AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing Decreasion Static Yes  
   b. Class and Occupation: Business & professional men, retired people, minor  
   c. Foreign Families 0 % Nationalities 0 %  
   d. Negro 0 %  

2. BUILDINGS:  

   a. Type and Size  
      5 to 7 rooms  
   b. Construction  
      Frame & stucco  
   c. Average Age  
      3 years  
   d. Repair  
      Good  
   e. Occupancy  
      97%  
   f. Owner-occupied  
      80%  
   g. 1935 Price Bracket  
      $1000-7000  
   h. 1937 Price Bracket  
      $1500-7500  
   i. 1939 Price Bracket  
      $1000-7000  
   j. Sales Demand  
      Poor (see below)  
   k. Predicted Price Trend  
      Static "  
   l. 1935 Rent Bracket  
      $35 - 50  
   m. 1937 Rent Bracket  
      $40 - 60  
   n. 1939 Rent Bracket  
      $35 - 50  
   o. Rental Demand  
      Poor (see below)  
   p. Predicted Rent Trend  
      Static "  

3. NEW CONSTRUCTION (past yr.)  
   No  

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

5. SALE OF HOME PROPERTIES (past yr.)  
   a. HOLC  
   b. Institutions  

6. MORTGAGE FUNDS  
   Limited  

7. TOTAL TAX RATE PER $1000 (1937)  
   53.40  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  

   Terrain: Hilltop and slopes. No construction hazards. Land improved 35%. Deed restrictions govern improvements and protect against subversive racial elements. Conveniences are only reasonably available. Street paving is substandard and sewers are lacking. This is a post-depression subdivision, occupying a low hill overlooking a city park and golf links. It was quite popular and was developing rapidly until drilling for oil commenced just east of this area. This stopped activity and caused a slump in values. It is said that very recently the well "came in dry". If further drilling is abandoned it will favorably affect the district. Construction is of high standard quality and maintenance is of good character. Population is homogeneous, and architectural designs are harmonious. Pending definite determination of oil well development the area is accorded a provisional "medial blue" grade with indications that this grade may be increased with future favorable development.  

9. LOCATION  
   Hyde Park  
   SECURITY GRADE: 2nd  
   AREA NO. B-116  
   DATE: 5-4-39  
   1/35