AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  
   b. Class and Occupation: capitalists, executives, etc. income $5000-$6000 and up  
   c. Foreign Families: 0 %  
   d. Negro: 0 %  
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend

3. NEW CONSTRUCTION (past yr.): Mansion

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

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

6. MORTGAGE FUNDS

7. TOTAL TAX RATE PER $1000 (1937-38): $51.59

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades. No construction hazards. Land improved 90%. Deed restrictions have expired but pattern of improvements are definitely established and racial hazards are at a minimum. Zoning is mixed single-family and multiple family. Conveniences all readily available including rapid transit to Los Angeles. This is the most popular and best district in South Pasadena and, although some 30 years old, many original owners are still occupants. Construction is largely extra standard. Maintenance is of a character that offsets age and obsolescence. Architectural designs, with few exceptions, are attractive and as a whole are harmonious. Population is homogeneous. The section bounded by Monterey Road, Garfield Avenue, Oak Avenue and Milan Avenue would almost merit a first grade classification. The area as a whole will undoubtedly trend toward rental properties on account of the natural advantages of its location, being not only close to conveniences but also to Los Angeles transportation. Lot values are stabilized at around $25 to $30 a front foot. This area should retain its desirability for many years to come and is accorded a "high blue" grade.

9. LOCATION: South Pasadena  
   SECURITY GRADE: 2nd  
   AREA NO.: B=37  
   DATE: 1937-39