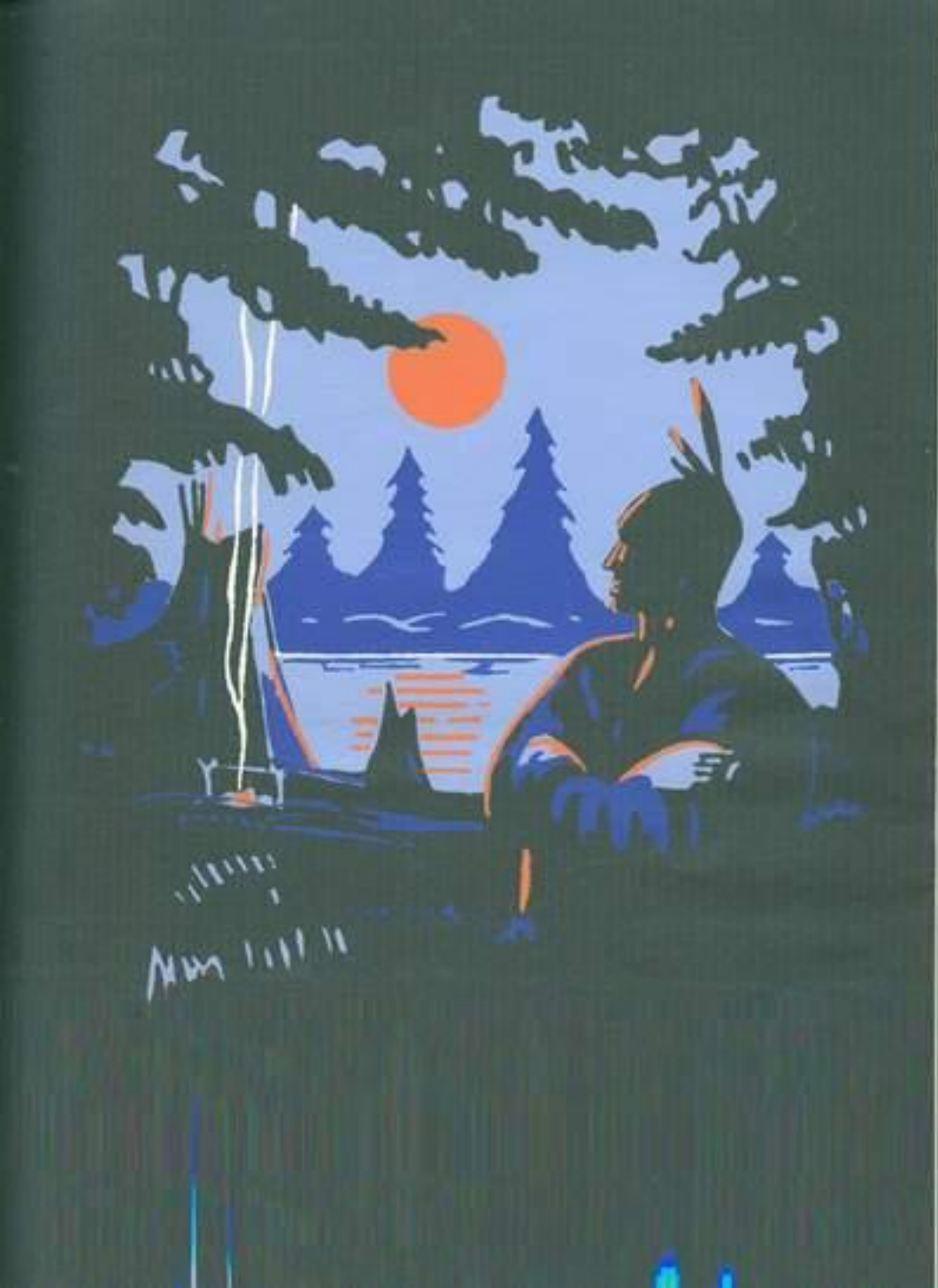


INDIAN VILLAGE



BLACK GOLD





“Expect much of Indian Village”




EXPECT Much of Indian Village” is more than a slogan.

It is our promise to all Fort Wayne the fulfillment of which is our most earnest ambition—to make Indian Village a residential section beyond compare.

