION (past yr.) No. 5
   Type M Price $5800
   How Selling Slow

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 12
      b. Institutions Fairly heavy
      3-31-39

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

6. MORTGAGE FUNDS: Available 8% 7. TOTAL TAX RATE PER $1000 (1938) $27.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   This area, free from detrimental influences, surrounds one-half of the most desirable residential section of Cuyahoga Falls. Improvements are uniform, though on comparatively small lots, and owner-occupancy is high. Area is described as follows: built up 55%; transportation good; schools, churches and stores convenient; 20% streets paved (balance well graded and cindered); Grove Park abuts south end of area. The better homes are located along Portage Trail, Third St., Fourth St., and May Avenue (older homes on Second, Third, Fourth and Fifth Streets vary considerably in price range). The northwestern part of this area is mostly vacant but due to restrictions will continue to remain fairly desirable when normal building is resumed. A good class of Italians occupy the southernmost part of area. Vehicular traffic is heaviest on Broad Street, Front Street and Portage Trail.

   This area should maintain its present level for several years and property, if acquired, should be sold for a fair price.

Cuahoga Falls

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 4 DATE Feb.'39
1. POPULATION:  
   a. Increasing  Slightly  Static  Decreasing
   b. Class and Occupation: Laborers and a few office employees
   c. Foreign Families 0 %  Nationalities: American  d. Negro 0 %
e. Shifting or Infiltration

2. BUILDINGS:  
   a. Type and Size  
      PREDOMINATING: 90 %  OTHER TYPE: %
      2 story single family 5-6 rms
   b. Construction: Frame
   c. Average Age: 30 yrs.
   d. Repair: Fair to poor
   e. Occupancy: 90%
   f. Owner-occupied: 60%
   g. 1935 Price Bracket: $2000-4000  % change $2500  % change
   h. 1937 Price Bracket: $2500-4750  +17 % $3000  %
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $20 - 37.50  % change $25 - 43.75
   m. 1937 Rent Bracket: $22.50 - 45  +17 % $30 - 50
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

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

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC: 10  3-5-39
   b. Institutions

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

6. MORTGAGE FUNDS: Fairly ample

7. TOTAL TAX RATE PER $1000 (1938): $27.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   This section (northern half-old) is gradually shrinking in desirability but proximity to downtown business center, 65% owner-occupancy, and better homes on High, Curtis, School Streets and part of Tallmadge Avenue will retain the district's present level for the next few years. This section has no detrimental influences such as foreign or Negro occupancy but is partially affected (western border) by smoke and dirt from nearby Pennsylvania and B & O Railroads. Southern part of area, is only sparsely built; 7% of streets paved, balance well cindered, homes of cheaper construction. Area was developed about 30 years ago but residential trend continued westward on other side of railroad. This district surrounds Searle Moret Golf Course and lies on a plateau approximately 50 feet higher than adjacent "Yellow Area" containing the Cuyahoga River, small industries and railroads. Transportation good; school facilities poor (only school recently condemned - this increased sales resistance.)

Cuyahoga Falls

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

Security Map of Akron, Ohio

1. POPULATION: 
   a. Increasing 
   b. Decreasing
   c. Slightly 
   d. Slight 
   e. Static

2. BUILDINGS: 
   a. Type and Size 
      2 story single-family 6 rooms
   b. Construction 
   c. Average Age 
   d. Repair 
   e. Occupancy 
   f. Owner-occupied 
   g. 1935 Price Bracket 
   h. 1937 Price Bracket 
   i. Jan '39 Price Bracket 
   j. Sales Demand 
   k. Predicted Price Trend (next 6-12 months) 
   l. 1935 Rent Bracket 
   m. 1937 Rent Bracket 
   n. Jan '39 Rent Bracket 
   o. Rental Demand 
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past y.) No. 3 Type & Price $5000 Selling Slow

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

5. SALE OF HOME PROPERTIES (next y) 
   a. HOLC 0 
   b. Institutions

6. MORTGAGE FUNDS: up to 80% TOTAL TAX RATE PER $1000 (1938) $28.90

7. DESCRIPTION AND CHARACTERISTICS OF AREA:

This district was laid out in 60 feet front lots in 1925 and is now approximately 20% built up with homes ranging from $3000-7000. Sections of this territory, eastern part fronting on Hawkins Avenue and southern part bordering Municipal Golf Course, lie slightly higher than balance of area (reclaimed from Copley Swamp by construction of large running sewer along north Hawkins Avenue to Sand Run Creek in 1927). However, there are many spots in north central part where the surface remains soft. All utilities installed; 10% streets paved, convenient to schools and community stores. Vehicular traffic is heavy on Hawkins Avenue. The more expensive homes are located on Scudder and Arbon Avenues. Progress in this area will be slow for a few years until proper drainage has occurred. However, due to general excellence of surrounding area this neighborhood will retain its present level and possibly improve.

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

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

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business men, merchants and office workers
   c. Foreign Families: 6% Nationalities: d. Negro 0%
   e. Shifting or Infiltration: Very light infiltration of Hungarians and Italians

2. BUILDINGS:
   a. Type and Size: PREDOMINATING 90% OTHER TYPE %
      2-3 Story very large
      single dwellings 8-10 rms
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied

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

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (193.6) $ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

9. LOCATION: Akron, Ohio SECURITY GRADE: AREA NO.: DATE: Feb 139
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:
   a. Type and Size:
      PREDOMINATING 90 % OTHER TYPE %
      2 story single
      family 6-7 rms
   b. Construction: Frame & brick
   c. Average Age: 20 yrs
   d. Repair: Good
   e. Occupancy: 86%
   f. Owner-occupied: 86%
   g. 1935 Price Bracket: $5000-12,000 % change $  % change
   h. 1937 Price Bracket: $5500-14,500 +11 % $ %
   i. Jan 1939 Price Bracket: $6000-13,000 -10 % $ %
   j. Sales Demand: Only fair
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket: $40 - 85 % change $ % change
   m. 1937 Rent Bracket: $50 - 100 +20 % $ %
   n. Jan 1939 Rent Bracket: $45 - 90 -10 % $ %
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months) Static

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

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

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

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 8 DATE: Feb 39
AREA DESCRIPTION

Security Map of Akron, Ohio

At


b. Class and Occupation: Office workers and white collar employers

c. Foreign Families: 8% Nationalities: Italian

d. Negro: 0 %

e. Shifting or Infiltration: Slow infiltration of Italians from Area 0-8

2. BUILDINGS: FREDOMINATING OTHER TYPE

<table>
<thead>
<tr>
<th>a. Type and Size</th>
<th>2 story singles 80%</th>
<th>6 rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Construction</td>
<td>Frame</td>
<td></td>
</tr>
<tr>
<td>c. Average Age</td>
<td>20-25 yrs.</td>
<td></td>
</tr>
<tr>
<td>d. Repair</td>
<td>Fair to good</td>
<td></td>
</tr>
<tr>
<td>e. Occupancy</td>
<td>98%</td>
<td></td>
</tr>
<tr>
<td>f. Owner-occupied</td>
<td>70%</td>
<td></td>
</tr>
<tr>
<td>g. 1935 Price Bracket</td>
<td>$2,500-6,500</td>
<td>$2,750-6,500</td>
</tr>
<tr>
<td>h. 1937 Price Bracket</td>
<td>$2,750-6,500</td>
<td>$2,600-6,000</td>
</tr>
<tr>
<td>i. Jan.-Jan. Price Bracket</td>
<td>$2,500-6,000</td>
<td>$2,250-5,500</td>
</tr>
<tr>
<td>j. Sales Demand</td>
<td>Slow</td>
<td></td>
</tr>
<tr>
<td>k. Predicted Price Trend (next 6-12 months)</td>
<td>Static</td>
<td></td>
</tr>
<tr>
<td>l. 1935 Rent Bracket</td>
<td>$20 - $40</td>
<td>$22.50-50</td>
</tr>
<tr>
<td>m. 1937 Rent Bracket</td>
<td>$22.50-50</td>
<td>$22.50-45</td>
</tr>
<tr>
<td>n. Jan.-Jan. Rent Bracket</td>
<td>$22.50-45</td>
<td>$22.50-45</td>
</tr>
<tr>
<td>o. Rental Demand</td>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>p. Predicted Rent Trend (next 6-12 months)</td>
<td>Static</td>
<td></td>
</tr>
</tbody>
</table>

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 17 3-31-39 b. Institutions ____________

5. SALE OF HOME PROPERTIES (past yr.) a. HOLC 17 b. Institutions ____________

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER $1000 (1918) $28.30

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

Chalkor Landing Allotment

AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing ____________ Slightly ____________ Decreasing ____________ Static ____________

b. Class and Occupation: Merchants-Office workers-factory workers and mechanics

c. Foreign Families 5 %
Nationalities: Hungarian and Italian

d. Negro 0 %
Slight eastward movement of foreigners along Courtland and

e. Shifting or Inflation: Salllave Avenue into eastern border of section.

2. BUILDINGS:

<table>
<thead>
<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 %</td>
<td>20 %</td>
</tr>
</tbody>
</table>

a. Type and Site

b. Construction

c. Average Age

d. Repair

e. Occupancy

f. Owner-occupied

g. 1935 Price Bracket

h. 1937 Price Bracket

i. Jan.-39 Price Bracket

j. Sales Demand

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

l. 1935 Rent Bracket

m. 1937 Rent Bracket

n. Jan.-39 Rent Bracket

o. Rental Demand

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

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 9 b. Institutions

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

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1938) $ 28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area, originally the southwestern city limits until annexation of Kinnear (bordering southern boundary) abuts the very desirable Coplay Road residential district lying to the north. The elevation of area is considerably higher in northern part and the better homes lie in northernmost projection of area, beginning at Packer Drive and Diagonal Road. Small homes and bungalows are mostly in southwestern part. The area is approximately 70% built up; average lot frontage 40 feet; 90% streets paved (balance well-graded and cindored with cement sidewalks); transportation good; convenient to schools, churches and stores. Northern part of area, excepting west border, should improve, but southeastern part is slowly declining due to age and encroaching "Yellow" areas. Vehicular traffic is heaviest on Wooster & East Avenues and heavy on Diagonal Road.

