AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing    Moderately    Decreasing   Static
   b. Class and Occupation: Professional & business men, retired capitalists, etc.
   c. Foreign Families 0     %  Nationalities -     d. Negro 0     %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS: PREDOMINATING 80     %  OTHER TYPE 5     %
   a. Type and Size: 7 & 8 rooms 5 & 6 rooms 15%
   b. Construction: Frame, stucco & masonry Mansions 5%
   c. Average Age: 10 years
   d. Repair: Good
   e. Occupancy: 100%
   f. Owner-occupied: 95%
   g. 1935 Price Bracket: No sales recorded $ change
   h. 1937 Price Bracket: $ 7500-10,000  
   i. 1939 Price Bracket: $ 7500-10,000  
   j. Sales Demand: Good
   k. Predicted Price Trend: Static (next 6-12 months)
   l. 1935 Rent Bracket: $ Not a $ change
   m. 1937 Rent Bracket: $ rental $ change
   n. ______ Rent Bracket: $ neighborhood $ change
   o. Rental Demand: -
   p. Predicted Rent Trend: - (next 6-12 months)

3. NEW CONSTRUCTION: (past yr.) No. 7  Type & Price $7000-9000 How Selling Owner built

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

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

6. MORTGAGE FUNDS: FHA Limit 7  TOTAL TAX RATE PER $1000 (1939) $ 52.30

7. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Low rugged hills and ridges with view locations. Some construction hazards. Land improved 50%; some homesites include large grounds and orange groves. Deed restrictions are adequate and effective. Provide protection against subversive racial elements. Zoning is single-family residential. Conveniences are not readily available, transportation being entirely by private conveyance. This area is composed of two or more subdivisions, all of which have been placed upon the market within the past 20 years. Development has been steady and without the aid of promotional effort. Many new homes have been built during the past several years ranging from modest 5-room bungalows to spacious mansions surrounded by large grounds and orchards. Activity has been most pronounced in the eastern and southern parts of the area. Construction is from good to extra standard quality. Maintenance is of excellent character, and architectural designs are attractive. Population is homogeneous and location is a highly desirable one on account of its proximity to Whittier College. The price ranges shown above are nominal, being based upon an average size homesite. This area is not adversely affected by Area C-31, which abuts on the west as the rugged terrain affords a physical barrier to influences from the lower grade area. No detrimental influences were observed and the area is accorded a "low green" grade.

9. LOCATION: Eastridge SECURITY GRADE: 1st - AREA NO. A-55 DATE: 2-6-39