City & Suburban Building Company

Fort Wayne, Indiana





IT WAS their right—these people of Fort Wayne—to have a part in the naming of Fort Wayne's greatest subdivision. For, they were soon to inherit it as one of their city's finest residential districts.

And appropriately they chose to call it Indian Village.

Appropriately because, when all this land which the world knows today as Fort Wayne, was as free to them as the air they breathed, the Indians selected and preferred this very ground of Indian Village for their own home-sites and camps.

Fittingly, too, that the white men of today whose forefathers forced the red men of yesterday to relinquish this, their beloved ground, to civilization, should honor their memory in naming this land of their wigwam homes, "Indian Village."



It Was Named



NATURE was liberal in endowing Indian Village with beauty and natural homesite advantages.

Nature provided high rolling ground of sandy soil with groves of beautiful trees and a graceful, winding river.

Nature did well to provide Indian Village with far more than the usual subdivision or the average residential section of a city normally receives.

And what a wonderful opportunity she left for the hand of the skilled landscape architect to scientifically add beauty, convenience and comfort to this great addition.

One of the nation's foremost landscape architects and city designers, Mr. Lawrence V. Sheridan, the man who helped to artistically beautify some of the miracle cities of Florida, did the work of planning and beautifying Indian Village.

Little wonder that Indian Village is to excel in beauty and attractiveness, in convenience and comfort, those residential districts less thoughtfully, less scientifically designed.

TEN MINUTES of lawful driving will bring you from Indian Village to the heart of Fort Wayne's business district.

All routes carry you over well-paved streets and thru the boulevards of the city's more desirable residential sections. Indian Village is truly close-in—wonderfully accessible by motor, motor bus and trolley.

Yet when you are in Indian Village you feel all the freedom and happiness of the great outdoors where clear, clean fresh air, invigorating sunshine, and true restfulness prevail.

Conspicuously absent is the annoying hum-drum of traffic, trolley cars and switch engines; conspicuously absent is smoke, for Indian Village is far from its nearest factory yet well within the corporate limits of the city.



NESTLED right in the most graceful bend of the beautiful St. Marys river, at perhaps the most wonderful stretch of Fort Wayne's river mileage, Indian Village on one bank, looks across at Foster Park in all its wooded glory.

Nearly a mile of the St. Marys river flows peacefully against the shore line of Indian Village.

Fort Wayne is just awakening to the wonderful possibilities its three rivers offer in making for a more beautiful city. And river bank beautification is already a determined ambition.

Doubtlessly the first beautification of river banks will begin in Indian Village, as plans are already being considered by the Park Board to start work there.

In all cities where rivers flow thru residential districts, property enjoying river frontage also enjoys a greatly enhanced value.

Boating and canoeing will also be one of the joys some of these days of the residents of Indian Village.





WITH Foster Park just across the way, connected with a foot-bridge and but a two-minute drive from Indian Village, tennis courts are already awaiting the residents of Indian Village.

Adjacent to Foster Park is the new Municipal Golf Course, providing those who live in Indian Village with the rarest of Golfing convenience.

Think of having but a four-minute walk to the golf links—a four-minute walk back home after the game to the shower in your own home. Convenient? Ideally so!

