AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing
   Skilled and unskilled artisans, white collar workers
   b. Class and Occupation and WPA workers, Income 6700-1500
   c. Foreign Families
   d. Negro
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
   1 & 5 room
   b. Construction
   Frame & stucco
   c. Average Age
   25 years
   d. Repair
   Fair
   e. Occupancy
   92%
   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 (next 6-12 months)
   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 (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
   1 & 5 room
   b. How Selling
   Owner built

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

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

6. MORTGAGE FUNDS
   Limited and selective

7. TOTAL TAX RATE PER $1000 (1937) $10.80

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 1/2
   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

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