1. POPULATION: a. Increasing Slowly Decreasing Static
b. Class and Occupation Business & professional men, capitalists, and retired people
c. Foreign Families 0 % Nationalities d. Negro 0 %
e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 80 % OTHER TYPE 20 %
      8-10 rooms
   b. Construction
      Frame, stucco & masonry Large mansion type & multi-family
   c. Average Age
      30 years
   d. Repair
      Fair to good
   e. Occupancy
      96 %
   f. Owner-occupied
      80 %
   g. 1935 Price Bracket  $1500-0000
      % change $3750-5000
   h. 1937 Price Bracket  $5000-10,000
      % change $1000-5500
   i. 1939 Price Bracket  $5000-10,000 & up
      % change $1250-5500
   j. Sales Demand
      Fluctuates both as to rental & demand at different seasons
   k. Predicted Price Trend
      Static to down
   l. 1935 Rent Bracket  $15 - 75
      % change $35 - 50
   m. 1937 Rent Bracket  $50 - 100
      % change $40 - 55
   n. 1939 Rent Bracket  $50 - 100
      % change $45 - 55
   o. Rental Demand
      Fluctuates both as to rental & demand at different seasons
   p. Predicted Rent Trend
      Fair

3. NEW CONSTRUCTION (past yr.) No.
   Type & Price  $5000-10,000 How Selling
   Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC 2
   b. Institutions Few

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937) $ 50.56

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling. No construction hazards. Land improved 90%. Zoning
   is very largely single-family residential, with certain sections permitting multiple
   family structures. Apartment houses and hotels. Conveniences are all readily
   available. This area is part of the old aristocratic residential district of
   Pasadena, which at one time had a nation-wide reputation. The northwestern part
   occupies a palisade overlooking the Arroyo Seco. Many structures are 50 years old,
   Construction is of highest quality and maintenance, while spotted, is generally of
   a character that minimizes the effect of age and obsolescence. Many original
   owners still occupy their residences. The Vista del Arroyo Hotel, an all year
   round resort, occupies the block on the west side of Grand Ave, from Colorado to
   Elllis St. A number of apartment houses and bungalows are operated in connection
   with this hotel. The area has been definitely declining for a number of years
   and is slowly trending to residential income structures. However, the transition
   will be a long drawn out process and the area will retain its desirability as a
   single-family residential district for many years to come and is therefore accorded
   a "high yellow" grade.

9. LOCATION Pasadena SECURITY GRADE 3rd AREA NO. 6-30
   DATE 4-10-39
   Grand Avenue

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