AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing: Moderately  
   Decreasing:  
   Static:  
   Income $1500-$2500 and up  
   b. Class and Occupation: Small business & professional men, artisans, white collar workers.  
   c. Foreign Families: Few  
   Nationalities: None  
   d. Negro: 0 %  
   e. Shifting or Infiltration of subversive racial elements a distinct threat  

2. BUILDINGS:  
   a. Type and Size:  
   Predominating 90 %  
   Other Type 10 %  
   b. Type and Size:  
   Predominating 90 %  
   Other Type 10 %  
   c. Repair:  
   Fair to good  
   d. Occupancy:  
   Fair to good  
   e. Owner-occupied:  
   50%  
   f. Construction:  
   Frame & stucco  
   2 story frame dwellings.  
   g. Predicted Price Trend (next 6-12 months):  
   Static  
   h. Predicted Rent Trend (next 6-12 months):  
   Static  
   i. 1935 Price Bracket:  
   $2000-3500 % change  
   $3000-4500 % change  
   j. 1936 Rent Bracket:  
   $20-35  
   $35-45  
   k. 1937 Rent Bracket:  
   $20-35  
   $35-45  
   l. 1938 Rent Bracket:  
   $20-35  
   $35-45  
   m. 1939 Rent Bracket:  
   $20-35  
   $35-45  
   n. 1939 Price Bracket:  
   $2000-3500 % change  
   $3000-4500 % change  
   o. Sales Demand:  
   Fair  
   p. Rental Demand:  
   Good  
   q. 1935 Rent Bracket:  
   $2000-3500 % change  
   $3000-4500 % change  
   r. 1936 Rent Bracket:  
   $20-35  
   $35-45  
   s. 1937 Rent Bracket:  
   $20-35  
   $35-45  
   t. 1938 Rent Bracket:  
   $20-35  
   $35-45  
   u. 1939 Rent Bracket:  
   $20-35  
   $35-45  
   v. 1939 Price Bracket:  
   $2000-3500 % change  
   $3000-4500 % change  
   w. Sales Demand:  
   Fair  
   x. Rental Demand:  
   Good  
   y. 1935 Rent Bracket:  
   $2000-3500 % change  
   $3000-4500 % change  
   z. 1936 Rent Bracket:  
   $20-35  
   $35-45  
   aa. 1937 Rent Bracket:  
   $20-35  
   $35-45  
   bb. 1938 Rent Bracket:  
   $20-35  
   $35-45  
   cc. 1939 Rent Bracket:  
   $20-35  
   $35-45  
   dd. 1939 Price Bracket:  
   $2000-3500 % change  
   $3000-4500 % change  

3. NEW CONSTRUCTION (past yr.)  
   a. HOLC:  
   35  
   b. Institutions:  
   Few  

4. SALE OF HOME PROPERTIES  
   a. HOLC:  
   35  
   b. Institutions:  
   Few  

5. MORTGAGE FUNDS  
   Limited  

6. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level; no construction hazards. Land improved (including some acreage estates) 60%. Deed restrictions have expired on approximately 50% of area but active efforts are being made to re-restrict owing to threat of subversive racial infiltration. Zoning in that part south of Montana, which is in Pasadena, is single-family residential. Balance of area is in Altadena and only inadequate County zoning obtains. Conveniences are all reasonably available. Some streets remain undedicated and others are not fully improved. This is an old citrus orchard section which has apparently developed without proper direction or sponsorship. The area is well located and has favorable soil, climate and topography. Construction is generally of good quality and maintenance, while spotted, usually shows pride of ownership. Population is inclined to heterogeneity, although a number of notables including Sinclair Lewis of literary and "epic" fame reside in the district. The area as a whole lacks harmony and this together with the threat of racial infiltration is responsible for according a "low yellow" grade.  

Montana & Lincoln Ave. District  
CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.

DATE 1-6-39