AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing: Slowly b. Class and Occupation: Business: professional men and retired people c. Foreign Families: 0% d. Negro: 0% e. Shifting or Infiltration: Possible increase of residential income

2. BUILDINGS:

**PREDOMINATING** 70% **OTHER TYPE** 20%

a. Type and Size: 5, 6 & 8 rooms
b. Construction: Frame, stucco & masonry
c. Average Age: 20 years
d. Repair: Fair to good
e. Occupancy: 90%
f. Owner-occupied: 80%
k. Predicted Price Trend: (next 6-12 months) Static
l. 1935 Rent Bracket: $20 - $40 m. 1937 Rent Bracket: $25 - $50 n. 1939 Rent Bracket: $25 - $50 o. Rental Demand: Good
p. Predicted Rent Trend: (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.): No. 25 Type & Price: 5,650-7000 How Selling: Moderately

4. OVERHANG OF HOME PROPERTIES:

a. HOLC: 8 b. Institutions: Few

5. SALE OF HOME PROPERTIES (3 yr.): a. HOLC: 12 b. Institutions: Few


County $36.90 - City $11.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA: Terrain: Level with distinct grade down from north to south. No construction hazards. Land improved 99%. Do not restricts as to character of improvements have generally expired but racial restrictions in many cases are still in force. Zoning is mixed: 5/8 single-family residential; 2/8 permits duplexes; and 1/8 commercial. Regardless of zoning, however, area is predominantly single-family residential and pattern is definitely established. Conveniences are all readily available. This section was subdivided many years ago and was once a popular district 20 years ago and is still highly regarded. Many of the large old residences are still occupied by original owners, who are people of means. Construction is generally superior and quality of maintenance is excellent. In fact, this is a chief characteristic of the area. Architectural designs are representative of many periods and consequently lack harmony and give the area a somewhat heterogeneous character. Population is generally substantial, although not altogether homogeneous in character. While the percent of land improvement is high this is somewhat on account of the high average size of homes, which are usually well kept. In the southern part of the area there are a number of types of multiple family income structures which undoubtedly indicates the general future tendency of the area as a whole. While this district has been "definitely declining" for a number of years the process has been a very gradual one and present indications are that this trend will continue indefinitely. Therefore, the area is accorded a "modest yellow" grade.

9. LOCATION: No. Pasadena SECURITY GRADE: 3rd AREA NO. C-27 DATE: 1-6-39