1. POPULATION: a. Increasing _______ Decreasing _______ Static X
b. Class and Occupation:
   Factory Workers _______ c. Foreign Families Nationalities
   Bohemian-Polish _______ d. Negro _______
   Scandanavian _______
e. Shifting or Infiltration: Higher type of foreign descent ______
2. BUILDINGS: a. Type and Size
   Old family _______ b. Construction _______
c. Average Age
   25 yrs. _______ d. Repair _______
e. Occupancy _______ f. Owner-occupied
   75% _______
g. 1937 Price Bracket $2100 - $2800 _______
   Price change $ _______
h. 1937 Price Bracket $2100 - $2800 _______
   Price change $ _______
i. 1937 Price Bracket $2300 - $4500 _______
   Price change $ _______
j. Sales Demand _______
k. Predicted Price Trend
   (next 6-12 months) _______
l. 1937 Rent Bracket $25 - $35 _______
   Rent change $ _______
m. 1937 Rent Bracket $25 - $35 - $7 _______
   Rent change $ _______
n. 1937 Rent Bracket $25 - $35 _______
   Rent change $ _______
o. Rental Demand _______
p. Predicted Rent Trend
   (next 6-12 months) _______
q. NEW CONSTRUCTION (past yr) No _______ How selling _______
3. OVERHANG OF HOME PROPERTIES: a. HOLC _______
   b. Institutions _______
4. SALE OF HOME PROPERTIES (yr) a. HOLC _______
   b. Institutions _______
5. MORTGAGE FUNDS: limited _______
6. DESCRIPTION AND CHARACTERISTICS OF AREA:
   This 3rd grade area had its first home development about 35 yrs. ago on
   rather narrow lots (25' frontage) and is now approx. 50% built up. Streets are
   unpaved (oil treated) but are graded and have cement sidewalks; all utilities
   installed.
   This community, through the depression, hard hit by unemployment, presented a
   rather shoddy appearance due to lack of maintenance but within the last 24 months
   has seen a 25% improvement because of considerable repairing and remodeling.
   Area has had no new construction since the depression.
   The industrial area, abutting west boundary of area, formerly housed the Inter­
   state Plant which moved from area and caused considerable unemployment to residents
   of this section, many of whom lost their homes by foreclosure.
   Most of these properties have been resold to second generation of Bohemian,
   Russian, Polish and Hungarian stock.
   Transportation in area is poor, but schools, stores and churches are located
   within area. The industrial plant abutting west boundary has been purchased by sever­
   al small companies which provide employment to residents of this area.
   This program of new construction is anticipated for this section but it should remain
   available for the next few years. The northerly portion of area, east of Broadway along
   Pinecrest Dr. and Edgcliff was an attempted subdivision in the $10,000 - $15,000 bracket
   which failed because of neighborhood disadvantages (proximity to cheaper homes on south
9. LOCATION _______ SECURITY GRADE _______ AREA NO _______ DATE _______
side of highway—fumes and smoke from distillery to north and inability of promoters to carry division). Approx. 6 of these more expensive homes (10,000-15,000) front on park abutting north boundary.
### AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

**1. POPULATION:**
a. Increasing  
b. Class and Occupation: Factory Workers, White Collar, Service, Some Professional  
c. Foreign Families: 35%  
d. Nationalities: Polish, Italian, Bohemian, Negro: 0%  
e. Shifting or Infiltration: None

**2. BUILDINGS:**

<table>
<thead>
<tr>
<th>Type and Size</th>
<th>Predominating</th>
<th>Other Type</th>
<th>%</th>
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<tbody>
<tr>
<td>Frame</td>
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<tr>
<th>Average Age</th>
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<table>
<thead>
<tr>
<th>Repair</th>
<th>Good</th>
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<table>
<thead>
<tr>
<th>Occupancy</th>
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<table>
<thead>
<tr>
<th>Owner-occupied</th>
<th>75%</th>
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<table>
<thead>
<tr>
<th>1937 Price Bracket</th>
<th>$2000 - 4000</th>
<th>%</th>
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<tbody>
<tr>
<td></td>
<td>$2000 - 4000</td>
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<td></td>
<td>$2000 - 4000</td>
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</table>

<table>
<thead>
<tr>
<th>1937 Rent Bracket</th>
<th>$20 - 45</th>
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<table>
<thead>
<tr>
<th>Predicted Price Trend (next 6-12 months)</th>
<th>Stable</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Predicted Rent Trend (next 6-12 months)</th>
<th>Stable</th>
</tr>
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</tbody>
</table>

### NEW CONSTRUCTION (past yr)

- Type & Price: $5000 - How selling: Unrestricted

### OVERHANG OF HOME PROPERTIES:

- a. HOLC: 40%  
- b. Institutions: 30%

### SALE OF HOME PROPERTIES:

- a. HOLC: 20%  
- b. Institutions: 25%

### MORTGAGE FUNDS:

- Available

### 7. Total Tax Rate per $1000 (1937): $24.30

### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

This area embraces the major portion of Bedford. Its development first began along Broadway Ave. and dates back almost 100 yrs. in that portion between Columbus and Solon Rds. in the southerly section. Many homes (lots 40' x 125') in this fully built-up part of area avg. 70-80 yrs. The northwest portion of area is developed about 20% (lots 50' x 125') with homes avg. age 14 yrs.; streets unpaved, all utilities, except gas. The easterly portion of area (lots 40' x 125') is about 35% developed (solid west of Nordham - east of Nordham very light - street unpaved here). The easterly portion of area (south of Columbus Rd.) is developed only about 10% (lots 50' x 200'), streets unpaved, all utilities available; homes avg. age 15 yrs.

The occupants of this area are predominantly of American stock but during the "war boom" period, factories imported foreigners, many of whom live in the easterly portion of area.

Community, as a whole, has remained stable for many yrs. and will remain unchanged. Construction will be light -- of the small 4-5 rm. single type in the $4000-$5000 bracket principally in the easterly and northwesterly portions of area. This area embraces the entire commercial district of Bedford lying along Broadway but concentrated between Columbus

**9. LOCATION:** Bedford  
**SECURITY GRADE:**  
**AREA NO.:** C-35  
**DATE:** 10/20/39

**Monroe.**
AREA DESCRIPTIONS - SECURITY MAP OF 

1. POPULATION: a. Increasing Decreasing Static  
   b. Class and Occupation Factory - Mill - Office Workers  
   c. Foreign Families 20% Nationalities Polish, Swedish, Italian, Negro 0%  
   d. SHIFTING OR INFLTRATION None  

2. BUILDINGS: 
   a. Type and Size PREDOMINATING 90% OTHER TYPE  
      Frame 4-6 Rooms  
   b. Construction  
   c. Average Age 15 yrs.  
   d. Repair Fair  
   e. Occupancy 98%  
   f. Owner-occupied 75%  
   g. 1939 Price Bracket $3000-$5000  
   h. 1939 Price Bracket $3000-$5000  
   i. September Price Bracket $3000-$5000  
   j. Sales Demand  
   k. Predicted Price Trend (next 6-12 months) Fair  
   l. 1939 Rent Bracket $25-$35  
   m. 1939 Rent Bracket $25-$35  
   n. September Rent Bracket $25-$35  
   o. Rental Demand  
   p. Predicted Rent Trend (next 6-12 months) Good  

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

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

5. SALE OF HOME PROPERTIES (past yr) a. HOLC b. Institutions 10  

6. MORTGAGE FUNDS: AVAILABLE  
   7. Total Tax Rate per $1000 (1938) $24.30  

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This 3rd grade neighborhood consists of two developments, distinctly separated by difference in age. Portion of area lying along the railroad tracks consists of a development of large old homes dating back some 70 yrs. -- many of which have been converted into multiple family utility. The balance of area lay dormant for many yrs. suffering from lack of outlet, except to the east across railroad tracks. Later opening of Corkhill Rd., in the westerly portion of area, stimulated construction activity prior to the depression. These small homes avg. 15 yrs. (majority of lots 50' x 200'); streets unpaved, all utilities available, except gas in southerly projection. Although area has lain dormant since the depression, it is believed the recent extension of Turney Rd. from 3rd grade area to the west connecting with Corkhill Rd. in this area will stimulate construction activity in the moderate-priced ($4000-$5000) small home group.  

9. LOCATION Bedford SECURITY GRADE 3rd AREA NO. C-36 DATE 10/20/39
   b. Class and Occupation  [ ]
   d. Foreign Families  [ ]
   e. Nationalities  [ ]
   f. Negro  [ ]
   g. Shifting or Infiltration  [ ]

2. BUILDINGS: predominating 9:3  other type  [ ]
   a. Type and Size  [ ]
   b. Construction  [ ]
   c. Average Age  [ ]
   d. Repair  [ ]
   e. Occupancy  [ ]
   f. Owner-occupied  [ ]
   g. 1938 Price Bracket  [ ]
   h. 1939 Price Bracket  [ ]
   i. 1939 Price Bracket  [ ]
   j. Sales Demand  [ ]
   k. Predicted Price Trend (next 6-12 months)  [ ]
   l. 1934 Rent Bracket  [ ]
   m. 1935 Rent Bracket  [ ]
   n. 1939 Rent Bracket  [ ]
   o. Rental Demand  [ ]
   p. Predicted Rent Trend (next 6-12 months)  [ ]

3. NEW CONSTRUCTION (past yr)  No  [ ]

4. SALE OF HOME PROPERTIES:
   a. HOLC  [ ]
   b. Institutions  [ ]

5. MORTGAGE FUNDS: Limited  [ ]
   Total Tax Rate per $1000 (1935) $2.00  [ ]

6. DESCRIPTION AND CHARACTERISTICS OF AREA: This area, lying immediately south of the Maple Heights railroad yards lies on both sides of Dunham Rd. and the southeastern portion is known as the Corkhill Section. Original development began about 15-18 years ago but lacked proper control and uniform restrictions which resulted in spotty development such as garage structures on rear of lots by laborers with small earning power. The section north of Turney Rd. is more sparsely developed and consists of better type homes than that portion south of Turney Rd. (Corkhill). The recent trend has been the abandonment of the cheap, cottage garage type homes partly due to condemnation by Maple Heights officials.

   The area on the whole, however, is desirable from a renting standpoint, although practically no building activity has occurred in the past 7-8 years. The Corkhill Section consists of slightly cheaper homes and development here is about 10%. Lots in the whole area average about 40 ft. x 150 ft. and, at the present time, can be bought for $300 to $500. Approximately 15% of the streets are paved, principally thoroughfares as Turney Rd., Rockside and Dunham. However the northwest area bounded by Rockside and Dunham is paved; other streets in the area are graded and flagged. Majority of streets have sidewalks; all utilities available in area except gas. Transportation is only fair -- half hour schedule during rush, on the hour normal. This area, although near to railroad yards, does not suffer to a large extent
from dirt and soot due to prevailing southwesterly winds. On the whole, little improvement or change is looked for until the more desirable parts of Maple Heights become built up. Vacant lots are practically all owned by realtors. Area is fairly level and wooded.
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

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

d. Class and Occupation  
1. Mill and Factory workers - also Laborers  

e. Foreign Families  
2. Nationalities  Bohemian - Hungarian, Negro  
3. Shifting or Infiltration  
4. Slow influx of second generation of foreign descent

2. BUILDINGS:  

<table>
<thead>
<tr>
<th>Predominating</th>
<th>Other Type</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type and Size</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Singles</td>
<td>Frame</td>
<td></td>
</tr>
<tr>
<td>4-6 rooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20-25 yrs</td>
<td></td>
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<tr>
<td>Repair</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fair</td>
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<tr>
<td>Occupancy</td>
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<td></td>
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<tr>
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<tr>
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<tr>
<td>1929 Price Bracket</td>
<td>$2,500-$3,500</td>
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<tr>
<td>1938 Price Bracket</td>
<td>$2,700-$3,300</td>
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<td>% change</td>
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<td>1939 Sales Demand</td>
<td>Fairly Good</td>
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</tr>
<tr>
<td>1. 1939 Rent Bracket</td>
<td>$20-$30</td>
<td>% change</td>
</tr>
<tr>
<td>2. 1939 Rent Bracket</td>
<td>$30-$30</td>
<td>% change</td>
</tr>
<tr>
<td>3. 1939 Rent Bracket</td>
<td>$40-$30</td>
<td>% change</td>
</tr>
<tr>
<td>o. Rental Demand</td>
<td></td>
<td></td>
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<tr>
<td>1939 Rent Bracket</td>
<td>$20-$30</td>
<td>% change</td>
</tr>
<tr>
<td>p. Predicted Rent Trend (next 6-12 months)</td>
<td>Firm to slightly up</td>
<td></td>
</tr>
</tbody>
</table>

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

4. OVERHANG OF HOME PROPERTIES:  
a. HOLC | 5   |
b. Institutions | 13 |

5. SALE OF HOME PROPERTIES (last yr)  
a. HOLC | 6   |
b. Institutions | 17 |

6. MORTGAGE FUNDS: Limited  
7. Total Tax Rate per $1000 (1938) $29.00  

6. DESCRIPTION AND CHARACTERISTICS OF AREA:  
This area known as Maple Grove was platted about 30 yrs. ago and is the oldest section in Maple Heights. Lots average 40' x 132' and have been developed about 65% with mostly 1-1/2 sty. frame homes. All utilities are in but only Granger Rd. is paved; balance of streets have sidewalks and are well graded and slagged. The area is fairly level but slopes downward along the N.E. border to the railroad tracks. Schools and stores are located in area but churches are approx. 1 mile to the east.

