AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Moderately
   b. Decreasing: Static
   Business & professional men, executives, retired people,
   White collar workers, etc. Income $2000-1,000 and up
   c. Foreign Families: Few
   Nationalities: None, subversive
   d. Negro: 0
   e. Shifting or Infiltration: None, apparent

2. BUILDINGS:
   a. Type and Site
   5-6 rooms
   b. Construction
   Stucco, frame & masonry
   c. Average Age
   8 years
   d. Repair
   Fair to good
   e. Occupancy
   92%
   f. Owner-occupied
   80%
   g. 1935 Price Bracket
   $3000-4500
   h. 1937 Price Bracket
   $4000-5000
   i. 1939 Price Bracket
   $4000-5000
   j. Sales Demand
   Fair
   k. Predicted Price Trend
      (next 6-12 months)
   Static
   l. 1935 Rent Bracket
   $30 - 40
   m. 1937 Rent Bracket
   $35 - 45
   n. 1939 Rent Bracket
   $35 - 45
   o. Rental Demand
   Fair
   p. Predicted Rent Trend
      (next 6-12 months)
   Static

3. NEW CONSTRUCTION (past yr.)
   No.
   Type & Price
   $4,700-5,500
   How Selling
   Fair

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

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

6. MORTGAGE FUNDS:
   Ample (FHA)

7. TOTAL TAX RATE PER $1000
   1939: $50.64

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling to hillside and hilltop. Some steep grades increase construction costs. Land improved 35%. Deed restrictions are quite moderate in their provisions, but afford racial protection. Zoning: single-family residential. Conveniences are all available but transportation is dependent upon bus service.

This area was subdivided some 15 years ago, but owing to rugged nature of terrain did not prove popular. In the past 2 or 3 years, however, under stimulus of promotional effort and FHA financing, activity has greatly increased. Construction, particularly the new improvements, is of good character. Maintenance in general indicates pride of occupancy, and population is homogeneous. Architectural designs and "set backs" lack uniformity and this with widely varying age tends to give the area a somewhat heterogeneous aspect. Proximity to Forest Lawn Cemetery affects adjacent property adversely. It is thought area will remain desirable for some time to come and it is accorded a "low blue" grade.

9. LOCATION
   Glendale
   SECURITY GRADE: 2nd
   AREA NO.: 8-24
   DATE: 3-3-39