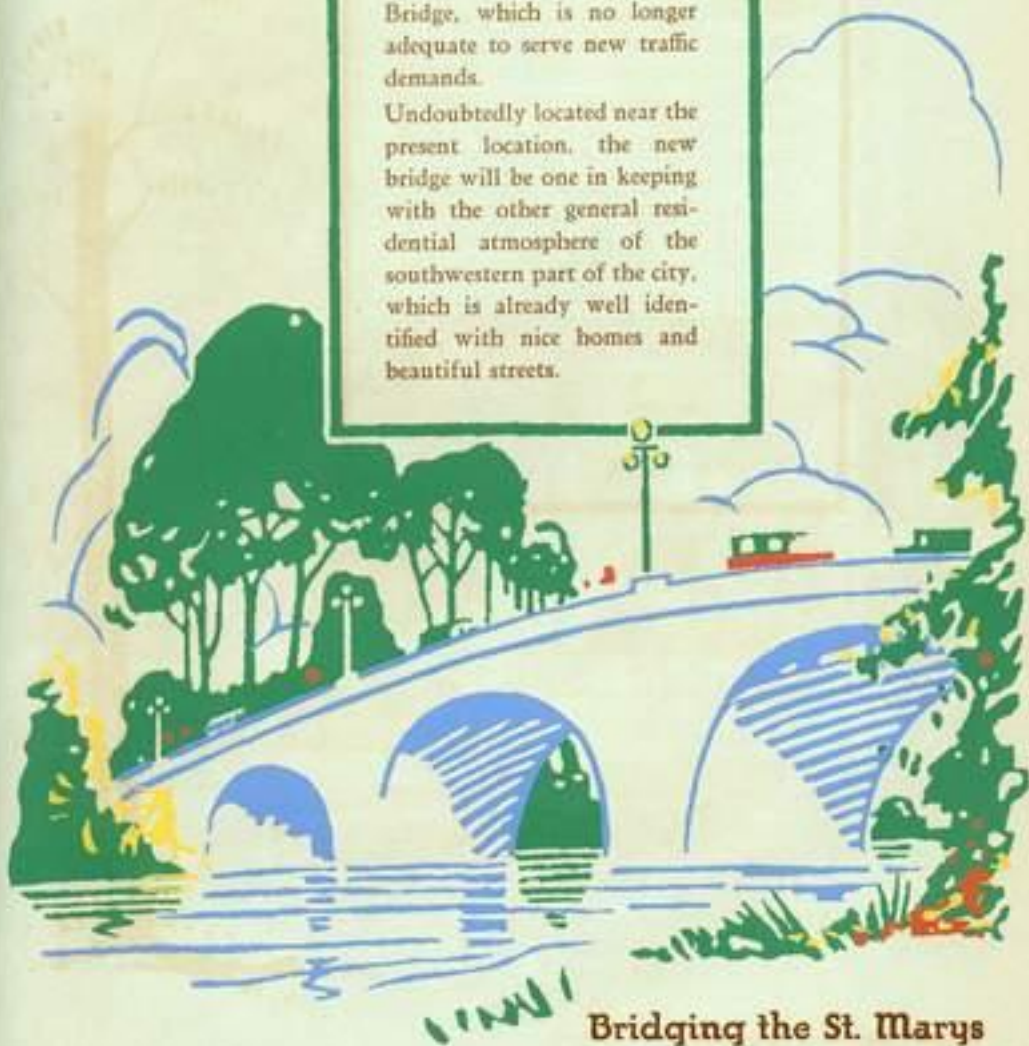
Both the Fort Wayne Country Club and the Orchard Ridge Country Club are but a few minutes drive over good roads from Indian Village, and may be reached without travelling over any Fort Wayne streets.



Golf and Tennis

THE development of Indian Village calls for a new bridge to replace the old iron structure known as the Broadway Bridge, which is no longer adequate to serve new traffic demands.

Undoubtedly located near the present location, the new bridge will be one in keeping with the other general residential atmosphere of the southwestern part of the city, which is already well identified with nice homes and beautiful streets.