The original occupants of this community came here during the World War "boom" and were predominantly foreign mill and factory workers. At one time the community's reputation was somewhat blighted by cases of vandalism but within the past 8 yrs. an influx of better type young people of second generation foreign descent has somewhat rejuvenated the desirability of this section.

No new construction has occurred since the depression of 1929 but realtor reports that several homes were remodeled by liquidating institutions for new purchasers.

Area has one colored family but local authorities are endeavoring to obtain a removal.

9. LOCATION Maple HTs  SECURITY GRADE 3rd AREA NO C-38 DATE 9/14/30
Future of this community appears stable at present but no active construction is anticipated here until more desirable areas of Maple Heights are fully developed.
AREA DESCRIPTIONS - SECURITY MAP OF _Cuyahoga County_

1. POPULATION: a. Increasing Slowly Decreasing Static
   b. Class and Occupation Factory Workers - White Collared - Farm
   c. Foreign Families 10% Nationalities Jewish - d. Negro 0%
   e. Mating or Infiltration Second Generation

2. BUILDINGS: PREDOMINATING 90% OTHER TYPE %
   a. Type and Size 1/2 story cottages
   b. Construction frame
   c. Average Age 18-20 yrs
   d. Repair fair
   e. Occupancy 99%
   f. Owner-occupied 75%
   g. 1931 Price Bracket $2000 - 5500 % change
   h. 1931 Price Bracket $2000 - 5500 - 7 %
   i. Jan. 31 Price Bracket $2000 - 5500 + 7 %
   j. Sales Demand fair
   k. Predicted Price Trend (next 6-12 months) firm
   l. 1931 Rent Bracket $20 - 40 % change
   m. 1931 Rent Bracket $20 - 40 %
   n. Jan. 31 Rent Bracket $20 - 40 %
   o. Rental Demand firm
   p. Predicted Rent Trend (next 6-12 months) firm

3. NEW CONSTRUCTION (past yr) No Type & Price Single-4500-5100 How selling owner-Cutied

4. OVERHANG OF HOME PROPERTIES: a. HOLC b. Institutions 17
5. SALE OF HOME PROPERTIES (yr) a. HOLC b. Institutions 7
6. MORTGAGE FUNDS: Available
   7. Total Tax Rate per $1000 (1938) $2.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This 3rd grade area's development (40' front-age lots) dates back to about 30 yrs. in the section along Broadway west of Lee Rd.; the easterly projections to the north and south (15-18 yrs. old) of abutting 2nd grade area consist of sparse scattered cheap development (southern projection mostly vacant land). The westerly portion of area is fairly well built up but area as a whole is only developed 10%. All streets are paved and utilities in with the exception of the easterly projections which lack gas and have a few graded slag streets with cement sidewalks.

   Main arteries for this area are Broadway and Lee Rd. (westerly part), Libby and Raymond (east-west). A concentration of approx. eight 2-family homes are located on Paine Ave. (near Broadway). Balance of area contains only a few 2-families. Schools, churches, stores and transportation (15 min. rush - half hour normal) are convenient to westerly part of area but distant to easterly projections of area.

   Future development in this area will be slow and will be located, principally, in the western part near Broadway and Lee Rd. because of proximity to transportation and other facilities. Development in this area is mostly of 1-2 sty. dwellings, cheap homes, and some cottages. Commercial district lies on Broadway and at the intersection of Lee and Libby Rds. On the whole, future development in this area will, probably, be of "better type houses than those present as indicated by the slight construction during the past 3 yrs. However, future for area will be uncertain until

9. LOCATION Maple Hts. SECURITY GRADE 2nd AREA NO. C-39 DATE 9/16/39
The abutting 15% built up 2nd grade neighborhood is heavily developed.
### AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. **POPULATION:**
   - a. Increasing
   - b. Class and Occupation: mostly factory workers, clerks, few office workers
   - c. Foreign Families: 20% - Nationalities: Polish, Czech
   - d. Negro
   - e. Shifting or Infiltration: none

2. **BUILDINGS:**
   - a. Type and Size: 4-7 am singles
   - b. Construction
   - c. Average Age
   - d. Repair
   - e. Occupancy
   - f. Owner-occupied
   - g. 1937 Price Bracket
   - h. 1937 Price Bracket
   - i. 1937 Price Bracket
   - j. Sales Demand
   - k. Predicted Price Trend (next 6-12 months)
   - l. 1937 Rent Bracket
   - m. 1937 Rent Bracket
   - n. 1937 Rent Bracket
   - o. Rental Demand
   - p. Predicted Rent Trend (next 6-12 months)

3. **NEW CONSTRUCTION (past yr) No.**

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

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

6. **MORTGAGE FUNDS:**

7. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - This area was laid out about '23-'24 into lots 40' x 125' but development has never taken place. At present the area is only about 2% built up. Most of development lies in part north of Granger - balance of area is only lightly spotted with homes, principally small homes with garden plots. However a few nice homes in $6000-$7000 class are located farther south along Turney Rd. - also 7 homes (6-9 yrs old) on Grannis Ave. at Turney Rd. in $7000 class. Transportation is along Turney Rd. About 15% of streets are paved; utilities are limited south of Granger but available east of Turney on the following streets: Tonsing, Willard, Darlington, Grannis, Havana and Littleton.
   - Grade school for area is located on west side of Turney at Grannis. Parochial school located on Granger and church. Lutheran school and church are located at Turney and Granger. Future of area (no detrimental influence except lack of restrictions) is largely dependent on rate of Garfield Heights growth. At present, there is little, if any, demand to locate here.

8. **LOCATION: Garfield Hts. SECURITY GRADE: 3rd AREA NO: C-40 DATE: ___
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION:
   a. Increasing very slowly
   b. Class and Occupation: Factory workers - Some office workers (white collar)
   c. Foreign Families - 50% Nationalities: Polish, Bohemian, Italian, Negro - 0%
   d. Shifting or Infiltration: hardly any - mostly same type coming

2. BUILDINGS:
   a. Type and Size
      - Predominating: 5-bdrm Singles
      - Other Type: 5-bdrm doubles
   b. Construction
      - Frame
   c. Average Age
      - 2 yrs.
   d. Repair
      - Only fair
      - Fair
   e. Occupancy
      - 98%
      - 98%
   f. Owner-occupied
      - 60%
      - 55%
   g. 1934 Price Bracket
      - $4000 - 6500
      - $5500 - 9000
   h. 1931 Price Bracket
      - $3750 - 4200
      - $5250 - 7750
   i. 1931 Price Bracket
      - $3600 - 5900
      - $5000 - 8500
   j. Sales Demand
      - Fair
      - Fair
   k. Predicted Price Trend (next 6-12 months)
      - $35 - 45
      - $27 - 42
   l. 1931 Rent Bracket
      - $30 - 42
      - $22 - 37
   m. 1934 Rent Bracket
      - $20 - 42
      - $27 - 42
   n. Rental Demand
      - Good
      - Good
   o. Predicted Rent Trend (next 6-12 months)
      - available
      - available

3. NEW CONSTRUCTION (past yr) No 4 Type & Price 
   - $5800.00 - How selling contracted

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 14
   b. Institutions 50

5. SALE OF HOME PROPERTIES (1 yr) a. HOLC 16
   b. Institutions 20

6. MORTGAGE FUNDS: available

7. Total Tax Rate per $1000 (1938) $29.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   This section was developed along Garfield Blvd. about 1921, and is now about 65% built up with mixed singles and doubles. Lots average 40' x 120' -- about 85% of streets are paved -- those unpaved lie principally south of Garfield Blvd. (eed- E. 94th & E. 96th) where development is sparse. Eastern boundary of area facing contains Garfield Heights grade and high schools. Area stretching Plymouth back to E. 93rd contains a 50 acre undeveloped parcel. This area is classified in third grade principally because of spotty development (mixed singles and doubles) and large percentage of "Jerry-building". These cheaply constructed homes are the oldest in neighborhood, built by the realty company that developed this area for speculative purposes. Institutions have and still have a rather large number of properties. It appears, although they are not cutting list prices, they will accept up to 10% less. Opinion of local realtors is that new construction will avoid this area in preference to that lying farther south.

9. LOCATION Garfield Heights SECURITY GRADE 3rd AREA NO C-11 DATE
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

   c. Foreign Families 35%. Nationalities: Bohemian. Polish. Negro 0%. 
   d. Shifting or Infiltration: None. 

2. BUILDINGS: PREDOMINATING 95% OTHER TYPE %
   a. Type and Size: 4-6 room singles. 
   b. Construction: Frame. 
   c. Average Age: 18 yrs. 
   d. Repair: Fair. 
   e. Occupancy: 85%. 
   f. Owner-occupied. 
   g. 1937 Price Bracket $2500 - $5000. % chge. 
   h. 1939 Price Bracket $2500 - $5000. - 2%. 
   i. 1939 Price Bracket $2500 - $5000. + 4%. 
   j. Sales Demand: Light. Stable. 
   k. Predicted Price Trend (next 6-12 months): 
   l. 1937 Rent Bracket $20 - $35. % chge. 
   m. 1939 Rent Bracket $20 - $30. - 7%. 
   n. 1939 Rent Bracket $20 - $30. + 0%. 
   o. Rental Demand: Fair. 
   p. Predicted Rent Trend (next 6-12 months): 

3. NEW CONSTRUCTION past year No. (yr) Type & Price How selling — 

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

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

6. MORTGAGE FUNDS: available. 

7. Total Tax Rate per $1000 (193) 29.06 PF 

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This partly wooded hilly section is developed about 10% and homes are concentrated mostly along Dressler Rd., Forestdale and area south to Broadway - balance of area (north of Dressler to Cranwood Blvd. and part east of E. 143rd) is undeveloped. Lots range from 30' x 120' to 1/2 acre parcels and follow no uniform pattern - area platting consisted of only street block sections - most of restrictions have expired. 
Forestdale (area boundary) is the only paved street except for E. 131st St. 
Northwestern part of area abutting Calvary Cemetery is a gravel and sandpit. 
Utilities are available only on Forestdale, Dressler, E. 135th St., Valleyview, E. 143rd and Cranwood Blvd. Grade school is located at Dressler & E. 135th St. 
Other conveniences such as shopping center, churches and transportation lie in area to the north along E. 131st. Future for area's improvement is uncertain and depends on speculative development which at present has no interest in this section. However, presence of many renovated farm houses (on southwest boundary of Broadway Ave.) and lack of uniformity in lot size will probably withhold this area from ever being a second grade neighborhood, particularly in view of negro settlement abutting area on the northeast. 

9. LOCATION Garfield Pk. SECURITY GRADE 3rd AREA NO. C-42 DATE (Dressler Rd. Section)
# AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

## 1. POPULATION:
<table>
<thead>
<tr>
<th>Type and Size</th>
<th>Increasing</th>
<th>Decreasing</th>
<th>Static</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**b. Class and Occupation**
- Low-income workers - Relief rolls
- Middle 
- Upper
- Negro

**c. Foreign Families**
- 35%

**d. Shifting or Infiltration**
- Change of ownership occurring to same type inhabitants

## 2. BUILDINGS:

<table>
<thead>
<tr>
<th>Type and Size</th>
<th>Dominating</th>
<th>Other Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**a. Type and Size**
- C. frame

**b. Construction**
- 15 yrs.

**c. Average Age**
- Poor to poor

**d. Repair**
- 100%

**e. Occupancy**
- 75%

**f. Owner-occupied**
- 90%

**g. 1937 Price Bracket**
- $000 - 4000

**h. 1937 Price Bracket**
- $000 - 4000

**i. Aug. 1937 Price Bracket**
- $000 - 4000

**j. Sales Demand**
- Stable

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

**l. Aug. 1937 Rent Bracket**
- $10 - 30

**m. Aug. 1937 Rent Bracket**
- $10 - 30

**n. Aug. 1937 Rent Bracket**
- $10 - 30

**o. Rent Demand**
- Stable

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

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

<table>
<thead>
<tr>
<th>Type &amp; Price</th>
<th>How selling</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## 4. OVERHANG OF HOME PROPERTIES:

<table>
<thead>
<tr>
<th>Type</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOLC</td>
<td>30</td>
</tr>
<tr>
<td>Institutions</td>
<td>25</td>
</tr>
</tbody>
</table>

## 5. SALE OF HOME PROPERTIES (1yr)

<table>
<thead>
<tr>
<th>Type</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOLC</td>
<td>30</td>
</tr>
<tr>
<td>Institutions</td>
<td>25</td>
</tr>
</tbody>
</table>

## 6. MORTGAGE FUNDS:

- Limited

## 7. Total Tax Rate per $1000 (1937)

- $3.20

## 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

- This built up area was a poorly restricted subdivision that failed almost at its inception some 20 years ago and has remained more or less dormant since that time. Area suffers from lack of uniformity in construction, many four room garage-like homes, lack of uniform set-back, lack of improvements; such as: street paving and sewer except on main artery -- Lee Rd. and two streets in the northerly portion; namely: Langley and Lipton. Balance of area has sidewalks and dirt streets. Water and electric is available to area but gas is not and sewage cesspool type.

- This area has a scattering of colored families, a moderately heavy foreign occupancy and American inhabitants are of very low income type heavily on relief rolls. Real estate sales activity has been moderately fair due to cheapness of housing and the earnest desire of unwilling property holders to unload for reasonable offer. The school district for this section lies in 3rd grade area immediately to the north and is also attended by the heavy colored settlement abutting this section on the west boundary.