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

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

Security Map of Akron, Ohio


b. Class and Occupation. Business men, white collared, factory workers and laborers
c. Foreign Families: 10% Nationalities: Hungarian - Slovaks

d. Race: Negro - 0%
e. Shifting or Infiltration

2. BUILDINGS:

<table>
<thead>
<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story singles</td>
<td>Cottages</td>
</tr>
<tr>
<td>8-7 rooms</td>
<td>and bungalows</td>
</tr>
<tr>
<td>Frame</td>
<td>Frame</td>
</tr>
<tr>
<td>15-20 yrs.</td>
<td>20 yrs.</td>
</tr>
<tr>
<td>Fair to good</td>
<td>Poor to fair</td>
</tr>
<tr>
<td>96%</td>
<td>96%</td>
</tr>
<tr>
<td>65%</td>
<td>65%</td>
</tr>
<tr>
<td>$2100-4600</td>
<td>$2000-3750</td>
</tr>
<tr>
<td>$2500-5600</td>
<td>$2250-4500</td>
</tr>
<tr>
<td>$2250-5200</td>
<td>$2000-4000</td>
</tr>
<tr>
<td>Slow to fair</td>
<td>Slow</td>
</tr>
<tr>
<td>Static to firm</td>
<td>Static</td>
</tr>
<tr>
<td>$30-35</td>
<td>$17,60-30</td>
</tr>
<tr>
<td>$35-45</td>
<td>$20-35</td>
</tr>
<tr>
<td>$32.50-40</td>
<td>$18-32</td>
</tr>
<tr>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>Static to firm</td>
<td>Static</td>
</tr>
</tbody>
</table>

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 21 b. Institutions

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938) $28.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This district was a part of the city of Kenmore until annexation by the City of Akron in 1929. The earliest development consisted of cheap small homes by owners attracted by the cheapness of land and encouraged by the lack of restrictions and absence of utilities. Later development and installation of utilities brought the building of better type homes. The subject area surrounds the short business district of Kenmore which lies on Kenmore Boulevard between 11th and 18th Streets. The average lot frontage is 40 feet; built up 50%; transportation fair to limited; schools, churches and stores convenient only to southern and eastern parts of area. The best homes and most desirable section of the area lies in that part east of 16th Street between Indian Trail and Montuna - Viewland Avenues. This section, situated on a plateau and known as Overlook Allotment, was platted into a first-class residential district of 50-foot front lots --is now 75% built up and will improve. However, general outlook for balance of area is only fair and little hope exists for improvement of central western part due to cheapness of homes and low locality.

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 11 DATE Feb. 29

Formerly Kenmore
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
   b. Class and Occupation Office workers and white collar workers
   c. Foreign Families 5 % Nationalities Hungarian and Italian  d. Negro 0 %
      Slow infiltration of Italians and Hungarians in
   e. Shifting or Infiltration upper north end of area from 6-10 and Def.

2. BUILDINGS:
   a. Type and Size: PREDOMINATING 95 % OTHER TYPE 5 %
      2 story single family 6 rms
   b. Construction: Brick and stucco
   c. Average Age: 20 yrs.
   d. Repair: Fair to good
   e. Occupancy: 95%
   f. Owner-occupied: 75%
   g. 1935 Price Bracket $2500-5000 % change $
   h. 1937 Price Bracket $3250-7000 +18 %$
   i. Jan 39 Price Bracket $3000-5500 - 7 %$
   j. Sales Demand Slow
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $25 - 45 % change $
   m. 1937 Rent Bracket $27.50-65 +18 %$
   n. Jan 39 Rent Bracket $25 - 50 - 9 %$
   o. Rental Demand Good
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr) No. 5 Type & Price $4750 How Selling Slow

4. OVERHANG OF HOME PROPERTIES: a. HOLC 16 b. Institutions
   3-31-39
5. SALE OF HOME PROPERTIES (past yr) a. HOLC 3 b. Institutions
   3-31-39
6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938) $28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   This area was laid out in 1917 and comprises the major part of Goodyear
   Heights. The entire Goodyear Heights Allotment was promoted and developed
   by the Goodyear Tire and Rubber Company to the interest of their employees.
   Well restricted, the area is 70% built up; average lot frontage 46 feet; all
   improved streets except those bordering Eastland Avenue; good transportation;
   very good school facilities; convenient to small shopping districts and
   churches; rolling terrain. Vehicular traffic is heaviest along Newton St.
   (E-W), Brittain Road (N-S), and Eastland Avenue (NE-SW). The southwestern
   part of area is within short walking distance to industry. The north section
   skirting Eastland Avenue consists mostly of cheaper homes of frame "single"
   construction. The southwest part of area is partially affected by smoke and
   dirt from the Goodyear factory and shorting railroad. On the whole, the area
   should maintain its present level for several years provided that the Goodyear
   Tire and Rubber Company (from which most residents of this section derive their
   income) stabilizes itself.

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 12 DATE Feb. 39
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION:  
   a. Increasing ___________ Slightly ___________ Decreasing ___________ Static ___________  
   b. Class and Occupation: Merchants, office workers, and skilled mechanics  
   c. Foreign Families: 5% Nationalities: Several ___________ d. Negro: 0%  
   e. Shifting or Infiltration: Slow infiltration of foreign element  

2. BUILDINGS:  
   a. Type and Size:  
      Predominating: 70%  
      OTHER TYPE: 30%  
      2 story single family 6 rms  
      1 story single (6 rms) cottages and bungalows  
   b. Construction:  
      Frame  
      Frame  
   c. Average Age: 20 yrs.  
   d. Repair: Medium  
   e. Occupancy: 96%  
   f. Owner-occupied: 96%  
   g. 1935 Price Bracket: $3000-5500 ___________ % change  
      $2500-5500 ___________ % change  
   h. 1937 Price Bracket: $3500-6600 ___________ +16%  
      $2750-4500 ___________ +21%  
   i. Jan-1939 Price Bracket: $3250-6000 ___________ -8%  
      $2500-4000 ___________ -10%  
   j. Sales Demand: Slow  
   k. Predicted Price Trend (next 6-12 months): Static  
   l. 1935 Rent Bracket: $25 - 40 ___________ % change  
      $20 - 32.50 ___________ % change  
   m. 1937 Rent Bracket: $27.50-60 ___________ +19%  
      $28 - 37.50 ___________ +19%  
   n. Jan-1939 Rent Bracket: $28 - 46 ___________ -10%  
      $22 - 38 ___________ -2%  
   o. Rental Demand: Light  
   p. Predicted Rent Trend (next 6-12 months): Static  

3. NEW CONSTRUCTION (past yr.): Type & Price: How Selling: Slow  

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC: 1  
      3-51-39  
   b. Institutions:  

5. SALE OF HOME PROPERTIES (past yr.):  
   a. HOLC: 0  
      3-51-39  
   b. Institutions:  

6. MORTGAGE FUNDS:  
   Amplo 7. TOTAL TAX RATE PER $1000 (1938) $20.90  

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

9. LOCATION: Akron, Ohio  
   SECURITY GRADE: B  
   AREA NO.: 13  
   DATE: Feb '39
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION:
   a. Increasing... Slightly Decreasing... Static

b. Class and Occupation: Mostly rubber workers

c. Foreign Families 3% Nationalities Various... d. Negro 0%

e. Shifting or Infiltration Slow infiltration of foreign element into north and eastern part.

2. BUILDINGS:

<table>
<thead>
<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story single</td>
<td>1 story, cottages and bungalows</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type and Size</th>
<th>Framo</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story</td>
<td>Framo</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction</th>
<th>Framo</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story</td>
<td>Framo</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Average Age</th>
<th>15 yrs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story</td>
<td>15 yrs.</td>
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<table>
<thead>
<tr>
<th>Repair</th>
<th>Fair</th>
</tr>
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<tbody>
<tr>
<td>2 story</td>
<td>Fair</td>
</tr>
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<table>
<thead>
<tr>
<th>Occupancy</th>
<th>97%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story</td>
<td>97%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner-occupied</th>
<th>65%</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>1935 Price Bracket</th>
<th>$2,750-5,000</th>
<th>$2,000-5,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>% change</td>
<td>$2,000-5,000</td>
<td>$2,000-5,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1937 Price Bracket</th>
<th>$3,250-5,500</th>
<th>$2,250-3,750</th>
</tr>
</thead>
<tbody>
<tr>
<td>% change</td>
<td>$2,250-3,750</td>
<td>$2,250-3,750</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Jan 1933 Rent Bracket</th>
<th>$3,000-5,000</th>
<th>$2,000-3,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>% change</td>
<td>$2,000-3,500</td>
<td>$2,000-3,500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Jan 1935 Rent Bracket</th>
<th>$27.50-57.50</th>
<th>$20 - 45</th>
</tr>
</thead>
<tbody>
<tr>
<td>% change</td>
<td>$20 - 45</td>
<td>$20 - 45</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Jan 1937 Rent Bracket</th>
<th>$32.50-65</th>
<th>$22.50-35</th>
</tr>
</thead>
<tbody>
<tr>
<td>% change</td>
<td>$22.50-35</td>
<td>$22.50-35</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Jan 1939 Rent Bracket</th>
<th>$30 - 40</th>
<th>$20 - 30</th>
</tr>
</thead>
<tbody>
<tr>
<td>% change</td>
<td>$20 - 30</td>
<td>$20 - 30</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rental Demand</th>
<th>Good</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story</td>
<td>Good</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Predicted Price Trend (next 6-12 months)</th>
<th>Static</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story</td>
<td>Static</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Predicted Rent Trend (next 6-12 months)</th>
<th>Static</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story</td>
<td>Static</td>
</tr>
</tbody>
</table>

3. NEW CONSTRUCTION (past yr) No. 5 Type & Price $3,000 How Selling Fair only

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

5. SALE OF HOME PROPERTIES (past yr) a. HOLC 10 b. Institutions 3-31-39

6. MORTGAGE FUNDS to 40% of appraisal
   a. HOLC 2
   b. Institutions 3-31-39

7. TOTAL TAX RATE PER $1,000 (1937) $28.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   This area consists of several small allotments surrounding the first-class Firestone Park district. Earliest development began in 1917-18 along northwestern and as part of the Firestone Land Company's interest; the Herberich-Hall-Harlow Company developed the north section in 1922-23, and the eastern part in 1926-27; the southeastern part between Thornapple and Coventry Sts, is a continuation of the Firestone Land Company holding developed in 1927-28; and the southwestern part (mostly vacant) was developed in 1928-1929 by the Myers family. Area is approximately 50% built up; average lot frontage 45 feet; 25% streets paved (balcony inlaid and cement sidewalks); school facilities good; fairly convenient to community stores, churches and transportation, except southeastern part. Practically 70% of homes are of "single" construction. This area will remain attractive to rubber workers because of proximity to Firestone Tire and Rubber Company. Vehicular traffic is heaviest on Main Street (western boundary),

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

9. LOCATION Akron, Ohio SECURITY GRADE 8 AREA NO. 14 DATE Feb 13, 39
### AREA DESCRIPTION

Security Map of Akron, Ohio

1. **POPULATION:**
   - Increased
   - Decreasing
   - Static

2. **Buildings:**
   - **Predominating:** 70%
   - **Other Type:** 30%
   - **Type and Size:**
     - 2 story single
   - **Construction:** Frame
   - **Average Age:** 18 yrs.
   - **Repair:** Fair to good
   - **Occupancy:** 90%
   - **Owner-occupied:** 66%
   - **1935 Price Bracket:** $2500-$5750 +20%
   - **1937 Price Bracket:** $2750-$4750 +18%
   - **Jan. '39 Price Bracket:** $2500-$4250 -10%
   - **Sales Demand:** Slow
   - **Predicted Price Trend:** Slightly downward
   - **1935 Rent Bracket:** $25 - 30 +22%
   - **1937 Rent Bracket:** $25 - 50 +22%
   - **Jan. '39 Rent Bracket:** $25 - 35 -11%
   - **Rental Demand:** Good
   - **Predicted Rent Trend:** Static

3. **New Construction (past yr.)**
   - No. 0
   - **Type & Price:**
   - **How Selling:**

