AREA DESCRIPTION

Security Map of Los Angeles County

   c. Skilled and unskilled artisans, white collar workers
   d. Negro 0 %
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size 1 & 5 room 3 & 6 room
   b. Construction Frame & stucco
   c. Average Age 25 years
   d. Repair Fair
   e. Occupancy 99%
   f. Owner-occupied 70%
   g. 1935 Price Bracket $1500-2500
   h. 1937 Price Bracket $2000-2750
   i. 1939 Price Bracket $2000-2750
   j. Sales Demand Poor
   k. Predicted Price Trend Static
   l. 1935 Rent Bracket $15 - 30
   m. 1937 Rent Bracket $17.50-32.50
   n. 1939 Rent Bracket $17.50-32.50
   o. Rental Demand Good
   p. Predicted Rent Trend Static

3. NEW CONSTRUCTION (past yr.) No 10 Type & Price 4 & 5 room How Selling Owner built

4. OVERHANG OF HOME PROPERTIES: a. HOLC 0 b. Institutions Poor

5. SALE OF HOME PROPERTIES (5 yr.) a. HOLC 0 b. Institutions Many

6. MORTGAGE FUNDS: Limited and selective

7. TOTAL TAX RATE PER $1000 (1937) $1.60.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level sloping to hillside; no construction hazards. Land improved 60%
   Deed restrictions have expired. Zoning is mixed, but is largely single-family
   and duplex with about 20% of area permitting larger multiples. This is a somewhat
   isolated area and conveniences, while available, are not readily so and trans­
   portation depends on bus and interurban. This area, located on the eastern side
   of Arroyo Seco, was subdivided many years ago as something of a religious colony.
   It was never a successful venture and development has been very slow. Construc­
   tion runs from standard to substandard quality. Maintenance, while not of expen­
   sive character, indicates pride of occupancy. Improvements run from new to 40
   years of age. Architectural designs, therefore, are of a wide range and gives
   the area a heterogeneous aspect. Population is generally homogeneous. Lot values
   are around $10 per front foot. This area, while old and poorly located, is not
   lacking in charm and is far from being a blighted area. It is accorded a "low
   yellow" grade.

9. LOCATION Herman SECURITY GRADE 3rd AREA NO. C-35 DATE 11-39