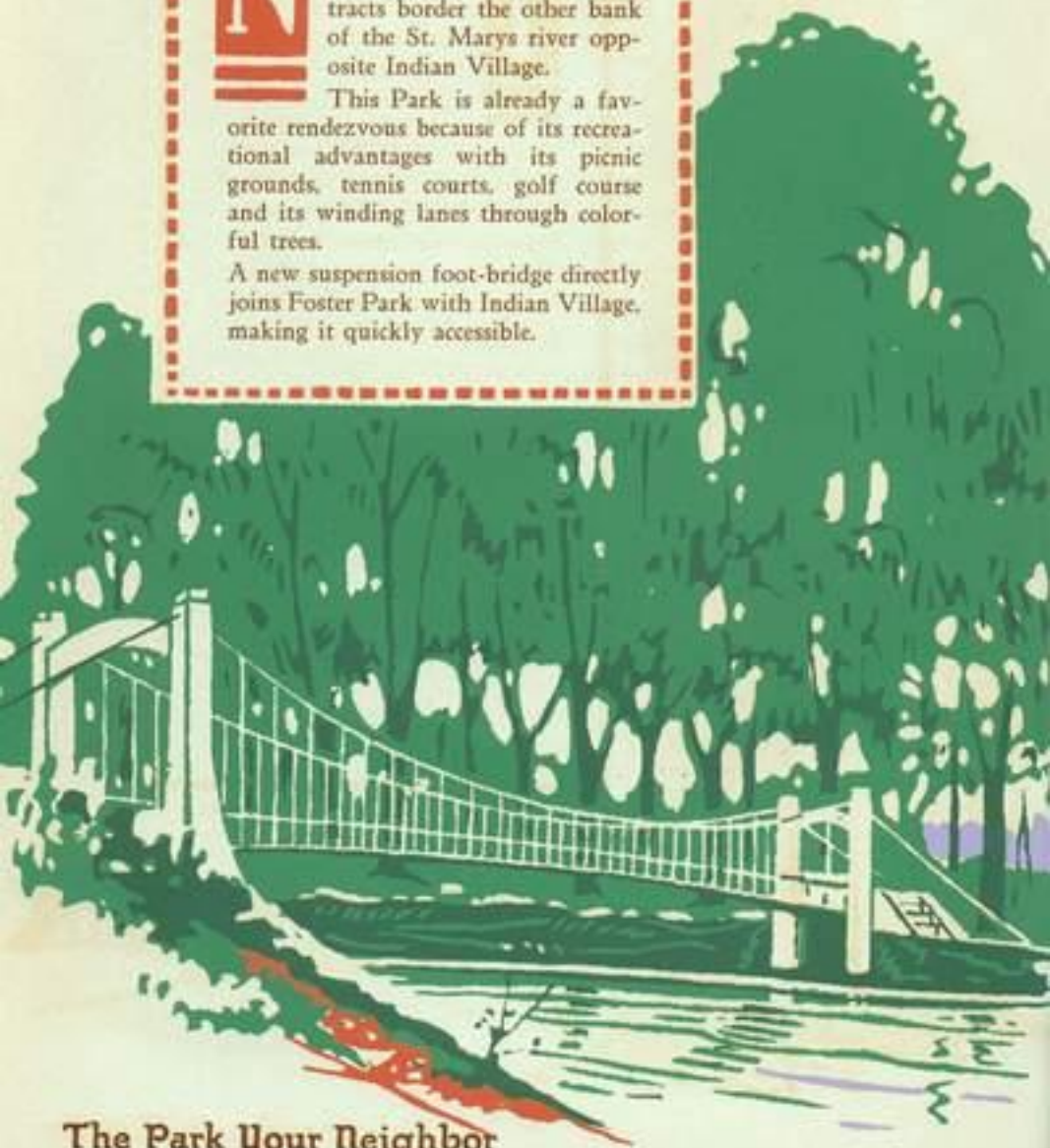


Bridging the St. Marys


NONE OF Fort Wayne's city Parks is more beautiful than Foster Park whose wooded tracts border the other bank of the St. Marys river opposite Indian Village.

This Park is already a favorite rendezvous because of its recreational advantages with its picnic grounds, tennis courts, golf course and its winding lanes through colorful trees.

A new suspension foot-bridge directly joins Foster Park with Indian Village, making it quickly accessible.



The Park Your Neighbor



THE ROLLING ground of Indian Village aids in giving graceful sweeps and curves to the broad boulevards and wide streets of the addition.

Likewise, it assists in breaking the monotony of the stiff regularity of homesites which flat land seems to necessitate.

Many lots in Indian Village will place the homes at attractive elevations adding much to the general beauty of the subdivision. Yet, those objectionable high terraces of treacherous and ugly slopes where hilly ground has been misused or poorly platted, will be eliminated.

There are many wooded sections graced with great old trees—trees that make you wonder what they could tell about the Indians if they could speak.

The most has been made of all this ground to preserve these trees. Lots have been designed to save the most of them.

COMMODIOUS lots with ample room for homes, drives, flower beds, and beautiful lawns, are provided in the plans for each homesite in Indian Village.


There will be no cramping nor crowding, no narrow passage ways between the homes of Indian Village. Every resident will have more than enough space to call his own.

This feature, so often neglected or prevented by the desire to crowd into an addition the greatest possible number of saleable lots, will provide that desirable feeling of freedom which adds attractiveness to a home and offers plentiful light and unrestricted circulation of air in summer weather.

Even the smallest detail in matters of the health, comfort, convenience, freedom, and happiness of the residents of Indian Village has not been overlooked in the scientific planning of this residential section beyond compare.