4. **Overhang of Home Properties:**
   - a. HOLC 2
   - b. Institutions

5. **Sale of Home Properties (past yr.)**
   - a. HOLC 1
   - b. Institutions

6. **Mortgage Funds:**
   - Fairly ample

7. **Total Tax Rate per $1000 (1938):** $28.80

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

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

9. **Location:** Akron, Ohio
   - **Security Grade:** B
   - **Area No.:** 16
   - **Date:** Feb 1939
1. POPULATION: a. Increasing Slightly Decreasing Static
b. Class and Occupation Business men and store keepers
c. Foreign Families 0 % Nationalities
d. Negro 0 %
e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
      - 2 story single family 6 rooms
   b. Construction
   c. Average Age 20 yrs.
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket $3000-6000 % change
   h. 1937 Price Bracket $3200-6000 +16 %
i. Jan.-38 Price Bracket $3000-5500 -8 %
   j. Sales Demand Fair
   k. Predicted Price Trend 
      (next 6-12 months) Static to firm
   l. 1935 Rent Bracket $24 - 42 % change
   m. 1937 Rent Bracket $27 - 50 +17 %
n. Jan.-38 Rent Bracket $25 - 45 -9 %
   o. Rental Demand Good
   p. Predicted Rent Trend 
      (next 6-12 months) Firm

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC. 1 b. Institutions 3-31-39
5. SALE OF HOME PROPERTIES (past yr.) a. HOLC. 5 b. Institutions Available up to 3-31-39
6. MORTGAGE FUNDS, 50% of appraisal. TOTAL TAX RATE PER $1000 (1938) $22.40
   sal

7. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

Barberton

9. LOCATION Akron, Ohio SECURITY GRADE B AREA NO. 16 DATE Feb 30
### AREA DESCRIPTION

**Security Map of Akron, Ohio**

1. **POPULATION:**
   - a. Increasing Slightly
   - b. Decreasing
   - c. Static
   - d. Negro

2. **BUILDINGS:**

<table>
<thead>
<tr>
<th>Type and Size</th>
<th>Predominating: 50%</th>
<th>Other Type: 50%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story one</td>
<td>Family 6 rooms</td>
<td>1 story 5 rooms</td>
</tr>
<tr>
<td>1 story 5 rooms</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. **Sale Demand:**
- Fair

4. **Price Trend:**
- Static to firm
- Firm

5. **Rent Trend:**
- Firm

6. **New Construction:**
- (Past yr.) No. 5
- Type & Price: $3000
- How Selling: Fair

7. **Overhang of Home Properties:**
- a. HOLC: 1
  - 3-31-39
- b. Instit.:

8. **Sale of Home Properties:**
- a. HOLC: 2
  - Available up to 3-31-39
- b. Instit.:

9. **Mortgage Funds:**
- 50% of open
- TOTAL TAX RATE PER $1000 (1938) $2.40

10. **Description and Characteristics of Area:**

   This area was laid out 20 years ago and is covered as follows: built up, 80%; average lot frontage, 46 feet; streets paved, 28% (balance gravelled); transportation, fairly good; school facilities, good. Vehicular traffic is heavy on Fifth Avenue. Smoke, dirt and noise from Akron-Barberton Belt Line, B & O and Erie Railroads affect the western part of district. This area abuts the north boundary of Tuscora Park, and is within walking distance of the downtown district. Approximately 75% of the homes in this district are of single construction. Rating for this security area is a very "Light Blue."

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

Barberton

9. LOCATION: Akron, Ohio SECURITY GRADE: B AREA NO: 17 DATE: Feb. 39
AREA DESCRIPTION
Security Map of Akron, Ohio

1. POPULATION:
   a. Increasing
   b. Professional and business men
   c. Foreign Families
   d. Negro
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 90 %
      OTHER TYPE 10 %
      Large 2 story
      1 family houses
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. Jan '39 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. Jan '39 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

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

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

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

6. MORTGAGE FUNDS of appraisal

7. TOTAL TAX RATE PER $1000 (1939) $ 22 40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This small area, surrounding Lake Anna, is fully built up and once the finest residential section in Barberton. This section abuts the Barberton business center on Second and Tuscarawas Streets. The majority of the homes are from 36-45 years old, but practically all of the original owners are gone and a few properties are available for "promoters." This district has maintained its present level because of its setting around the beautiful Lake Anna (boating, fishing, and winter sports available). Properties have been kept in good state of repair and some have been thoroughly modernized recently.

Fair value should be obtained for property, if acquired.

Barberton

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

Security Map of Akron, Ohio

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   d. Professional and Business men
   e. Foreign Families
   f. Nationalities
   g. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
      - 2 story one family 6 rms
      - Other Type
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. Jan.'39 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. Jan.'39 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price $3500
   b. How Selling

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

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC 3-15-39
   b. Institutions

6. MORTGAGE FUNDS: 50% of appraisal
   TOTAL TAX RATE PER $1000 (1938) $ 25.04

7. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

Security Map of Akron, Ohio

1. POPULATION: a. Increasing  Slightly  Decreasing  Static

b. Class and Occupation Office workers and laborers

c. Foreign Families 0 %  Nationalities

d. Negro 0 %

e. Shifting or Infiltration

2. BUILDINGS:

<table>
<thead>
<tr>
<th></th>
<th>PREDOMINATING 80 %</th>
<th>OTHER TYPE 40 %</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Type and Size</td>
<td>2 story single</td>
<td>1 story &amp; bungalows</td>
</tr>
<tr>
<td>b. Construction</td>
<td>Frame</td>
<td>Frame</td>
</tr>
<tr>
<td>c. Average Age</td>
<td>15 yrs.</td>
<td>16 yrs.</td>
</tr>
<tr>
<td>d. Repair</td>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>e. Occupancy</td>
<td>97%</td>
<td>97%</td>
</tr>
<tr>
<td>f. Owner-occupied</td>
<td>70%</td>
<td>70%</td>
</tr>
<tr>
<td>g. 1935 Price Bracket</td>
<td>$1800-3500 $ change</td>
<td>$1200-2500 $ change</td>
</tr>
<tr>
<td>h. 1937 Price Bracket</td>
<td>$2300-4500 +21 %</td>
<td>$1500-2750 +21 %</td>
</tr>
<tr>
<td>i. Jan.-Mar. Price Bracket</td>
<td>$2000-4000 - 9 %</td>
<td>$1300-2500 -12 %</td>
</tr>
<tr>
<td>j. Sales Demand</td>
<td>Fair</td>
<td>Fair</td>
</tr>
<tr>
<td>k. Predicted Price Trend (next 6-12 months)</td>
<td>Static to slightly upward</td>
<td>Static to slightly upward</td>
</tr>
<tr>
<td>l. 1935 Rent Bracket</td>
<td>$15 - 27.50 $ change</td>
<td>$12 - 20 $ change</td>
</tr>
<tr>
<td>m. 1937 Rent Bracket</td>
<td>$16 - 35 +20 %</td>
<td>$13 - 25 +19 %</td>
</tr>
<tr>
<td>n. Jan.-Mar. Rent Bracket</td>
<td>$15 - 32.50 - 7 %</td>
<td>$12 - 22 -10 %</td>
</tr>
<tr>
<td>o. Rental Demand</td>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>p. Predicted Rent Trend (next 6-12 months)</td>
<td>Static to slightly upward</td>
<td>Static to slightly upward</td>
</tr>
</tbody>
</table>

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC 5 b. Institutions

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

6. MORTGAGE FUNDS: Appraisal 7. TOTAL TAX RATE PER $1000 (1938) $20.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area centers around the district at Stow Corners occupied in the north part by Stow Corner home sites; on the east by Liberty Park Allotment; and on the south by the Hollywood Allotment. This section was laid out in 1917 and is now 35 per cent built up. Average lot front 40 feet. Prices run from $1500-$4500 with the better and more expensive homes in the southwestern part of area. Thirty five (35) per cent of streets are paved; remainder, cindered; fair transportation; good school facilities. Outlying section. The cheapest homes in this area are located in the extreme northeast corner north of Bath-Stow Road. Trend is static to slightly upward.

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

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

Akron, Ohio
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION:  
a. Increasing
b. Decreasing
c. Yes
d. Static

b. Class and Occupation: Rural residents
c. Foreign Families: 0%
d. Nationalities:
e. Shifting or Infiltration:

2. BUILDINGS:  
a. Type and Size
   - 1½-2 story single
   - Frame family 4-8 rm houses
b. Construction
   - Frame

c. Average Age
   - 20 yrs.
d. Repair
   - Fair only
e. Occupancy
   - 96%
f. Owner-occupied
   - 80%
g. 1935 Price Bracket
   - $1400-2400 % change
   - $3
h. 1937 Price Bracket
   - $1600-2800 +16%
   - $3
i. Jan 1939 Price Bracket
   - $1500-2600 -9%
   - $3
j. Sales Demand
   - Poor
k. Predicted Price Trend (next 6-12 months)
   - Definitely downward
l. 1935 Rent Bracket
   - $12.50 - 22.50 % change
   - $3
m. 1937 Rent Bracket
   - $15.00 - 27.50 +21%
   - $3
n. Jan 1939 Rent Bracket
   - $12.50 - 25.00 -11%
   - $3
o. Rental Demand
   - Firm
p. Predicted Rent Trend (next 6-12 months)
   - Static to downward

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

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

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

6. MORTGAGE FUNDS:  

7. TOTAL TAX RATE PER $1000 (193.8) $27.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area consists mostly of open fields and was platted about 16 years ago. Though only 7 per cent built up, improvements consist of small bungalows and very cheap homes and considering the following indicate a static to downward trend for this third class "Yellow" area: Outlying section, streets unpaved; no utilities except electricity, lack of adequate fire protection, low income bracket occupants, relief roll heavy, rental collections difficult, population slightly decreasing.

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

Cuyahoga Falls, Ohio

9. LOCATION Akron, Ohio  SECURITY GRADE C  AREA NO. 8  DATE Feb 1939
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:
   PREDOMINATING OTHER TYPE
   a. Type and Size
      2 story single 60% 1 and 1/2 story 40%
      family 5-6 rms
   b. Construction Frame
   c. Average Age 40 yrs.
   d. Repair Fair
   e. Occupancy 98%
   f. Owner-occupied 65%
   g. 1935 Price Bracket $1800-2500 Price Bracket $1100-2400
   h. 1937 Price Bracket $2200-4200 +21% $1500-2750 +21%
   i. Jan. '39 Price Bracket $1800-4000 -9% $1200-2800 -10%
   j. Sales Demand Fair
   k. Predicted Price Trend Static
      (next 6-12 months)
   l. 1935 Rent Bracket $14 - 28
   m. 1937 Rent Bracket $16 - 35 +21%
   n. Jan. '39 Rent Bracket $15 - 32 -10%
   o. Rental Demand Fair
   p. Predicted Rent Trend Static
      (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No. 0 Type of Price -- How Selling Fair

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

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

6. MORTGAGE FUNDS: Very limited.
   7. TOTAL TAX RATE PER $1000 (193.8) $22.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

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

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

Security Map of Akron, Ohio

1. POPULATION:  
   a. Increasing........................................ Decreasing........................................ Static...........
   b. Class and Occupation: Factory and some white-collar workers
   c. Foreign Families: 0 % Nationalities:.............................. d. Negro: 0 %
   e. Shifting or Infiltration........................................