- Area's future is not favorable. backwards. This section, formerly part of Miles Heights, was annexed to Cleveland in 1932. The city has been reluctant to improve the streets because of the apparent inability of the occupants to pay for the assessment. Langley and Lipton Avenues, in northern part of area, are more fully developed. Bal-

## 9. LOCATION:

- Cleveland (E.) Security Grade: 3rd - AREA NO. C-43 DATE: 9/19/39

(over)
ance of area is mostly scattered and future development will be very slow, if at all, during the next 3 to 5 years.
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION: a. Increasing ___ Decreasing ___ Static ___
b. Class and Occupation: White Collar - Mill Foremen - Public Service - Professional
c. Foreign Families 5% Nationalities Czech - Polish d. Negro 0%
e. Shifting or Infiltration none

2. BUILDINGS:
   a. Type and Size: PREDOMINATING 60% OTHER TYPE 35%
      Singles - 6-8 rms
      frame - several brick
   b. Construction
   c. Average Age 20 yrs.
d. Repair
   e. Occupancy 100%
   f. Owner-occupied 90%
g. 1939 Price Bracket $3000-7500 +5 %
h. 1939 Price Bracket $3000-7500 -5 %
i. Sept. 1939 Price Bracket $3000-7500 +5 %
j. Sales Demand good
k. Predicted Price Trend (next 6-12 months) firm to slightly up
l. 1939 Rent Bracket $30-55 0% chge
m. 1939 Rent Bracket $30-55 -7% n. Sept. 1939 Rent Bracket $30-55 +7%
o. Rental Demand good
p. Predicted Rent Trend (next 6-12 months) firm to up

3. NEW CONSTRUCTION (past yr) No Type & Price 6000 How selling owner-contracted

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

5. SALE OF HOME PROPERTIES (1 yr) a. HOLC 5 b. Institutions 15

6. MORTGAGE FUNDS: Aample 7. Total Tax Rate per $1000 (1932) $36.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA: Miles Ave., the east-west artery for this area, was a well known thoroughfare 40-45 yrs. ago but this area's development as a residential section, although now 98% built up, didn't gain impetus until about 35 yrs. ago. Large 7-9 rm singles of frame and brick were built along Miles Ave. first and average 25 yrs. in age. The side streets are developed with, mostly, standard 6 rm. singles rather heavily mixed with two-family dwellings. This area has been very stable due to good schools and transportation; 2nd generation of original owners in many cases have stayed and purchased homes. This is virtually an individual solid American community of Welsh-German-Irish stock except for a small scattering of Czech and Polish along Hlavin, Hoy and Beachwood between E. 124th and E. 130th. The southern boundary butts the desirable 2nd grade Cranwood section and also the large Calvary Cemetery. This area has two large shopping centers on Miles Ave.; one at E. 116th St., the other at E. 131st St.

The future for this 3rd grade-plus area should continue to remain stable for the next few years.

9. LOCATION CLEVELAND (East Side) SECURITY GRADE 3-F AREA NO. 44 DATE 7/9/39
   (Miles Ave. District)
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION:  a. Increasing _______ Decreasing _______ Static X
   b. Class and Occupation
      Public Service - Tradesmen - Mechanics
   c. Foreign Families 20% Nationalities
      Italian - Irish - Welsh
      Negro 0%
   e. Shifting or Infiltration Negligible - only a mill parcel very slowly

2. BUILDINGS:  a. Type and Size
      Predominating 60%  Other Type 40%
      Single - 5-6 rooms
      frame 16-20 yrs.
      family good
      100 %
      frame 18-20 yrs.
      family good
      100 %
   c. Average Age
      100 %
   d. Repair
      100 %
   e. Occupancy
      100 %
   f. Owner-occupied 95 %
   g. 1935 Price Bracket $ 3000 - 5500 X chge
   h. 1937 Price Bracket $ 3000 - 5200 -4 %
   i. 1939 Price Bracket $ 3000 - 5500 +4 %
   j. Sales Demand
      good
   k. Predicted Price Trend (next 6-12 months)
      1935 Rent Bracket $ 25 - 40 X chge
      1937 Rent Bracket $ 25 - 40 + 0 %
      1939 Rent Bracket $ 25 - 40 + 0 %
   l. Predicted Rent Trend (next 6-12 months)
      very good
   m. Overhang of Home Properties: Type & Price 5500 - 6000 How selling

3. NEW CONSTRUCTION (past yr) No ______ Type & Price 5500 - 6000 How selling

4. DESCRIPTION AND CHARACTERISTICS OF AREA: This better grade workingman's district
   now 90% built up was a natural growth - the last development inside the limits of
   Cleveland proper in this direction -- and received immediate occupancy by public
   service men (by law enforced to live in city limits). Inhabitants in this area are
   of better type 2nd generation of foreign stock from the heavily populated 4th grade
   area to the north. Catholic Church immediately to north is stabilizing influence
   on holding this occupancy. However the lack of proper restrictions allowed the in-
   termingled construction of two-family with single dwellings, which although well
   kept in most cases penalize the values of abutting singles. Desirability of this
   area as a workingman's district is strong because of its proximity to downtown and
   nearby industry. Stability of income of inhabitants has kept foreclosures low and
   properties for sale have found a ready market. The northwestern projection of area
   is oldest (homes average 25 yrs.) while the southern part is newer (homes average
   15 yrs.). The only part of area left for development is in the southeastern corner
   east of Turney Rd. Future of area will be stable for the next 3-5 yrs.

5. LOCATION Cleveland (E side) SECURITY GRADE 3rd AREA NO. C-45 DATE 9/9/39

6. MORTGAGE FUNDS: 7. Total Tax Rate per $1000 (1939) $30.00

   a. HOLC 10 b. Institutions 10

   a. HOLC 10 b. Institutions 10

   a. HOLC 10
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County


2. BUILDINGS:
   a. Type and Size: Predominating - 65% single - 6 - 7 rooms
   b. Construction: frame
   c. Average Age: 16 - 20 yrs.
   d. Repair: good
   e. Occupancy: 95%
   f. Owner-occupied: 95%
   g. 1934 Price Bracket: $4000 - 6500
   h. 1937 Price Bracket: $4000 - 6500
   i. 1939 Price Bracket: $4500 - 6500
   j. Sales Demand: good
   k. Predicted Price Trend (next 6-12 months): firm to slightly up
   l. 1939 Rent Bracket: $40 - 55
   m. 1937 Rent Bracket: $40 - 55
   n. 1939 Rent Bracket: $40 - 55
   o. Rental Demand: strong
   p. Predicted Rent Trend (next 6-12 months): firm to up

3. NEW CONSTRUCTION (past yr): Type & Price: Sale of single homes (owner-constructed) Type & Price: $4000 - 6500

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

5. SALE OF HOME PROPERTIES: a. HOLC: 2 b. Institutions: 4

6. MORTGAGE FUNDS AVAILABLE: 7. Total Tax Rate per $1000 (1932) 2.11%

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This good 3rd grade neighborhood comprises all of the Village of Newburgh Hts. with the exception of that small part of the 4th grade area between the Park and Harvard Grove Cemetery, consisting of Brown St. and southerly projections of E. 52nd, E. 53rd, and E. 54th Sts. The area lies on a plateau separated from the 4th grade area to the north and east by a picturesque park-ravine. Home development in this 85% built-up neighborhood first began about 1915 and was very heavy until 1921, became dormant until 1924, and then proceeded steadily until 1929. After 1929 area again lay dormant until within the last 18 mos. when new construction of single homes started. (all owner-constructed). This development (both 2-families and singles) has been of sound construction but lack of proper restrictions has permitted the intermingling of singles (1 1/2 & 2 sty. types) with 2-family structures. With the exception of the small southerly corner, homes have been well-kept and area, in informed realtor's opinion, has a very high ratio of unincumbered properties. Newburgh's very favorable financial condition (free of debt) and low tax rate are strong selling points for this area. Public transportation is good - Washington Pk Blvd. to downtown; Harvard for crosstown service. Employment is nearby to the south and west (American Steel, U.S. Aluminum Co., & Republic Steel). Most occupants of this area are long service and salaried employees. Area lacks shopping center, has only elementary grade school and depends on Cleveland for its fire protection (high insurance rates). The new homes (constructed in past 18 mos.) have been located on Washington Pk Blvd. The area's

9. LOCATION: Newburgh Hts. SECURITY GRADE: C AREA NO: 0 DATE: 9/30/39 (over)
trend of desirability will remain stable for the next several years.
### AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

#### 1. POPULATION:
- a. Increasing
- b. Class and Occupation: White collar, blue collar, service, skilled, etc.
- c. Foreign Families 60%
- d. Negro 0%
- e. Shifting or Infiltration: Now - (Strong family ties)

#### 2. BUILDINGS:
- a. Type and Size
- b. Construction
- c. Average Age
- d. Repair
- e. Occupancy
- f. Owner-occupied
- g. 1939 Price Bracket
- h. 1950 Price Bracket
- i. 1959 Price Bracket
- j. Sales Demand
- k. Predicted Price Trend (next 6-12 months)
- l. 1939 Rent Bracket
- m. 1950 Rent Bracket
- n. 1959 Rent Bracket
- o. Rental Demand
- p. Predicted Rent Trend (next 6-12 months)

#### 3. NEW CONSTRUCTION (past yr) No. Type & Price
- How selling

#### 4. OVERhang OF HOME PROPERTIES:
- a. HOLC
- b. Institutions

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

#### 6. MORTGAGE FUNDS:
- Limited

#### 7. Total Tax Rate per $1000 (1958) $30.30

#### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:
This fully built-up 3rd grade neighborhood had its first home development about 50 yrs. ago along its thoroughfares -- Fleet Ave., E. 65th St., and E. 71st St. Most lots have from 30-55' frontage, with the exception of 40' lots on Fleet Ave. (east of E. 65th St.). Single family homes range from the small 4 rm. 1-story type on the side streets to the large 2-story 6-8 rm. frames on Fleet Ave. and Lansing (east of E. 65th St.). Standard 2-family structures are scattered throughout area but predominate on the following streets: Sebert and Chambers (east of E. 65th St.); Lansing (west of E. 65th St.); and Indiana and Ottawa (here 15-20 yrs. old). An approx. 10% of the structures in this area consist of long 1-story singles converted into 2-family utility (1 bathroom) along such streets as: Fullerton, Hosmer, and Gertrude. Commercial development lies on E. 65th St. and on Fleet Ave. between E. 61st and E. 65th Sts. This area has remained stable and fully occupied for many years. Occupants, totally Polish or of Polish descent, are of home-loving type held here by strong family and social ties. The very large churches and parochial schools (St. Stanislaus and Church of the Immaculate Heart) are located in area. The proximity of area to the new South High school, between E. 74th and E. 75th Sts. in abutting 4th grade area, adds to the stability of this section.

The future trend of this area will remain stable for the next several years.

#### 9. LOCATION:
- Cleveland (E Side)
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Staid
   d. Foreign Workers
   e. Mechanics
   f. Craftsmen
   g. Uniformed
   h. Negro
   i. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1939 Price Bracket
   h. 1939 Price Bracket
   i. 1939 Price Bracket
   j. 1939 Price Bracket
   k. Predicted Price Trend
   l. Predicted Price Trend
   m. Predicted Price Trend
   n. Predicted Price Trend
   o. Predicted Price Trend
   p. Predicted Price Trend

3. NEW CONSTRUCTION
   a. Type & Price 5,000 - 5,500
   b. How selling
   c. Owner

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

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

6. MORTGAGE FUNDS
   a. Available
   b. Total Tax Rate per $1,000 (1932) $3.20

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
   This area, formerly part of Miles Heights and Warrensville Heights, was a premature development started about 20 years ago and laid out into lots ranging from 40 - 45 ft. frontage and now built up about 20%. Most of this area has lain dormant for approximately 10 years, principally due to lack of fire protection, poor transportation and high assessment on paved streets (50% in area), particularly Judson Blvd. However, within the last year there has been some building activity in the southeastern part known as City Allotment. A small scattering of two family houses are located in area. The northern part, east of Lee Rd., is unpaved as is a large portion of the southwestern part and better development lies in the southeastern and northwestern parts. Within the past year many lots have been put up for sale by Sheriff for taxes. Assessments will expire within the next year and in many instances reappraisal will probably be necessary. School facilities for this district are only one grade school which is also heavily attended by colored children from 4th grade area. Stores for this area are located at the intersection of Lee Rd. and Miles. Church and high school facilities are distant. Fire and police protection for area is patrolled by units two miles distant located at E. 131st.

This area's future appears more favorable due to some building activity within the past year but on the whole, no large amount of construction is anticipated for the next 3 to 5 years.

