AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional & business men, executives
   c. Foreign Families: 0%
   d. Negro: 0%
   e. Shifting or Infiltration: Remote - highly deed restricted.

2. BUILDINGS:
   a. Type and Size
      - Predominating: 7 to 9 rooms
      - Other Type: Stucco & brick
   b. Construction:
      - Average Age: 10 years
   c. Repair:
      - Average Age: Good
   d. Occupancy:
      - Owner-occupied: 35%
   e. 1935 Price Bracket:
      - $7000-15,000
   f. 1937 Rent Bracket:
      - $75-100
   g. 1939 Rent Bracket:
      - $75-100
   h. 1935 Rent Demand:
      - $7000-15,000
   i. 1937 Rent Demand:
      - $75-100
   j. 1939 Rent Demand:
      - $75-100
   k. Predicted Price Trend (next 6-12 months):
      - Static
   l. Predicted Rent Trend (next 6-12 months):
      - Static

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

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

5. SALE OF HOME PROPERTIES (last 3 yr.): HOLC
   b. Institutions

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1939): $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Gentle slope to south. No construction hazards. Land improved 75%. Largely zoned and deed restricted to single-family dwellings; also deed protected against subversive racial elements. Conveniences are all readily available. This area was subdivided some 15 years ago; within the past 10 years several large acreage estates have been resubdivided. This has resulted in considerable activity within the past 5 years. Construction, maintenance and architectural designs are of high quality. Population is homogeneous and improvements are generally uniform. The western part of area is of slightly newer and better character, and the four blocks between Normandie and Hobart, in which is located Laughlin Park proper, might be given a higher grade were it of sufficient size to warrant such treatment. There are a few duplexes and multi-family structures in the eastern part with several modernistic apartment houses on and just off Franklin Ave. These multi-family dwellings are in keeping with the neighborhood and are only permitted within a limited district. The area has many of the qualifications of a first grade area, but this slight tendency toward multi-family development lends to the belief that a "high blue" grade is more in keeping with the future trend.

9. LOCATION: Laughlin Park SECURITY GRADE: 2nd + AREA NO.: B-73 DATE: 2-28-37

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