2. BUILDINGS:  
   a. Type and Size: FREDOMINATING 90 % OTHER TYPE %
      Small 1-story bungalows and cottages
      b. Construction: Promo
      c. Average Age: 12 yrs.
      d. Repair: Fair
      e. Occupancy: 90%
      f. Owner-occupied: 75%
      g. 1935 Price Bracket: $500-1000 % change
      h. 1937 Price Bracket: $1100-2800 +22 %
      i. Jan-1939 Price Bracket: $1000-2000 -9 %
      j. Sales Demand: Fair
      k. Predicted Price Trend (next 6-12 months): Static to slightly upward
      l. 1935 Rent Bracket: $9 - 16 % change
      m. 1937 Rent Bracket: $10 - 18 +17 %
      n. Jan-1939 Rent Bracket: $10 - 17 -4 %
      o. Rental Demand: Good
      p. Predicted Rent Trend (next 6-12 months): Firm

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

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

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

6. MORTGAGE FUNDS available  7. TOTAL TAX RATE PER $1000 (1933) $ 27.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area was laid out about 12 years ago and is approximately 15% built up. Lack of restrictions caused erection of small cheap homes and this development was barely under way when depression set in; consequently, area has but 6 short streets with exception of main arteries How Street and Magnolia Avenue. However, due to favorable location (abuts south side of Akron B&O and includes Brunhback Golf Course) this newer section although cheap should improve with time or at least hold its own.

Guyahoga Falls

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 4 DATE Feb 39
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing  Slightly  Decreasing  Stable
   b. Class and Occupation  Rubbo workers
   c. Foreign Families  3%  Nationalities  Italians  d. Negro  8%
   e. Shifting or Infiltration  Very light foreign infiltration

2. BUILDINGS:  
   a. Type and Size  
      PREDOMINATING  50%  OTHER TYPE  50%
      1 story single family 5 rooms  2 story single family 6 rooms
   b. Construction  Frame  Frame
   c. Average Age  20 yrs.  20 yrs.
   d. Repair  Good  Good
   e. Occupancy  97%  97%
   f. Owner-occupied  60%  60%
   g. 1935 Price Bracket  $1400-3000  % change  $1800-4500  % change
   h. 1937 Price Bracket  $1800-3500  +20%  $2300-5600  +22%
   i. Jan. 1939 Price Bracket  $1500-3200  -11%  $2000-6000  -10%
   j. Sales Demand  Fair  Fair
   k. Predicted Price Trend  (next 6-12 months)  Fair  Fair
   l. 1935 Rent Bracket  $12.50-22.50  % change  $17.50-32.50  % change
   m. 1937 Rent Bracket  $18.00-27.50  +21%  $23.00-40.00  +21%
   n. Jan. 1939 Rent Bracket  $12.50-25.00  -11%  $18.00-35.00  -11%
   o. Rental Demand  Good  Good
   p. Predicted Rent Trend  (next 6-12 months)  Firm to slightly upward  Firm to slightly upward

3. NEW CONSTRUCTION (past yr.)  
   No.  80  Type & Price  $3000  How Selling  Fair

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC  15  b. Institutions

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

6. MORTGAGE FUNDS OF APPRAISAL  
   TOTAL TAX RATE PER $1000 (193.8) .28.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

9. LOCATION  Akron, Ohio  SECURITY GRADE 5  AREA NO. 5  DATE  Feb 139

Collinwood Allotment
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION:
   a. Increasing ____________ Decreasing ____________ Static
   b. Class and Occupation: Rubber workers and laborers
   c. Foreign Families 8 % Nationalities Italian d. Negro 0 %
e. Shifting or Infiltration: Very light foreign infiltration

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 60 %
      Small 1 story single family and cottages
      OTHER TYPE 40 %
      2 story single family 8 rooms
   b. Construction
      Frame
   c. Average Age
      15 yrs.
   d. Repair
      Fair only
   e. Occupancy
      97%
   f. Owner-occupied
      60%
   g. 1935 Price Bracket
      $1000-1800 % change $1500-2800 % change
   h. 1937 Price Bracket
      $1200-2200 +22 % $1700-2750 +12 %
   i. Jan. '39 Price Bracket
      $1000-2000 12 % $1500-2500 11 %
   j. Sales Demand
      Fair
   k. Predicted Price Trend (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $ 8 - 16 % change $ 10 - 18 % change
   m. 1937 Rent Bracket
      $ 10 - 18 +22 % $ 12 - 22.50 +23 %
   n. Jan. '39 Rent Bracket
      $ 9 - 18 -10 % $ 10 - 21.00 -10 %
   o. Rental Demand
      Good
   p. Predicted Rent Trend (next 6-12 months)
      Static

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

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 6
   b. Institutions

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

6. MORTGAGE FUNDS available 7. TOTAL TAX RATE PER $1000 (1938) $28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

9. LOCATION Akron, Ohio SECURITY GRADE G AREA NO. 6 DATE Feb.'39
AREA DESCRIPTION
Security: Map of Akron, Ohio

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

2. BUILDINGS:
   PREDOMINATING OTHER TYPE
   a. Type and Size: Predominating % Other Type %
      2 story single family 5-6 rms
      Frame
      18 yrs. 18 yrs.
      Good Good
      97% 97%
      70% 70%
   b. Construction:
   c. Average Age:
   d. Repair:
   e. Occupancy:
   f. Owner-occupied
   g. 1935 Price Bracket: $2000-5500 $1400-3500
   h. 1937 Price Bracket: $2400-6000 $1750-3500
   i. Jan.-1938 Price Bracket: $2500-5500 $1600-3250
   j. Sales Demand: Fair Fair
   k. Predicted Price Trend (next 6-12 months): Static Static
   m. 1937 Rent Bracket: $20 - 50 $13 - 28
   n. Jan. 1938 Rent Bracket: $20 - 45 $12 - 26
   o. Rental Demand: Good Good
   p. Predicted Rent Trend (next 6-12 months): Firm to
      slightly upward Firm to slightly upward

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

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: _______________________

5. SALE OF HOME PROPERTIES (last yr.)
   a. HOLC: 0
   b. Institutions: _______________________

6. MORTGAGE FUNDS:
   a. Available for better homes No. __

7. TOTAL TAX RATE PER $1000 (1939) $23.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The newer residential part of the Village of Tallmadge lies north of Fenway Drive and west of Nottingham Street and was first developed about 25 years ago. The balance of the Village, founded about 100 years ago consists of cheap commercial buildings and old homes surrounding the town circle created by the intersection of three highways; the Akron-Youngstown, Akron-Kent, and Akron Stow Roads. The newest section of this area, lying east of Stow Road, contains the better homes ranging from $5000-8000. The part of this area west of Nottingham Street is the cheaper new section and consists mostly of homes valued at $1500. North of Woodward Avenue, this area is sparsely built up. Overdale and Overlook Avenues are paved; remainder of streets cindered; generally all utilities except gas. Good school facilites, close to business section of Tallmadge. Trend is static with possibility of improvement. 76% of homes are of single construction; the houses located east of Stow and North of Kent Roads are of double construction.

Property, if acquired, should not be sacrificed.

Tallmadge

9. LOCATION: Akron, Ohio SECURITY GRADE: AREA NO. 7 DATE: Feb 1939
### AREA DESCRIPTION

**Security Map of Akron, Ohio**

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

2. **BUILDINGS**:  
   a. Type and Size: Predominating 80%  
   b. Construction: Frame  
   c. Average Age: 20 yrs.  
   d. Repair: Fair only  
   e. Occupancy: 97%  
   f. Owner-occupied: 65%  
   g. 1935 Price Bracket: $2000-3500  
   h. 1937 Price Bracket: $2500-4000  
   i. Jan.'39 Price Bracket: $2000-3700  
   j. Sales Demand: Fair  
   k. Predicted Price Trend: Static (next 6-12 months)  
   l. 1935 Rent Bracket: $15 - 25  
   m. 1937 Rent Bracket: $20 - 30  
   n. Jan.'39 Rent Bracket: $17 - 27.50  
   o. Rental Demand: Good  
   p. Predicted Rent Trend: Static to firm (next 6-12 months)

3. **NEW CONSTRUCTION** (past yr.) No.: 20  
   Type & Price: 2500  
   How Selling: Fair

4. **OVERHANG OF HOME PROPERTIES**:  
   a. HOLC: 22  
   b. Institutions: 3-31-39

5. **SALE OF HOME PROPERTIES** (past yr.):  
   a. HOLC: 3  
   b. Institutions: Available up to 40%  
   c. Appraisal: 3-31-39

6. **MORTGAGE FUNDS** of appraisal: 7  
   TOTAL TAX RATE PER $1000: (1937) $28.30

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

Property, if acquired, should be sold but not sacrificed. 90% of homes are of single construction. Area is 65% built up.

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**FOREST HILL**

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

Security Map of Akron, Ohio

1. POPULATION:
   - Increasing
   - Slightly Increasing
   - Decreasine
   - Static

   a. Class and Occupation
      - Factory workers employed in Sulphur Plant
   b. Foreign Families
      - 0%
   c. Nationalities
      - 0%
   d. Negro
      - 0%
   e. Shifting or Infiltration

2. BUILDINGS:
   - PREDOMINATING 50%
   - OTHER TYPE 50%

   a. Type and Site
      - 2 story single family 6-7 rms
   b. Construction
      - Frame
   c. Average Age
      - 15 yrs.
   d. Repair
      - Good
   e. Occupancy
      - 96%
   f. Owner-occupied
      - 66%
   g. 1935 Price Bracket
      - $2000-3500 $600-1500
   h. 1937 Price Bracket
      - $2250-3750 $700-1300
   i. Jan. 1938 Price Bracket
      - $2000-3500 $600-1500
   j. Sales Demand
      - Poor
   k. Predicted Price Trend (next 6-12 months)
      - Static
   l. 1935 Rent Bracket
      - $15 - 24
   m. 1937 Rent Bracket
      - $15 - 27.50
   n. Jan. 1938 Rent Bracket
      - $15 - 25
   o. Rental Demand
      - Good
   p. Predicted Rent Trend (next 6-12 months)
      - Static

3. NEW CONSTRUCTION (past yr.)
   - No. 6

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

5. SALE OF HOME PROPERTIES
   - HOLC 3-31-39
   - Institutions

6. MORTGAGE FUNDS
   - Limited

7. TOTAL TAX RATE PER $1000 (1938)
   - $28.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Allotment laid out about 1915; 20% built up; Tallmadge Avenue is paved; rest of streets in area are improved; average front lot 40 feet. Resemble distance to schools, churches; homes range from $800-3500. 95% of homes are of single construction. Lack of attention to the regularity of buildings constructed in this area is the chief deterrent to growth. Interspersed with a sprinkling of shacks (20%). This allotment has no restrictions, Hourly bus transportation. Very heavy vehicular traffic along West Tallmadge Avenue. Will probably remain "as is" for some time. In certain portions it is difficult to excavate basements because of sandstone rock foundation. Elevation of this area is one of the highest in Akron, but still subject to noise, smoke and dirt from adjacent Baltimore and Ohio and Erie railroads due to prevailing northeast winds from the valley.

