



INDIAN VILLAGE

A GREAT RESIDENTIAL DISTRICT



A Beautiful Home of Spacious Setting and Landscaping on Indian Village Boulevard.

INDIAN VILLAGE HOMES

HOMES IN INDIAN VILLAGE take on added charm and value because of the carefully planned way in which the subdivision has been developed and protected and because of the unusual loveliness of the natural beauty that abounds in and around the great residential area.

The delightful terrain, the many natural advantages, the

clear, fresh air and trees . . . the spacious freedom . . . made this location a favorite spot for the camping and home sites of the original Americans, the Red Men, from whom the Village takes its name. The Indian heritage is further preserved in the picturesque and romantic names of the streets, taken from Longfellow's poem, "Hiawatha." Each name has a beautiful definition suggestive of the great outdoors.

The owners of the many charming homes happily located here, with ideals of beauty and a love of nature, appreciate the subdivision as one of the finest residential districts in Indiana.

There is a super-abundance of material—enough for a large volume filled with many beautiful pictures of existing homes and the natural beauty and loveliness that is Indian Village, but that is not the purpose of this little booklet written merely to indicate some of the features of the rich heritage which belongs to those who now live in this delightful district and to those who will claim it as their home in the future. As a service to Indian Village, its residents and their friends, THE INDIAN VILLAGE COMMUNITY ASSOCIATION is pleased to present this little booklet.



Trees, Shrubs, Flowers or Fountains Add Enchantment to the Natural Landscapes.

DESIGNED BY FAMOUS LANDSCAPE ARCHITECT

Lawrence V. Sheridan, one of the nation's foremost landscape architect designers, the man who helped to plan and beautify some of the uniquely charming cities of Florida, did the work of plotting and planning Indian Village. The natural advantages of Indian Village, with its rolling ground, sandy soil, beautiful trees, luxy winding river lent themselves admirably to the hands of the skilled landscape designer. Beauty, utility, comfort, safety were all skillfully provided for and each with its proper relation to the other. There are graceful sweeps and curves to the miles of broad boulevards and wide streets which traverse the acres of the addition. The rolling terrain and park strips break the monotony of the stiff regularity of

the home sites. The beautiful residences in the Village stand as eloquent tribute to the attractive way in which homes fit so naturally and readily into the setting. Mr. Sheridan's work included specifications to guide future growth so that the Village's value as one of the State's most attractive residential places is assured in the years to come. Indian Village will always be a most desirable place for homes because it has been designed and planned right.

LOCATION

Lying beyond the confusion, traffic, noise and dirt of the busy city, Indian Village has the great advantage of being within easy distance of downtown, but ten minute driving distance from the heart of the city. Through boulevards, unimpeded by obstructions of any kind, being the Indian Villager quickly to his downtown destination. There is no railroad elevation problem to be solved. Traffic congestion that so often makes even a short ride long, tiresome and time-wasting is entirely absent.

Several of the state and national highways run right downtown from Indian Village on through streets with traffic free flowing, uncongested and fast. Motor bus transportation also reaches the entrance of the Village with the street car available at the end of Broadway. Continued growth and the removal of war priorities assure further improvement in transportation facilities.



View of the Original Indian Village Homes on Ogden Way.

Clean, Healthful, Wholesome

Far removed from factories, soot and smoke and the noisy din of factory and industry, the atmosphere is clean and serene for happy living. The pure, fresh air pays dividends in health and returns savings in cleaning and painting bills. Not only is Indian Village removed from smoke producing factories and railroads but the prevailing winds coming from the southwest and west over unoccupied ground is a natural advantage. The clean atmosphere is further protected by the Indian Village requirement that all residents burn smokeless fuel. It's nice to come home to the inspiring and refreshing, yet quiet and relaxing atmosphere of Indian Village.

If You Like Gardening

Indian Villagers who like nature, flowers and beautiful lawns find the loose, rich, sandy soil easy to work and very productive—a delightful contrast to the hard clay generally prevailing in many other parts of the city. It is highly responsive for growing luxuriant lawns, flowers, trees, shrubbery.

Extra Value For Happy Living

Not only has nature liberally endowed Indian Village itself with beauty and home site advantages but it has added the incomparable lure of a most charming adjoining country side. Gracefully nestled in a mile-long bend in the St. Mary's river, Indian Village looks across the water at the 200 acres and wooded glory of Foster Park. Here every appeal to the love of nature and the great outdoors can be satisfied. Here is located the municipal golf course . . . tennis courts . . . a bridle path winding for miles along the river . . . outdoor ovens and tables . . . a sheltered pavilion with modern facilities . . . intriguing woods with its birds and wild life stretching for miles along the banks of the St. Mary's . . . the largest of Fort Wayne's public parks. The village is also conveniently close to the Fort Wayne Country Club and the Orchard Ridge Country Club, which are easily reached in a few minutes over good highways away from the city streets. Indian Village provides many advantages for health and family that make you thrill with quiet satisfaction in calling it "Home!"

MAP OF INDIAN VILLAGE PROPERTY

Showing Streets and Parks and Location, Number and Size
of Each Lot.



SUPERBLY IMPROVED

No expense was spared on the improvements that went into Indian Village. It had to be the best. From the standpoint of improvements, Indian Village is unexcelled.

• WIDE PAVED STREETS

The streets are exceptionally wide pavements of superior construction never before used on any streets in Fort Wayne.