Streets of Indian Village



FROM THE immortal Longfellow's "Hiawatha" has been chosen the names for the streets of Indian Village. Each name has a beautiful definition quite appropriate to many of the things about Indian Village itself.

The main thoroughfares which sweep away from the picturesque ornamental entrance of Indian design to the farthest ends of this subdivision, are wide ribbons of pavement, reaching a width of 375 feet at one point.

All Indian Village streets are broad and most of them curve gracefully in and around, up and down the knolls of this addition.

In the wide streets as well as in the spacious lots, freedom typical of Indian life has been preserved for the happiness of Indian Village residents.

"Lots" of Room



INDIAN Village will appeal to that class of family who prefer and desire the better things. That, in itself, is good insurance against the building of homes of poor taste.

Building restrictions will prevent any builder in Indian Village from doing anything that will mar the artistry of home-designing and gardening of his neighbors, and yet leave him with all the liberties that he desires for his own home and yard.

All plans of homes in Indian Village will be approved by a specially appointed board who will keep foremost in mind the general appearance and beauty of each block, of each street and of the whole of this great subdivision. This board will supervise in a broad, helpful, counselling way, the homes that go into Indian Village, preventing those things so detrimental to the beauty of a street as homes of similar or conflicting design being built side by side. This often occurs where each individual builder plans his home without the knowledge of what his neighbors are planning.



THE STREETS, boulevards, trails and passes of Indian Village are to be bountifully bordered with shade trees.

And intermingled with them, ornamental lamp posts of artistic design, equipped with special lamps which will softly light this entire subdivision at night.

The parkways of Indian Village will abound with flowering shrubbery and luxurious lawns.

INDIAN Village is more than an improved and restricted subdivision as those terms are usually applied.

Indian Village has improved improvements—improved restrictions—and has been given the benefit of the most modern ideas resulting from the intensive study by experts of every detail to be considered in designing a subdivision approaching the ideal.

Indian Village has all the refinements that scientific study has revealed to that new specialist of modern times, the landscape architect, the city designer.



Improved Restrictions



IF SMOKELESS atmosphere meant no more than clean air to breathe, it would hold wonderful advantages from the standpoint of health.

But it means more than that—it means cleaner homes, with cleaner draperies, rugs, furniture and floors. It means cleaner paint and porches and less work and expense for the residents of Indian Village.

Not alone is Indian Village situated far from its nearest factory which eliminates smoke from that source, but the restrictions call for the use of smokeless fuel or smoke-consuming devices in every Indian Village home.

With the prevailing breezes in Indian Village coming from the southwest and west and over uninhabited ground, there will truly be, in Indian Village at all times—smokeless atmosphere.



Smokeless Atmosphere

AWAY FROM the main residential section, in a little, beautified square all its own, will be the shops of Indian Village.

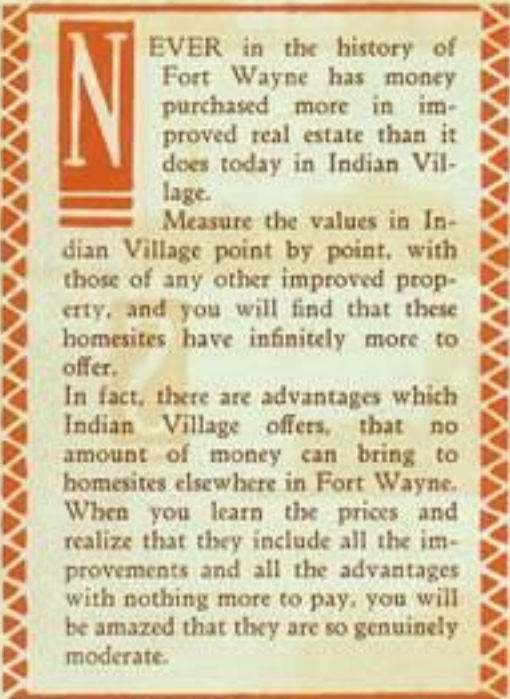
There the grocer, the druggist, the barber—the merchants of Indian Village will join in purpose to serve the everyday needs of the 800 families who will live in Indian Village. There, too, will be the filling station—the garage.

There will be no business buildings, no corner stores or gasoline stations outside the business square.

There will be special, paved, parking-ways for the customers of the business square. These are divided from the main boulevard by parkways of lawns and shrubbery. Here's another convenience as well as an attractive feature that adds to the detailed charm of Indian Village.