9. LOCATION: Akron, Ohio
   - SECURITY GRADE: C
   - AREA NO. 2
   - DATE: Feb 1939
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Slightly
   d. Slightly decreasing
   e. Stale

2. BUILDINGS:
   a. Type and Size
      i. Bungalows
      ii. Frames
      iii. Other
   b. Construction
      i. Wood
      ii. Brick
      iii. Masonry
   c. Average Age
      i. 15 yrs
      ii. 18 yrs
      iii. 20 yrs
   d. Repair
      i. Good
      ii. Fair
      iii. Poor
   e. Occupancy
      i. 95%
      ii. 90%
      iii. 85%
   f. Owner-occupied
      i. 85%
      ii. 90%
      iii. 95%
   g. 1935 Price Bracket
      i. $1500-2750
      ii. $2250-5250
   h. 1937 Price Bracket
      i. $1750-3250
      ii. $2750-6250
   i. Jan. 1939 Price Bracket
      i. $1500-3000
      ii. $2500-5750
   j. Sales Demand
      i. Fair
      ii. Good
   k. Predicted Price Trend
      (next 6-12 months)
      i. Static
      ii. Rising
      iii. Falling
   l. 1935 Rent Bracket
      i. $13 - 22.50
      ii. $22 - 40
      iii. $40 - 50
   m. 1937 Rent Bracket
      i. $16 - 27.50
      ii. $22 - 47.50
      iii. $47 - 67.50
   n. Jan. 1939 Rent Bracket
      i. $13 - 25
      ii. $22 - 45
      iii. $45 - 65
   o. Rental Demand
      i. Good
      ii. Fair
   p. Predicted Rent Trend
      (next 6-12 months)
      i. Static
      ii. Rising
      iii. Falling

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      i. Type
      ii. Price
      iii. How Selling
      iv. Fair

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

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

6. MORTGAGE FUNDS
   a. of appraisal
      i. 7
   b. TOTAL TAX RATE PER $1000
      i. (1938)
      ii. $.28.30

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

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

Eastland Allotment

9. LOCATION
   a. Akron, Ohio
   b. SECURITY GRADE
   c. AREA NO.
   d. DATE

Feb 1939
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION:
a. Increasing
b. Slightly Decreasing
c. Decreasing
d. Static

e. Class and Occupation
f. White collar and rubber workers

g. Foreign Families
h. Nationalities

2. BUILDINGS:
a. Type and Size
b. Construction
  Frame

c. Average Age
  18 yrs.
d. Repair
  Fair condition
e. Occupancy
  97%
f. Owner-occupied
  70%
g. 1935 Price Bracket
  $1400-2400
  % change
h. 1937 Price Bracket
  $1750-2750
  +18%
i. Jan. 1939 Price Bracket
  $1600-2600
  -7%
j. Sales Demand
  Fair to poor
k. Predicted Price Trend
  Static
l. 1935 Rent Bracket
  $16-20
  % change
m. 1937 Rent Bracket
  $16-25
  +21%
n. Jan. 1939 Rent Bracket
  $14-23
  -9%
o. Rental Demand
  Good
p. Predicted Rent Trend
  Static to firm

3. NEW CONSTRUCTION (past yr.)
   No. 5 Type & Price: $1500-3500 How Selling: Just fair

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

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

6. MORTGAGE FUNDS
   Very limited
   TOTAL TAX RATE PER $1000 (1938) $28.80

7. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

9. LOCATION
   Akron, Ohio
   SECURITY GRADE C
   AREA NO. 11
   DATE Feb. 139
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION: a. Increasing ___________________ Decreasing ___________________ Static: Yes
b. Class and Occupation Rubber workers and white collar
c. Foreign Families __________ Nationalities __________ All types __________ d. Negro __________%
e. Shifting or Infiltration Slow infiltration of mixed foreign element toward south end

2. BUILDINGS: PREDOMINATING __________ 96 % OTHER TYPE __________ %
a. Type and Site 1½-2 story single family b. Construction Frame c. Average Age 40 yrs. d. Repair Just fair e. Occupancy 97% f. Owner-occupied 65% g. 1935 Price Bracket $ 2000-3500 % change __________ $ __________ % change __________ h. 1937 Price Bracket $ 2500-4500 +17 % $ __________ % __________ i. Jan. '39 Price Bracket $ 2000-4500 - 7 % $ __________ % __________ j. Sales Demand Fair to slow k. Predicted Price Trend (next 6-12 months) Static l. 1935 Rent Bracket $ 15 - 33 % change __________ $ __________ % change __________ m. 1937 Rent Bracket $ 18 - 40 +21 % $ __________ % __________ n. Jan. '39 Rent Bracket $ 16 - 37 - 2 % $ __________ % __________ o. Rental Demand Good p. Predicted Rent Trend (next 6-12 months) Static to slightly upward

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

4. OVERHANG OF HOME PROPERTIES: a. HOLC __________ 26 3-31-39 b. Institutions
5. SALE OF HOME PROPERTIES (past yr.) a. HOLC __________ 3 3-31-39 b. Institutions
6. MORTGAGE FUNDS Limited __________ 7. TOTAL TAX RATE PER $1000 (1938) __________ $ 28.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

9. LOCATION Akron, Ohio SECURITY GRADE: C AREA NO. 12 DATE Feb '39
AREA DESCRIPTION

Security Map of Akron, Ohio


b. Class and Occupation: College professors, business men and factory workers

c. Foreign Families: 0 %

d. Nationalities: 

e. Shifting of Infiltration

2. BUILDINGS:

- Type and Size:
  a. Predominating 98 %
  b. Other Type 2 %

- Construction:
  a. Type 6-12 rms

- Average Age:
  a. 40 yrs

- Repair:
  a. Fair

- Occupancy:
  a. 97%

- Owner-occupied:
  a. 40%

- 1935 Price Bracket:
  a. $2800-6000

- 1937 Price Bracket:
  a. $3850-6000

- Jan. 1939 Price Bracket:
  a. $3000-5500

- Sales Demand:
  a. Fair

- Predicted Price Trend:
  a. Firm

- 1935 Rent Bracket:
  a. $23 - 38

- 1937 Rent Bracket:
  a. $30 - 46

- Jan. 1939 Rent Bracket:
  a. $26 - 42

- Rental Demand:
  a. Good

- Predicted Rent Trend:
  a. Firm

3. NEW CONSTRUCTION (past yr.):

a. Type: 13 %

b. Price: $31-$35

c. How Selling: Good

4. OVERHANG OF HOME PROPERTIES:

a. HOLC:
  a. 3-31-39

b. Institutions:

5. SALE OF HOME PROPERTIES (past yr.):

a. HOLC:
  a. 3-31-39

b. Institutions:

6. MORTGAGE FUNDS: up to 40 %

7. TOTAL TAX RATE PER $1000 (1938) $28.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

9. LOCATION: Akron, Ohio

SECURITY GRADE: 0

AREA NO.: 13

DATE: Feb. 1939
AREA DESCRIPTION
Security Map of Akron, Ohio

   b. Class and Occupation: Rubber workers
c. Foreign Families 30 % Nationalities: All types
d. Negro 5 %
e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. January 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. January 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr) No.
   Type & Price 2900-5500 How Selling Fair only

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

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

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

The district is located in the south-central part of the city. Built up 88 %
price range - $2000-4200; older homes in the north half of the area being
the territory north of Crosier Street. Practically all construction in the deep
south half took place during 1926-27-28-29. 80 % of streets are paved;
remainder cinder. Good transportation throughout entire area. Heavy vehicular
traffic along Arlington and Brown Streets. Convenient to industry, stores and
schools. Terrain is fairly level. Summer Home for the Aged and the Children's
Home are located in the northeast end of area. Store fronts all along on Ar-
lington Avenue down to Wilbeth Road. A cluster of stores at the corner of
Beaver and Johnson Avenue.

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

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

**AREA DESCRIPTION**

Security Map of Akron, Ohio

1. POPULATION:  
   a. Increasing: Slightly Decreasing: Static

2. BUILDINGS:  
   a. Type and Size  
      | PREDOMINATING | OTHER TYPE |
      | 2 story | 1 story bungalows |
      | frame | and shacks |
      | 8 yrs. | 12 yrs. |

3. OWNED-occupied: 65%    RENTED-occupied: 35%

4. 1935 Price Bracket: $2000-3700  
   1937 Price Bracket: $2300-4400
   Jan. 1939 Price Bracket: $2000-4000
   Jan. 1939 Rent Bracket: $15-30
   Jan. 1939 Rent Bracket: $15-32

5. Predicted Price Trend: Fair to slow  
   Predicted Rent Trend: Fair to slow

6. NEW CONSTRUCTION (past yr.): 25  
   Type & Price: $1000-4000  
   How Selling: Fair only

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

8. SALE OF HOME PROPERTIES (past yr.):  
   a. HOLC: 4  
   b. Institutions: 3-31-39

9. MORTGAGE FUNDS: up to 36%  
   TOTAL TAX RATE PER $1000 (1938): $28.00

10. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

9. LOCATION: Akron, Ohio

SECURITY GRADE: C

AREA NO: 16

DATE: Feb 39
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS: PREDOMINATING 60% OTHER TYPE 40%
   a. Type and Size
      Frame 2 story single family 6 rooms
      Frame 1 story 5 rooms
   b. Construction
      Frame
      Frame
   c. Average Age 15 yrs.
      15 yrs.
   d. Repair
      Fair to good
      Fair to good
   e. Occupancy
      97%
      97%
   f. Owner-occupied
      70%
      70%
   g. 1935 Price Bracket $ 2400-3500
      % change $ 1800-2400
   h. 1937 Price Bracket $ 2500-3600
      +17% $ 2300-2800
      +18%
   i. Jan. 1939 Price Bracket $ 2500-3600
      -3% $ 2000-2500
      -3%
   j. Sales Demand
      Fair
      Fair
   k. Predicted Price Trend (next 6-12 months)
      Fairly firm
      Fairly firm
   l. 1935 Rent Bracket $ 15 - 25
      % change $ 15 - 18
   m. 1937 Rent Bracket $ 18 - 30
      +20% $ 17 - 22
      +18%
   n. Jan. 1939 Rent Bracket $ 16 - 28
      -8% $ 16 - 20
      -8%
   o. Rental Demand
      Good
      Good
   p. Predicted Rent Trend (next 6-12 months)
      Firm
      Firm

3. NEW CONSTRUCTION (past yr.) No. 5 Type 6' Price $3000 How Selling Fairly good

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

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

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

9. LOCATION Akron, Ohio SECURITY GRADE C AREA NO. 16 DATE Feb '39
1. POPULATION:
   a. Increasing Very slightly
   b. Class and Occupation: White-collar and business men
   c. Foreign Families: 0 %
   d. Nationalities: 0 %
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size: 2 story single family 6 rooms
   b. Construction: Frame
   c. Average Age: 10 yrs.
   d. Repair: Good
   e. Occupancy: 97%
   f. Owner-occupied: 66%
   g. 1935 Price Bracket: $3800-5000
   h. 1937 Price Bracket: $4500-5800
   i. Jan. 1959 Price Bracket: $4000-5600
   j. Sales Demand: Fair to slow
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $28-38
   m. 1937 Rent Bracket: $31-46
   n. Jan. '39 Rent Bracket: $30-49
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price: $5000
   b. How Selling: Fair

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

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC: 1
   b. Institutions: Available up to 40%

6. MORTGAGE FUNDS of appraisal

7. TOTAL TAX RATE PER $1000 (1938) $

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   This section is known as Peterborough and was laid out by Leona Peters in 1927; lies southwest of Springfield and is now 20% built up with an average lot front of 50 feet. Homes range in price from $4000-5800; the houses are of double construction. Fair school facilities; fair transportation; outlying neighborhood; no utilities except electricity. Trend will remain static.

