AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static

   Business and professional men, white collar workers, skilled artisans, etc. Income $1200-2400 & up

   Yes

   d. Negro 0 %

   e. Shifting in direction of lower income groups into area

2. BUILDINGS:
   a. Type and Size
       5-6 room
   b. Construction
       Frame & stucco
   c. Average Age
       22 years
   d. Repair
       Fair to good
   e. Occupancy
       90%
   f. Owner-occupied
       60%
   g. 1935 Price Bracket
       $3250-4500
   h. 1937 Price Bracket
       $3500-5000
   i. 1939 Price Bracket
       $3500-5000
   j. Sales Demand
       Fair to good
   k. Predicted Price Trend (next 6-12 months)
       Static
   l. 1935 Rent Bracket
       $20 - 32.50
   m. 1937 Rent Bracket
       $22.50 - 35
   n. 1939 Rent Bracket
       $25 - 40
   o. Rental Demand
       Good
   p. Predicted Rent Trend (next 6-12 months)
       Static

3. NEW CONSTRUCTION (past yr.)
   a. HOLC
   b. Institutions

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

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

6. MORTGAGE FUNDS
   Ample

7. TOTAL TAX RATE PER $1000 (1937) $51.99

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level with favorable grades; no construction hazards. Land improved 90%. Deed restrictions have expired and zoning is mixed but pattern is definitely single-family. Conveniences are all readily available, including interurban transportation to Los Angeles. This large section is one of the oldest residential districts in Glendale and initial development was over 25 years ago. It has always been held in high regard and is still a respected area. Improvements quite generally indicate pride of occupancy, although construction varies from standard to substandard with occasional wallboard and mud sill type with numerous flat roof dwellings. There are comparatively few multi-family dwellings but a distinct tendency to build rental units behind dwellings (on rear of lots). While there are no known subversive racial elements, the population is very heterogeneous, income levels being quite diverse. Parts of the section lying south of Glenoaks Blvd. and east of Central Ave., and a number of blocks lying north of Stocker between Pacific Ave. & Brand Blvd., are of better quality than the balance of the area, which, as a whole, is in a state of slow decline and is accorded a "median yellow" grade.

Glendale

9. LOCATION Pacific-Brand SECURITY GRADE 3rd. AREA NO. Gl-16 DATE 6-27-39
Glenoaks District