The Business Square

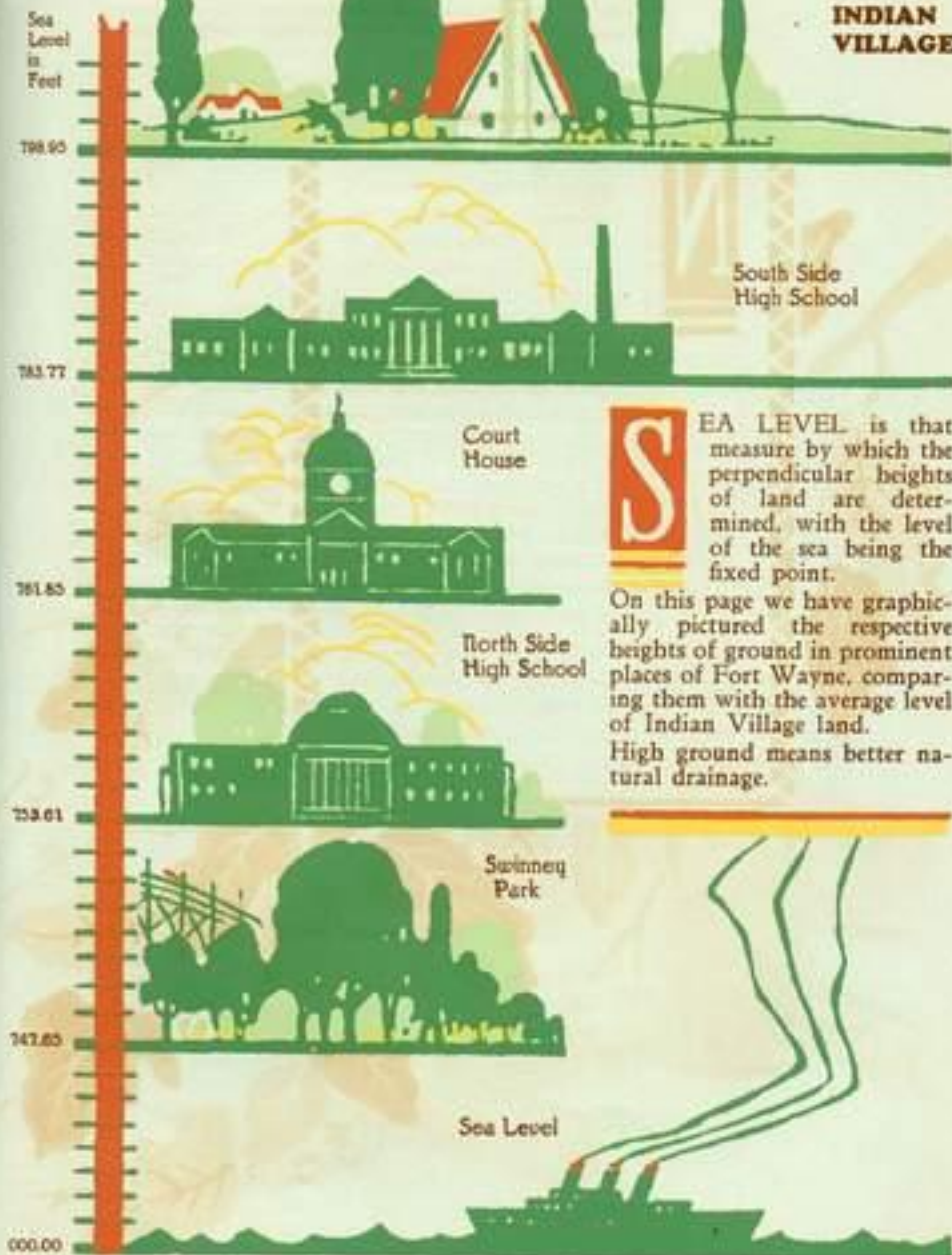


NEVER in the history of Fort Wayne has money purchased more in improved real estate than it does today in Indian Village.

Measure the values in Indian Village point by point, with those of any other improved property, and you will find that these homesites have infinitely more to offer.

In fact, there are advantages which Indian Village offers, that no amount of money can bring to homesites elsewhere in Fort Wayne. When you learn the prices and realize that they include all the improvements and all the advantages with nothing more to pay, you will be amazed that they are so genuinely moderate.