8. LOCATION: Cleveland (E scale) SECURITY GRADE: 3 red
   AREA NO: C-48
   DATE: 9/12/39
### AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. **POPULATION:**
   - a. Increasing
   - b. Class and Occupation: Factory Workers, White-Collar, Mechanics
   - c. Foreign Families: 30% Nationalities
   - d. Negro
   - e. Shifting or Infiltration: Strong pressure from north by Jewish, Italian

2. **BUILDINGS:**
   - a. Type and Size: Predominating 65% Others 30%
   - b. Construction:
   - c. Average Age: 15-20 yrs.
   - d. Repair: Fairly Good
   - e. Occupancy: Owner-occupied
   - f. Price Bracket: 1939 $3500-6000, 1940 $3500-5500
   - g. Price Bracket: 1939 $3500-6000, 1940 $3500-5500
   - h. Price Bracket: 1939 $3500-6000, 1940 $3500-5500
   - i. Price Bracket: 1939 $3500-6000, 1940 $3500-5500
   - j. Sales Demand: Good
   - k. Predicted Price Trend: (next 6-12 months)
   - l. Rent Bracket: 1939 $30-50, 1940 $30-50
   - m. Rent Bracket: 1939 $30-50, 1940 $30-50
   - n. Rent Bracket: 1939 $30-50, 1940 $30-50
   - p. Predicted Rent Trend: (next 6-12 months)

3. **NEW CONSTRUCTION (past yr):**
   - Type & Price: 5000-5500

4. **OVERRUN OF HOME PROPERTIES:**
   - a. HOLC
   - b. Institutions

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

6. **MORTGAGE FUNDS:**
   - Available

7. **TOTAL TAX RATE PER $1000 (1933):**
   - $1.20

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - This large residential area, heavily populated by second generation of Bohemian descent, began its first development in the western part about 25 years ago, and its central and eastern parts about 20 years ago, with the exception of East Blvd. (in western part) which was platted and sold 15 years ago. Popularity of this section was strong and development was rapid both in single family and two family structures (scattered throughout area).
   - Lots in western part average 35 ft. frontage, except East Blvd. which average 45-50 ft.
   - Balance of area has average lot frontage of 40 ft.
   - Homes throughout area are of standard two-story gable type and area is now about 90% built up.
   - This section has excellent transportation, church, store and school facilities (four grade and three junior high schools). All streets are paved and assessments are paid up. Adverse influence to this area, however, is its attractiveness to Jewish, Italian and colored residents in 4th grade area immediately to the north who have maintained constant pressure to get into this section. The section, although strongly resisted, has expanded, principally south along E. 142, 143, 144 and 146th Sts.

9. **LOCATION:**
   - Cleveland East (Exe) Security Grade: 3rd
   - Area No: C-47
   - Date: 4/3/49

(Cont'd Section)
(by colored) and by Italian along E. 116th, 117th, and 118th Sts. to the south. Main shopping center for this area lies along E. 131st and E. 116th running through central portion of area.

Sale of property on small down payment in this area has found a ready market and considerable dealing in property by individuals is going on.

East Blvd., set apart from the balance of area is a single street development about 15 years old with 30 ft. grass strips between curb and sidewalk and an additional setback of 30 ft. between sidewalk and house. Single family homes and two family homes on this Boulevard are the best in area and range in price from $5400 to $12,000. However, sales of these frame properties have been steadily at lower prices; possibly due to the fact that the expansiveness of development was not warranted in this section. This street, however, stands out as the best in whole area.

Whether infiltration from the north will gain much headway during the next 3 to 5 years or more is problematical but it does constitute a serious threat to adjacent property values. On the whole, sales prices for this section should remain stable due to fairly strong demand and advantageous facilities located in area.
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County


3. NEW CONSTRUCTION (past yr): Type & Price: $4000 to $5500

4. OVERHANG OF HOME PROPERTIES: a. HOLC b. Institutions 150

5. SALE OF HOME PROPERTIES (last yr): a. HOLC b. Institutions 75

6. MORTGAGE FUNDS: Limited 7. Total Tax Rate per $100 (1938): $30.30

8. DESCRIPTION AND CHARACTERISTICS OF AREA: With the exception of the northwestern part (where development began about 25 yrs. ago), the balance of this area was a "mushroom growth" heavy with 2 families occurring about 15 yrs., principally, of "jerry-builders" and has resulted in heavy foreclosures and institutional ownership of properties. Occupancy here began with an extremely heavy infiltration of Russian-Jewish from the downtown 4th grade area around Woodland-55th between the years of 1920-30. The older 4th grade area lying to the west has steadily moved east into this section due to the colored encroachment in that 4th grade area, which also threatens this section although exclusion of Negro occupancy has been restricted to the 4th grade area as shown on map. The cheapness of construction has tended to increase the lack of property maintenance, also partly characteristic of the area. Lots in this area average 40' frontage and are developed about 70%. However, such streets as E. 147th & E. 148th are undeveloped except for the immediate vicinity of Kinsman (main thoroughfare and business center).

Future for this section appears stable for only a short period due to present real estate conditions but to all appearances the pressure from advancing Negro and Italian infiltration into abutting 4th grade territory will, no doubt, spread into this section, although present western boundary of this area now marks the extent of their eastward movement.

9. LOCATION: Cleveland, Ohio SECURITY GRADE: 3rd AREA NO: C-50 DATE: 9/19/38
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION: a. Increasing  Decreasing  Static
b. Class and Occupation  Factory Workers, Machinists, Craftsmen, Clerks
c. Foreign Families 60%  Nationalities: Hungarian, Slavish, French, Negro 0%
ed. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size  PREDOMINATING  60%  OTHER TYPE  40%
      families (45 rm suites)
      frame
      20-25 yrs.
      100%
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1934 Price Bracket
      $4500 - 7500  % change
   h. 1935 Price Bracket
      $4500 - 7500  - 5%
   i. Aug. 1931 Price Bracket
      $4500 - 1500  +5%
   j. Sales Demand
      high good
   k. Predicted Price Trend
      (next 6-12 months)
      1. 1935 Rent Bracket
         $25 - 40  % change
      m. 1933 Rent Bracket
         $25 - 35  - 8%
      n. Aug. 1931 Rent Bracket
         $25 - 40  + 8%
   o. Rental Demand
   p. Predicted Rent Trend
      (next 6-12 months)
      1. 1935 Rent Bracket
      2. 1933 Rent Bracket

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

4. OVERHANG OF HOME Properties:
   a. HOLC 100%
b. Institutions 100%

5. SALE OF HOME Properties (Lyr)
   a. HOLC 18.6%
b. Institutions 18.6%

6. MORTGAGE FUNDS:  Limited  7. Total Tax Rate per $1000 (1932) $30.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This area lies on a gradual sloping up to the east and leveling off at E. 117th St. Development in this area proceeded from western boundary to the east about 30 yrs. ago into lots ranging from 35' to 45' frontage and has become one of the better heavily populated Hungarian and Slavish neighborhoods, now 100% built up, with a higher percentage of 2 family homes than singles. The stability of neighborhood is held by the advantages of proximity to industry lying to the west, the Woodland Hills Park (south boundary), churches, social buildings, schools and good transportation.

   The area's main arteries are the heavily trafficked Buckeye Rd. and E. 116th St. and East Blvd. The congestion of area, total development, age of property, heavy mixture of 2 families and heavy foreign occupancy rate this area no more than 3rd grade but its stability will hold for several years due to the strong home-owning character of residents and area's advantages mentioned above.

   Several large apartments are located in northern part abutting University Circle

9. LOCATION Cleveland (East Side) SECURITY GRADE 2nd  AREA NO.: C-51  DATE: 9/19/39

(Buckeye Rd. Section)
and a few are located in southwestern part abutting St. Luke's Hospital.
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION:  
   a. Increasing 
   b. Class and Occupation: White Collared - Skilled Mechanics - Business 
   c. Foreign Families Nationalities: Bohemian & Italian 
   d. Negro - 0% 
   e. Shifting or Infiltration: Slow influx of Hispanic from south 

2. BUILDINGS:  
   a. Type and Size 
   b. Construction 
   c. Average Age: 75 yrs. 
   d. Repair: Fairly good 
   e. Occupancy: 99.9% 
   f. Owner-occupied: 85.9% 
   g. 1936 Price Bracket: $4000 - 6700 +7% 
   h. 1937 Price Bracket: $3800 - 5500 -11% 
   i. 1939 Sept Price Bracket: $4000 - 7000 +7% 
   j. Sales Demand: Good 
   k. Predicted Price Trend (next 6-12 months): Good - up 
   l. 1936 Rent Bracket: $40 - 65 +7% 
   m. 1937 Rent Bracket: $35 - 50 -11% 
   n. Aug 1939 Rent Bracket: $40 - 55 +11% 
   o. Rental Demand: Good 
   p. Predicted Rent Trend (next 6-12 months): Firm - slightly up 

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

4. OVERHANG OF HOME PROPERTIES:  
   a. HOFC  
   b. Institutions 10 

5. SALE OF HOME PROPERTIES (last yr)  
   a. HOFC  
   b. Institutions 13 

6. MORTGAGE FUNDS: Available 7. Total Tax Rate per $1000 (1932) $32.20

6. DESCRIPTION AND CHARACTERISTICS OF AREA: This area, lying on a high altitude and sloping upward to the east, was developed first about 30 yrs. ago in the southern part as a Bohemian section surrounding its Catholic church and school. The northern part of area follows the ravine abutting the higher plateau of Cleveland Hts. and the college building section at the intersection of Euclid & E. 107th St. The development here is mostly solid and is virtually solid except for the portion consisting of E.120th, E. 124 and E. 126th south of Fairmount which contains a large proportion of vacant lots. 

Although area suffered in depression of prices from the depression, the building of the large St. Luke's Hospital in southwestern part has stabilized values there, due to housing demand for nurses and hospital workers. Proximity of this area (northern part) abutting the city's second largest business and theatre district at Euclid-Alexandria, plus school facilities and rapid transit service on Shaker Blvd. (area's southern boundary) will hold this area stable for many years.

9. LOCATION: Cleveland (East) SECURITY GRADE: 3rd AREA NO: L-52 DATE: 9/1/1939

(Carol Blvd - Woodland Section)
The Italian residents of neighborhood came to this section from the 4th grade area, lying to the west, between 1920-30 but their infiltration in the past 9 yrs. has been negligible. The present slow infiltration of better type Hungarian from third grade area to the south is also negligible but of more consistency due to the pressure caused by congestion in that area.
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   
2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1934 Price Bracket
   h. 1935 Price Bracket
   i. 1936 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)
   l. 1937 Rent Bracket
   m. 1938 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

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

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

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

6. MORTGAGE FUNDS: Very limited

7. Total Tax Rate per $1000 (1938) $30.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA: The majority of this area was owned by the Wade Estate and was cut up into large parcels and developed with expensive mansions beginning about 1905 for the occupancy of the wealthy families who moved here from the formerly ultra-fashionable Euclid Ave. district due to their being crowded out by encroaching business. Demolition of large houses by heavy foreign infiltration into shabby areas, principally Russian-Jewish into section to the northwest, and much important, the almost total migration of wealthy families in this area to the exclusive Shaker Heights subdivision between 1932-38. Then to original restrictions to residential use on Wade allotments are at expiration point now. Virtually 90% of the original owners of these large homes have moved from this section. This has had a detrimental effect on the market value of smaller single family homes which are located in the northerly portion of area. Because of the proximity of these large homes to the college buildings abutting south boundary, many of them have been converted into rooming houses, boarding houses and small educational institutions in themselves, such as music schools, art schools and

9. LOCATION Cleveland (E. 39th) SECURITY GRADE 3rd AREA NO. 53 DATE 9/11/29

(Wade Estate + Hack Section)
fraternity houses. At present it is estimated these fine homes, some costing $300,000, now bring 10¢ or less on the original dollar cost. Exorbitant maintenance prevents ready rental of these large homes but, in many cases, owners have made nominal leases for educational or institutional use. Properties in the northern part abutting the park do not follow in this latter class but because of their obsolescence, size, and large lots have been thrown into this category.

Property values in area will, eventually, stabilize for the smaller single family homes with the absorption of large homes now on the market. The beautiful park abutting this fully built up section enhances the possibility of this area becoming an exclusive apartment site (one solid block of apartments now located on East Blvd. between Ashbury and Superior).
### AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

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

   **c. Foreign Families**
   - Nationalities: Polish 75%, Italian 12%
   - w. Negro 0%

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

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

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

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

6. **MORTGAGE FUNDS:**
   - Limited
   - Total Tax Rate per $1000 (1939) $0.20

7. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - This area contains a large foreign population (predominantly Polish) with strong church-going, home-loving character. The concentration of Catholic churches and schools in this area has had a stabilizing influence on values and continues to hold strongly the heavy occupancy of this group. Pride of ownership is particularly noticeable in driving throughout area; within the rather limited income of the inhabitants, a larger percentage of modernization, renovation and care of grounds is more evident here than in many areas 10-15 years younger.

   The informed realtor's opinion is that mortgage collections here are very favorable and loans on appraisal of appraisal are being satisfactorily made.

   The commercial district for area lies along Wade Park and Superior, principally at the intersections of E. 71st and E. 79th.

   The two family structures are scattered in groups of 6 to 10 throughout area, mostly along E. 71st and E. 79th. Single family structures are, in many cases, of the small long one-floor-plan type.

8. **LOCATION**
   - Cleveland (Side)
   - Security Grade: 3rd
   - Area No.: C-51
   - Date: 9/18/39

(over)
Community has its native characteristic of many fenced-in lots, some of ornamental iron, others of well-kept and painted paling type.

Future for area should remain stable with little change, except the gradual obsolescence of properties due to age. Change in population would only result in the occupancy of property by Polish upon vacancy by American stock.

