AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Slowly
   b. Class and Occupation: Business and professional men, retired capitalists, executives, white collar workers, etc.
   c. Foreign Families: 0%
   d. Negro: 0%

2. BUILDINGS:
   a. Type and Size: 6 & 7 rm bungalows
   b. Construction: Frame, stucco & masonry
   c. Average Age: 20 years
   d. Repair: Good
   e. Occupancy: 93%
   f. Owner-occupied: 80%
   g. 1935 Price Bracket: $4000-6000
   h. 1937 Price Bracket: $4500-6500
   i. 1939 Price Bracket: $4500-6500
   j. Sales Demand: Fair
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $35 - 60
   m. 1937 Rent Bracket: $40 - 70
   n. 1939 Rent Bracket: $40 - 70
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): No
   Type & Price: $30,000-$50,000
   How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC: 2
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (past 3 yr.): a. HOLC: 2
   b. Institutions: Many

6. MORTGAGE FUNDS: Ample
   7. TOTAL TAX RATE PER $1000 (1937): $52.24

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to steep hillside and hilltop. Some construction hazards. Land improved 90% unhatched; 10 hatched average 50%. Many improvements occupy large homogeneous area. Zoning is largely single-family residential. Conveniences are all readily available. This is one of the oldest sections of South Pasadena, early development being in the nature of small estates. The area is far-flung following to some extent a hilly section known as Monterey Hills. It is a popular district with those having business in Los Angeles, and its population to a great extent is made up of Los Angeles business and professional people. Construction ranges from standard to superstandard quality. Maintenance is of good character and in many cases mitigates age and obsolescence. Architectural designs of improvements are of great variety and this, together with a large variance in age, gives the area a somewhat heterogeneous aspect. Population is fairly homogeneous, although there is a wide differential in incomes. The area contains many large old live oak trees which add to its charm and desirability. Conveniences to Los Angeles is one of the location's chief attractions. While development has never been very active its growth has been quite steady and there are indications that its trend of desirability is still upward. However, until this is more apparent than at present it is thought best to assign to the area a "medium blue" grade.

9. LOCATION: Monterey Hills
   SECURITY GRADE: 2nd
   AREA NO.: 3-36
   DATE: 1-11-39
   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.