INDIAN VILLAGE



SEA LEVEL is that measure by which the perpendicular heights of land are determined, with the level of the sea being the fixed point.

On this page we have graphically pictured the respective heights of ground in prominent places of Fort Wayne, comparing them with the average level of Indian Village land.

High ground means better natural drainage.

Sea Level

WE HAVE not left it to your imagination nor to inadequate spoken or written description, to tell you the whole story of Indian Village.

Neither are we leaving it to the hand of Father Time who will eventually paint the completed picture of Indian Village.

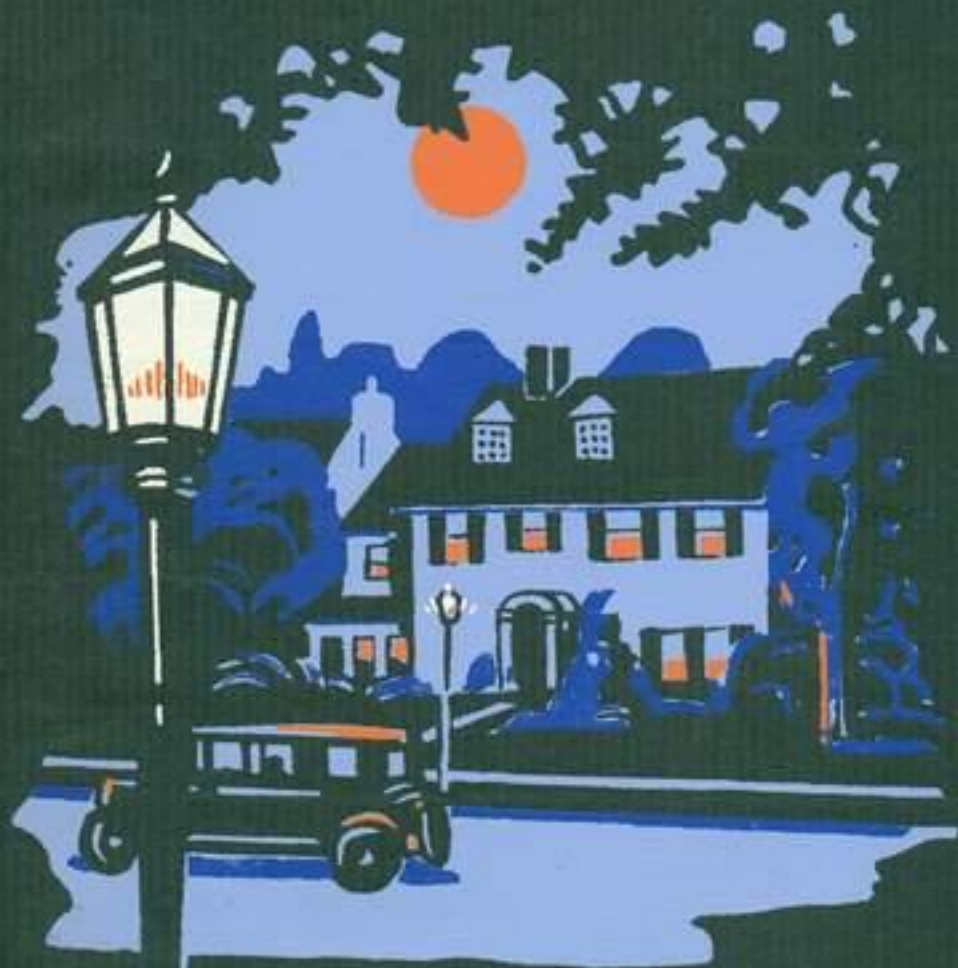
Gibson Catlett, nationally renowned for his individual type of Art which deals with the painting in detail of panorama effect, great tracts of land, even entire cities, was engaged to paint the picture of Indian Village so that you might see today what Indian Village will look like tomorrow.

This remarkable painting is on display in our office in Indian Village. Everyone who has seen it has felt amply repaid, for it is indeed, a most marvelous work.

In everything about Indian Village there is a prediction of the greater tomorrow. For, Indian Village is the most advanced effort ever to be expended in a real estate endeavor in Fort Wayne or in any other city of its size in the country.



The Future Portrayed



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