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

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

Security Map of Akron, Ohio

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

2. BUILDINGS: PREDOMINATING 65% OTHER TYPE 35%
   a. Type and Size 1 story, cottages and bungalows 2 story single family 6 rooms
   b. Construction Frame Frame
   c. Average Age 18 yrs. 18 yrs.
   d. Repair Fair Fair
   e. Occupancy 97% 97%
   f. Owner-occupied 66% 66%

3. 1935 Price Bracket $1000-2100 % change $1000-2800 % change
   1937 Price Bracket $1100-2500 +18 % $2000-3300 +18%
   Jan. '39 Price Bracket $1000-2250 - 9 % $1800-3000 - 9%
   4. Sales Demand Slow Slow
   5. Predicted Price Trend (next 6-12 months) Static Static
   6. 1935 Rent Bracket $8 - 14 % change $15 - 20 % change
   7. 1937 Rent Bracket $9 - 17 +18 % $16 - 26 +17%
   8. Jan. '39 Rent Bracket $8 - 16 - 8 % $16 - 22 - 7%
   9. Rental Demand Good Good
   10. Predicted Rent Trend (next 6-12 months) Static Static

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

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

6. MORTGAGE FUNDS: of appraisal 7. TOTAL TAX RATE PER $1000 (93.8) $

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

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

Peerless Allotment

9. LOCATION Akron, Ohio SECURITY GRADE C. AREA NO. 18 DATE Feb.'59
AREA DESCRIPTION
Security Map of Akron, Ohio

1. POPULATION: a. Increasing Slightly Decreasing Static
b. Class and Occupation Laborers - factory workers
c. Foreign Families 6% Nationalities Mixed d. Negro 0%
e. Shifting or Infiltration

2. BUILDINGS:
   PREDOMINATING OTHER TYPE
   a. Type and Size Small cottages and 2 story single
      bungalows 4 rooms family 6 rooms
   b. Construction Frame Frame
   c. Average Age 15 yrs. 15 yrs.
   d. Repair Fair Fair
   e. Occupancy 95% 95%
   f. Owner-occupied 65% 65%
   g. 1935 Price Bracket $1000-2000 $2000-4000
   h. 1937 Price Bracket $1200-2400 $2200-4500
   i. Jan. '39 Price Bracket $1000-2200 $2100-4500
   j. Sales Demand Slow Slow
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $8 - 14 $15 - 32
   m. 1937 Rent Bracket $9 - 17 $16 - 40
   o. Rental Demand Good Good
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No. 29 Type & Price $2250 How Selling Slow

4. OVERHANG OF HOME PROPERTIES: a. HOLC. b. Institutions
   8 3-51-39

5. SALE OF HOME PROPERTIES (past yr.) a. HOLC. b. Institutions
   4 3-51-39

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (193.8) $28.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This is one of the newer districts developed about 1920. The most substantial homes are located in the northeast section along East Avenue; average lot front 50 feet; built up 40%; good transportation. Fairly convenient to schools. Northwest portion is nearly all vacant. About 20 now homes are under construction in the north and along Morse Avenue; these homes are of the cheap type, costing about $2250 and consisting of 4 rooms. Area is not restricted. Homes located in the northern section along East Avenue range in price from $3000-4500; while in the southern section they will average about $2000 since nearly all improvements consist of bungalows and small cottages. 80% of the homes in the entire area are of single construction. Very few paved streets. Passage on outlying unpaved streets is very difficult in bad weather.

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

9. LOCATION Akron, Ohio SECURITY GRADE 0 AREA NO. 18 DATE Feb. 39
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:  
   a. Type and Size: 2 story single family  
   b. Construction: Frame  
   c. Average Age: 12 yrs.  
   d. Repair: Fair  
   e. Occupancy: 97%  
   f. Owner-occupied: 65%  
   g. 1935 Price Bracket: $2300-3800  
   h. 1937 Price Bracket: $2700-4500  
   i. Jan. 1939 Rent Bracket: $2700-6000  
   j. Sales Demand: Fair  
   k. Predicted Price Trend (next 6-12 months): Static to upward  
   l. 1935 Rent Bracket: $15-28  
   m. 1937 Rent Bracket: $15-35  
   n. Jan. 1939 Rent Bracket: $15-35  
   o. Rental Demand: Good  
   p. Predicted Rent Trend (next 6-12 months): Static to upward

3. NEW CONSTRUCTION:  
   a. Type & Price: $1500-3000  
   4. OVERHANG OF HOME PROPERTIES:  
      a. HOLC: 10  
      b. Institutions:  
   5. SALE OF HOME PROPERTIES:  
      a. HOLC: 3  
      b. Institutions:  
   6. MORTGAGE FUNDS: Limited  
   7. TOTAL TAX RATE PER $1000 (193.8): $28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   This district was laid out about 1910 and is 60% built up. A concentration of 2-story houses is located in the southwest section along Wingate and Corey Aves., built about 1920, and average about $3500. The rest of the area is sprinkled with small cottages and bungalows. These range in price of $5500. Practically all sidered streets excepting Waterloo Road which is the main artery and heavily traveled. Transportation is good excepting in the Wingate-Corey district. Accessibility to west end of area was improved by the construction of a bridge at 27th Street and Kenmore Boulevard. Western part is within reasonable distance to schools, churches and to the Palmer Match Company and Wright Tool Company. About 20 new homes constructed during past year in the Wingate-Corey district. The area is located midway between Akron and Barberton and within short distance to large industries. The eastern part of this area is low reclaimed marsh swamp land. Nesmith Lake located in area provides swimming, fishing and recreation. The area should maintain its present level with a possibility of slight improvement.

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

9. LOCATION: Akron, Ohio  
   SECURITY GRADE: C  
   AREA NO.: 20  
   DATE: Feb. 15
### AREA DESCRIPTION

**Security Map of Akron, Ohio**

#### 1. POPULATION:
- **a.** Increasing: Slightly
- **b.** Decreasing: Slightly
- **c.** Static: Slightly

#### 2. BUILDINGS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Predominating</th>
<th>Other Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type and Size</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>Family 6rms</td>
<td>2-story</td>
<td>1-story</td>
</tr>
<tr>
<td>Framo</td>
<td>1-story</td>
<td>and cottages</td>
</tr>
<tr>
<td>Average Age</td>
<td>18 yrs</td>
<td>18 yrs</td>
</tr>
<tr>
<td>Repair</td>
<td>Fair</td>
<td>Fair</td>
</tr>
<tr>
<td>Occupancy</td>
<td>97%</td>
<td>97%</td>
</tr>
<tr>
<td>Owner-occupied</td>
<td>70%</td>
<td>70%</td>
</tr>
<tr>
<td>1935 Price Bracket</td>
<td>$2000-2800</td>
<td>$1400-2400</td>
</tr>
<tr>
<td>1937 Price Bracket</td>
<td>$2300-2800</td>
<td>$1600-2800</td>
</tr>
<tr>
<td>Jan '39 Price Bracket</td>
<td>$2500-3000</td>
<td>$1600-2600</td>
</tr>
<tr>
<td>Sales Demand</td>
<td>Fair</td>
<td>Fair</td>
</tr>
<tr>
<td>Predicted Rent Trend (next 6-12 months)</td>
<td>Firm to slightly upward</td>
<td>Firm to slightly upward</td>
</tr>
<tr>
<td>1935 Rent Bracket</td>
<td>$15 - 22</td>
<td>$10 - 18</td>
</tr>
<tr>
<td>1937 Rent Bracket</td>
<td>$18 - 27</td>
<td>$10 - 23</td>
</tr>
<tr>
<td>Jan '39 Rent Bracket</td>
<td>$16 - 24</td>
<td>$10 - 21</td>
</tr>
<tr>
<td>Rental Demand</td>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>Predicted Rent Trend (next 6-12 months)</td>
<td>Slightly upward</td>
<td>Slightly upward</td>
</tr>
</tbody>
</table>

#### 3. NEW CONSTRUCTION (past yr.) No. 17 Type & Price: $1500-2500 How Selling: Fair

#### 4. OVERHANG OF HOME PROPERTIES:
- **a.** HOLC: 11 3-31-39
- **b.** Institutions: 25 3-31-39

#### 5. SALE OF HOME PROPERTIES (past yr.)
- **a.** HOLC: 4 3-31-39
- **b.** Institutions: 25 3-31-39

#### 6. MORTGAGE FUNDS: $22,480

#### 7. TOTAL TAX RATE PER $1000 (1912): $22.480

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

This section was laid out in 1919-1920; now 40% built up; price range of homes $1500-2500; 20% of streets are paved; remainder gravelled. Average lot front 40 feet; good transportation; good school, church and store facilities. Section lying north of Wooster Road has all utilities; limited utilities as to balance of area. North part of area east of railroad detrimentally affected by strata sandstone close to surface.

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

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

Barborton

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

1. POPULATION:
   a. Increasing
   b. Class and Occupation
   c. Foreign Families
   d. Nationalities
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. Jan. '39 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. Jan. '39 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION (past yr.)

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

5. SALE OF HOME PROPERTIES:
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1938) $______

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

Barberton

9. LOCATION Akron, Ohio SECURITY GRADE A AREA NO. 22 DATE Feb '32
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION:  
   a. Increasing  
   b. Decreasing  
   c. Static  

b. Class and Occupation: Factory workers  

c. Foreign Families:  
   a. 40% Nationalities: Slovaks  
   b. Negro 0%  

e. Shifting or Infiltration: Fairly heavy infiltration of Slavish  

2. BUILDINGS:  
   a. Type and Size:  
      PREDOMINATING 50%  
      OTHER TYPE 50%  
      2 story single family 6 rooms  
      1 story 5 rooms  

b. Construction:  
   Frame  

f. Average Age:  
   18 yrs.  

f. Repair:  
   Just fair  

f. Occupancy:  
   97%  

f. Owner-occupied:  
   70%  

f. 1935 Price Bracket:  
   $2000-$2500  
   $1200-$1700  

g. 1937 Price Bracket:  
   $2500-$3000  
   $1500-$2000  

i. Jan. 1939 Price Bracket:  
   $2000-$3000  
   $1300-$2300  

j. Sales Demand:  
   Fair  
   Slightly upward  

k. Predicted Price Trend:  
   Stable to  
   Slightly upward  

l. 1935 Rent Bracket:  
   $15 - $23  
   $10 - $18  

m. 1937 Rent Bracket:  
   $17 - $25  
   $11 - $22  

n. Jan. 1939 Rent Bracket:  
   $16 - $25  
   $10 - $20  

o. Rental Demand:  
   Good  
   Good  

p. Predicted Rent Trend:  
   Slightly upward  
   Slightly upward  

3. NEW CONSTRUCTION (past yr.) No:  
   a. Type & Price:  
      $2000  

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

5. SALE OF HOME PROPERTIES:  
   a. HOLC:  
      2-31-39  
   b. Institutions:  
      3-31-39  

6. MORTGAGE FUNDS:  
   TOTAL TAX RATE PER $1000 (193__) $  

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

   Property, if acquired, should not be sacrificed.  

