AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, retired people, artisans, laborers, white collar & WPA workers, Income $1200-$2100 & up
   c. Foreign Families: 5 %
   d. Negro: 0 %
   e. Nationalities: Very few subversive
   f. Shifting or Infiltration: None apparent but both are possible

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 70 %
      OTHER TYPE 30 %
   b. Construction
      Frame & stucco
   c. Average Age
      18 years
   d. Repair
      Fair to good
   e. Occupancy
      98%
   f. Owner-occupied
      60%
   g. 1935 Price Bracket
      $2500-4000
   h. 1937 Price Bracket
      $3000-5000
   i. 1939 Price Bracket
      $5000-10,000
   j. Sales Demand
      Fair to good
   k. Predicted Price Trend
      Static
   l. 1935 Rent Bracket
      $25 - 35
   m. 1937 Rent Bracket
      $30 - 45
   n. 1939 Rent Bracket
      $35 - 50
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      Static
      5 rm stucco

3. NEW CONSTRUCTION
   (past yr.) No
   Type & Price
   $1500
   How Selling
   Moderately

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

5. SALE OF HOME PROPERTIES
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS
   - Ample on selected risks
   - TOTAL TAX RATE PER $1000 (1937-8)
   - $53.40

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to hillside and hilltop. Construction hazards scattered throughout. Land improved 50%. There are no deed restrictions and zoning is mixed but largely single-family residential with spotted zoning for multiple-family structures throughout. Conveniences are generally all readily available. This is one of the older parts of Los Angeles and has been developed in a very haphazard manner. It is so extremely spotted that it is impossible to describe the area and present a clear picture of it. Construction ranges from standard to substandard with some "Jerry building". Maintenance in general is fair with pride of occupancy being indicated in many instances. There is a wide spread in age of improvements, old and new dwellings being mixed throughout and in some districts spotted with residential income properties. Obsolescence is observed in most parts of the area. North and west of Occidental College and adjacent to it is a small district of large old dwellings of more imposing character, but age and obsolescence preclude a higher grade than that assigned to the area as a whole. Location, accessibility and proximity to Occidental College are favorable influences. Taking it all in all the chief characteristic of this nondescript area is heterogeneity, and this applies alike to population, improvements, terrain and state of repair. The area is a large one and in time some of the districts, which are least improved at present, may rate a higher grade. In the meantime it is thought that a "medial yellow" designation is the proper one.

9. LOCATION
   Eagle Rock
   SECURITY GRADE: 3rd
   AREA NO: 6-20
   DATE: 3-29-39

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