This area is virtually 100% built up.
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION:  
   a. Increasing   
   b. Class and Occupation: Men - White Collar - Clerks  
   c. Foreign Families: 10%  
   d. Negro: 0%  
   e. Shifting or Infiltration: none

2. BUILDINGS:  
<table>
<thead>
<tr>
<th>Type and Size</th>
<th>PREDOMINATING 80%</th>
<th>OTHER TYPE 20%</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Type and Size</td>
<td>singles - 7-8ms</td>
<td>2 family - 5ms</td>
</tr>
<tr>
<td>b. Construction</td>
<td>frame</td>
<td>frame</td>
</tr>
<tr>
<td>c. Average Age</td>
<td>25 yr</td>
<td>25 yr</td>
</tr>
<tr>
<td>d. Repair</td>
<td>good</td>
<td>fairly good</td>
</tr>
<tr>
<td>e. Occupancy</td>
<td>100%</td>
<td>70%</td>
</tr>
<tr>
<td>f. Owner-occupied</td>
<td>$5000 - 8500</td>
<td>$1000 - 1500</td>
</tr>
<tr>
<td>g. 1936 Price Bracket</td>
<td>$1000 - 1500</td>
<td>$1000 - 1500</td>
</tr>
<tr>
<td>h. 1937 Price Bracket</td>
<td>$1000 - 1500</td>
<td>$1000 - 1500</td>
</tr>
<tr>
<td>i. 1940 Price Bracket</td>
<td>$1000 - 1500</td>
<td>$1000 - 1500</td>
</tr>
<tr>
<td>j. Sales Demand</td>
<td>stable</td>
<td>stable</td>
</tr>
<tr>
<td>k. Predicted Price Trend (next 6-12 months)</td>
<td>stable</td>
<td>stable</td>
</tr>
<tr>
<td>l. 1935 Rent Bracket</td>
<td>$40 - 65</td>
<td>$50 - 65</td>
</tr>
<tr>
<td>m. 1936 Rent Bracket</td>
<td>$50 - 65</td>
<td>$50 - 65</td>
</tr>
<tr>
<td>n. 1937 Rent Bracket</td>
<td>$50 - 65</td>
<td>$50 - 65</td>
</tr>
<tr>
<td>o. Rental Demand</td>
<td>stable</td>
<td>stable</td>
</tr>
<tr>
<td>p. Predicted Rent Trend (next 6-12 months)</td>
<td>stable</td>
<td>stable</td>
</tr>
</tbody>
</table>

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

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC 25%  
   b. Institutions

5. SALE OF HOME PROPERTIES (l yr)  
   a. HOLC 6%  
   b. Institutions

6. MORTGAGE FUNDS: Limited  

7. Total Tax Rate per $1000 (1938) $30.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   This small section, now fully built up, began about 25 yrs. ago, with development of the business section at Superior & E. 126th St. Its construction was of sound, large single homes east of Lakeview now largely home owned, properties debt-free.  
   Portion of area west of Lakeview, principally along E. 113th & E. 114th, contains a rather heavy concentration of 2 family "up and down" homes in which Jewish occupancy is fairly heavy.  
   Community, as a whole, has remained stable despite the gradual encroachment of surrounding 4th grade areas due to value of properties.  
   Rentals in area are very good and future for area should remain stable for the next several years; area convenient to all facilities.

9. LOCATION Cleveland (E Side) SECURITY GRADE 3rd AREA NO. C-55 DATE 10/19/39
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION: a. Increasing_______ Decreasing_______ Static_______
   b. Class and Occupation
      Small Merchants - Middlemen - White Collar
      w. Skilled Mechanics
   c. Foreign Families 25% Nationalities Jewish_______ d. Negro_______
   e. Shifting or Infiltration
      Influence of Jewish - class spreading to north

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1937 Price Bracket
      o. $3200 - 4600 % change
      p. $5500 - 9000 % change
   h. 1937 Rent Bracket
      q. $3250 - 4500 % change
      s. $2750 - 4500 % change
   i. Aug. 1937 Price Bracket
      t. $3200 - 4600 % change
      u. $5500 - 9000 % change
   j. Sales Demand
   k. Predicted Price Trend
      v. Stable
      w. Stable
   l. 1937 Rent Bracket
      x. $3250 - 4500 % change
      y. $2750 - 4500 % change
   m. Aug. 1937 Rent Bracket
      z. $3250 - 4500 % change
      a. Stable
   n. Rental Demand
   o. Predicted Rent Trend
      b. Stable
      c. Stable

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

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

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

6. MORTGAGE FUNDS:
   Limited

7. Total Tax Rate per $1000 (1938) $30.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This third grade area development varies considerably both in age and size of lots and structures. Earliest development began in the eastern portion between E. 128th and the railroad with small 5 room homes on lots ranging from 20-56' frontage and 75-80' depth now worth $3200-$3600. The northern part of area in the small section formed by Sellers Ave. and E 128th Rd was developed about 25 yrs. ago with small single homes and an occasional two family home on 35' x 90' lots now worth $4200-$4500. The balance of area was developed 15-20 years ago, predominantly with singles north of Gray Ave. to St. Clair and heavily mixed with two families (lots 40' x 125') south of Brackland on E 128th, now worth $6000 to $6500 except Thornhill Dr. which is solidly built up with large 5 rm. suite two families on 50' x 150' lots in the $8500 to $9000 class.

   A heavy influx of second Jewish (second generation of Orthodox descent) occurred in the northern part of this section (south of Brackland and east of E. 128th) between 1920-30 and has continued steadily from that time. Balance of area is predominantly

9. LOCATION

   (Eddy Rd - Shaw Ave Section)

   SECURIT Y GRADE 2
   AREA NO: C-5
   DATE: 9/15/39

(over)
Property values have remained stable since recovery from depression lows about 1935 and future trend appears favorable, although the probability of continued Jewish infiltration may have a detrimental effect. However the location of Lutheran and Catholic churches in northern part will tend to arrest this infiltration due to their hold on property owners in their parish.
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION: a. Increasing _ Decreasing _ Static _
   b. Class and Occupation 
      ____________
   c. Foreign Families/________ Nationalities
      ____________
   d. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
      ____________
   b. Construction
      ____________
   c. Average Age
      ____________
   d. Repair
      ____________
   e. Occupancy
      ____________
   f. Owner-occupied
      ____________
   g. 1936 Price Bracket
      ____________
   h. 1937 Price Bracket
      ____________
   i. Aug. 1939 Price Bracket
      ____________
   j. Sales Demand
      ____________
   k. Predicted Price Trend
      (next 5-12 months)
      ____________
   l. 1936 Rent Bracket
      ____________
   m. 1937 Rent Bracket
      ____________
   n. Aug. 1939 Rent Bracket
      ____________
   o. Rental Demand
      ____________
   p. Predicted Rent Trend
      (next 5-12 months)
      ____________

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

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

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

6. MORTGAGE FUNDS: Limited ____________

7. Total Tax Rate per $1000 (1938) $36.20 ____________

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   This stable fully built up community was platted into lots ranging 36-40' frontage with depth of 110', some 22 years ago, and was built up as one subdivision with fairly uniform price class of single family homes intermingled with well-constructed two family homes, except Woodworth Ave. (southern boundary) where the majority of the buildings are from 4-12 suite apartments. Northwesterly boundary of area is solid commercial along the main artery St. Clair Ave.

   Occupants of this neighborhood are of stable lower-middle class type and area should remain unchanged for the next few years with no anticipated foreign infiltration.

9. LOCATION Cleveland (Eastside) SECURITY GRADE 3rd AREA NO. C-57 DATE 9/15/39
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County


2. LOCATION: a. East Cleveland b. Security Grade: 3rd c. Area No.: C-58 d. Date: 8/18/39

3. DESCRIPTION AND CHARACTERISTICS OF AREA: This area known as the Hayden Section was developed about 25 years ago on 40 ft. front lots and is now approximately 90% built up. The desirability of area is based primarily on its access to nearby industries such as the Fisher Body Plant, National Acme, Willard Storage Battery, etc. (within walking distance). Transportation, schools and churches. The detrimental influence to the area is the fact that it is hemmed in by the Belt Line RR (west boundary) and the N.Y.C. RR (southeast boundary). Apartments in area are principally located along First, Second and Third Streets and along Woogworth Rd. and Hayden Ave. The business district for this area is located principally at the intersection of Shaw and Hayden. Retail district lies mostly along Hayden Ave. Triangular section formed by Hayden, Sheen and N.Y.C. RR has the highest concentration of two family dwellings. Other two family dwellings are scattered in the section north of Shaw but east of Hayden except that no two-family's are located on Elmwood, Hampton and Shaw on this part.

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

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


7. HOW SELLING: Type & Price

8. NEW CONSTRUCTION (past yr) No. How selling

9. SECURITY GRADE: 3rd

10. AREA NO.: C-58
The low income of factory workers who predominantly occupy this area, has caused a rental situation here adverse to the holding of investment property. Loss of time and general unemployment (recent strike at Fisher Body Plant) has been a deterrent to a fair rental. Sales are weak not because of desire, but lack of accumulated savings by tenants for down payment.
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION: a. Increasing
   b. Class and Occupation: Laborers, Clerks, Factory Workers
   c. Foreign Families % Nationalities
   d. Shifting or Infiltration
      Slow - (Occupied moved to North)

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 75%
      OTHER TYPE 25%
   b. Construction
      Single-family houses
      Mostly frame, some brick
      Frame - Brick
   c. Average Age
      30 yrs
      Fair
   d. Repair
      Good
      Fair
   e. Occupancy
      97.9%
      90.7%
   f. Owner-occupied
      75-80.9%
      35.7%
   g. 1930 Price Bracket
      $4500-9000 chge
      $6500-11000 chge
   h. 1931 Price Bracket
      $4300-7500
      $5200-11500
   i. 1939 Price Bracket
      $5000-8000
      $5000-10000
   j. Sales Demand
      Weak
      Weak
   k. Predicted Price Trend
      Slowly declining
      Slowly down
   l. 1938 Rent Bracket
      $35 - 70
      $20 - 150
   m. 1939 Rent Bracket
      $32 - 65
      $20 - 37
   n. 1949 Rent Bracket
      $32 - 60
      $20 - 35
   o. Rental Demand
      Fair
      Fair
   p. Predicted Rent Trend
      Next 6-12 months
      Stable
      Stable

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

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

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

6. MORTGAGE FUNDS: Limited
   7. Total Tax Rate per $1000 (1935) $26.40

6. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Known as the Euclid thoroughfare section, this area was developed in the southern part approximately 33 years ago with the rapid expansion of Cleveland along Euclid. The area south of Euclid Ave. is developed, approximately, with 90% singles, 10% 2-4 families and a few large apartments. The area north of Euclid Ave. is developed with 20% single family and 80% 2-4 family and almost solidly of apartments between Doan and Taylor Rd. Commercial property is spotted along both sides of Euclid Ave. throughout the entire area but is concentrated heaviest between Lockwood and Pay and Stanwood and Richmond and at Taylor Rd, particularly at Ivanhoe. This area has a rather large relief roll and also has a rapid fluctuation in vacancy ratio. The pressure of commercial growth detrimentally affects residential property abutting Euclid Ave. and the proximity to the Belt Line RR tracks has always been undesirable. Area about 98% built-up.

The influx of Italian occupants from the south, although slow, will constitute a large percentage of the population and will, no doubt, continue more rapidly with the age and obsolescence of property and its decreasing value. The older properties

9. LOCATION: Cleveland
   SECURITY GRADE: 3
   AREA NO. C-59
   DATE 8/19/39
lie south of Euclid between Mt. Union and Noble Rd. However, the cheapest and oldest property lies in the small section north of Euclid between Mt. Union and Noble Rd. The general spotlessness of the area, age and obsolescence of property and growth of commercial district places this area in the slowly declining group. The northeastern borders of this area include the Melrose Park industrial plant of General Electric, which is a large area of areas residents work here.
### Area Descriptions - Security Map of Cuyahoga County

1. **Population:**
   - a. Increasing: Slowly
   - b. Class and Occupation: Small Business, Owners, Office Workers, Professionals
   - c. Foreign Families: 10%
   - d. Nationalities: Russian, Mexican
   - e. Infiltration: Continued strong Jewish infiltration

2. **Buildings:**
   - a. Type and Size:
     - Predominating: Two-family - 5-room units
     - Other Type: Single family - 6-15 rooms
   - b. Construction:
     - Frame
   - c. Average Age: 15-18 yrs
   - d. Repair:
     - Fair
   - e. Occupancy:
     - 95%
   - f. Owner-Occupied:
     - 85%
   - g. 1939 Price Bracket: $8000-$11000
   - h. 1931 Price Bracket: $8000-$11000
   - i. 1939 Price Bracket: $8500-$11500
   - j. Sales Demand:
     - Fair
   - k. Predicted Price Trend (next 6-12 months):
     - Fairly firm
   - l. 1939 Rent Bracket: $45-$55
   - m. 1931 Rent Bracket: $45-$55
   - n. 1931 Rent Bracket: $45-$55
   - o. Rental Demand:
     - Fairly firm
   - p. Predicted Rent Trend (next 6-12 months):
     - Stable

3. **New Construction (past yr) No. 1 Type & Price:
   - 300,000

4. **Overhang of Home Properties:**
   - a. HOLC: 8
   - b. Institutions: 8

5. **Sale of Home Properties (last yr):**
   - a. HOLC: 17
   - b. Institutions: 12

6. **Mortgage Funds:** Limited

7. **Total Tax Rate per $1000 (1938):** $23.70

8. **Description and Characteristics of Area:**
   - This area lies on a plateau overlooking Lakeview Cemetery and Cleveland proper to the west. The plateau is approximately 90% built up, with 45% two families, 35% singles and 20% large apartment structures. The southwest section includes the Cedar-Fairmount commercial center and balance of area lies between and along the main arteries of Euclid Heights Blvd. and Mayfield Rd. Solid apartment developments are located, principally, on Overlook (west part) Superior Rd. (east part) and Euclid Heights Blvd. from Edgemont to Coventry. Hampshire from Overlook to Coventry and Mayfield Rd. from Kenilworth to Coventry. Concentrations of two family structures lies in the easterly portion of Mayfield Rd. Six to 7 room singles are mostly located in portion east of Coventry and south of Hampshire. This area, at present, shows definite signs of a general exodus of property owners. "For sale" signs are plentiful and many vacancies exist. "Suites available" signs are displayed on all apartments, the aristocratic multi-family homes located in the western part of area are being sacrificed.

