### AREA DESCRIPTION

Security Map of Los Angeles County

#### 1. POPULATION:
- **a. Increasing**
- **Decreasing**
- **Static**
  - Business & professional men, retired people, high
  - grade white collar workers, etc.
  - Income $2500-5000 & up
- **b. Class and Occupation**
- **c. Foreign Families**
  - Nationalities
- **d. Negro**
- **e. Shifting or Infiltration**
  - None apparent

#### 2. BUILDINGS:
- **a. Type and Size**
  - FREDOMINATING
  - OTHER TYPE
  - 7-9 rooms
- **b. Construction**
  - Frame, stucco & masonry
- **c. Average Age**
  - 25 years
- **d. Repair**
  - Good
- **e. Occupancy**
  - 98%
- **f. Owner-occupied**
  - 70%
- **g. 1935 Price Bracket**
  - $7500-12,000
- **h. 1937 Price Bracket**
  - $9000-15,000
- **i. 1939 Price Bracket**
  - $9000-15,000
- **j. Sales Demand**
  - Poor to fair at above prices
- **k. Predicted Price Trend**
  - (next 6-12 months)
  - Static to downward
- **l. 1935 Rent Bracket**
  - $75 - 90
- **m. 1937 Rent Bracket**
  - $90 - 125
- **n. 1939 Rent Bracket**
  - $95 - 120
- **o. Rental Demand**
  - Good
- **p. Predicted Rent Trend**
  - (next 6-12 months)
  - Static to downward

#### 3. NEW CONSTRUCTION (past yr.):
- **Type & Price**
  - Type
  - $9500-10,000
  - How Selling
  - Owner built

#### 4. OVERHANG OF HOME PROPERTIES:
- **a. HOLC**
- **b. Institutions**
  - Many

#### 5. SALE OF HOME PROPERTIES (past yr.):
- **a. HOLC**
- **b. Institutions**
  - Many

#### 6. MORTGAGE FUNDS:
- **appraisal of**
  - 7. TOTAL TAX RATE PER $1000 (1938) $52.70
  - land value
  - 1939

#### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:
- **Terrain:** Level with favorable grades and no construction hazards. Land improved 95%. Deed restrictions have largely expired, with exception of racial protective provisions. Pattern of district well defined and zoning is single-family residential. Conveniences are all readily available. This area was subdivided close to 30 years ago, with platting following contours and uniform set backs provided, and was considered a very desirable residential locality up to a few years ago. Construction is of good quality and maintenance is of a high order. Architectural designs are harmonious and population, many of whom are original owners, is homogeneous. West of Irving Blvd., this area closely resembles area B-71. East of that thoroughfare, however, improvements are of somewhat lower quality. Third St. is seemingly a mental hazard, as property values and rentals are better north of that thoroughfare. While desirability is still unquestioned, there is an evident lowering of land values and consequent lowering of market prices. The area as a whole is accorded a "moderately blue" grade.

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**Windsor Square**

**9. LOCATION:** Wilshire District. SECURITY GRADE: 2nd. AREA NO.: B-72. DATE: 3-17-27. 131