### AREA DESCRIPTION

Security Map of Los Angeles County

#### 1. POPULATION:
- a. Increasing
- b. Class and Occupation: professional men, income $20,000-30,000 and up to $50,000
- c. Foreign Families: 0%
- d. Negro: 0%
- e. Shifted or Infiltrated: Indication of a transition from large average estates to modest.

#### 2. BUILDINGS:
<table>
<thead>
<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mansion Estate type</td>
<td>5, 6 &amp; 7 rooms 10%</td>
</tr>
<tr>
<td>Frame, stucco &amp; masonry</td>
<td>8 to 10 rooms 10%</td>
</tr>
<tr>
<td>Largely masonry</td>
<td>New to 20 years</td>
</tr>
</tbody>
</table>

- a. Type and Size
- b. Construction
- c. Average Age: 20 years
- d. Repair: Good
- e. Occupancy: 100%
- f. Owner-occupied: 100%
- g. 1935 Price Bracket: No established market value; costs run $50,000 to $500,000 according to size of improvements and extent of estate
- h. 1937 Price Bracket: $ from $50,000 to $500,000 according to size of improvements
- i. Price Bracket: $...
- j. Sales Demand
- k. Predicted Price Trend: Static to downward (next 6-12 months)
- l. 1935 Rent Bracket: No basis for change in rentals:
- m. 1937 Rent Bracket: $ when vacant
- n. Rent Bracket: $ charge of servant staff or caretaker
- o. Rental Demand
- p. Predicted Rent Trend: (next 6-12 months)

#### 3. NEW CONSTRUCTION (past yr.):
- No 20 & Price $15,000-25,000 How Selling: Owner built

#### 4. OVERHANG OF HOME PROPERTIES:
- a. HOLC: 0
- b. Institutions: Few

#### 5. SALE OF HOME PROPERTIES (past 3 yr.):
- a. HOLC: 1
- b. Institutions: Few

#### 6. MORTGAGE FUNDS: Ample within limits

#### 7. TOTAL TAX RATE PER $1000 (1937): $3.60 County limits

#### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to rolling with a grade from north to south running from an elevation of 2000 ft. to 1500 ft. No construction hazards. It is difficult to estimate the land improved owing to fact that homesites run from 1 to 20 acres. Deed restrictions have expired upon 75% of area and more will expire on January 1, 1930. An effort to renew or extend provisions providing racial protection is meeting with success. This unincorporated territory is under County government whose zoning ordinances are inadequate. Public transportation is inadequate, shopping centers are distant from parts of area. Schools are good and readily available, and church facilities are convenient. Up to 1905 this area was largely citrus groves, and development began by the purchase of these groves by eastern people for winter homes, who replaced the ranch homes with imposing mansions. This, by and large, is the pattern of the area. Many of the old citrus groves have become walled in estates. Construction is of a high order, being super standard. Maintenance, likewise, shows high pride of possession. Architectural designs, as well as landscaping, are individualistic and add glamour to the district. This area gives evidence of having been the "melting pot" of the upper income brackets of the nation. This is indicated by the

(Continued on next page)

#### 9. LOCATION: Altadena

SECURITY GRADE: 3rd + AREA NO: 0-26
DATE: 6-39

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