9. **Location:**
   - Mayfield Rd. Security Grade 3rd Area No. C-60 Date 8/31/39
by owners at approximately 40% on the dollar. The restrictions on this section
preventing apartment structures in some sections will all expire within the next
few years and even now vacant parcels along Euclid Heights Blvd. carry large
"Available for Apartment Site" signs. This is an old aristocratic section definitely to predominantly an apartment area.
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

   d. Class and Occupation: e. Foreign Families % Nationalities: f. Negro %
   g. Shifting or Infiltration

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

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

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

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

6. MORTGAGE FUNDS:

7. Total Tax Rate per $1000 (1932) $37.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This older part of South Euclid was platted about 25 yrs. ago and developed by 8 or 9 different companies, each developing one street. This area is unusual in that most streets have 50' lots ranging from 180' x 375', except such streets as Francis Ct., Lilac and Laurel which have 40' x 120' lots. The streets also vary considerably in the type of development, ranging from bungalows, semi-bungalows to standard 2 sty. brick singles (one street has two family structures) predominating as follows: Felton (singles-$6500); Maplegrove (singles and bungalows-$5500-$6000); Argonne (mixed-$4500-$6000); Sheffield (converted 2 families-$6500); Francis Ct. (bungalows-$3500). These streets contain the bulk of the Italian occupancy in this area. Other streets in the area are developed, predominately, with single homes occasionally mixed with a bungalow or semi-bungalow, such as: Lilac and Laurel. Area between Dill and Dorah (southeast corner) consists of two large estates. This area, at the present time, is about 10% developed when consideration is given to unplatted acreage, but existing streets are built up about 75%; schools, stores, churches and transportation are located along Mayfield Rd.

9. LOCATION: Euclid SECURITY GRADE: 3rd AREA NO. 9-15 DATE: 9/18/39
Future of area appears stable for the next several years but will depend on the strength of restrictions for each street developed, since area as a whole lacks both uniformity in lot size and development. (Deed restrictions on many streets have expired).

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1936 Price Bracket
   h. 1937 Price Bracket
   i. 1938 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)
   l. 1937 Rent Bracket
   m. 1938 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr) No. of Type & Price Bracket How selling
4. OVERHANG OF HOME PROPERTIES: a. HOLC b. Institutions
5. SALE OF HOME PROPERTIES (LYR) a. HOLC b. Institutions
6. MORTGAGE FUNDS: Available

7. Total Tax Rate per $1000 (1937) $20.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This large area, consisting of virtually all of Lyndhurst, was a late subdivisional promotion just getting under way before the depression and only a few streets were developed with homes prior to 1930. The balance of area has lain dormant, with the exception of a few streets in the western part, such as: Eastover, Mayview, Willshire, Oakmont and Haverford which have been built up in the last 3 yrs. with single homes in the $6000-$7500 bracket. The development of the first 3 streets mentioned was speculative building resulting in uniform well-priced homes which sold well and will probably result in continued activity by this builder.

   The portion of area north of Mayfield Rd. and east of Irene is only slightly developed; Beaconfield, Sunview and Haverston are open field; Brainard is unpaved but utilities in - no houses. Balance of this northeastern portion has paved streets and utilities; 5 new homes built on Gordon (Croydon developed with only 4 houses).

   The central-northern portion of area (shown above on map) has recently been broken into 5 acre parcels developed with 8 homes ranging from $8000-$15,000; only 3 such

9. LOCATION Lyndhurst SECURITY GRADE 3rd AREA NO. 2 DATE 9/25/39 (over)
parcels remain for construction of homes.

Stores for area are located on Mayfield Rd. between Irene and Churchill, grade school at intersection of Richmond and Mayfield, high school is located in extreme western portion of area and churches are distant (Green Rd. and Mayfield in South Euclid); transportation is good (15 min. rush, half hour regular).

The future for this 3rd grade area, now approx. 10% built up, will depend much on a 'street by street' basis for future development and restrictions, but should continue to remain a medium priced residential district. Informed realtor's opinion is that westerly portion will rise to a 2nd grade neighborhood within the next 10 yrs (based on type and present rate of construction), but the easterly portion of area will develop only slowly.
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION: a. Increasing b. Class and Occupation Laborers-Factory Workers-White Collar c. Foreign Families 10% Nationalities Italian d. Negro 0% e. Shifting or Infiltration None

2. BUILDINGS: a. Type and Size Predominating 95% Other Type % b. Construction c. Average Age 10-20 yrs. d. Repair Fair e. Occupancy 100% f. Owner-occupied 95% g. 1934 Price Bracket $2500-5000 % chge h. 1934 Price Bracket % chge i. July 1939 Price Bracket $2500-5000 % chge j. Sales Demand Fair k. Predicted Price Trend (next 6-12 months) Stable l. 1934 Rent Bracket $20-30 % chge m. 1934 Rent Bracket % chge n. July 1934 Rent Bracket $20-30 % chge o. Rental Demand Good p. Predicted Rent Trend (next 6-12 months) Stable

3. NEW CONSTRUCTION (past yr) No Type & Price $5000 How selling sold

4. OVERHANG OF HOME PROPERTIES: a. HOLC b. Institutions 25

5. SALE OF HOME PROPERTIES (j yr) a. HOLC b. Institutions 25

6. MORTGAGE FUNDS: Limited

7. Total Tax Rate per $1000 (1932) $2.75

8. DESCRIPTION AND CHARACTERISTICS OF AREA: As true with all outlying, originally unrestricted areas, this 3rd grade neighborhood consisting of all of Mayfield Hts. having some development first was built during the immediate post-war period with a hodge-podge of cottages (with and without foundations), "jerry-built" singles and some well constructed homes. Present restrictions, however, had ceased this activity and only well constructed homes, not less than 20' x 20' on the foundation, can be built here from now on. All utilities and sidewalks are in, in this area, but the following streets are unpaved: Eastwood, Summit, Elmwood, W. Miner, E. Miner, Genesee, Orchard Hts., Longwood, Woodburton, Fruitland and Woodrow. Development by street also varies as follows: Irregular (cottages-$2500-$4500); Eastwood (only 2 brx singles-$7000); Summit (bungalows and singles-$4500-$6500); Beulah (semi-bungalows and singles-$5000-$6500); Mayfield Ridge (bungalows and semi-bung.-$4000-$6000); Elmwood (mixed-$2000-$4000); Lander (semi-bung. and singles-$2500-$6000). Balance of area is sparsely settled with mixed types of construction ranging from $2500 to $6000, mostly built by individuals, and lack utility systems.

9. LOCATION: Mayfield Hts. SECURITY GRADE: 3rd AREA NO.: 23 DATE: 9/12/19 (over)
formity of architecture.

Grade-school for area is located at Mayfield Ridge and Maplewood; stores at Mayfield and Washington; transportation on Mayfield (15 min. rush, half hour regular); area has no churches and high school (bus-pickup) is located to the east of area at the intersection of Ridgeway and SOM Center Rd.

The future for this 3rd grade area appears more favorable now that the above mentioned building restrictions prevent shoddy construction and elimination or re-conditioning of cottages for better conformity is now progressing to some extent. However, the presence of heterogeneous construction will continue to hold this neighborhood in its present gradation.
### AREA DESCRIPTIONS – SECURITY MAP OF Cuyahoga County

1. **POPULATION:**
   - Increasing
   - Decreasing
   - Static
   - **b.** Class and Occupation
     - Factory workers
     - Office workers
   - **c.** Foreign Families 30% Nationalities Italian
     - Other
     - **d.** Negro
     - **e.** Shifting or Infiltration
     - Italian
     - Lower income families

2. **BUILDINGS:**
   - **a.** Type and Size
     - Detached (1 family)
     - Semi-detached (2-3 families)
     - Row
     - Frame
   - **b.** Construction
     - 20 yrs.
     - 60 yrs.
   - **c.** Average Age
     - 20 yrs.
     - 30 yrs.
   - **d.** Repair
     - Fair
     - Poor
   - **e.** Occupancy
     - 95%
     - 95%
   - **f.** Owner-occupied
     - Fair
   - **g.** 1957 Price Bracket
     - $2000 - $2500
     - $2500 - $3000
   - **h.** 1957 Price Bracket
     - $2500 - $3000
     - $3000 - $3500
   - **i.** 1957 Price Bracket
     - $3000 - $3500
     - $3500 - $4000
   - **j.** Sales Demand
     - Fair
   - **k.** Predicted Rent Trend (next 6-12 months)
     - 1958 Rent Bracket
     - $20 - $40
     - $40 - $50
   - **l.** 1958 Rent Bracket
     - $40 - $50
     - $50 - $60
   - **m.** 1958 Rent Bracket
     - $50 - $60
     - $60 - $70
   - **n.** Rental Demand
     - Fair
   - **p.** Predicted Rent Trend (next 6-12 months)
     - Fair

3. **NEW CONSTRUCTION (past yr)**
   - Type & Price
     - 2-7000
   - 3-7000
   - 4-7000
   - How selling
     - Fair
     - Good
     - Not Electric

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

5. **SALE OF HOME PROPERTIES (1 yr)**
   - 3
   - **b.** Institutions
     - 4
     - 2

6. **MORTGAGE FUNDS:**
   - **a.** HOLC
     - 2
     - **b.** Institutions
     - 3

7. **Total Tax Rate per $1000 (1958)**
   - $30.20

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:** This workingman's neighborhood lies along both sides of the heavily trafficked Euclid Ave, thoroughfare which is almost solidly developed with small commercial structures mixed with several apartments. The topography of area is level north of Euclid but rises to the south of Euclid in two fairly steep inclines, development began about 30 yrs. ago with the location of the General Electric factories which abut south boundary of area. Lots are predominantly 40 front feet but vary in depth south of Euclid due to a hilly terrain; however, average depth may be stated as 120-150 ft. The area also varies in types of construction; north of Euclid development is approx. 75% small singles ($4-5000 bracket), 25% two-family ($6000 bracket). The portion of area between Euclid Ave. and Endora is almost wholly developed with two-family structures ($75-7500 bracket); thus part of area south of Euclid is 75% two-families, 25% singles — 5-6 rms. (price bracket $5000-7500). Industrial (including N.Y.C.) RR abuts entire north boundary of area. The area is virtually fully built-up, only 4-5% of land shown vacant on map is suitable for home construction. In the past 10 yrs., a steady influx of lower income group, mostly Italian, has found its way into the cheaper properties north of Euclid Ave. Community, as a whole, shows lack of maintenance and, although prices asked for homes (particularly two-families) are considerably above "income return," realtor's opinion is that this 3rd grade neighborhood will continue to decline. Chief deterrent to sales south of Euclid is winter car-driving hazard encountered in traversing the steep double incline.

9. **LOCATION:**
   - Cleveland (East) Security Grade 3rd
   - Area No. 6
   - Date

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### Table

<table>
<thead>
<tr>
<th>Area</th>
<th>Type</th>
<th>Price Bracket</th>
<th>Rent Trend</th>
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<tr>
<td>HOLC</td>
<td>2</td>
<td>2-7000</td>
<td>Fair</td>
</tr>
<tr>
<td>Institutions</td>
<td>3</td>
<td>2-7000</td>
<td>Good</td>
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<td>30-40</td>
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</tr>
<tr>
<td>1958 Rent Bracket</td>
<td>4-7000</td>
<td>35-50</td>
<td>Fair</td>
</tr>
</tbody>
</table>
### AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

#### 1. POPULATION:

- **a. Increasing** 
- **Decreasing** 
- **Static**

- **b. Class and Occupation**: Factory workers - Some Whit-Collar

- **c. Foreign Families**: Nationalities

- **d. Negro**: 

- **e. Shifting or Infiltration**: None

#### 2. BUILDINGS:

<table>
<thead>
<tr>
<th>Predominating (%)</th>
<th>Other Type (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a. Type and Size</strong></td>
<td></td>
</tr>
<tr>
<td><strong>b. Construction</strong></td>
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<tr>
<td><strong>c. Average Age</strong></td>
<td>15-18 yrs.</td>
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<tr>
<td><strong>d. Repair</strong></td>
<td></td>
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<tr>
<td><strong>e. Occupancy</strong></td>
<td></td>
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<tr>
<td><strong>f. Owner-occupied</strong></td>
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<tr>
<td><strong>g. 1934 Price Bracket</strong></td>
<td>$3000-5000</td>
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<tr>
<td><strong>h. 1935 Price Bracket</strong></td>
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</tr>
<tr>
<td><strong>i. June 1935 Price Bracket</strong></td>
<td>$3000-5000</td>
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<tr>
<td><strong>j. Sales Demand</strong></td>
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<tr>
<td><strong>k. Predicted Price Trend</strong> (next 6-12 months)</td>
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<td><strong>l. 1934 Rent Bracket</strong></td>
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<td><strong>m. 1935 Rent Bracket</strong></td>
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<td><strong>n. June 1935 Rent Bracket</strong></td>
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<td><strong>o. Rental Demand</strong></td>
<td></td>
</tr>
<tr>
<td><strong>p. Predicted Rent Trend</strong> (next 6-12 months)</td>
<td></td>
</tr>
</tbody>
</table>

#### 3. NEW CONSTRUCTION (past yr) No. **Type & Price** How selling

#### 4. OVERHANG OF HOME PROPERTIES: **a. HOLC** **b. Institutions** 10

#### 5. SALE OF HOME PROPERTIES (for) **a. HOLC** **b. Institutions** 5

#### 6. MORTGAGE FUNDS: **Available**

#### 7. Total Tax Rate per $1000 (1933) **$24.80**

#### 8. DESCRIPTION AND CHARACTERISTICS OF AREA: This 3rd grade area is the outlying development along Euclid Ave. from E. 193rd to E. 228th St. abutting and between vacant industrial land and railroad property on its northern border. In discussing this long area, we will cover its development from east to west on a "street to street" basis as follows: Westerly projection, containing E. 193rd, 195th and 196th Sts., the area, and Euclid and Shawnee Aves., is developed with singles - average age 15 yrs. - $2000-$4000; central part, containing E. 204th and Dill Rd., is mixed - has several two-family structures, principally on E. 204th St. - $5000-$6500; balance of area to the east is developed on side streets with singles - average age 30 yrs. - $3000-$4000. Euclid Ave. contains scattered small commercial structures, gasoline stations, etc. and transportation on this highway is via street car (half hour service) but its terminus is at E. 212th St. and residents living beyond that point must walk to this point.

