## AREA DESCRIPTION

Security Map of Los Angeles County

### 1. POPULATION:
- Increasing... Slowly... Decreasing... Static
- White collar workers, artisans, service employees
- Class and Occupation and small business men. Income $1200-$214.00
- Foreign Families: Nationalities: None subversive
- Shifting or Infiltration: None apparent

### 2. BUILDINGS:
- **Type and Size**
  - 5 & 6 rooms: 75%
  - 7 & 8 rooms: 15%
- **Construction**
  - Frame & stucco: Multi-family: 10%
- **Average Age**
  - 15 years
- **Repair**
  - Fair to good
- **Occupancy**
  - 96%
- **Owner-occupied**
  - 5%
- **1935 Price Bracket**
  - $3500-$4500
- **1937 Rent Bracket**
  - $1500-$2500
- **1939 Rent Bracket**
  - $2500-$3500

### 3. NEW CONSTRUCTION (past yr.)
- Type & Price: $14500-$6000
  - How Selling: Moderately

### 4. OVERHANG OF HOME PROPERTIES:
- a. HOLC: 10
- b. Institutions: Few

### 5. SALE OF HOME PROPERTIES (last yr.)
- a. HOLC: 8
- b. Institutions: Few

### 6. MORTGAGE FUNDS: Ample (FHA)

### 7. TOTAL TAX RATE PER $1000 (1933) $3.58

### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:
- Terrain: Level with no construction hazards. Land improved 80%. Zoning is mixed, but more than 50% single-family residential. In the western part apartment houses are permitted in certain blocks and in balance of area four-family flats and bungalow courts are permitted in northern part. Conveniences are all readily available. This is one of the older residential districts, and borders upon the business district. Eastern part of area is outside City of Pasadena in Los Angeles County territory. Under stimulus of FHA financing activity has increased materially during the past 4 years. Construction, particularly that which is now of standard quality, maintenance, while spotted, is generally of good character. Population and improvements are heterogeneous. There is little harmony in architectural designs. Proximity to Cal Tech, Pasadena High School and Junior College are favorable influences. Adjacence to the business district is a mixed factor. This is a favorite rental area and seems destined to become an outstanding multiple-family district. The eastern portion is newer and somewhat better quality than the part west of Hill St. This is a highly spotted area and a block by block grading on basis of present desirability would have a wide range. From the standpoint of future desirability, however, it could not be accorded higher than a "low yellow" grade.

Pasadena High School &

### 9. LOCATION Jr. College Dist. SECURITY GRADE 3rd. AREA NO. C-32 DATE: 4-7-39

213