### AREA DESCRIPTION

**Security Map of Los Angeles County**

**1. POPULATION:**
- **Increasing:** Rapidly
- **Decreasing:**
- **Static:** Business & professional men, public employees, skilled
- **Class and Occupation:** Artisans, white collar workers & retired people. Income $1,900 to $3,000 & up
- **Foreign Families:** None
- **Nationalities:** None subversive
- **Negro:** 0%
- **Shifting or Infiltration:** None apparent

**2. BUILDINGS:**

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- **Type and Size:** 6 & 7 rooms
- **Construction:** Frame, stucco & masonry
- **Average Age:** 5 years
- **Repair:** Good
- **Occupancy:** 98%
- **Owner-occupied:** 85%
- **1935 Price Bracket:** $1,000-5,000
- **1937 Price Bracket:** $1,500-6,000
- **1939 Price Bracket:** $1,500-6,000
- **Sales Demand:** Good
- **Predicted Price Trend:** Static
- **1935 Rent Bracket:** $25 - 1.5
- **1937 Rent Bracket:** $30 - 50
- **1939 Rent Bracket:** $30 - 50
- **Rental Demand:** Good
- **Predicted Rent Trend:** Static

**3. NEW CONSTRUCTION:**
- **(past yr.) No.:** 175
- **Type & Price:** $5,000-7,500
- **How Selling:** Readily

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

**5. SALE OF HOME PROPERTIES:**
- **(past yr.) a. HOLC:** 2
- **b. Institutions:** Few

**6. MORTGAGE FUNDS:** Ample

**7. TOTAL TAX RATE PER $1000:**
- **1937:** $36.90
- **1938:** $48.60
- **County:** $36.90
- **City:** $11.90

**8. DESCRIPTION AND CHARACTERISTICS OF AREA:**

Terrain: Level with favorable grades and no construction hazards. Land improved 50%. Good restrictions which cover important parts of area are ample, well enforced and protect against racial hazards. Conveniences are available but are not all readily so. This far-flung and irregular area is largely of recent development. In the past few years under stimulus of FHA Title II financing it has been, and currently is, very active in the construction of small to medium sized homes. Along East Orange Groove Avenue the improvements are more pretentious and really lend a background to the more modest improvements on the side and other streets. Construction is of standard to better quality. Maintenance is of good character and indicates high pride of occupancy. Architectural designs, while individually appealing, lack somewhat in uniformity of design, being a mixture of one and two-story structures, which gives to some parts of the area a somewhat heterogeneous aspect. The "red" area to the east has no influence upon this area as the two are separated by the "Eaton Wash" which is quite wide at this point. This area is by no means fully developed and should not be disassociated from the "green" area which it surrounds, as it is probable that in time parts of this area will be joined with the "green" area. This area is more than "still desirable" but can currently only be assigned a "median blue" grade.

**9. LOCATION:** Pasadena
**SECURITY GRADE:** 2nd
**AREA NO.:** 8-31
**DATE:** 11-11-39

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