Future for this area is uncertain since its distance to downtown and only fair transportation, also proximity to railroad and industrial property prevent giving it more than a weak 3rd grade rating.

#### 9. LOCATION **Euclid** SECURITY GRADE 3rd AREA NO. G - 65 DATE 9/6/39

(Euclid Ave. - Dill Rd. - Chardon Rd. Section)
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION:  a. Increasing       Decreasing   Static
               b. Class and Occupation White Collar - Business Men
               c. Foreign Families 0% Nationalities 0%  d. Negro 0%
               e. Shifting or Infiltration  none

2. BUILDINGS:
   a. Type and Size   PREDOMINATING 100% OTHER TYPE %
   b. Construction    frame
   c. Average Age     12 yrs.
   d. Repair         9 yrs.
   e. Occupancy      100%
   f. Owner-occupied  95%
   g. 1935 Price Bracket $1500 - 7500  % change $       % change
   h. 1931 Price Bracket $1500 - 7500  % change $       % change
   i. Sept 1939 Price Bracket $6500 - 7500  % change $       % change
   j. Sales Demand    only fair
   k. Predicted Price Trend (next 6-12 months)
   l. 1939 Rent Bracket $50 - 60  % change $       % change
   m. 1937 Rent Bracket $50 - 60  % change $       % change
   n. Sept 1939 Rent Bracket $50 - 60  % change $       % change
   p. Predicted Rent Trend (next 6-12 months) stable

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

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

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

6. MORTGAGE FUNDS: Sample

7. Total Tax Rate per $1000 (1938) $24.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   This area, known as Sherwood Forest section, lies on a plateau rising above Euclid Ave. (main outlet Sherwood Blvd.). This section was one of the latest of boom period developments and was not really under way when the depression set in. In fact, not all of the streets are paved and development with homes is only about 2-3% (approx. 16 homes in whole area). Section is scenic and wooded but distance to schools, stores, churches and lack of transportation have held this section dormant and future development will be very slow.
   Special assessments are high and have a few years to run. Delinquent taxes, in many cases, far exceed the present market value of lots and has been an additional deterrent to construction activity.
   It appears this area will lay dormant for the next 3-5 yrs.

9. LOCATION Euclid SECURITY GRADE 3rd AREA NO. C - 66 DATE 9/10/39
(Sherwood Forest Section)
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION: a. Increasing ________ Slowly ________ Decreasing ________ Static ________
   b. Class and Occupation Factory Worker-White Collar-White Collar-Housewife-Houseman-Farmers
   c. Foreign Families 50% Nationalities Negro-Spanish-Italian
   d. Shifting or Infiltration [area designation]

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-Occupied
   g. 1937 Price Bracket
   h. 1939 Price Bracket
   i. 1939 Price Bracket
   j. Predominating
   k. Predicted Price Trend
   l. 1937 Rent Bracket
   m. 1939 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION (past yr) No. [type & price] How selling

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

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

6. MORTGAGE FUNDS: Limited

7. Total Tax Rate per $1000 (1938) $70.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This 3rd grade neighborhood surrounding Euclid Beach Park had its first development about 35 yrs. ago in the western and extreme southerly parts. Lots throughout area, for the most part, have 40' frontage, but in the eastern section along such streets as - Mercola, Nottingham and Neff (W. side) Rd., lots range from 42' to 70'.

   The area's building restrictions were mainly a "street by street" proposition and many portions without restrictions, such as those streets abutting the west side of Euclid Beach Park, and Damon and Pythias, resulted in a very shoddy small-lot development of cheap summer cottages and single homes many of which should be condemned as fire hazards. However, only this portion of area mentioned above has this type of development. The more expensive and newer homes are located in the eastern section of area, including a few large estates on Nottingham Rd. and to the northeast.

   Mortgage funds are ample in this part of area but are limited to a smaller percentage of the appraisal in the older parts of area to the south and west.

   Future for this 40% built up area is favorable in the eastern part but the older portions 40% have very limited prospects for further development.

9. LOCATION (Euclid-Beach) Security Grade 3rd Area No. C-67 Date 9/14/29

(Euclid Beach Section)
section will gradually decline and presence of amusement park and abutting cheap cottages will continue to be a detriment to the central part of the neighborhood. Stores, schools, churches and transportation are conveniently located in area. Streets are paved and all utilities installed.
### Hill English - Endora

<table>
<thead>
<tr>
<th>Family</th>
<th>2 family</th>
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<tbody>
<tr>
<td>Home</td>
<td>Hillsboro + South</td>
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<tr>
<td>Singles</td>
<td>L = 3500 sq</td>
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<td>15 - 5000</td>
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<table>
<thead>
<tr>
<th>#3</th>
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<tbody>
<tr>
<td>Small</td>
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</tr>
<tr>
<td>75 - 100</td>
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</table>

<table>
<thead>
<tr>
<th>25</th>
<th>4 - 5</th>
</tr>
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<tbody>
<tr>
<td>30</td>
<td></td>
</tr>
</tbody>
</table>

- Developed: 25 - 20 yrs ago
- Pred. Ht. = 120 - 130 ft
- 96% built-up

### Notes
- View
- Power Block
- Clay Foundation
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION:  
   a. Increasing:  
   b. Class and Occupation: Factory Workers, Traders, Mechanics, Craftsmen  
   c. Foreign Families: 8.5% Nationalities: Slovak, Croatian, Lithuanian, Italian, and German.  
   d. Shifting or Infiltration: None  

2. BUILDINGS:  
   a. Type and Size: Predominantly 90% singles-1-6 rooms.  
   b. Construction: Frame  
   c. Average Age: 15-18 yrs.  
   d. Repair: Paved  
   e. Occupancy: 98%  
   f. Owner-occupied: 60%  
   g. 1939 Price Bracket: $3500-5000, % change:  
   h. 1939 Price Bracket: $500-5000, % change:  
   i. Sept. 1939 Price Bracket: $3500-5000, % change:  
   j. Sales Demand: Fairly good  
   k. Predicted Price Trend (next 6-12 months): Stable  
   l. 1939 Rent Bracket: $25-45, % change:  
   m. 1939 Rent Bracket: $25-45, % change:  
   n. Sept. 1939 Rent Bracket: $25-45, % change:  
   o. Rental Demand: Good  
   p. Predicted Rent Trend (next 6-12 months): Stable  

3. NEW CONSTRUCTION (past yr) No. Type & Price: $500-6000, How selling: Owner - cut-rate  

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC:  
   b. Institutions: 10  

5. SALE OF HOME PROPERTIES (lyr)  
   a. HOLC:  
   b. Institutions: 15  

6. MORTGAGE FUNDS: Available  

7. Total Tax Rate per $1000 (1938): $3.20  

8. DESCRIPTION AND CHARACTERISTICS OF AREA: The main portion of this area was laid out about 25 yrs. ago into lots ranging from 25-40' frontage; now developed about 70% with single family homes ranging from 1-1/2 to 2 sty. standard singles mixed about 5% with 2 family structures and some small semi-commercial structures with apartments above.  
   This neighborhood is occupied predominantly by foreign and American of foreign descent from the following nationalities: Slovenian, Croatian, Lithuanian, Italian and German.  
   E. 185th is zoned commercial and contains the shopping district, theaters and transportation for this area; schools and churches are fairly convenient in nearby areas.  
   This community is predominantly a $3500-$5000 neighborhood but a few $6000 brick homes have been built by owners in this neighborhood within the past 3-5 yrs. Future for area appears stable for the next 3-5 yrs. but occupants are lacking uniformity in homes, plus mixture of small lots establishes this area as a 3rd grade neighborhood.  

9. LOCATION Cleveland (East) SECURITY GRADE: 3rd  

   AREA NO. C-68  
   DATE: 9/20/39
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

1. POPULATION: a. Increasing Slowly Decreasing Static Small
   b. Class and Occupation White - Professional  Business
   c. Foreign Families  Nationalities American, Negro
   e. Shifting or Infiltration None

2. BUILDINGS:
   a. Type and Size PREDOMINATING 95%
      Law Single
   b. Construction
      Framed
   c. Average Age 20 yrs.
   d. Repair Finish Good
   e. Occupancy 100%
   f. Owner-occupied 80%
   g. 1931 Price Bracket $ 4500-7000 0% chge
   h. 1932 Price Bracket $ 4500-7000 0% chge
   i. 1933 Price Bracket $ 4500-7000 0% chge
   j. Sales Demand Stable
   k. Predicted Price Trend (next 6-12 months) Stable
   l. 1933 Rent Bracket $ 40-60 0% chge
   m. 1934 Rent Bracket $ 40-60 0% chge
   n. 1935 Rent Bracket $ 40-60 0% chge
   o. Rental Demand Stable
   p. Predicted Rent Trend (next 6-12 months) Stable

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

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

5. SALE OF HOME PROPERTIES (last yr)
   a. HOLC
   b. Institutions 10%

6. MORTGAGE FUNDS: Available

7. Total Tax Rate per $1000 (1932) $ 26.16

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This area was laid out about 30 yrs. ago and first developed along Canterbury, Landseer and Cornwall Rds. (some 50' lots) with single homes; then about 25 yrs. ago cottages on 40' lots were built along Scheneley, Crestland, Ingleside and Windward but only constitute 5% of the structures in this area. These cottages range in the bracket from $2500-$3500 and single homes ($4500-$7000) have been built all around them. This 70% built up area lay dormant following the depression up until 3 yrs. ago when some building activity occurred (mostly owner-contracted). A few homes on Canterbury Rd. are above the $7000 class. The commercial district and transportation for this area is located on E. 156th (west boundary); schools and churches are conveniently nearby. Age of neighborhood and mixture of cottages and small homes establish this neighborhood as a 3rd grade area which should remain stable for the next few years.

9. LOCATION Cleveland (Es ide) SECURITY GRADE 3rd AREA NO. C-49 DATE 9/22/37
1. POPULATION: a. Increasing ------- Decreasing ---- Static
b. Class and Occupation Factory Workers-Craftsmen-Mechanics-White
 c. Foreign Families Nationalities Yugo-Slo-German-Negro
e. Shifting or Infiltration

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

3. NEW CONSTRUCTION (past yr) No Type & Price 1937-6000. How selling

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

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

6. MORTGAGE FUNDS: Available

7. Total Tax Rate per $1000 (1937) $ .04

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This large area was laid out about 50 yrs.
ago into lots ranging from 40-50' in width and is now about 40% built up. Development
first began in the portion in the west section between E. 180th and E. 200th (40' lots) now
50% built up with a scattering of approx. ten 5-family dwellings. Schools, stores,
churches and rapid transportation (E. 185th) are available to this section of area.
The southeastern section of area from E. 232nd to Babbitt Rd. (all 50' lots - many wooded)
in the past 3 yrs. has had considerable building activity (10 new homes past 12 mos.)
and future appears favorable for this portion of area. The triangular northeast portion
of area lying between E. 222nd and Babbitt, north of Westport Ave. is largely undeveloped.
All utilities are installed in this area; all streets paved west of E. 200th. Between E.
200th and E. 222nd, only Crystal, Friday and Nicholas Aves., E. 211, E. 215, E. 216
E. 218 and E. 220th are not paved; between E. 222nd and Babbitt only Milton, crystal,
Westport, Wilmore and Beechford Aves. and E. 228th St. are unpaved.
The future for this area during the next 3-5 yrs. appears stable but very favorable
for the southeastern corner from E. 232 to Babbitt because of its advantages mentioned
above and proximity to 50 min. transportation on Lakefront plus school and nearby factories.