9. LOCATION:  
   Akron, Ohio  
   SECURITY GRADE: C  
   AREA NO:  
   DATE:  

Barberton
AREA DESCRIPTION
Security Map of Akron, Ohio

1. POPULATION:     a. Increasing   Slightly    Decreasing   Basic
b. Class and Occupation   Laborers

c. Foreign Families:   10 %
Nationalities:   Mixed

d. Negro:  0 %
e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Site
      PREDOMINATING  80 %    OTHER TYPE  20 %
      1 story    cottage type
      2 story    single story

   b. Construction
      Frame
      Frame

   c. Average Age
      16 yrs.
      16 yrs.

   d. Repair
      Fair
      Fair

   e. Occupancy
      97 %
      97 %

   f. Owner-occupied
      65 %
      65 %

   g. 1935 Price Bracket
      $1000-2100
      $2100-4800
      % change

   h. 1937 Price Bracket
      $1100-2500
      $2400-5800
      +18 %
      +18 %

   i. Jan. 1935 Price Bracket
      $1000-2800
      $2200-5000
      -11 %
      -11 %

   j. Sales Demand
      Slow
      Slow

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

   l. 1935 Rent Bracket
      $8 - 14
      $16 - 35
      % change

   m. 1937 Rent Bracket
      $8 - 18
      $17 - 48
      +18 %
      +17 %

   n. Jan. 1935 Rent Bracket
      $8 - 15
      $16 - 40
      -12 %
      -11 %

   o. Rental Demand
      Good
      Good

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

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

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions

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

   Available up to 40%

6. MORTGAGE FUNDS of appraisal
   Available
   7. TOTAL TAX RATE PER $1000 (1935) $2.25-24

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

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

Coventry

9. LOCATION: Akron, Ohio
   SECURITY GRADE: C
   AREA NO: 24
   DATE: Feb. 29
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION:
   - Increasing
   - Decreasing
   - Static Year

   - Class and Occupation: Common laborers
   - Foreign Families: 40% Nationalities: Italian
   - Shiftings or Infiltration: Heavy settlement of Italians

2. BUILDINGS:
   - Predominating: 70%
   - Other Type: 30%

   - Type and Size:
     - 2 story single family 6 rooms
     - Frame

   - Construction:
     - Frame

   - Average Age:
     - 30 yrs.

   - Repair:
     - Fair only

   - Occupancy:
     - 96%

   - Owner-occupied:
     - 80%

   - 1935 Price Bracket:
     - $1000-$1200
     - 3% change

   - 1937 Price Bracket:
     - $1200-$1700
     - 3% increase

   - Jan.-39 Rent Bracket:
     - $1200-$1800
     - 9%

   - Jan.-39 Rent Bracket:
     - $1500-$2500
     - 7%

   - Sales Demand:
     - Slow

   - Predicted Price Trend (next 6-12 months):
     - Static

   - Predicted Rent Trend (next 6-12 months):
     - Static

3. NEW CONSTRUCTION (past yr.):
   - Type & Price: How Selling: Slow

4. OVERHANG OF HOME PROPERTIES:
   - a. HOLC:
     - 2
   - b. Institutions:
     - 5-31-39

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

6. MORTGAGE FUNDS:
   - Year: Limited
   - Total Tax Rate PER $1000 (1938): $28.40

7. DESCRIPTION AND CHARACTERISTICS OF AREA:

   This section was laid out in about 1900. Built up 80%; average lot front, 40
doors streets; 80% streets paved, balance cinder or graded. Good
transportation; convenient to schools, churches and stores.

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

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

9. LOCATION: Akron, Ohio
   SECURITY GRADE: D
   AREA NO.: 1
   DATE: 3/22/39
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:
   a. Type and Size: 2 story single family 6 rms
   b. Construction: Frame
   c. Average Age: 40-50 yrs
   d. Repair: Poor
   e. Occupancy: 90%
   f. Owner-occupied: 35%
   g. 1935 Price Bracket: $1000-2400 % change
      $1000-2400 % change
   h. 1937 Price Bracket: $1000-2900 $1000-2900 % change
   i. Jan. 1939 Price Bracket: $1000-2500 $1000-2500 % change
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months): Downward
   l. 1935 Rent Bracket: $10-14 $10-14 % change
   m. 1937 Rent Bracket: $10-18 $10-18 % change
   n. Jan. 1939 Rent Bracket: $10-15 $10-15 % change
   o. Rental Demand: Poor
   p. Predicted Rent Trend (next 6-12 months): Downward

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

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

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

6. MORTGAGE FUNDS: None 7. TOTAL TAX RATE PER $1000 (1932) $22.30

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

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

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

2. BUILDINGS:
   a. Type and Size  Predominating  90%  Other Type  %
      Small bungalows, cottages, and sheds
   b. Construction  Frame
   c. Average Age  20 yrs.
   d. Repair  Fair to poor
   e. Occupancy  97%
   f. Owner-occupied  75%
   g. 1935 Price Bracket  $300-1700  % change  $
   h. 1937 Price Bracket  $300-2000  +5%  $
   i. Jan. '38 Price Bracket  $300-1800  -9%  $
   j. Sales Demand  Slow
   k. Predicted Price Trend (next 6-12 months)  Static
   l. 1935 Rent Bracket  $5-12  % change  $
   m. 1937 Rent Bracket  $5-15  +8%  $
   n. Jan. '38 Rent Bracket  $5-15  -10%  $
   o. Rental Demand  Good
   p. Predicted Rent Trend (next 6-12 months)  Static

3. NEW CONSTRUCTION (past yr.) No. 9  Type & Price  $300-700  How Selling  Slow

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

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

6. MORTGAGE FUNDS:  None

7. TOTAL TAX RATE PER $1000 (1932) $

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

Security Map of Akron, Ohio

1. POPULATION:
   a. Increasing Yes Decreasing No Static
   b. Class and Occupation Rubber workers and laborers
   c. Foreign Families 28% Nationalities Predominantly Jewish
   d. Negro 35%
   e. Shifting or Infiltration of colored — fairly rapid

2. BUILDINGS:
   a. Type and Site 2 story single family 6 rooms
   b. Construction Frame
   c. Average Age 30
   d. Repair Fair only
   e. Occupancy 96%
   f. Owner-occupied 50%
   g. 1935 Price Bracket $1500-2500 % change $1200 $ change
   h. 1937 Price Bracket $1600-2800 +10% $1200
   i. Jan. 1939 Price Bracket $1500-2500 -9% $1200
   j. Sales Demand Slow
   k. Predicted Price Trend Downward
   l. 1935 Rent Bracket $10-20 % change $15 $ change
   m. 1937 Rent Bracket $11-23 +13% $15
   n. Jan. 1939 Rent Bracket $10-20 -12% $15
   o. Rental Demand Good
   p. Predicted Rent Trend Static to downward

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

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

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC: 1
   b. Institutions Very little,

6. MORTGAGE FUNDS if any

7. TOTAL TAX RATE PER $1000 (1938) $28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Laid out about 1806; known as main Jewish shopping district; paved streets;
good transportation; convenient to schools, churches, and stores; located
just south of Perkins Park; level terrain. Most of the area lying south of
Bartgas Street has soft foundation due to nearby Summit Lake (southern boundary).

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

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

9. LOCATION Akron, Ohio SECURITY GRADE D AREA NO. 4 DATE Feb 139
AREA DESCRIPTION

Security Map of Akron, Ohio

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Rubber workers and common laborers
   c. Foreign Families 30%
   d. Nationalities: Mixed
   e. Shifting or Inflation: Slow infiltration of colored

2. BUILDINGS:
   a. Type and Size: Predominating 95%
      1-2 story single family 8 rooms
   b. Construction: Frame
   c. Average Age: 50 yrs.
   d. Repair: Poor
   e. Occupancy: 97%
   f. Owner-occupied: 40%
   g. 1935 Price Bracket: $1000-2500
   h. 1937 Price Bracket: $1100-2800
   i. Jan 1939: Price Bracket: $1100-2500
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months): Downward
   l. 1935 Rent Bracket: $10 - 22
   m. 1937 Rent Bracket: $10 - 25
   n. Jan 1939 Rent Bracket: $10 - 23
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Downward

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

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

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

6. MORTGAGE FUNDS: Home 7 TOTAL TAX RATE PER $1000 (1939) $ 28.80

7. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

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

Security Map of Akron, Ohio

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Factory workers and servant, colored
   c. Foreign Families: 0 %
   d. Negro: 5 %
   e. Shifting or Infiltration: Settlement of better type colored (servant class)

2. BUILDINGS:
   a. Type and Size: Predominating 95 %
      2 story single family 6 rooms
   b. Construction: Frame
   c. Average Age: 45 yrs.
   d. Repair: Fair
   e. Occupancy: 90 %
   f. Owner-occupied: 60 %
   g. 1935 Price Bracket: $1700-2900 $ change
   h. 1937 Price Bracket: $1800-3200 +11 %
   i. Jan 1939 Price Bracket: $1800-3000 - 6 %
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $16 - 24 $ change
   m. 1937 Rent Bracket: $16 - 28 +13 %
   n. Jan 1939 Rent Bracket: $16 - 25 - 9 %
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

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

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

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

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1939): $28.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

One of Akron's oldest residential districts. Convenience to industry and downtown retail center makes it attractive to the lower income group. Akron University is located here. (Present school attendance 1600-2000 students).

All paved streets; good transportation; convenient to Akron University, Central High School, grade schools, churches and stores. Fully 66% built up. Average lot front 40 feet; level terrain. Heavy traffic along Carroll Street. Colored influx appears to be static. Colored residents are of the better type and own their own homes. The majority of the colored are located on Scott Avenue and James Street. Area should retain its present level for several years.

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

Property, if acquired, should not be sacrificed.

