AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  
   b. Class and Occupation: Business & professional men, retired people, skilled artisans, white collar workers, etc.  
   c. Foreign Families: Few  
   d. Negro: 0%  
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size: 5, 6 & 7 rooms  
   b. Construction: Frame & stucco  
   c. Average Age: 8 years  
   d. Repair: Good  
   e. Occupancy: 98%  
   f. Owner-occupied: 80%  
   g. 1935 Price Bracket: $3500-5750  
   h. 1937 Price Bracket: $1000-6000  
   i. 1939 Price Bracket: $1250-6250  
   j. Sales Demand: Fair  
   k. Predicted Price Trend (next 6-12 months): Static  
   l. 1935 Rent Bracket: $25 - 45  
   m. 1937 Rent Bracket: $30 - 50  
   n. 1939 Rent Bracket: $30 - 50  
   o. Rental Demand: Good  
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): No  
   Type & Price: 50 Type & Price: $4500-6000  
   How Selling: Readily

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

5. SALE OF HOME PROPERTIES (3 yr.):  
   a. HOLC: 1  
   b. Institutions: Few

6. MORTGAGE FUNDS: Ample (FHA)  
   7. TOTAL TAX RATE PER $1000 (1938): $4.14

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades. No construction hazards. Land improved 60% and protected against racial hazards in perpetuity. Conveniences are all readily available. This area was subdivided in 1925 and its development was arrested by the depression. It again became active some 3 years ago and number of improvements have practically doubled since. Los Tunas Drive, the main business thoroughfare, traverses the area and is a traffic hazard. There are also a number of multi-family structures along this street. Construction is of standard quality and maintenance is of good character. Architectural designs are individually attractive, but two periods of active development - 10 years apart - have had the effect of marred the uniformity of improvements. Population is apparently homogeneous. Proximity to San Gabriel Country Club and higher grade area to the north are favorable influences. Although topographically and deed protected against the large Mexican district to the south this is deemed a detrimental factor. The area contains many large old live oak trees which add to its attractiveness. Their gnarled old trees border Live Oak Ave. and make of that thoroughfare a shaded arbor of great charm. This area is certainly a desirable area and indications are that the trend is still upward. However, it is believed that a "medial blue" grade is more in keeping with its characteristics.

Live Oak

9. LOCATION: San Gabriel  
   SECURITY GRADE: 2nd  
   AREA NO.: B-38  
   DATE: 1-31-39