AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Moderate
   c. Decreasing
   d. Static
   e. Professional & business men, executives, retired people
   f. Income $3000-6000 and up
   g. Foreign Families
   h. Nationalities
   i. Negro
   j. Shifting or Infiltration

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

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

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

6. MORTGAGE FUNDS

7. TOTAL TAX RATE PER $1000 (1939) $5.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rugged, rolling to steep hillside, with decomposed granite soil which offers many building hazards. Rugged nature of area precludes better than 40% ultimate development. Present land improvement 20%. Good restrictions provide for minimum improvement of $5000 under architect's supervision. Protects against subservive racial influence. Conveniences all available but in many parts are not readily so. Transportation is partly lacking and residents rely on private conveyances. This area has been highly exploited during the past four years and has been the scene of considerable activity. Improvements, maintenance and architectural design are of excellent character. Population is homogeneous. Improvements in Lookout Mountain section in the extreme northern part is somewhat cheaper but is grading up. The most imposing homes are in the Sunset Plaza district. The bungalow type of architecture is largely confined to the western part of area along Doheny Drive. The majority of construction has been the result of speculative building. The better view sites along the foothills are much in demand. Arce C-72 is separated from this area by a high "cyclone stack" fence, which protects the adjacent blocks in this area from the subservive influence of the lower grade neighborhood. Average lot values in the area are said to run from $2000 to $2500 and land values are quite stable. The area is accorded a "low green" grade.

9. LOCATION: Sunset Plaza

SECURITY GRADE 1st - AREA NO.A-55. DATE 2-27-39
CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.

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