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

Security Map of Akron, Ohio

1. POPULATION:
   a. Increasing
   b. Class and Occupation. Factory workers and laborers
   c. Foreign Families 30% Nationalities Slavic-Italian
   d. Negro 16%
   e. Shifting or Infiltration of foreigners; Negro population, decreasing

2. BUILDINGS:

<table>
<thead>
<tr>
<th>Type and Size</th>
<th>Predominating</th>
<th>Other Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frame 2 story single family 6 rooms</td>
<td>90%</td>
<td></td>
</tr>
</tbody>
</table>

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

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 6 5-31-39
   b. Institutions

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

6. MORTGAGE FUNDS: None

7. TOTAL TAX RATE PER $1000 (1938) $28.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   The very oldest section in the city, formerly known as Middlebury, Ohio.
   Built up 75%; average lot front - 40 feet. Paved streets; good transportation;
   fair school facilities; hilly terrain. Heavy vehicular traffic along Eastland,
   Newton and Case Avenues. Two lumber yards located in center of area. Smoke,
   dirt, and noise from railroads; lack of upkeep; area has general appearance of
   a declining district. Colored population (16%) is scattered throughout entire
   district. Homes located in southeast end of area are kept up better. Case
   Avenue has completely changed to commercial and light manufacture. On the
   whole, it is a declining area.

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

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


b. Class and Occupation ________________________

c. Foreign Families 60 % d. Nationalities Hungarian 15 %

e. Shifting or Infiltration Heavy settlement of Hungarian

2. BUILDINGS: PREDOMINATING OTHER TYPE

60 % 40 %
a. Type and Size 2 story single family 6 rooms

Small cottages and bungalows

b. Construction Frame Frame

c. Average Age 20 yrs. 20 yrs.

d. Repair Fair Fair

e. Occupancy 97% 97%

f. Owner-occupied 60% 60%

3. New Construction (past yr.) No. _____________


b. Institutions

5. Sale of Home Properties (last yr.) a. HOLC 0 3-31-39

b. Institutions

6. Mortgage Funds: Limited 7. Total Tax Rate per $1000 (1938) $.28.90

8. Description and Characteristics of Area:

Laid out in 1915 and known as The Hannah S. Allyn Allotment; lots, 40 x 120; built up 80%; 80% of streets are paved; remainder cindered or gravelled. Good transportation; good school facilities; near to stores, shopping; located midway between Goodrich and Goodyear factories. Level terrain.

Heavy traffic along Brown Street. Colored population (15%) scattered throughout entire area. Neighborhood should retain its present level for next 10 yrs.

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

80% of the homes in this area are of the single construction.

Large clay pit, kilns and tile works border most of the western end of this section. Traversed by belt line railroad in west part. Main arteries are (NE) Brown Street, (EW) Crosier, Morgan and McKinley.

9. LOCATION Akron, Ohio SECURITY GRADE D AREA NO. 8 DATE Feb 39
### AREA DESCRIPTION

**Security Map of Akron, Ohio**

1. **POPULATION:**
   - a. Increasing
   - b. Decreasing
   - c. Static
   - d. Yes

   - a. Class and Occupation: Factory workers

2. **BUILDINGS:**

<table>
<thead>
<tr>
<th>Predominating</th>
<th>Other Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 story single family 8 rooms</td>
<td>Bungalows and cottages</td>
</tr>
<tr>
<td>Frame</td>
<td>Frame</td>
</tr>
</tbody>
</table>

3. **Price Trend:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Bracket</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1935</td>
<td>$1500-2100</td>
<td>+6%</td>
</tr>
<tr>
<td>1937</td>
<td>$1700-2400</td>
<td>+14%</td>
</tr>
<tr>
<td>Jan. 1938</td>
<td>$1500-2200</td>
<td>-9%</td>
</tr>
</tbody>
</table>

4. **Sales Demand:**

   - Fair

5. **Predicated Price Trend:**

   - Static

6. **NEW CONSTRUCTION (past yr.):**

   - No

7. **OVERHANG OF HOME PROPERTIES:**

   - a. HOLC: 13
   - b. Institutions

8. **SALE OF HOME PROPERTIES:**

   - a. HOLC: 3-31-39
   - b. Institutions: 3-31-39

9. **MORTGAGE FUNDS:**

   - Limited

10. **TOTAL TAX RATE PER $1000 (1938):**

   - $28.90

### DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

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

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**LOCATION:** Akron, Ohio

**SECURITY GRADE:** D

**AREA NO.:** 9

**DATE:** Feb 39
### AREA DESCRIPTION

**Security Map of Akron, Ohio**

1. **POPULATION:**
   - Increasing
   - Decreasing
   - Static
   - Year

   - Class and Occupation: Common laborers
   - Foreign Families: 30%
   - Nationalities: Miscellaneous
   - Negro: 0%

2. **BUILDINGS:**
   - Predominating: 3-4 room cottages
   - Other Type: of the shack type

   - Type and Size: Semi
   - Construction: Poor
   - Average Age: 15 yrs.
   - Repair: Terrible
   - Occupancy: 80%
   - Owner-occupied: 50%

   - 1935 Price Bracket: $500-1200
   - 1937 Price Bracket: $600-1400
   - Jan. 39 Price Bracket: $600-1200
   - Sales Demand: Rapidly downward
   - Predicted Price Trend: (next 6-12 months)
   - 1935 Rent Bracket: $5-10
   - 1937 Rent Bracket: $5-12
   - Jan. 39 Rent Bracket: $5-10
   - Predicted Rent Trend: (next 6-12 months)

3. **NEW CONSTRUCTION (past yr.):**
   - Type & Price: 3-51-39
   - How Selling: Very poor

4. **OVERHANG OF HOME PROPERTIES:**
   - HOLC: 3-51-39
   - Institutions

5. **SALE OF HOME PROPERTIES (past yr.):**
   - HOLC: 3-51-39
   - Institutions

6. **MORTGAGE FUNDS:**
   - None

7. **TOTAL TAX RATE PER $1000 (1935-39):**

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

   This area, known as the older part of Lakomore, borders the southern shore of Springfield Lake and lies just outside the southeastern city limits of Akron. No paved streets. No utilities excepting electricity. Slightly better type homes fronting the Lake such as summer cottages, etc., gas is available to the properties bordering the lake front. 80% built up.

   Influx of lower income group; very poor repair. No sewage system. Decided evidence of lack of upkeep; narrow unimproved streets; very narrow lots; outlying and isolated. Very shoddy construction; inadequate fire and police protection; rural schools and churches; vandalism high in ease of vacant houses. Low living standards.

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

9. **LOCATION:** Akron, Ohio

   **SECURITY GRADE:**

   **AREA NO.:** 10

   **DATE:** Feb'39
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS: PREDOMINATING OTHER TYPE
   a. Type and Size
      2 story single family 8 rooms 1 and 1/2 story 6 rms
   b. Construction Frame Frame
   c. Average Age 30 yrs. 30 yrs.
   d. Repair Poor Poor
   e. Occupancy 97% 97%
   f. Owner-occupied 50% 50%
   g. 1935 Price Bracket $1200-2600 % change $1000-1800 % change
   h. 1937 Price Bracket $1200-2800 +10% $1100-2000 +11% i. Jan. 139 Price Bracket $1800-2500 -7% $1100-1800 -7%
   j. Sales Demand Poor Poor
   k. Predicted Price Trend Slowly downward Slowly downward (next 6-12 months)
l. 1935 Rent Bracket $10 - 18 % change $8 - 15 % change
   m. 1937 Rent Bracket $11 - 20 +11% $9 - 17 +12% n. Jan.'39 Rent Bracket $11 - 18 -6% $9 - 16 -0%
o. Rental Demand Poor Poor
   p. Predicted Rent Trend Static to downward Static to downward (next 6-12 months)

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

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

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

6. MORTGAGE FUNDS: Very limited 7. TOTAL TAX RATE PER $1000 (1933) $82.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section is about 35 years old; built up 68%; 76% of streets are paved - 25% graveled and culvered. Average lot front 40 feet; good transportation; within easy walking distance to downtown business center. Heavy traffic along Wooster Road and Hopkins Street; houses range in price of $1200-2600; mostly in poor state of repair; area is generally run down. Colored occupancy centered along Brown and Van Streets. This is a slowly declining neighborhood. Practically all houses in this area are of cheap single construction.

Akron, Ohio

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

Security Map of Akron, Ohio

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

2. BUILDINGS:
   - a. Type and Size: Predominating 90%
     - Other Type 10%
     - Predominating: Cheap small cottages and shacks
   - b. Construction: Prompt
   - c. Average Age: 18 yrs.
   - d. Repair: Very poor
   - e. Occupancy: 95%
   - f. Owner-occupied: 70%
   - g. 1935 Price Bracket: $300-1500
     - Rent Bracket: $300-1500
   - h. 1937 Price Bracket: $300-1700
     - Rent Bracket: $300-1700
   - i. Jan. 1939 Price Bracket: $300-1600
     - Rent Bracket: $300-1600
   - j. Sales Demand: Very poor
   - k. Predicted Price Trend (next 6-12 months): Decidedly downward
   - l. 1935 Rent Bracket: $6-10
     - Rent Trend: $6-10
   - m. 1937 Rent Bracket: $6-12
     - Rent Trend: $6-12
   - n. Jan. 1939 Rent Bracket: $6-10
     - Rent Trend: $6-10
   - o. Rental Demand: Very poor
   - p. Predicted Rent Trend (next 6-12 months): Decidedly downward

3. NEW CONSTRUCTION (past yr):
   - Type & Price: $300-800
   - How Selling: Very poor

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

5. SALE OF HOME PROPERTIES (past yr):
   - a. HOLC: 0
   - b. Institutions: 0

6. MORTGAGE FUNDS:
   - None

7. TOTAL TAX RATE PER $1000 (1932): $22.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This section is known as "Snydertown," laid out about 1918; now 30% built up.
Houses range in price of $300-1500; consists chiefly of shacks. This is the
cheapest residential neighborhood in Barberton. Income of occupants is very
low and unstable. Inadequate facilities for sewage disposal. No utilities
in area except water and electricity. Public school between Bell and Van Bureau
Streets. Unemployment and relief rolls are very heavy; about 20% of streets are
paved.

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

9. LOCATION: Barberton

   SECURITY GRADE: D

   AREA NO.: 12

   DATE: Feb'39
AREA DESCRIPTION

Security Map of Akron, Ohio

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

2. BUILDINGS:
   a. Type and Size
      - Predominating: 100 %
      - Other Type: %
      - Small 3 and 4 rm. cottages
   b. Construction
      - Frame
   c. Average Age
      - 6 yrs.
   d. Repair
      - Very poor
   e. Occupancy
      - 96%
   f. Owner-Occupied
      - 75%
   g. 1935 Price Bracket
      - $500 - 1100
      - % change $%
   h. 1937 Price Bracket
      - $500 - 1300
      - +19 % $%
   i. Jan '39 Price Bracket
      - $500 - 1200
      - -10 % $%
   j. Sales Demand
      - Poor
   k. Predicted Price Trend
      (next 6-12 months)
      - Downward
   l. 1935 Rent Bracket
      - $7 - 9
      - % change $%
   m. 1937 Rent Bracket
      - $8 - 12
      - +25 % $%
   n. Jan '39 Rent Bracket
      - $7 - 10
      - -15 % $%
   o. Rental Demand
      - Fairly strong
   p. Predicted Rent Trend
      (next 6-12 months)
      - Static to downward

3. NEW CONSTRUCTION (past yr.) No. 6
   a. Type & Price
      - $1200
      - How Selling
      - Poor

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

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

6. MORTGAGE FUNDS
   a. None
   b. $27.50

7. TOTAL TAX RATE PER $1000 (193.8) $27.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

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

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

Guyahoga Falls

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