### AREA DESCRIPTION

**Security Map of Los Angeles County**

1. **POPULATION**:  
   a. Increasing:  
   b. Class and Occupation: Business & professional men, retired people, white collar workers, etc. Income $1800-3000 and up  
   c. Foreign Families 0 %  
   d. Negro 0 %

2. **BUILDINGS**:  
   a. Type and Size: 5-7 room  
   b. Construction: Stucco  
   c. Average Age: 6 years  
   d. Repair: Good  
   e. Occupancy: 99%  
   f. Owner-occupied: 95%  
   g. 1935 Price Bracket: $1500-6500  
   h. 1937 Price Bracket: $5000-7500  
   i. 1939 Price Bracket: $5000-7500  
   j. Sales Demand: Fair to good  
   k. Predicted Price Trend (next 6-12 months): Static  
   l. 1935 Rent Bracket: $ Not a  
   m. 1937 Rent Bracket: $ rental  
   n. Rental Demand:  
   o. Predicted Rent Trend (next 6-12 months): 6-7 room

3. **NEW CONSTRUCTION** (past yr.)  
   a. Type & Price: $5500-$5000  
   b. Selling: Rapidly

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

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

6. **MORTGAGE FUNDS**: Ample

7. **TOTAL TAX RATE PER $1000 (1937)** $51.09

8. **DESCRIPTION AND CHARACTERISTICS OF AREA**:  
   Terrain: Level in west to hillside in east. Some construction hazards in west. Land improved 50%. Deed restricted to single-family dwellings, with provision for multi-family structures west of Verdugo Road; also provides protection against racial hazards. Zoning conforms to deed provisions. Conveniences are all readily available. This area was subdivided in the late 20's but has seen its greatest activity since the advent of FHA financing. Construction and maintenance are both of good quality. Architectural designs are harmonious and population is homogenous. Improvements along La Loma and Woodbury Roads are "tops" and would do credit to a first grade area. East of Verdugo Road improvements average older, and the few multi-family structures are located giving the district a slightly spotted aspect. The area is gaining in popularity and with its high percent of home ownership will undoubtedly remain desirable for years to come. The area is accorded a "medium blue" grade.

9. **LOCATION**: Verdugo Road  
   **SECURITY GRADE**: 2nd  
   **AREA NO.**: B-20  
   **DATE**: 3-29-39
   **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.