AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing State
   Business & professional men, retired people.

b. Class and Occupation Jr. executives, Income $2500-5000 and up

c. Foreign Families None Subversive

d. Negro 0%

e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size Predominating 6 to 8 rooms
   Other Type 5 rooms & mansion type

   b. Construction Frame, stucco & masonry

   c. Average Age 15 years

   d. Repair Good

   e. Occupancy 95%

   f. Owner-occupied 85%

   g. 1935 Price Bracket $5000-6000 % change
   h. 1937 Price Bracket $6000-7500 % change
   i. 1939 Price Bracket $6000-7500 % change

   j. Sales Demand Fair

   k. Predicted Price Trend (next 6-12 months) Static

   l. 1935 Rent Bracket $30 - 60 % change
   m. 1937 Rent Bracket $40 - 75 % change
   n. 1939 Rent Bracket $40 - 75 % change

   o. Rental Demand Good

   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC Few

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC 2

6. MORTGAGE FUNDS

7. TOTAL TAX RATE PER $1000 (1938) County $36.90 - City $11.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards. Land improved 85%. Dead restrictions are still in force in eastern part of area. Zoning is single-family residential except four blocks in western part, which is zoned to permit multiple family dwellings. Conveniences are all readily available. This is an old area lying partly in Pasadena and partly in San Marino. It is a highly regarded medium priced district and adjacent to Cal-Tech and better grade areas to the south, together with proximity to Pasadena High School and Junior College are very favorable influences. Many professors and scientists connected with Cal-Tech are residents. Construction is of standard or better quality, maintenance is of good character, population is homogeneous and architectural designs are harmonious. There are many student boarding houses and multi-family dwellings which are detrimental influences. Along Arden Road and in eastern part of area there are a number of more pretentious homes occupying good sized lots. This is a somewhat difficult area to judge but after taking all factors into consideration it is assigned a "medium blue" grade.

Pasadena

9. LOCATION Cal-Tech Dist. SECURITY GRADE 2nd AREA NO. B-33 DATE 5-39