• ORNAMENTAL STREET LIGHTING

Special posts with extraordinary beauty and with special lamps gives Indian Village unusually good lighting and adds to its beauty.

• PARE STRIPS, SIDEWALKS

Ornamental entrance, trees and shrubs, building lines, street intersections, wide lots, have likewise been given extraordinary and superior attention to make this residential section an exception in Fort Wayne.

• UTILITY SERVICES

Water and gas mains, telephone and telegraph lines, electric light lines, are all brought in at the rear of the lots so that any needed changes or repairs at any time can be readily

attended to without the unsightly inconvenience of tearing up the streets in front. Not the smallest detail has been left unprovided for in the extensive improvement program.

• NO FLOODED BASEMENTS

There are no flooded basements in Indian Village. There's a reason—high ground, excellent natural drainage, good sewers. The elevation is 780.05 feet above sea level, 37.10 feet higher than the Court House. In many sections of Fort Wayne the old sewer system, much of it dating from the nineties and earlier, is inadequate and close to the surface of the ground. In Indian Village the point where the sewer mains come closest to the surface is fourteen feet, and all sewers are more than ample in size. Referring to Fort Wayne sewers, James R. Hardendael, city sewer engineer, in an address to the Fort Wayne Board of Realtors, May 4, 1944, said: "There is only one sewer district in Fort Wayne in which no remedial measures are needed. That district is—INDIAN VILLAGE."

• A GREAT INVESTMENT

Indian Village can truly be referred to as a super improved subdivision. When Indian Village was platted and put on the market, the sales brochure presented this statement of fact:

"Indian Village is Fort Wayne's Super Subdivision. It is the greatest single real estate enterprise in the history of the city, involving more ground, more money to purchase the naked land, and more money to develop than any real estate enterprise of its kind."



Teepees Hiding Among the Trees of the Boulevard Park. Good Atmosphere of the Indian Love and Tradition.

Protected By Restrictions

Desirable individual freedom is always achieved through proper collective control. In Indian Village, reasonable restrictions, controlled by the Indian Village Community Association, prevent any builder from doing anything that will mar the artistry of home designing and gardening of his neighbors, at the same time protecting the liberties he desires for his own home and yard. The restrictions, contributing to the desirability of Indian Village lots, are fully set forth in each abstract of title. A few of them are mentioned here to indicate their protective and advantageous character. The restrictions specify that the lots are to be used for residential purposes only and that not more than one house may be built on a lot.

Building lines throughout the subdivision provide for spacious front lawns and clear views—a provision contributing to beauty and safety. No billboards or advertising signs are to mar the sightliness of the landscape. Continued cleanliness and economy throughout the years are assured by the requirement that a smokeless heating system or a smoke-free fuel be used. Building plans are subject to the approval of the Indian Village Community Association so that general appearance, set backs and similar provisions may conform and so that the general appearance of each block may be preserved.

Indian Village Community Association

The Indian Village Community Association is organized to protect the civic interest of the residents and lot owners as they affect community values; to advance and safeguard the interests of Indian Village owners. Financing is arranged by legal provisions in the abstract of each lot which authorizes the collection of not more than \$5 a year per lot. The cost therefore to each lot owner is nominal yet sufficient total financing is provided to do the things which are necessary. Every lot owner is automatically a member.



A View of Two of the Attractive Homes on Main's Boulevard.

THE Association not only sees that the simple but important restrictions are adhered to but is otherwise interested in the proper maintenance of the residential area to the mutual advantage of all concerned. Functions within the scope of the organization include keeping the sidewalks cleared of snow, removing the grass and weeds from vacant lots and maintaining the grass and planted areas within the boundaries of the streets in good order and other services of a similar nature. The Association also looks after civic affairs to directly advance the interests of the Community. For instance, a committee has recently been named to confer with the proper officials relative to the selection of a school site within the area.



A View of the Entrance to the Village—Beautiful, Impressive, Inviting.

The Pride of Possession

Space has permitted the mentioning of but a few of the advantages of Indian Village—advantages that contribute to the pardonable pride which every resident of Indian Village feels. It is this pride which creates that esprit de corps so valuable to every great neighborhood; it is this helpful pride which stimulates the cordiality of neighborhood friendliness and that sincere interest which is concerned with the continued and happy growth of the Village. Here are desirable neighbors, a refined atmosphere in which to live and rear a family . . . and many other values which contribute to the cultural as well as the material worth of the Indian Village home.


Choice Lots Available

While there are many beautiful homes in Indian Village and many of the unoccupied home sites have been purchased on which to build in the future, choice lots are still available. In some cases they are being purchased in twos where extraordinary landscaping or estate effects are desired. Because it is already well established with desirable homes, its future assured, all improvements in and paid for, much activity may be expected in the days immediately ahead. Interested parties are invited to call:

THE SECRETARY
H-3232 — A-0353 — or
HENRY E. BRANNING, JR.
REALTOR
A-2472 — H-2553



INDIAN VILLAGE COMMUNITY ASSOCIATION

A black and white photograph of a park-like setting. In the foreground, a wide, light-colored path or road stretches across the frame. To the left and right of the path are large, mature trees with dense foliage. In the background, a body of water is visible, possibly a lake or a wide river, with more trees on the far shore. The sky is bright and clear. At the bottom of the image, there is a white rectangular box with a thin black border containing text.

**FOR THOSE WITH IDEALS OF BEAUTY
AND A LOVE OF NATURE**