AREA DESCRIPTION
Security Map of: Los Angeles County

1. POPULATION:
   a. Increasing: Slowly
   b. Class and Occupation: Business & professional men, retired people.
   c. Foreign Families: Few
   d. Nationalities: None subversive
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: Predominating 60%, Other Type 20%
   b. Construction: 6 to 8 rooms
   c. Average Age: 15 years
   d. Repair: Good
   e. Occupancy: 98%
   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: 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

3. NEW CONSTRUCTION:
   Type & Price: 30 Type & Price: $7500-$8000, How Selling: Owner built

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

5. SALE OF HOME PROPERTIES:
   a. HOLC: 2
   b. Institutions: Few

6. MORTGAGE FUNDS:
   Ample

7. TOTAL TAX RATE PER $1000 (1939):
   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-Teoh 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-Teoh 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 homosites. This is a somewhat difficult area to judge but after taking all factors into consideration it is assigned a "medial blue" grade.

9. LOCATION: Cal-Teoh Dist. SECURITY GRADE 2nd AREA NO. B-33 DATE 1-5-39