AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Decreasing Static
   b. Class and Occupation Business & professional men, retired people, skilled artisans, white collar workers, etc. Income $1800-3000 & up
   c. Foreign Families Few % Nationalities None subversive d. Negro 0 %
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size Predominating 90 % Other Type %
   b. Construction Frame & stucco
   c. Average Age 8 years
   d. Repair Good
   e. Occupancy 98 %
   f. Owner-occupied
   g. 1935 Price Bracket $3500-5750 % change $ % change
   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 - .50 % change $ % change
   m. 1937 Rent Bracket $30 - .50 %
   n. 1939 Rent Bracket $30 - .50 %
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No Type & Price 1935-6000 How Selling Readily

4. OVERHANG OF HOME PROPERTIES:

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 0 b. Institutions Few

6. MORTGAGE FUNDS: Ample (FH) 7. TOTAL TAX RATE PER $1000 (1938) $4.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level with favorable grades. No construction hazards. Land improved 60% Deed restrictions provide for cost of improvements, designs and uniform setback, and protect 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 or better. 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 one 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. 3-38 DATE: 5-17-39