9. LOCATION

SECURITY GRADE 3rd AREA NO. E-70 DATE 11/4/27

(over)
to the south (Chase Pearce and Addressograph-Multigraph Co.).
AREA DESCRIPTIONS — SECURITY MAP OF Cuyahoga County

1. POPULATION: a. Increasing _ Decreasing Static
b. Class and Occupation: Salaries, Employees, Craftsmen, Mechanics
c. Foreign Families: 0% Nationalities American, Canadian, Negro 0%
ed. Shifting or Infiltration: None

2. BUILDINGS:
   a. Type and Size: Predominantly 90% one-family homes of brick
      Other Type: 10%
   b. Construction: Good
   c. Average Age: 10-18 yrs.
   d. Repair: Fair
   e. Occupancy: 100%
   f. Owner-occupied: 80%
   g. 1934 Price Bracket: $3500 - 6500
      % change: 7%
   h. 1937 Price Bracket: $3500 - 6500
      % change: 7%
   i. Aug. 1939 Price Bracket: $3500 - 6500
      % change: 7%
   j. Sales Demand: Good
   k. Predicted Price Trend (next 6-12 months): Slight up
      1. 1936/1938 Rent Bracket: $35 - 50
         % change: 0%
      m. 1937/1938 Rent Bracket: $35 - 50
         % change: 0%
      n. Aug. 1939/1938 Rent Bracket: $35 - 50
         % change: 0%
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Slight up

3. NEW CONSTRUCTION (past yr): None
   Type & Price: 6500 - 6500 sold

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

5. SALE OF HOME PROPERTIES (last yr): a. HOLC: 0 b. Institutions: 1

6. MORTGAGE FUNDS: None
   7. Total Tax Rate per $1000 (1938): $24.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA: This very small area was the result of lack of proper lake frontage control resulting in a location of forty small apartments. Lake Shore Manor Hotel on beach and a short two street development (E. 205th and E. 206th) with small lots approx. 40 x 60 developed with mixed 1 - 2 and 2 story frame dwellings with the exception of two small brick homes recently constructed. Residents in this neighborhood share beach facilities with the hotel and although properties lack uniformity and have the appearance of cheap construction, residents are desirable Americans and occupancy demand is very strong. Hotel has waiting list of 50 applicants for small two-room apartments at $30.00 per month. Development of homes in this small area is solid on the east and west sides of E. 205th and on the west side of E. 206th but the east side of E. 206th is vacant except for four houses on the southern end. A frame commercial structure at the "Y" of E. 205th and E. 206th, formerly a commercial apartment structure, has been remodeled into a four family structure.

The future for this area appears stable but its present status creates a dis-

9. LOCATION: "C" SECTOR
   SECURITY GRADE: 3
   AREA NO: C-71
   DATE: 9/14/39
distinct break between desirable areas abutting the east and west boundaries and results in some sales resistance properties in these desirable areas immediately abutting this section.
### AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

#### 1. POPULATION:
- a. Increasing
- b. Decreasing
- c. Static
- **Class and Occupation:**
  - Craftsmen - Clerks - Tradesmen
- **Foreign Families**
- a. Nationalities
  - American
  - Community
  - Negro
- **Shifting or Infiltration**

#### 2. BUILDINGS:
- a. Type & Size
- b. Construction
- c. Average Age
- d. Repair
- e. Occupancy
- f. Owner-occupied
- g. 1936 Price Bracket
  - $3500 - 4500
  - Change
- h. 1937 Price Bracket
  - $3200 - 4000
  - Change
- i. Aug. 1939 Price Bracket
  - $3500 - 4500
  - Change
- j. Sales Demand
- k. Predicted Price Trend (next 6-12 months)
- l. 1937 Rent Bracket
  - $35 - 60
  - Change
- m. 1938 Rent Bracket
  - $35 - 60
  - Change
- n. Aug. 1939 Rent Bracket
  - $35 - 60
  - Change
- o. Rental Demand
- p. Predicted Rent Trend (next 6-12 months)

#### 3. NEW CONSTRUCTION (past yr):
- Type & Price
  - $500 - 6500
  - How selling

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

#### 5. SALE OF HOME PROPERTIES (last yr):
- a. HOLC
- b. Institutions

#### 6. MORTGAGE FUNDS:
- Available

#### 7. Total Tax Rate per $1000 (1939): $24.80

#### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:
This small third grade neighborhood was developed about 20 years ago with summer cottages and later filled in with single homes. Most of the cottages have been remodeled for all-year purpose. The lots in area are quite small, ranging from 40-50 ft. in frontage but only 65 ft. or less in depth. Intermingling of single homes with one story low gable roof cottages has produced a lack of uniformity detrimental to single home values. However, occupants are desirable American families.

Demand is good for this section because of beach facilities and nearness to stores located at intersection of E. 222nd and Lake Shore Blvd. Area is almost solidly developed; all streets are paved; all utilities installed.

Area’s future will remain stable for the next 3 to 5 yrs.

#### 9. LOCATION: Euclid

SECURITY GRADE: 3rd
AREA NO. C-12
DATE: 9/14/39
### 1. POPULATION:
- **a. Increasing**
- **b. Class and Occupation**
- **c. Foreign Families**
- **d. Negro**
- **e. Shifting or Infiltration**

### 2. BUILDINGS:
- **a. Type and Size**
- **b. Construction**
- **c. Average Age**
- **d. Repair**
- **e. Occupancy**
- **f. Owner-occupied**
- **g. 1936 Price Bracket**
- **h. 1937 Price Bracket**
- **i. 1939 Price Bracket**
- **j. Sales Demand**
- **k. Predicted Price Trend**

### 3. NEW CONSTRUCTION (past yr)
- Type & Price: 4500-6500

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

### 5. SALE OF HOME PROPERTIES
- a. HOLC
- b. Institutions

### 6. MORTGAGE FUNDS:
- Available

### 7. Total Tax Rate per $1000 (1938)
- 24.20

### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:
This large 3rd grade area, about 40% built up, had its first development in the northwestern part and southwestern hook projection about 25 yrs. ago when these streets were built up with summer cottages (beach facilities). Development in the area from east boundary (east of E. 260th St.) along side streets is very light consisting of only a few scattered homes (most streets unpaved). However, along E. 250th (southern half) within the past 3 yrs., considerable building activity has occurred sponsored by Moses Helper. Here large lots (mostly acre parcels) have been developed with homes ranging in value from $4500-$6500 (mostly frame mixed with an occasional brick structure).

Sales have been good in this new development (10 built here last year). However, on the whole, this area suffers from lack of transportation, distance to schools, stores and churches. Nearest available transportation is half-hour bus service on Lake Shore Blvd. (northern boundary) and at intersection of Babbit Rd. and Lakeland Blvd. (west of extreme southern part of area) 20 min. service. Upson Grade School for this district is located in northeastern part between Gilmore and Shoreview at

### 9. LOCATION
- SECURITY GRADE: 3rd
- AREA NO.: C-73
- DATE: 9/20/37
Future for this area appears favorable according to informed realtor's opinion but development will be moderate for the next few years because of lack of advantages mentioned before.
### SECURITY MAP OF Cuyahoga County

#### 1. POPULATION:
- Increasing
- Decreasing
- Static

- Class and Occupation: Mill employees - Mechanics - Retired farmers - Semi professional
- Foreign Families: 9%
- Nationalities: Mixed
- Negro: 8%
- Shifting or Infiltration: None

#### 2. BUILDINGS:

<table>
<thead>
<tr>
<th>Type and Size</th>
<th>Predominating: 90%</th>
<th>Other Type: %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-2 Story Singles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4-5 Rooms</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### 3. OVERHANG (past yr)
- No

#### 4. OVERHANG (future yr)
- No

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

#### 6. MORTGAGE FUNDS:
- Adjustable
- Total Tax Rate per $1000 (1958) $15.80

#### 7. TOTAL TAX RATE PER $1000 (1958)
- $15.80

### AREA DESCRIPTIONS

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

2. **BUILDS**:
   - Type and Size:
   - Predominating: 90%
   - Other Type: %
   - 1-2 Story Singles
   - 4-5 Rooms

3. **OVERHANG** (past yr):
   - No

4. **OVERHANG** (future yr):
   - No

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

6. **MORTGAGE FUNDS**:
   - Adjustable
   - Total Tax Rate per $1000 (1958) $15.80

7. **TOTAL TAX RATE PER $1000 (1958)**
   - $15.80

8. **DESCRIPTION AND CHARACTERISTICS OF AREA**:
   - This area (lying on the eastern boundary of the county) includes the residential confines of Chagrin Falls, Ohio and is about 85-90% developed. The topography is rolling and slopes down to the Chagrin River which dissects the northern half of area. Development began here over 100 yrs. ago with the founding of the township, and has proceeded at a negligible rate, population approx. 3000. The commercial district is centered and restricted to the triangle formed by the thoroughfares; Franklin, Washington St., and Main Sts. Residential development varies somewhat, but generally along thoroughfares consists of the intermixing of newer homes ranging from 15-75 yrs.; many of the old homes have been extensively remodeled, some into doubles. Lot frontage varies from 40-80 ft.; area has very few 30-35 ft. front lots. The northerly part, along Cottage and High Sts., contains the cheapest development; avg. age 65 yrs., price bracket $2500-$3500. The newer sections, active 1925-29, along such streets as Olive and Hall (SW part), W. Washington (SE part) and North St. (NE part) contain 6 rm. singles, avg. age 10-16 yrs., price bracket $3000-$7000. Franklin St. is the elite section — large old homes and lots; avg. age 50 yrs., price bracket $8000-$9000, a few as high as $12,000. The area's only local source of employment is a paper mill employing approx. 180 persons. The Cleveland industrial area is 15 miles distant; transportation on 2 hr. basis via Greyhound bus. Area's school facilities consist of one grade and one high school; one new grade school ($105,000) now under construction with aid of Federal funds. Because of its age, dormancy, lack of local employment source, and poor transportation to distant industry, this stable "farmer's market" community is classified in fair 3rd grade.

9. **LOCATION**
   - Chagrin Falls
   - Security Grade: 3rd
   - Area No: C-79
   - Date:
AREA DESCRIPTIONS - SECURITY MAP OF Cuyahoga County

   b. Class and Occupation white collar - mechanics - industrial services
   c. Foreign Families 30% Nationalities Bohemian - German
   d. Negro _______
   e. Shifting or Infiltration None

2. BUILDINGS:
   a. Type and Size
      PERDOMINATING \% OTHER TYPE \%
      1 1/2 story
      Single - 2-4 yrs.
      3 yrs.
   b. Construction
   c. Average Age
      25 yrs.
   d. Repair
      Fair to Good
   e. Occupancy
      97%
   f. Owner-occupied
      56%
   g. 1958 Price Bracket $2500 - 7500 % change
   h. 1939 Price Bracket $2500 0%
   i. 1939 Price Bracket $2500 -7500 0%
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)
      Over 100%

3. NEW CONSTRUCTION (past yr) No 6 Type & Price How selling

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

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

6. MORTGAGE FUNDS: Available

7. Total Tax Rate per $1000 (1938) $22.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   This area includes the residential and street allotment confines of Solon, Ohio. Founded over 100 yrs. ago - now only about 15-20% built up. Terrain is fairly level but residential development is centered mostly in the portion of area immediately south of the railroad yard area; the older cheaper development lying along Old Main and Solon Rds. in the railroad yard area. This area suffered a severe setback during the late '20's when the overallotment and improvement of streets (Esinbridge Rd. Subdivision) placed the community heavily in debt forcing the respend of a $350,000 bonded indebtedness over the Village. At the present time there are approx. 2900 vacant lots. An additional drawback to this community is the absence of any source of industrial employment, transportation to Cleveland industrial area (9 mi. distant) is only via combination morning and evening train service. School facilities consist of centralized grade and high school.

   In the past yrs., Solon has had little or no construction activity within this area but thoroughfares leading out of community have been developed with many cheap constructed small homes (86 in '38), some without basements. Zoning restrictions for the township, however, now prohibit this type of construction.

   Above mentioned heavy Village indebtedness resulted in many foreclosures. Over 100 of the approx. 400 dwelling structures changed hands between '26-27 for this reason. Vacancy was also high, being estimated at 7% during '38 but now believed to be only about 3% due to low-cost house demand in Metropolitan area. This community has had

9. LOCATION Solon SECURITY GRADE 3rd AREA NO C-75 DATE (over)
only negligible development except for the period between '18-'28 and due to the aforementioned factors will progress very slowly at best during the next few yrs. Area is accorded a weak 3rd grade rating.
1. **POPULATION**: a. Increasing **rapidly** Decreasing Static
   b. Class and Occupation: Migrant workers, laborers
   c. Foreign Families 25% Nationalities: Italian, Bohemian
   d. Negro 6%
   e. Shifting or Infiltration

2. **BUILDINGS**: Predominating Other Type
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket $300 - 4000
   h. 1937 Price Bracket $2500 - 4000
   i. 19 Price Bracket $2500 - 4000
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. Rental Demand
   o. Predicted Rent Trend (next 6-12 months)

3. **NEW CONSTRUCTION** (past yr): No Type & Price $2000 - $3000 How selling

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

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

6. **MORTGAGE FUNDS**: Limited

7. **DESCRIPTION AND CHARACTERISTICS OF AREA**: This new area, principally stretching along 4 roads (Forbes, Broadway, Tryon and Macedonia) was, until about two years ago, undeveloped farm land surrounding a small negro settlement. Area was then broken up into 1-5 acre parcels selling for approx. $300 an acre and speculative development began at a rapid rate with small frame dwellings, mostly without basement in the 1½ sty, 4-5 rm. type.

   Informed realtor's opinion is that sales have been made on most liberal terms and by a variety of types of conveyances. The wisdom of this financing policy has been questioned by some realtors but construction has continued rapidly and sales have been satisfactory.

   At present, area is about 40% developed and although cheap, is attractive because of its newness. However, lack of transportation, proximity to negro settlement (abutting area) and distance to schools, stores and churches limit this area to 3rd grade. Area has limited utility facilities; has electricity, lacks sewer and most parts are without gas and water.

9. **LOCATION**: Bedard, Twin

   **SECURITY GRADE**: 3rd

   **AREA NO**: C-76