## AREA DESCRIPTION

**Security Map of Los Angeles County**

### 1. POPULATION:
- **a.** Increasing: Slowly  
- **b.** Class and Occupation: Business & professional men, retired people, white collar workers, artisans and city employees. Income $1500-2500  
- **c.** Foreign Families: None; Nationalities: None subversive  
- **d.** Negro: 0%  
- **e.** Shifting or Infiltration: None apparent

### 2. BUILDINGS:

<table>
<thead>
<tr>
<th>Type and Size</th>
<th>Predominating</th>
<th>Other Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 &amp; 6 room</td>
<td>90%</td>
<td></td>
</tr>
</tbody>
</table>

- **a.** Type and Size  
- **b.** Construction: Frame & stucco  
- **c.** Average Age: 20 years  
- **d.** Repair: Fair to good  
- **e.** Occupancy: 97%  
- **f.** Owner-occupied: 60%  
- **g.** 1935 Price Bracket: $2500-4000  
- **h.** 1937 Price Bracket: $2750-4250  
- **i.** 1939 Price Bracket: $3000-4500  
- **j.** Sales Demand: Fair  
- **k.** Predicted Price Trend (next 6-12 months): Static  
- **l.** 1935 Rent Bracket: $20 - $40  
- **m.** 1937 Rent Bracket: $25 - $40  
- **n.** 1939 Rent Bracket: $25 - $40  
- **o.** Rental Demand: Good  
- **p.** Predicted Rent Trend (next 6-12 months): Static

### 3. NEW CONSTRUCTION (past yr.):
- **Type & Price: Moderately**  
- **Selling Moderately**

### 4. OVERHANG OF HOME PROPERTIES:
- **a.** HOLC: 3  
- **b.** Institutions: Few

### 5. SALE OF HOME PROPERTIES (last 3 yr.):
- **a.** HOLC: 2  
- **b.** Institutions: Few

### 6. MORTGAGE FUNDS:
- **Limited**

### 7. TOTAL TAX RATE PER $1000 (1937):
- **County: $37.54**  
- **City: $11.90**

### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades; no construction hazards. Land improved 80%. Deed restrictions have expired. Zoning is single-family residential with duplexes and stores permitted in a specified and limited number of locations. Convenience are all readily available. Transportation dependent upon bus service. This somewhat far flung area was developed some 30 years ago. That section north of Washington St. and east of Hill St., was settled by members of the Nazarene Church, which maintains a college in the area. Construction runs from substandard to standard quality. Maintenance is spotted but generally of good character. Population and improvements are on the whole heterogeneous. That part of the area west of Chester Ave., between Claremont and Washington Sts., is of better character than balance of area. It is not believed that there is much future for the area but indications are that further decline will be very slow. A grade of "Low yellow" is assigned.

### 9. LOCATION:
- **Pasadena**

**Security Grade:** 3rd - AREA NO. 0-28 - DATE: 1-1-39